

**NOTICE
GLENPOOL CITY COUNCIL
REGULAR MEETING**

A Regular Session of the Glenpool City Council will be held at 6:00 p.m. on Tuesday, January 3, 2017, at Glenpool City Hall, City Council Chambers, 12205 S. Yukon Ave., 3rd Floor, Glenpool, Oklahoma.

The City Council welcomes comments from citizens of Glenpool who wish to address any item on the agenda. Speakers are requested to complete one of the forms located on the agenda table and return to the City Clerk PRIOR TO THE CALL TO ORDER

AGENDA

- A) Call to Order - Timothy Lee Fox, Mayor**
- B) Roll call, declaration of quorum – Susan White, City Clerk; Timothy Lee Fox, Mayor**
- C) Invocation – Jason Yarbrough, First Baptist Church**
- D) Pledge of Allegiance – Timothy Lee Fox, Mayor**
- E) City Manager Report – Roger Kolman, City Manager**
- F) Mayor Report – Timothy Lee Fox, Mayor**
- G) Council Comments**
- H) Public Comments**
- I) Scheduled Business**
 - 1) Discussion and possible action to approve minutes from December 13, 2016 meeting.
 - 2) Discussion and possible action to adopt Resolution No. 17-01-01, Notice Of A Nonpartisan Election To Be Held Tuesday, April 4, 2017, For The Purpose Of Electing Officers For The City Of Glenpool.
(Susan White, City Clerk)
 - 3) Discussion and possible action to (i) approve selected Scope of Work for Phase 1 of South County Soccer Complex Construction Project, to include Base Bid and Alternates No. 1, 2, 3, 4 and 9; (ii) approve corresponding Bid Tabulation dated December 8, 2016; (iii) approve the Bid submitted by Dirt Wurx, LLC, in an amount not to exceed \$1,246,200.00; and (iv) authorize Staff to negotiate all terms and conditions of the proposed construction contract with Dirt Wurx, LLC, to be presented to the Council for its approval upon completion; provided that \$978,762.00 of the bid amount shall come from Vision 2025 program funds in that amount, and the balance necessary to complete the Phase I project of \$267,438.00 shall be paid from available City of Glenpool 2011 Construction Bond Funds.
(Lynn Burrow, Community Development Director)
 - 4) Discussion and possible action to approve Resolution No. 17-01-03, A Resolution Of The City Council Of The City Of Glenpool Amending The FY 2016-2017 Annual Budget In Compliance With The Municipal Budget Act For The Purpose Of Appropriating \$978,762 In The General Fund From Tulsa County Through Vision 2025 Funding, With An Increase Of \$978,762 To The Budget Of The Parks Department For The Cost Of Constructing Soccer Fields And Associated Improvements To Leased Property Adjacent To The South County Recreational Center.

(Julie Casteen, Finance Director)

- 5) Discussion and possible action to enter into Executive Session for the purpose of confidential communications between the City Council and its attorney concerning a pending investigation, claim, or action because the City Council, with the advice of its attorney, has determined that disclosure will seriously impair the ability of the City Council to process the claim or conduct a pending investigation, litigation, or proceeding in the public interest, pursuant to Title 25, Sec. 307(B)(4); *to wit*, consideration of settlement options in the matter of *Summit Properties, Inc., vs. City of Glenpool*, Case No. CJ-2016-2222, pending in the Tulsa County District Court.
(Lowell Peterson, City Attorney)
- 6) Discussion and possible action to reconvene in Regular Session.
(Timothy Fox, Mayor)
- 7) Discussion and possible action to enter into Executive Session for the purpose of discussing the employment, promotion, demotion, discipline, resignation or retention of a salaried public employee pursuant to Title 25 Sec. 307(B)(1) of the Oklahoma Statutes (Open Meeting Act), *to wit*, the midterm performance evaluation of the Glenpool City Manager as provided by Section 12.C. of the Fiscal Year 2016-2017 City Manager Employment Agreement.
(Lowell Peterson, City Attorney)
- 8) Discussion and possible action to reconvene in Regular Session.
(Timothy Fox, Mayor)
- 9) Public hearing only (no action) for the purpose of providing information and answering questions regarding proposed Tax Increment Financing District Number One, City of Glenpool, Oklahoma (South 75 Business Park Increment District, herein the "Increment District").
(Lowell Peterson, City Attorney/Local Counsel in re Increment District)
- 10) Discussion and possible action to establish and announce the date, time and location of the required second public hearing for the purpose of giving any interested persons the opportunity to express their views on the proposed Project Plan for the foregoing Increment District.
(Lowell Peterson, City Attorney/Local Counsel in re Increment District)

J) Adjournment

This notice and agenda was posted at Glenpool City Hall, 12205 S. Yukon Ave., Glenpool, Oklahoma, on _____, _____ at _____ am/pm.

Signed: _____

City Clerk



To: HONORABLE MAYOR AND CITY COUNCIL
From: Roger Kolman, City Manager
Date: January 3, 2017
Subject: City Manager's Report

Public Safety Statistics:

The Police and Fire Departments collect a significant amount of data regarding the services that they provide to our citizens which can be used for planning and decision making purposes to help ensure that adequate resources are available when needed. Accompanying this report are several graphs (Attachments A and B) showing historic call for service activity for both departments. On the police side, calls for service include officer initiated contacts, which generally do not occur in the fire department.

Police Statistics

Over the six-year period from 2011 to 2016 the police department has averaged approximately 950 calls for service per month. During 2011 and 2012, the City was a recipient of a Highway Traffic Safety Grant that helped to drive the increase in traffic related contacts, and therefore total calls for service during those years. The officers involved in that grant worked overtime shifts in order to enhance the traffic patrols on Glenpool's surface streets as well as the three highways that run through the City.

Note that the statistics for November and December of 2016 have not yet been disseminated and are therefore not include in the data provided.

Fire Statistics

Over the same six-year period of time from 2011 to 2016, the fire department has averaged approximately 75 calls for service per month. As the graphs show, the number of calls for service for traditional fire services have remained relatively steady over the six-years with an average of approximately 450 per year. However, the number of calls for service related to EMS support have significantly increased over the last two calendar years. That increase is mainly attributable to two events: 1) the cessation of the volunteer first responder program in early 2015, and 2) the termination of the contract for EMS services with EMS+ in late 2015.

Note that the statistics for December 2016 are only for part of the month.

Curbside Recycling Program:

In October 2016, the City initiated a pilot program for household curbside recycling for Glenpool residents. The pilot program was initiated to determine if the average Glenpool household could live comfortably with a 65-gallon container for solid waste and a 95-gallon container for



recyclables. Currently, six Glenpool households, including the City Manager's, are participating in the program and all report they are able to live comfortably with the waste disposal options they have chosen.

Curbside recycling programs in 465 surveyed U.S. cities showed an average collection per household per year of 357 pounds¹, or approximately 30 pounds per month. Closer to home, the City of Tulsa's curbside recycling program has approximately 109,000 customers and recovers an average of 34 pounds² of recycling per month per household. American Waste reports that, through mid-December, a total of 560 pounds of recyclable materials, or 45 pounds per month per participating household, were recovered in Glenpool from those homes participating in the pilot program.

In mid-2016, the City performed a citizen survey which included specific questions about recycling programs, targeted at gauging the viability of curbside recycling in Glenpool. The results of those questions indicate that of the 484 people responding to the recycling questions:

- 345 did not currently recycle or did not know about recycling options in Glenpool;
- 119 currently recycle by dropping materials off at the M.E.T.;
- 340 would make more of an effort to recycle under a curbside pickup program; and
- 309 would pay at least \$1.50/month for the ability to use curbside recycling.

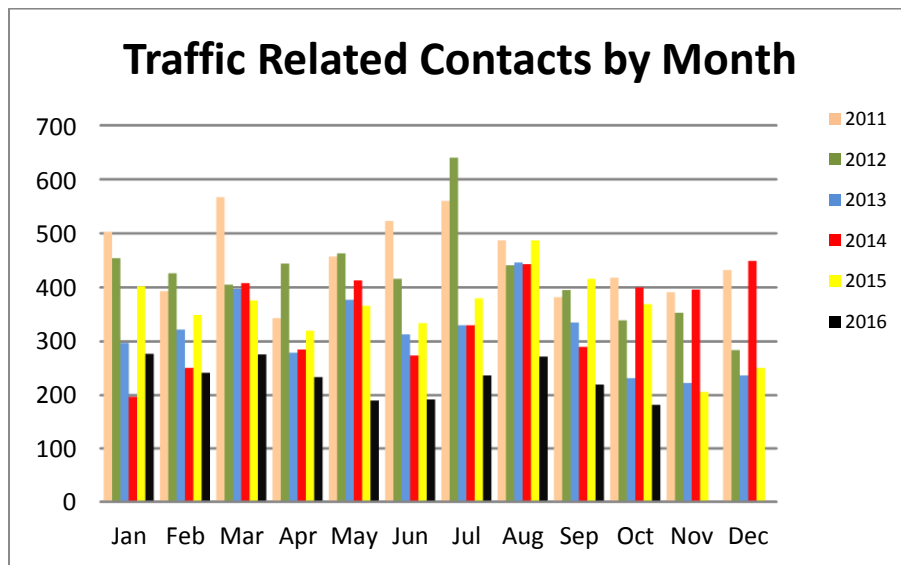
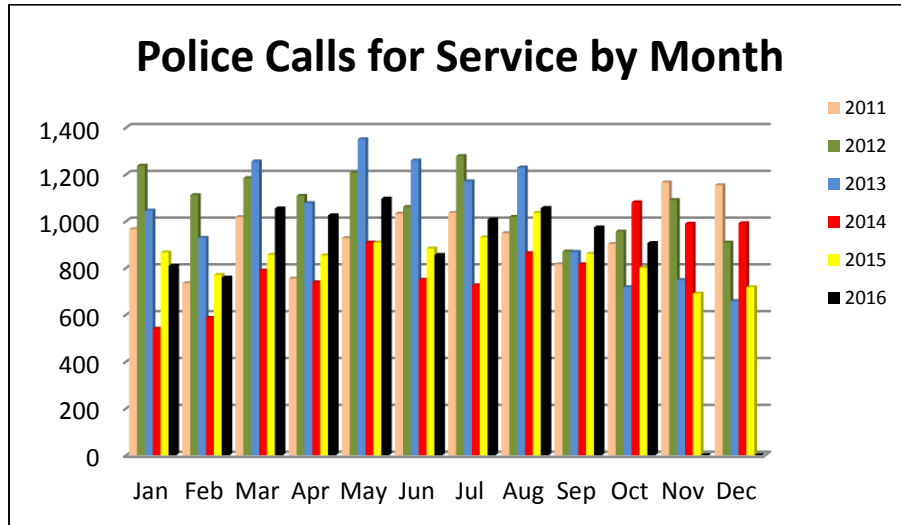
The curbside recycling program, as currently proposed by American Waste, would be voluntary in participation, but a required fee, for Glenpool utility customers. Customers would have a choice of a 65-gallon or a 95-gallon cart for refuse to compliment the 95-gallon cart for recycling. The cost to the consumer for the 65-gallon option would increase \$1.27/month to \$14.22/month and the 95-gallon option would increase rates by \$2.87/month to \$15.82/month.

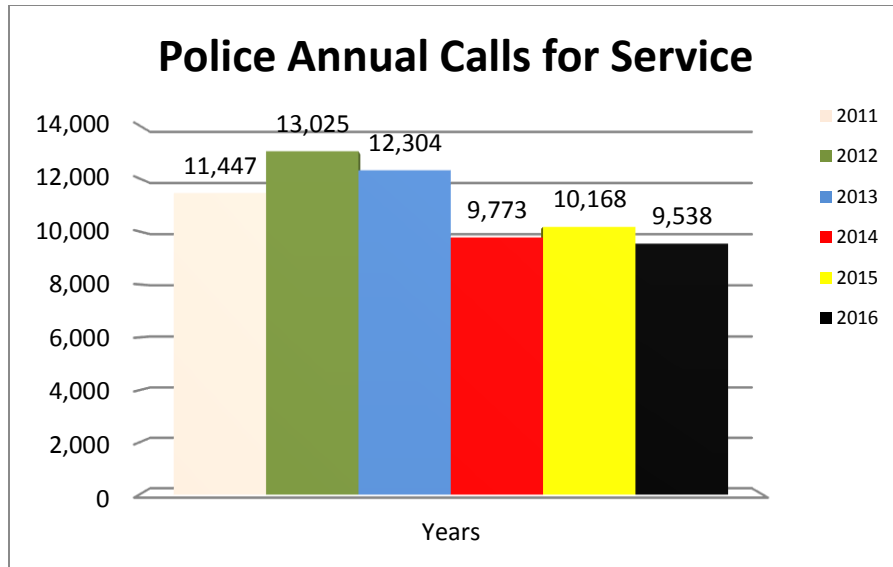
The pilot program is slated to run through the end of January 2017 at which time the City will need to decide whether or not to go forward with moving the program city-wide. Some minor changes to Title 9 of the city code of ordinances may be required to move forward with this project. Additionally, it may be advisable to hold one or more public hearings on the proposed requirements to allow any public supporters or objectors to add to the public discourse on the subject before implementing such a change.

¹ The Recycling Partnership. 2016. *The 2016 state of curbside recycling*. Falls Church, VA: Marshall, C.

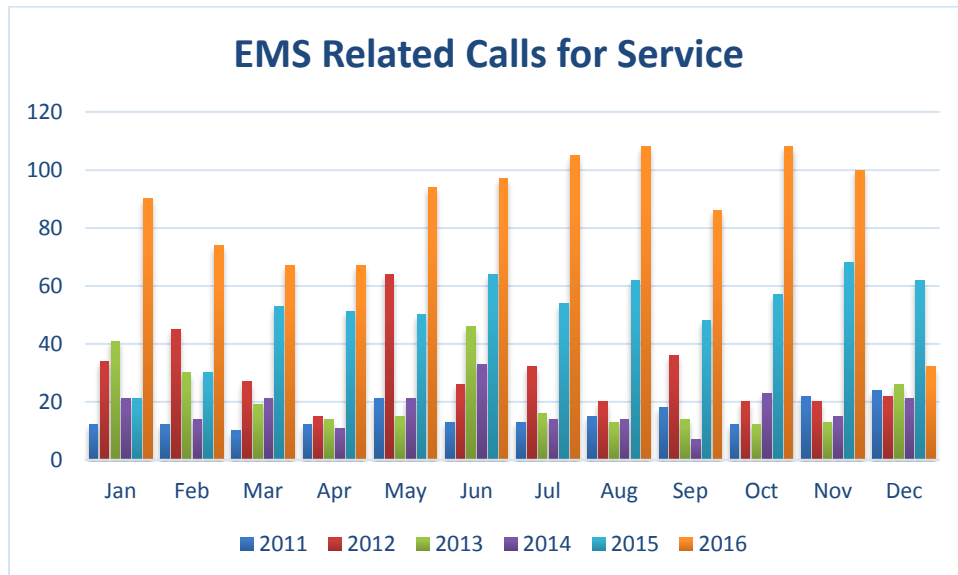
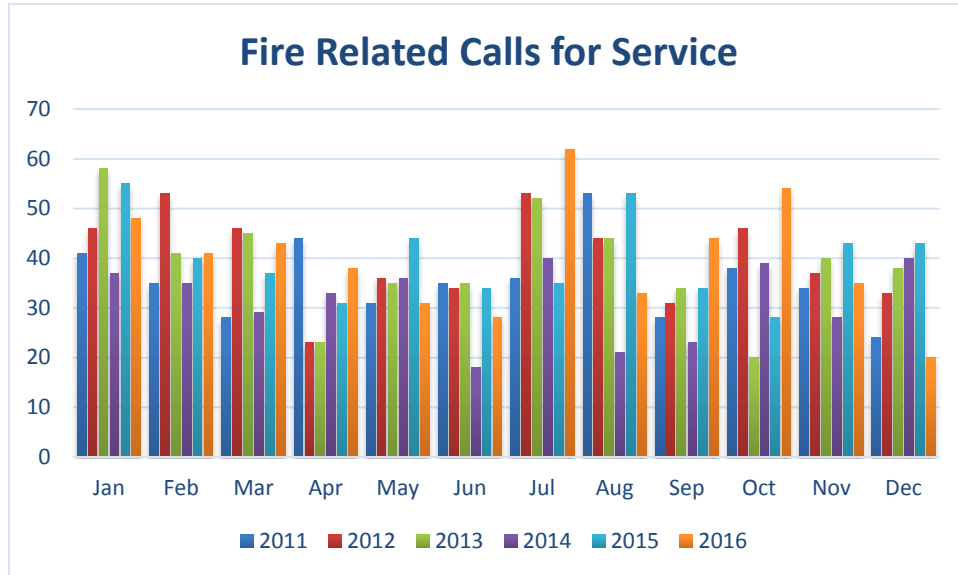
² Tulsa Authority for the Recovery of Energy. 2016. *TARE monthly tonnage report*. Tulsa, OK.

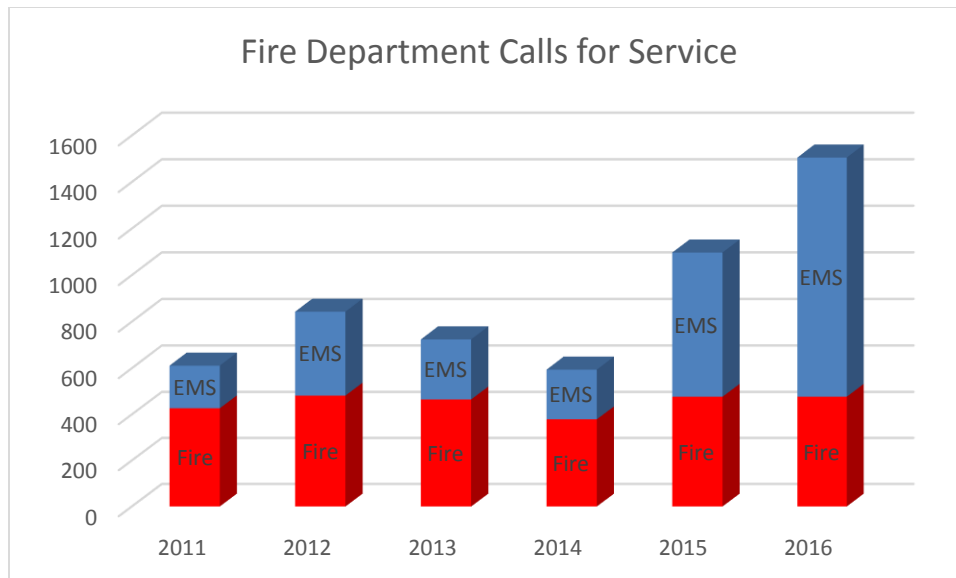
ATTACHMENT A





ATTACHMENT B





MINUTES

CITY COUNCIL MEETING

December 13, 2016

The Regular Session of the Glenpool City Council was held at Glenpool City Hall, 3rd Floor, 12205 S. Yukon Ave, Glenpool, Oklahoma. Councilors present: Patricia Agee, Councilor; Brandon Kearns, Councilor; and Timothy Fox, Mayor. Momodou Ceesay, Vice Mayor and Jacqueline Triplett-Lund, Councilor were absent.

Staff present: Roger Kolman, City Manager; Lowell Peterson, City Attorney; Susan White, City Clerk; Julie Casteen, Finance Director; Lynn Burrow, Community Development Director; Rick Malone, City Planner; and Dennis Waller, Police Chief.

Also present were Rev. Jason Yarbrough, First Baptist Church; Glenpool PD recruits: Anthony Wind, Tyson Fuqua, Elizabeth Andrews, Daniel Pollet, Jordan Weygand, and Wesley Johnson; Master Patrol Officer Jeremy Plane; Master Patrol Officer Robert Glasby; Master Patrol Officer Matt Graves; Master Patrol Officer William L. Odom, Retired; Adam Moura; Ryan McCarty, Select Design; Brian Doyle and Lonnie Shackle with K & S Development; and Alan Woodcock.

- A) Mayor Fox called the meeting to order at 6:30 p.m.**
- B) Susan White, City Clerk called the roll. Mayor Fox declared a quorum present.**
- C) Jason Yarbrough, First Baptist Church offered the Invocation.**
- D) Mayor Fox led the Pledge of Allegiance.**
- E) Community Development Report – Lynn Burrow, Community Development Director**
 - Lynn Burrow offered a status update on the progress of various private and public construction projects throughout the city; the status of the ODOT grant project; provided the number of residential and commercial building permits issued in November; as well as information concerning activities in the Planning, Building, and Code Enforcement Departments.
- F) Treasurers Report – Julie Casteen, Finance Director**
 - Mrs. Casteen presented a comprehensive report for October revenues and expenditures in all Funds.
- G) City Manager Report – Roger Kolman, City Manager**
 - Mr. Kolman thanked Mayor Fox and Councilors Agee and Lund for participating in the 2016 Christmas parade.
 - He reported on the ribbon cutting ceremony at Whataburger on December 9. He commented that Whataburger is a great addition to the community.
 - Mr. Kolman reminded the Council that the Annual Christmas Chamber luncheon will be hosted by the Glenpool High School. The meal and entertainment will be provided by the students.
- H) Mayor Report – Timothy Fox, Mayor**

- Mayor Fox agreed with Mr. Kolman's favorable comments regarding the Christmas parade.
- He reported that he enjoyed attending the tenth annual King of Kings live nativity and recommended it to others next year.
- He reported on the Whataburger grand opening festivities noting that an ensemble from the Glenpool H.S. Band was invited to perform at the restaurant.
- Mayor Fox reported that he attended the FOP food drive on Saturday morning. He read a statement expressing his appreciation to the Police Department for their contribution to the community.

I) Council Comments

- None.

J) Public Comments

- None.

K) Recognize Master Patrol Officer William L. Odom for 21 Years of Service

- Master Patrol Officer Odom was recognized by the Mayor for his service and presented with a plaque.

L) Police Officer Swearing-In Ceremony – George Miles, Municipal Judge

- Six new recruits were administered the oath.
- Chief Waller also recognized officers whom had recently received promotions or obtained specialized instructor certifications.

M) Employee of the Month Recognition

- Adam Moura, Payroll Specialist/Accounts Receivable Clerk was recognized as the November Employee of the Month

N) Scheduled Business

1) Discussion and possible action to approve minutes from October 25, November 15, November 22, and November 28, 2016 meetings.

MOTION: Councilor Agee moved, second by Councilor Kearns to approve minutes as presented.

FOR: Mayor Fox; Councilor Agee; Councilor Kearns

AGAINST: None

ABSENT: Councilor Lund; Vice-Mayor Ceesay

Motion carried.

2) Discussion and possible action to approve and adopt Ordinance No. 726, An Ordinance That: (A) Levies And Assesses An Excise (Use) Tax Of Twenty-Six Hundredths Of One Percent (0.26%) Of The Purchase Price Upon The

Storage, Use Or Consumption Of Tangible Personal Property That Is Purchased Outside The State Of Oklahoma And Used, Stored Or Otherwise Consumed Within The City Of Glenpool, In Addition To And At A Rate Equivalent To Sales Taxes Levied And Assessed In Accordance With City Of Glenpool Ordinance No. 716, As Adopted By The City Of Glenpool City Council On March 7, 2016, And Approved By A Majority Of The Registered, Qualified Voters Of The City Of Glenpool At A Special Election Held For That Purpose In The City Of Glenpool On April 5, 2016; (B) Establishes Purposes For Which Revenues Collected Under This Ordinance May Be Expended; (C) Provides For Such Use Tax To Commence On January 1, 2017; (D) Provides For The Duration Of Such Use Tax To Be Until The Sales Tax Levied And Assessed In Accordance With Said Ordinance No. 716 Shall Be Amended Or Repealed By The Voters Of The City; (E) Provides For Exemptions Thereto; (F) Provides For Collection Of Tax By Retailer Or Vendor Maintaining A Place Of Business Within The State Of Oklahoma Or Both Within And Without The State Of Oklahoma; (G) Prescribes Procedures For The Collection And Remittance Of Such Use Tax And Penalties For The Failure To Do So; (H) Includes Such Other Provisions, Terms And Conditions As Necessary For The Effective Implementation And Enforcement Of Said Ordinance; And Declares An Emergency.

MOTION: Councilor Kearns moved, second by Councilor Agee to approve Ordinance No. 726 as presented.

FOR: Councilor Agee; Councilor Kearns; Mayor Fox

AGAINST: None

ABSENT: Councilor Lund; Vice-Mayor Ceesay

Motion carried.

- 3) **Discussion and possible action to approve Emergency Clause, WHEREAS, the immediate operation of the provisions of Ordinance No. 726 is necessary for the preservation of the peace, health, welfare and best interests of the City of Glenpool and the citizens thereof, and to ensure that they received the benefits of taxes levied and collected thereunder on its effective date of January 1, 2017, an emergency is hereby declared to exist and the Ordinance shall take effect and be in full force from and after its passage as provided by law.**

Lowell Peterson, City Attorney recommended approval of the Emergency Clause because the effective date of the sales tax increase is less than thirty days away and the use tax must match the sales tax.

MOTION: Councilor Agee moved, second by Councilor Kearns to approve Emergency Clause on Ordinance No. 726 as presented.

FOR: Councilor Kearns; Mayor Fox; Councilor Agee

AGAINST: None

ABSENT: Councilor Lund; Vice-Mayor Ceesay

Motion unanimously in favor.

- 4) **Discussion and possible action to adopt Ordinance No. 727, An Ordinance That: (A) Levies And Assesses An Excise (Use) Tax Of Twenty-Nine**

Hundredths Of One Percent (0.29%) Of The Purchase Price Upon The Storage, Use Or Consumption Of Tangible Personal Property That Is Purchased Outside The State Of Oklahoma And Used, Stored Or Otherwise Consumed Within The City Of Glenpool, In Addition To And At A Rate Equivalent To Sales Taxes Levied And Assessed In Accordance With City Of Glenpool Ordinance No. 715, As Adopted By The City Of Glenpool City Council On March 7, 2016, And Approved By A Majority Of The Registered, Qualified Voters Of The City Of Glenpool At A Special Election Held For That Purpose In The City Of Glenpool On April 5, 2016; (B) Establishes Purposes For Which Revenues Collected Under This Ordinance May Be Expended; (C) Provides For Such Use Tax To Commence On January 1, 2017; (D) Provides For The Duration Of Such Use Tax To Be Until The Sales Tax Levied And Assessed In Accordance With Said Ordinance No. 715 Shall Be Amended Or Repealed By The Voters Of The City; (E) Provides For Exemptions Thereto; (F) Provides For Collection Of Tax By Retailer Or Vendor Maintaining A Place Of Business Within The State Of Oklahoma Or Both Within And Without The State Of Oklahoma; (G) Prescribes Procedures For The Collection And Remittance Of Such Use Tax And Penalties For The Failure To Do So; (H) Includes Such Other Provisions, Terms And Conditions As Necessary For The Effective Implementation And Enforcement Of Said Ordinance; And (I) Declares An Emergency.

MOTION: Councilor Agee moved, second by Councilor Kearns to approve Ordinance No. 727 as presented.

FOR: Mayor Fox; Councilor Agee; Councilor Kearns;

AGAINST: None

ABSENT: Councilor Lund; Vice-Mayor Ceesay

Motion carried.

- 5) **Discussion and possible action to approve Emergency Clause, WHEREAS, the immediate operation of the provisions of Ordinance No. 727 is necessary for the preservation of the peace, health, welfare and best interests of the City of Glenpool and the citizens thereof, and to ensure that they received the benefits of taxes levied and collected thereunder on its effective date of January 1, 2017, an emergency is hereby declared to exist and the Ordinance shall take effect and be in full force from and after its passage as provided by law.**

Lowell Peterson, City Attorney recommended approval for the same reason as stated in Item 3.

MOTION: Councilor Agee moved, second by Councilor Kearns to approve Emergency Clause on Ordinance No. 726 as presented.

FOR: Councilor Agee; Councilor Kearns; Mayor Fox

AGAINST: None

ABSENT: Councilor Lund; Vice-Mayor Ceesay

Motion unanimously in favor.

6) Discussion and possible action to approve Change Order Request No. 3 from Goins Enterprises decreasing the contract price by \$8,979.00.

Mr. Lynn Burrow, Community Development Director submitted Change Order Request No. 3 for approval. He explained that the final project accounting on the water tower construction resulted in a series of credits as delineated in the Change Order. Council approval will result in a reduction to the retainage owed for the final payment of contract costs.

MOTION: Councilor Kearns moved, second by Councilor Agee to approve Change Order No. 3 as presented.

FOR: Councilor Kearns; Mayor Fox; Councilor Agee

AGAINST: None

ABSENT: Councilor Lund; Vice-Mayor Ceesay

Motion carried.

7) Discussion and possible action to approve the Second Amended Interlocal Agreement among the Indian Nations Council Of Governments (INCOG), acting as the statutory Regional 9-1-1 Board for administration of the 9-1-1 Master Service Agreement with AT&T Oklahoma, and its member municipal governments for the purposes of including Broken Arrow as a member and to make certain changes to the cost allocation formula recognizing Broken Arrow's proportionate share in the cost of the 9-1-1 network.

MOTION: Councilor Agee moved, second by Councilor Kearns to approve the Second Amended Interlocal Agreement as presented.

FOR: Mayor Fox; Councilor Agee; Councilor Kearns

AGAINST: None

ABSENT: Councilor Lund; Vice-Mayor Ceesay

Motion carried.

8) Discussion and possible action to approve the Capital Improvements Agreement between the City of Glenpool and the Tulsa County Board of County Commissioners with respect to funding, in accordance with the July 1, 2015, Vision Authority Resolution, in the amount of \$978,762.00, the construction of competition-rated soccer fields and related improvements on property leased from the South County Recreational Center, authorize the Mayor to execute three originals of such Capital Improvements Agreement, and direct staff to proceed with its implementation.

Lynn Burrow, Community Development Director presented the CIA and recommended approval.

MOTION: Councilor Kearns moved, second by Councilor Agee to approve the Capital Improvements Agreement as presented.

FOR: Councilor Agee; Councilor Kearns; Mayor Fox

AGAINST: None

ABSENT: Councilor Lund; Vice-Mayor Ceesay

Motion carried.

- 9) Discussion and possible action to adopt Ordinance No. 728, “An Ordinance Amending Ordinance No. 458, By Rezoning Certain Property Described Herein From Residential Single Family High Density District (RS-3), Office Low Intensity District (OL) And Commercial Shopping Center District (CS) To Residential Single-Family Highest Density District (RS-4), As Recommended By The Planning Commission Under Application GZ-256; And Repealing All Ordinances Or Parts Of Ordinances In Conflict Herewith.”**

Rick Malone, City Planner presented Ordinance No. 728, a rezoning ordinance representing a change to RS-4 zoning on the property generally located west of the northwest corner of 141st Street and Peoria Ave., recommended for approval by the Planning Commission. A power point presentation was administered by Ryan McCarty from Select Designs, as well as Brian Doyle and Lonnie Shackle with K & S Development. Alan Woodcock spoke in opposition to the proposed zoning change. **MOTION:** Councilor Kearns moved, second by Councilor Agee to approve Ordinance No. 728 as presented.

FOR: Councilor Kearns; Mayor Fox; Councilor Agee

AGAINST: None

ABSENT: Councilor Lund; Vice-Mayor Ceesay

Motion carried.

- 10) Discussion and possible action to adopt Ordinance No. 729, “An Ordinance Amending Ordinance No. 458, Approving Planned Unit Development (PUD) Number 34 Zoning District Designation For Single Family Residential Uses; And Repealing All Ordinances Or Parts Of Ordinances In Conflict Herewith.”**

The proposed ordinance represented approval to PUD No. 34, and is part of the same project discussed in Item 9 (above).

MOTION: Councilor Kearns moved, second by Councilor Agee to approve Ordinance 729 as presented.

FOR: Mayor Fox; Councilor Agee; Councilor Kearns

AGAINST: None

ABSENT: Councilor Lund; Vice-Mayor Ceesay

Motion carried.

- 11) Discussion and possible action to approve a recommendation from the Glenpool Planning Commission and Technical Advisory Committee for a Plat Waiver submitted by Cowan Group on behalf of PVA Construction on a 50,000 sf tract of land, located south of the SE corner of 121st Street and US 75 Hwy, Phillips Corner Addition.**

Rick Malone, City Planner recommended approval of the Plat Waiver, informing the Council that each the Technical Advisory Committee and the Planning Commission recommended City Council approval.

MOTION: Councilor Kearns moved, second by Councilor Agee to approve the Plat Waiver submitted on behalf of PVA Construction as presented.

FOR: Councilor Agee; Councilor Kearns; Mayor Fox

AGAINST: None

ABSENT: Councilor Lund; Vice-Mayor Ceesay
Motion carried.

12) Discussion and possible action to appoint representative and alternate to the INCOG General Assembly for a two-year term commencing the first day of January.

MOTION: Councilor Kearns moved, second by Councilor Agee to appoint Mayor Fox as the Glenpool representative to the INCOG General Assembly and to appoint Roger Kolman, City Manager and Lowell Peterson, City Attorney as alternates.

FOR: Councilor Kearns; Mayor Fox; Councilor Agee

AGAINST: None

ABSENT: Councilor Lund; Vice-Mayor Ceesay
Motion carried.

O) Adjournment.

- Meeting was adjourned at 8:14 p.m.

Date

Mayor

ATTEST:

City Clerk



Date: January 3, 2017

To: Honorable Mayor and City Council

From: Susan White, City Clerk

Re: 2017 Municipal Election

Background

Wards I and II City Council terms will expire in April 2017. Not fewer than fifteen days before the filing period of any regular municipal election, the governing body shall submit a resolution to the secretary of the county election board conducting the election, O.S. 26 § 13-102. Furthermore, the governing body shall give notice of a general municipal election by publishing the resolution calling for the election in a newspaper of general circulation in the municipality at least ten days before the beginning of the filing period, O.S. 11 § 16-101.

The proposed Notice of Election resolution further resolves that a successor be elected to complete the balance of the unexpired term of Ward IV, currently held by Councilor Jacqueline Triplett-Lund. Ms. Lund was appointed by the governing body on June 30, 2016 to fill the unexpired term of Jennifer Ballew until the next municipal election.

Recommendation

For the reasons outlined above, staff recommends approval of Resolution No. 17-01-01.

Attached

- Resolution No. 17-01-01

RESOLUTION NO. 17-01-01

**NOTICE OF ELECTION
CITY OF GLENPOOL, OKLAHOMA**

- I. **BE IT RESOLVED** by the governing body of the City of Glenpool that, for the purpose of electing officers of said City, a nonpartisan election, shall be held on Tuesday, April 4, 2017.
- II. **BE IT FURTHER RESOLVED** that the filing period for electing officers of said City shall begin 8:00 a.m. on Monday, February 6, 2017 and close at 5:00 p.m. on Wednesday, February 8, 2017.
- III. **BE IT FURTHER RESOLVED** that the officers of said City to be elected are nominated by ward and elected at large.
- IV. **BE IT FURTHER RESOLVED** that the following officers will be elected for four-year terms:

Ward I Councilor – Expiration of term 2021

Ward II Councilor – Expiration of term 2021

- V. **BE IT FURTHER RESOLVED** that a successor be elected to complete the balance of the unexpired term of Ward IV, the law providing that, in the event of a vacancy, a Councilor shall be appointed to serve only until the next municipal election at which time a Councilor shall be elected to serve the unexpired term, if applicable, or a new term. Expiration of term 2019.
- VI. **BE IT FURTHER RESOLVED** that each candidate must be a qualified elector by virtue of being a resident and registered voter within the municipality, or in the ward as applicable, for at least six (6) months prior to filing a declaration of candidacy.
- VII. **BE IT FURTHER RESOLVED** that absentee ballots will be provided in accordance with State Law.

ADOPTED this _____ day of _____, 2017.

Timothy Lee Fox, Mayor

(Seal)

ATTEST:

Susan White, City Clerk

Approved as to form:

Lowell Peterson, City Attorney



MEMORANDUM

TO: HONORABLE MAYOR and CITY COUNCIL

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

**RE: APPROVAL OF SCOPE OF WORK FOR PHASE 1 OF SOUTH
COUNTY SOCCER COMPLEX CONSTRUCTION PROJECT
AND OF BID TABULATION, AND AWARD OF BID TO
LOWEST QUALIFIED BIDDER**

DATE: JANUARY3, 2017

BACKGROUND

This item is for Council consideration and action regarding the review of the attached Bid Tabulation resulting from the bid process the City initiated covering the improvements proposed for the South County Soccer Complex project. The City solicited and publicly bid the project with bids being received on December 8, 2016. As you will note, the tabulation lists and breaks down bids received from twelve (12) independent General Contractors that participated. The bid documents were structured such that a 'base bid' was listed and described as the scope of work and improvement elements that are required for the basic project. The bid package also included ten (10) additional Bid Alternates that were to be priced as components of the Phase I project to be considered by City Staff and Council and potentially becoming part of the base bid. These ten Bid Alternates and associated pricing are listed below each Base Bid received in the tabulation. At this time, Staff has reviewed the Bid Tabulation and has determined that the Base Bid improvement package along with Bid Alternates No. 1, 2, 3, 4, and 9 will be considered the final scope of work for Phase I of the overall project. Note that the selected Bid Alternates include: (1) perimeter chain link security fencing and gates; (2) the south auto parking lot; (3) expansion of the existing Rec. Center parking lot; (4) the full-size site-built concession/restroom building; and (9) specialty grass sod for the playing fields. Assuming approval of the suggested scope of work, Dirt Wurx, LLC, has been determined to be the low Bidder on the project with a total bid of \$1,246,200.00 as indicated by the highlighted sections on the Bid Tabulation.

Staff has conducted a Pre-Award meeting with representatives of Dirt Wurx, LLC, in order to determine the contractor's degree of expertise and experience with previous projects of similar nature and complexity.

This company is located in Wagoner, Oklahoma and has performed numerous construction related projects around the Tulsa metro area as well as recreational facility projects within and for the City of Wagoner. The General Contractor has also provided a listing of all major subcontractors and vendors that would be involved with the project. The attached Bid package contains the actual Bid submitted for the project along with the required Bid Bond for Council consideration.

It should be noted that project funding will be in part from funds committed to the City of Glenpool by virtue of the Capital Improvements Agreement executed between the City and Tulsa County involving funds available from the Vision 2025 Sales Tax Initiative. The total amount committed to the City for this project from the Vision 2025 program is \$978,762.00. The balance necessary to complete the Phase I project (assuming approval of the Project Bid from Dirt Wurx, LLC) is \$267,438.00, to be paid from available City of Glenpool 2011 Construction Bond Funds.

Staff Recommendation:

Staff recommends approval of the Project Bid Tabulation as submitted, along with approval of the selected scope of work for Phase I of the project consisting of the Base Bid and Bid Alternates No. 1, 2, 3, 4, and 9. Staff also recommends approval of the Bid received from Dirt Wurx, LLC, covering the selected improvement items for the total amount of \$1,246,200.00. Based on Council approval of the selected scope of work items, Staff requests authorization to enter into the negotiation of a construction contract with Dirt Wurx, Inc. in the total amount of \$1,246,200.00. Once this contract has been drafted and approved internally, it will be presented to Council for approval and authorization of the Mayor to execute said contract.

Attachments:

1. Bid Tabulation
2. Contract Bid Documents – Dirt Wurx, LLC

CITY OF GLENPOOL
SOUTH COUNTY RECREATION CENTER
SOCCER COMPLEX

BID TABULATION

DECEMBER 8, 2016
2:00 P.M.

BIDDER	ATLAS CONSTRUCTION GROUP	AXIS BUILDERS	BRONZE OAK	BUILDERS UNLIMITED	DIRT WURX	HOEY CONSTRUCTION
BASE BID	\$790,000.00	\$969,000.00	969,000.00	\$833,189.00	740,000.00	\$994,900.00
ALTERNATE #1 (CHAIN LINK FENCING)	\$38,000.00	\$41,800.00	\$39,900.00	\$40,209.00	\$46,000.00	\$38,950.00
ALTERNATE #2 (SOUTH PARKING LOT)	\$115,000.00	\$76,800.00	\$88,500.00	\$92,516.00	\$114,500.00	\$87,825.00
ALTERNATE #3 (PARKING LOT EXPANSION)	\$30,000.00	\$27,600.00	\$18,900.00	\$26,856.00	\$32,500.00	\$16,000.00
ALTERNATE #4 (RESTROOM BUILDING)	\$300,000.00	\$299,000.00	\$351,000.00	\$271,550.00	\$309,000.00	\$293,550.00
ALTERNATE #5 (ATHLETIC FIELD LIGHTING)	\$187,000.00	\$202,800.00	\$195,000.00	\$196,141.00	\$206,000.00	\$221,700.00
ALTERNATE #6 (TREE PLANTINGS)	\$8,000.00	\$7,300.00	\$8,800.00	\$7,277.00	\$10,500.00	\$9,650.00
ALTERNATE #7 (NON-FIELD IRRIGATION)	\$25,000.00	\$30,000.00	\$4,900.00	\$27,901.00	\$21,000.00	\$19,670.00
ALTERNATE #8 (SOCCER FIELD SOD #2)	\$24,000.00	\$16,700.00	\$26,000.00	\$16,650.00	\$16,500.00	\$18,150.00
ALTERNATE #9 (SOCCER FIELD SOD #3)	\$0.00	\$4,000.00	\$0.00	\$4,163.00	\$4,200.00	\$4,000.00
ALTERNATE #10 (PREFAB RESTROOM)	\$190,000.00	\$168,000.00	\$170,000.00	\$173,244.00	\$187,500.00	\$160,300.00
CALENDAR DAYS TO COMPLETE	150	210	300	195	210	240
ACKNOWLEDGE RECEIPT OF ADDENDA (1 & 2)	X	X	X	X	X	X
BID SECURITY	X	X	X	X	X	X
BIDDER'S QUALIFICATIONS	X	X	X	NOT INCLUDED	X	X
NON-COLLUSION AFFIDAVIT	X	X	X	NOT INCLUDED	X	X
BUSINESS RELATIONSHIP AFFIDAVIT	X	X	X	NOT INCLUDED	X	X
NON-DISCRIMINATION AFFIDAVIT	X	X	X	NOT INCLUDED	X	X
STATUS COMPLIANCE	X	X	X	NOT INCLUDED	X	X

Base Bid + Alt 1 + Alt 2 + Alt 3 + Alt 4 + Alt 9	\$1,273,000.00	\$1,418,200.00	\$1,467,300.00	\$1,268,483.00	\$1,246,200.00	\$1,435,225.00
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REVISED 12.22.16

CITY OF GLENPOOL
SOUTH COUNTY RECREATION CENTER
SOCCER COMPLEX

BID TABULATION

DECEMBER 8, 2016
2:00 P.M.

BIDDER	LDKERN CONTRACTORS	MAGNUM CONSTRUCTION	R. GROUP CONSTRUCTION	RECO ENTERPRISES	RICK SCOTT CONSTRUCTION	VOY CONSTRUCTION
BASE BID	\$974,775.00	\$842,000.00	\$766,958.00	\$864,342.00	\$794,000.00	\$975,521.00
ALTERNATE #1 (CHAIN LINK FENCING)	\$41,263.00	\$40,000.00	\$42,000.00	\$41,602.00	\$45,900.00	\$40,996.00
ALTERNATE #2 (SOUTH PARKING LOT)	\$109,145.00	\$94,500.00	\$132,500.00	\$180,896.00	\$98,900.00	\$94,813.00
ALTERNATE #3 (PARKING LOT EXPANSION)	\$28,645.00	\$15,650.00	\$26,336.00	\$45,717.00	\$24,700.00	\$33,587.00
ALTERNATE #4 (RESTROOM BUILDING)	\$313,625.00	\$293,000.00	\$322,000.00	\$289,369.00	\$294,800.00	\$311,244.00
ALTERNATE #5 (ATHLETIC FIELD LIGHTING)	\$209,655.00	\$198,000.00	\$202,770.00	\$207,746.00	\$207,400.00	\$234,670.00
ALTERNATE #6 (TREE PLANTINGS)	\$9,393.00	\$7,700.00	\$9,408.00	\$7,644.00	\$9,000.00	\$8,951.00
ALTERNATE #7 (NON-FIELD IRRIGATION)	\$20,835.00	\$28,600.00	\$22,254.00	\$28,596.00	\$20,200.00	\$20,700.00
ALTERNATE #8 (SOCCER FIELD SOD #2)	\$17,087.00	\$25,000.00	\$26,880.00	\$16,806.00	\$16,600.00	\$16,976.00
ALTERNATE #9 (SOCCER FIELD SOD #3)	\$4,272.00	\$5.00	\$0.00	\$0.00	\$4,150.00	\$4,244.00
ALTERNATE #10 (PREFAB RESTROOM)	\$182,270.00	\$172,000.00	\$178,047.00	\$171,769.00	\$167,900.00	\$192,690.00
CALENDAR DAYS TO COMPLETE	180	180	240	250	150	270
ACKNOWLEDGE RECEIPT OF ADDENDA (1 & 2)	X	X	X	X	X	X
BID SECURITY	X	X	X	X	X	X
BIDDER'S QUALIFICATIONS	X	X	X	X	X	X
NON-COLLUSION AFFIDAVIT	X	X	X	X	X	X
BUSINESS RELATIONSHIP AFFIDAVIT	X	X	X	X	X	X
NON-DISCRIMINATION AFFIDAVIT	X	X	X	X	X	X
STATUS COMPLIANCE	X	X	X	X	X	X

Base Bid + Alt 1 + Alt 2 + Alt 3 + Alt 4 + Alt 9	\$1,471,725.00	\$1,285,155.00	\$1,289,794.00	\$1,421,926.00	\$1,262,450.00	\$1,460,405.00
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REVISED 12.22.16

SECTION 004113

BID FORM (REVISED)

PROJECT IDENTIFICATION: **CITY OF GLENPOOL**
SOUTH COUNTY RECREATION CENTER SOCCER COMPLEX
GLENPOOL, OK

THIS BID IS SUBMITTED TO: **CITY OF GLENPOOL**
12205 S. YUKON AVE.
GLENPOOL, OK 74033

1. The undersigned BIDDER proposes and agrees, if this Bid is accepted, to enter into an Agreement with OWNER in the form included in the Contract Documents to complete all Work as specified or indicated in the Contract documents for the Contract Price and within the Contract time indicated in this Bid and in accordance with the Contract Documents.
2. BIDDER accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid Security. This Bid acceptance period is sixty (60) calendar days following the day of Bid opening. BIDDER will sign the Agreement and submit the Contract Security and other documents required by the Contract documents within five (5) days after the date of OWNER'S Notice of Award.
3. In submitting this Bid, BIDDER represents, as more fully set forth in the Agreement, that:

(a) Bidder has examined copies of all the Contract Documents and of the following addenda:

<u>Addendum Number</u>	<u>Date</u>
<u>1</u>	<u>11-30-16</u>
<u>2</u>	<u>12-6-16</u>

(Receipt of all of which is hereby acknowledged) and also copies of the Advertisement to Bid and the Instructions to Bidders;

(b) BIDDER has examined the site and locality where the Work is to be performed, the legal requirements (federal, state and local laws, ordinances, rules and regulations) and the conditions affecting cost, progress or performance of the Work and has made such independent investigations as BIDDER deems necessary.

This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; BIDDER has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; BIDDER has not solicited or induced any person, firm or a corporation to refrain from bidding; and BIDDER has not sought by collusion to obtain for himself any advantage over any other Bidder or over OWNER.

4. BIDDER agrees that the Work will be completed and ready for final payment in accordance with the General Conditions on or before the dates or within the number of calendar days indicated in the Agreement.

BIDDER accepts the provisions of the Agreement as to liquidated damages of \$500.00 for each consecutive calendar day in the event of failure to complete the project within the number of calendar days indicated in the Agreement.

5. The following documents are attached to and made a condition of this Bid:

- A. Required Bid Security in the form of 5% Bid Bond
- B. Statement of Bidder's Qualification, Section 001115; and
- C. All forms listed in Instructions to Bidders, and Section 002113.

6. The terms used in this Bid which are defined in the General Conditions of the Construction Contract included as part of the Contract Documents have the meanings assigned to them in General Conditions.

BASE BID PROPOSAL

Bidder shall identify the Base Bid and Alternate Bid Amounts where indicated below.

BASE BID AMOUNT: Seven hundred forty thousand & ^{no}/₁₀₀

_____ Dollars

\$ 740,000.00

CALENDAR DAYS TO COMPLETE:

210

ALTERNATE #1 (CHAIN LINK FENCING):

~~46,000.00~~

ADD

ALTERNATE #2 (SOUTH PARKING LOT):

\$ 114,500

ADD

ALTERNATE #3 (PARKING LOT EXPANSION):

\$ 32,500

ADD

ALTERNATE #4 (RESTROOM BUILDING):

309,000

ADD

ALTERNATE #5 (ATHLETIC FIELD LIGHTING):

206,000.00

ADD

ALTERNATE #6 (TREE PLANTINGS):

\$ 10,500.00

ADD

ALTERNATE #7 (NON FIELD IRRIGATION):

21,000.00

ADD

ALTERNATE #8 (SOCCER FIELD SOD #2):

~~16,500~~ 16,500

ADD

ALTERNATE #9 (SOCCER FIELD SOD #3):

~~4,200~~ 4,200

ADD

ALTERNATE #10 (PREFABRICATED RESTROOM):

\$187,500.00

ADD

SUBMITTED ON 12-8, 2016

BY: Josh Eidson

COMPANY: Dirt Work LLC

IF BIDDER IS:

An Individual

By:

Josh Eidson

(SEAL)

(Individual's Name)

Doing business as

JE Dirt Work LLC

Business address

1206 SE 15th

Wagoner, OK 74467

Phone No.:

918-770-6914

A Partnership

By: _____ (SEAL)

(Firm Name)

(General Partner)
Business address: _____

Phone No.: _____

A Corporation

By: _____

(Corporation Name)

(State of Incorporation)
By: _____

(Name of Person Authorized to Sign)

(Title)
(Corporate Seal)
Attest: _____

(Secretary)
Business address: _____

Phone No.: _____

A Joint Venture

By: _____

(Name)

(Address)
By: _____

(Name)

(Address)

(Each joint venturer must sign. The manner of signing for each individual, partnership and corporation that is a party to the joint venture should be in the manner indicated above.)

END OF SECTION

SECTION 004210
BUSINESS RELATIONSHIP AFFIDAVIT

STATE OF OKLAHOMA)
COUNTY OF TULSA) ss.

Josh Eidson, of lawful age, being first duly sworn, on oath says that (she)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, Engineer, or other party to the project is as follows:

None

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, 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 herein above mentioned exist, affiant should so state.)

JS Josh Eidson
Company Representative

Subscribed and sworn to before me this 8th day of December, 2016.

Stephanie Rammo
Notary Public

My Commission Expires:

10/14/17



SECTION 004200
NON-COLLUSION AFFIDAVIT

STATE OF OKLAHOMA)
COUNTY OF TULSA) ss.

Josh Eidsen, of lawful age, being first duly sworn, on oath says that (she)he 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 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.

Subscribed and sworn to before me this 8 day of December, 2016.

[Signature]
Company Representative
Stephanie Rammo
Notary Public

My Commission Expires:

10/14/17




SECTION 004420

NON-DISCRIMINATION AFFIDAVIT

The Contractor affirms and states that he/she complies with the following:

1. The Contractor will not discriminate against any employee or applicant for employment because of race, color, sex, religion, national origin or age. The Contractor will take affirmative action to insure that applicants are employed and that employees are treated during employment without regard to their race, color, sex, religion, national origin or age. Such action shall include, but not be limited to, the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the requirements of these nondiscrimination provisions.
2. The Contractor will state, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, that all qualified applicants will receive consideration for employment without regard to race, color, sex, religion, national origin or age."

 Josh E. Lisen

Company Representative

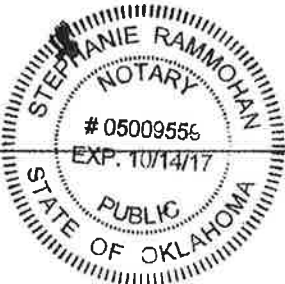
Subscribed and sworn to before me this 8 day of December, 2016.

 Stephanie Rammo

Notary Public

My Commission Expires:

10-14-17



SECTION 004230

STATUS COMPLIANCE

CERTIFICATE OF COMPLIANCE WITH THE STATUS VERIFICATION SYSTEM FOR EMPLOYEES OF CONTRACTOR AND EMPLOYEES OF SUBCONTRACTORS USED BY CONTRACTOR

That Title 25 Oklahoma Statutes Section 1313 B. (as enacted by Oklahoma House Bill 1804 effective November 1, 2007) provides that after July 1, 2008, no public employer "shall enter into a contract for the physical performance of services within this state unless the contractor registers and participates in the Status Verification System to verify the work eligibility status of all new employees".

That as a condition of the award of the contract to

JE Dirt Works LLC

(name of bidding entity hereinafter referred to as "contractor") for the following project

South County Rec Center Soccer Complex

said contractor represents and warrants that it has used the Status Verification System to verify the work eligibility status (i.e. not an unauthorized alien as defined in Section 1324a(h)(3) of Title 8 of the United States Code) of all of its employees hired since July 1, 2008, that will perform under the contract and has verified (or will within 10 days of bid award and prior to Notice to Proceed) that any subcontractors that it will use have also verified the work eligibility status of its employees that it has hired since July 1, 2008, that it will use in performing services under the above contract.

Dated this 7 day of December, 2016.

JE. Dirt Works LLC

(name of contractor)

Witness:

J. David Freeman

By:

Secretary

(title)

SECTION 001115
STATEMENT OF BIDDER'S QUALIFICATIONS

All questions must be answered and the data must be clear and comprehensive. This statement must be notarized. If necessary, questions may be answered on separate attached sheets. The Bidder may submit any additional information he desires.

1. Name of Bidder: Dirt Wurx LLC
2. Permanent main office address: 1206 SE 15th Wagoner, OK 74467
3. When organized: 2008
4. If a corporation, where incorporated: 2011 LLC
5. How many years have you been engaged in the contracting business under your present trade name? _____
6. Contracts on hand: (Schedule these, showing amount of each contract and the appropriate anticipated dates of completion). Use a separate sheet if needed. ODOT RW 97,500 2-2017 / ODOT RW 170,000 4-2017
7. General character of work performed by your company: Earthwork, concrete, utilities, Demo
8. Have you ever failed to complete any work awarded to you? NO
9. Have you ever defaulted on a contract? NO
10. List three (3) similar projects recently completed by your company, and the month and year completed. Include names and telephone numbers of these clients.
City of Wagoner Baseball fields 1-15 918-485-2554
Sperry & Durant Track & Field 2014/2014 Timbrell Building 405-799-0555
11. Background and experience of the principal members of your organization, including officers:
Josh Eddison - 10yrs Earthwork
Dustin Wilson - 25yrs Heavy highway
12. The undersigned hereby authorizes and requests any person, firm or corporation to furnish any information requested by the CITY OF GLENPOOL in verification of the recitals comprising this Statement of Bidder's Qualifications.

DATED at
this 3 day of December, 2016.

Dirt Wurx
Name of Bidder Josh Eddison
By: owner
Title: _____

STATE OF OKlahoma)
COUNTY OF Wagoner) SS

Josh Eidson, being duly sworn, deposes and says that (s)he is owner of
Dirt Work, and that the answers to the foregoing questions and all statements therein
contained are true and correct.

Subscribed and sworn to before me this 5th day of December, 2016.

(SEAL)

Charlotte Swenson
Notary Public

My Commission Expires: 6/18/2018

My Commission Number is: 10704958

THE AMERICAN INSTITUTE OF ARCHITECTS



AIA Document A310

Bid Bond

KNOW ALL MEN BY THESE PRESENTS, that we **JE Dirt Wurx, LLC**

as Principal, hereinafter call the Principal, and **Oklahoma Surety Company**

a corporation duly organized under the laws of the State of **Ohio**
as Surety, hereinafter called the Surety, are held and firmly bound unto **City of Glenpool**

as Obligee, hereinafter called the Obligee, in the sum of

Five Percent of Amount Bid-----

Dollars (\$ **5% of Amount Bid**),

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

WHEREAS, the Principal has submitted a bid for
South County Recreation Center Soccer Complex

NOW THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and materials furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the Work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed this **8th** day of **December, 2016**

[Signature]

(Witness)

[Signature]

Patti Jackson (Witness)

JE Dirt Wurx, LLC

[Signature]

(Principal)

(Title)

Oklahoma Surety Company

[Signature]

(Surety)

Debbie Raper

[Signature]

(Title)

Attorney-in-Fact

OKLAHOMA SURETY COMPANY

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

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the **OKLAHOMA SURETY COMPANY**, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below, each individually if more than one is named, its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof. **Travis E. Brown, Jamie Burris, Susanne Cusimano, Carrie Hodgins, Robbie Loyd, John A. McClellan, Mark D. Nowell, Dwight A. Pilgrim, Debbie Raper, Cindy Reynolds, Shelli R. Samsel and Chris Webb, all of OKLAHOMA CITY, OK**

IN WITNESS WHEREOF, the **OKLAHOMA SURETY COMPANY** has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this **20** day of **September**, 2016



ATTEST:

Sharon Hackl

SHARON HACKL

Secretary

OKLAHOMA SURETY COMPANY

Todd Bazata

TODD BAZATA

VICE PRESIDENT

On this **20** day of **September**, 2016 before me personally appeared **TODD BAZATA**, to me known, being duly sworn, deposes and says that s/he resides in Broken Arrow, Oklahoma, that s/he is a Vice President of **Oklahoma Surety Company**, the company described in and which executed the above instrument; that s/he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of her/his office under the By-Laws of said Company, and that s/he signed his name thereto by like authority.

STATE OF OKLAHOMA }
COUNTY OF TULSA }

SS



Commission # **11008253**

My Commission expires: **09-08-19**

Julie Callahan

JULIE CALLAHAN

Notary Public

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

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

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

CERTIFICATION

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

Signed and sealed this **8th** day of **December, 2016**



Sharon Hackl

SHARON HACKL

Secretary

VOID IF BOX IS EMPTY

Diet Wax
1206 SG 15th
Wagoner, OK
74467

RECEIVED

DEC 08 2016

BY:...

Ash

1:52 pm

City of Glenford
South County Rec Soccer Fields
Bid due 12-8-16 2:00 PM
Sealed Bid enclosed

Lynn Burrow

From: Cassie Moore <cassie@timbrelbuilding.com>
Sent: Tuesday, December 27, 2016 8:14 AM
To: josh
Subject: Re: Glenpool schedule of values/ pay app

Here you go!

Division / Trade	Contractor List
Concrete	Timbrel Building Company, LLC
Masonry	Timbrel Building Company, LLC
Structural Steel	Red Iron, LLC
Stainless Countertops	Empire Laser
Carpentry, Roofing	Matt Miller
HM Doors, Frames	Builders Supply Co
Roll-up Doors	Tulsa Overhead Doors
Aluminum Storefront	Alred Glass Co., LLC
Interior Gypsum, Finishes	Timbrel Building Company, LLC
Aluminum lettering	ARK Ramos
Toilet Partitions / Accessories	Builders Supply Co
Plumbing	Summerlin Services
HVAC	Sligar Mechanical
Electric	Third Generation Electric

On Sat, Dec 24, 2016 at 8:55 AM, josh <soybees@peoplepc.com> wrote:
Hey cassie they were wanting a list of the subs also.

-----Original Message-----

From: Cassie Moore
Sent: Dec 23, 2016 11:02 AM
To: soybees@peoplepc.com
Subject: Glenpool schedule of values/ pay app

Josh,

Let me know if this works for you. Have a good time golfing :)

--

Cassie Moore
Timbrel Building Project Coordinator
Email: Cassie@TimbrelBuilding.com
Phone: [\(918\)499-0141](tel:(918)499-0141)



To: HONORABLE MAYOR, MEMBERS OF THE CITY COUNCIL
From: Julie Casteen, Finance Director
Date: December 29, 2016
Subject: Supplemental Appropriations –General Fund

Background:

The City has been awarded \$978,762 in funding from Tulsa County through the Vision 2025 Sales Tax Initiative for the construction of soccer fields and related improvements. While the project was under discussion during the FY2016-2017 budget process, the final numbers were not yet available, and the project was not included in the current year's budget.

The project is expected to span two fiscal years, with a targeted completion date of September, 2017. The City intends to make use of the Vision funding before expending matching funds. With that in mind, it is recommended that the FY2016-2017 budget be amended to include the Vision 2025 portion of the project, with the \$267,438 balance to be appropriated in the FY2017-2018 budget. The 2011 Construction Bonds will be reserved as the funding source in the upcoming budget cycle.

Staff Recommendation

Staff recommends the following Council action:

- Approval of a Supplemental Appropriation in the General Fund totaling \$978,762 in revenues and expenditures as outlined in the attached resolution.

Attachments

Authorizing Resolution No. 17-01-03

RESOLUTION NO. 17-01-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENPOOL AMENDING THE FY2016-2017 ANNUAL BUDGET IN COMPLIANCE WITH THE MUNICIPAL BUDGET ACT FOR THE PURPOSE OF APPROPRIATING \$978,762 IN THE GENERAL FUND FROM TULSA COUNTY THROUGH VISION 2025 FUNDING, WITH AN INCREASE OF \$978,762 TO THE BUDGET OF THE PARKS DEPARTMENT FOR THE COST OF CONSTRUCTING SOCCER FIELDS AND ASSOCIATED IMPROVEMENTS TO LEASED PROPERTY ADJACENT TO THE SOUTH COUNTY RECREATIONAL CENTER

WHEREAS, Oklahoma Statutes, Title 11, Sections 17-201, *et seq.*, (the “Municipal Budget Act”) require any incorporated city which, by resolution of the governing body, has opted to come under and comply with the provisions and requirements of the Municipal Budget Act to prepare and approve an annual budget for the purposes set forth therein; and

WHEREAS, The Glenpool City Council duly adopted by resolution, following notice and public hearing thereon, the Annual Budget for FY2016-2017 at a special session on June 14, 2016; and

WHEREAS, The City has been awarded \$978,762 from Tulsa County through the Vision 2025 Sales Tax Initiative to be used for constructing soccer fields and associated improvements to leased property adjacent to the South County Recreational Center; and

WHEREAS, The revenues and expenditures for this project were not included in the FY2016-2017 budget; and

WHEREAS, The Municipal Budget Act expressly authorizes the governing body to amend the budget by authorizing transfers and supplemental appropriations as the governing body deems necessary and appropriate; and

WHEREAS, The Glenpool City Council deems it necessary and appropriate to amend the budget as provided, and for the purposes stated, herein.

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

The Annual Budget for fiscal year 2016-2017, as approved on June 14, 2016, be and hereby is amended as follows:

	SOURCE		USE
General Fund			
Intergovernmental Revenues:			
Contributed Capital – TC Vision 2025, account 01-5-00-5258	\$978,762		
Streets and Parks Department:			
Capital Improvements, account 01-6-14-6333			\$978,762

PASSED AND APPROVED by the City Council of the City of Glenpool this 3rd day of January, 2017.

Timothy Lee Fox, Mayor

ATTEST:

[MUNICIPAL SEAL]

Susan White, City Clerk

APPROVED AS TO FORM:

Lowell Peterson, City Attorney

NOTICE

CITY COUNCIL PUBLIC HEARING

**FOR THE PURPOSE OF PROVIDING INFORMATION AND
ANSWERING QUESTIONS REGARDING:**

**INCREMENT DISTRICT NUMBER ONE, CITY OF GLENPOOL,
OKLAHOMA
(SOUTH 75 BUSINESS PARK INCREMENT DISTRICT)**

Tuesday, January 3, 2017, at 6:00 p.m.

As required by the Local Development Act, at Title 62, Section 859, of the Oklahoma Statutes, the City Council of the City of Glenpool has caused notice of this public hearing to be published in a newspaper with circulation in the City of Glenpool no later than 14 days before the public hearing, and has published the same on the City's internet website.

This public hearing is held for the purpose of providing information and answering questions regarding proposed Tax Increment Financing District Number One, City of Glenpool, Oklahoma (South 75 Business Park Increment District, herein the "Increment District").

AGENDA

- A) Call to Order — Timothy Lee Fox, Mayor
[See Agenda for Regular Session]
- B) Roll Call and Declaration of Quorum – Susan White, City Clerk; Timothy Lee Fox, Mayor
[See Agenda for Regular Session]
- C) Invocation —
[See Agenda for Regular Session]
- D) Pledge of Allegiance — Timothy Lee Fox, Mayor
[See Agenda for Regular Session]
- E) City Manager Report — Roger Kolman, City Manager
[See Agenda for Regular Session]
- F) Mayor Report — Timothy Lee Fox, Mayor
[See Agenda for Regular Session]
- G) Council Comments
[See Agenda for Regular Session]

H) Public Comments
[See Agenda for Regular Session]

I) Scheduled Business

1) – [SEE REGULAR SESSION AGENDA FOR OTHER BUSINESS]

___) Public hearing only (no action) for the purpose of providing information and answering questions regarding proposed Tax Increment Financing District Number One, City of Glenpool, Oklahoma (South 75 Business Park Increment District, herein the “Increment District”).
(Lowell Peterson, City Attorney/Local Counsel in re Increment District)

___) Discussion and possible action to establish and announce the date, time and location of the required second public hearing for the purpose of giving any interested persons the opportunity to express their views on the proposed Project Plan for the foregoing Increment District.
(Lowell Peterson, City Attorney/Local Counsel in re Increment District)

J) Adjournment

This notice and agenda was posted at Glenpool City Hall, 12205 S. Yukon Ave., Glenpool, Oklahoma, on _____, _____ at _____ am/pm.

Susan White, City Clerk

**PROJECT PLAN RELATING TO
INCREMENT DISTRICT NUMBER ONE, CITY OF GLENPOOL, OKLAHOMA
(SOUTH 75 BUSINESS PARK INCREMENT DISTRICT)**

Prepared by the:

CITY OF GLENPOOL, OKLAHOMA

And the

GLENPOOL INDUSTRIAL AUTHORITY

In conjunction with

FORD DEVELOPMENT CORPORATION

DATED: December 5, 2016

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APPENDIX I - City Council Authorizing Resolution No. 16-10-02, adopted October 17, 2016.

[Copy of Impact Analysis must be included with notice of public hearings of Council if mailed to persons who have registered with City Clerk]

INTRODUCTION

By letter dated October 13, 2016, Ford Development Corporation (the “Developer”), proposed the establishment of a “tax increment district” within the City of Glenpool, Oklahoma (the “City”) as necessary to facilitate the Developer's proposal to develop, construct and operate a Business Park (the “Project Facilities”) to be located along U.S. Highway 75 in the City of Glenpool, Oklahoma (the “Project”). The assistance provided through such district will be used to reimburse all or a portion of the qualified project costs of extensive public infrastructure required in the development and construction of the Project Facilities. (See *Request and Proposal*, Appendix E.)

On October 17, 2016, the governing body of the City (the “City Council”) adopted Resolution No. 16-10-02, creating, authorizing and directing the City of Glenpool Local Development Act Review Committee (the “Review Committee”) to analyze the Developer's proposal and to determine whether the area described in the proposal (the “Project Area”) will qualify as a “tax increment district” pursuant to the provisions of the Oklahoma Local Development Act, Title 62, Sections 850, *et seq.*, of the Oklahoma Statutes (the “Local Development Act”). (See *Glenpool City Council Resolution No. 16-10-02*, Appendix I.)

Before a “tax increment district” may be established, the Local Development Act, at Sections 855-856, requires that the City shall cause to be prepared, and the Review Committee, City Planning Commission and City Council shall consider and act upon, a project plan that must include the following:

1. A description of the proposed boundaries of the district and the proposed boundaries of the project area, by legal description and by street or other recognizable physical feature accompanied by a sketch clearly delineating the area in detail;
2. A general description of the kind, number and location of the proposed public works or improvements, the anticipated private investments and the estimated public revenues which should accrue from development of the Project;
3. A list of estimated project costs including administrative expenses;
4. A general description of the methods of financing the estimated project costs, the expected sources of revenue to finance or pay project costs, and the general time when the costs or monetary obligations related thereto are to be incurred;
5. A map showing existing uses and conditions of real property in the district and a map showing proposed improvements to and proposed uses of that property;
6. Proposed changes in zoning;
7. Proposed changes in the master plan and city ordinances if required to implement the project plan;

8. The name of the person who shall be in charge of the implementation of all of the project plans of the district with such name being forwarded to the Oklahoma Department of Commerce; and

9. A designation of any public entity to be authorized to carry out all or part of the project plan.

The Review Committee is required, by the Local Development Act, Section 855, to consider and make its findings and recommendations to the governing body, City Council in this case, with respect to conditions that establish the eligibility of the proposed district for funding by the apportionment of ad valorem tax increments. In this instance, the City and the Developer propose to use increments from ad valorem taxes levied upon taxable value of the Project Area in excess of the base assessed value, as well as the increment of sales tax payable to the City, to fund eligible "Project Costs," as that term is defined at Section 853(14) of the Act, all in accordance with Section 861 of the Act.

The Local Development Act also requires the Review Committee to prepare an "Impact Analysis" for the purposes of evaluating the positive and/or negative impact of tax increment apportionments pursuant to the Project Plan on the other taxing jurisdictions represented on the Review Committee and considering the impact of the Project on the surrounding community outside the tax increment district (such as enhanced property values; spinoff development of residential/hotel/commercial/office uses; etc.). (See *Impact Analysis*, Appendix H.)

With respect to the proposed Project, the foregoing requirements will be detailed as, and referred to as, components of the South 75 Business Park Increment District Project Plan (the "Project Plan").

This Project Plan has been prepared by the City, the Glenpool Industrial Authority (the "Authority") and legal consultants with direction and assistance from the Developer, to present the information required by the Local Development Act in relation to the establishment of "Increment District Number One, City of Glenpool, Oklahoma (South 75 Business Park Increment District)" (the "Increment District")¹.

¹ Any statements contained in this Project Plan or in the appendices involving matters of opinion, estimates or projections and whether or not expressly so stated, are intended as such and are not stated as representations of fact. Summaries of documents referred to herein do not purport to be complete or definitive, and all references made to such documents are qualified in their entirety by reference to the complete document. The information contained herein has been compiled from sources believed to be reliable, as of the date hereof. Such information is subject to change and/or correction at any time prior to adoption of this Project Plan by the City.

I. DESCRIPTION OF THE PROPOSED BOUNDARIES OF THE INCREMENT DISTRICT AND THE PROJECT AREA

A. Boundaries of the Increment District by Legal Description, Street Address and Sketch. The legal description, such street addresses as have been assigned, and sketch of the Increment District are as provided on **Appendix “A.”**

B. Boundaries of the Project Area by Legal Description, Street Address and Sketch. The Project Area and the boundaries of the Increment District are co-extensive. Thus, the legal description, street address and sketch of the Project Area are the same as those of the Increment District found in Appendix A.

II. GENERAL DESCRIPTION OF THE KIND, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS OR IMPROVEMENTS, ANTICIPATED PRIVATE IMPROVEMENTS, AND ESTIMATED PUBLIC REVENUES WHICH SHOULD ACCRUE FROM DEVELOPMENT OF THE PROJECT

A. Proposed Public Works or Improvements. The public works or improvements to be authorized and constructed under this Project Plan include: storm water drainage and sanitary sewer facilities, site development, grading and paving of streets and parking areas, water line extensions, and erosion controls as required in the development and construction of the Project. Assistance for these public works or improvements to be provided to the Developer pursuant to the terms of this Project Plan includes reimbursement from ad valorem and sales tax increments of all or a portion of the costs associated with these improvements, in an amount not to exceed \$5,000,000 (or for a period not to exceed the ten-year term of the Increment District, whichever occurs first). Without limitation, the costs for which payment to the Developer may be made shall include only such costs as are included in the definition of “Project Costs” in Section 853 of the Local Development Act. Payment may also be made for qualified Project Costs that have been incurred prior to approval of this Project Plan. The improvements for which financing assistance is to be provided, and the anticipated amount of qualified Projects Costs, are detailed in Section III of this Project Plan.²

B. Anticipated Private Improvements. The private improvements proposed for the Project Area/Increment District include a single large-scale commercial use on the southernmost parcel of the property at the southeast corner of the intersection of 166th Street and U.S. Highway 75 (there is currently an automobile dealership proposed for that location and agreements have been reached with the owner/licensee). Although the Developer is not at liberty to disclose any proprietary or confidential information regarding the proposal for this site, Ford Development Corporation can represent that there is a reasonable certainty that the transaction will be concluded favorably if the Project Plan is adopted by the City Council. The remaining parcels,

² Please see Appendix B for a graphic depiction of the completed development, including public works to be installed on the site and the proposed additional construction of structures and amenities by private investment for commercial/retail/warehouse and office mixed uses.

extending southward from 161st Street/U.S. Highway 75 to 166th Street/U.S. Highway 75, are scheduled for phased development as a combination of retail, warehouse and office spaces.

C. Estimated Public Revenues. The City estimates that the public works or improvements described in this Project Plan, together with the private development, will result in ad valorem and sales taxes increments that are conservatively stated on Appendix C. These public revenues are estimated to accrue, as follows:

1. Ad Valorem Taxes. The estimates regarding incremental ad valorem taxes on Project Area property are based upon an assessment ratio of eleven percent (11%) for real property and a tax rate of 116.21 mils. Ad valorem taxable value generated by the construction of the Project will increase by as much as \$9,000,000 in the first year of taxation (2019, based on construction being completed in late 2017), to \$12,946,000 per year for the remaining nine years of the ten-year term authorized for Increment District operations. This is expected to generate approximately \$8,600,000 in new ad valorem revenues over the term of the Increment District. See *Ad Valorem Tax Increment Calculations*, Appendix C.

2. Sales Tax. The City shall collect a three-percent (3.0%) sales tax on all taxable retail sales within the Increment District, pursuant to City Ordinances 40 and 176 (the Project Area is presently vacant land and there are presently no taxable retail sales within the Project Area). The Tax Reimbursement Agreement between the City (and the Authority) and the Developer will apportion two-percent (2.0%) of taxable sales occurring within the entirety of Project Area. Estimates of incremental sales tax are based upon collections only from the automobile dealership phase of the Project and, therefore, the projections are conservative. See *Ad Valorem Tax Increment Calculations*, Appendix C.

The aggregate of ad valorem and sales tax increments eligible for reimbursement to the Developer of qualified Projects Costs is also shown Appendix C.

III. ESTIMATED PROJECT COSTS, INCLUDING ADMINISTRATIVE EXPENSES ³

A. Site Grading and Paving of Streets and Parking Areas. On-site infrastructure improvements will include substantial grading of the entire, presently vacant, Project Area, construction of a dedicated public street through the Project Area and related amenities as appropriate or required for commercial sites in the City of Glenpool. Although costs cannot accurately be predicted at this stage with precision, it is estimated that the costs relating to this component of the Project will be approximately \$2,525,850.

Project Costs under this category include the actual costs of the acquisition, demolition, alteration, construction and/or reconstruction of new or existing structures and fixtures, including streets and any similar public improvements, common utility or service facilities, related landscaping, parking and water detention/retention systems; the actual cost of the clearing and

³ Please see Appendix D for detailed presentation of Projected Project Costs.

grading of the project site and any environmental remediation related thereto; utility relocation costs; professional service costs, including those incurred for architectural, planning, engineering and legal services.

B. Storm Sewer, Sanitary Sewer and Water Line Extensions. Infrastructure improvements will include the construction of a sanitary sewer main line within the Project Area and extensions throughout the Project Area. While costs cannot accurately be predicted at this stage with precision, it is estimated that the costs relating to this component of the Project will be approximately \$1,289,121.

Project Costs under this category include the actual costs of the acquisition, demolition, alteration, construction and/or reconstruction of new or existing structures and fixtures, including sanitary and storm water sewers, water distribution, fire suppression and similar public improvements, related common utility or service facilities, related grounds clearing and rehabilitation, any environmental remediation related thereto; utility relocation costs; and professional service costs, including those incurred for architectural, planning, engineering and legal services.

C. Erosion Control and Landscaping. Utility infrastructure improvements will necessitate the installation and implementation of erosion control measures sufficient to meet Oklahoma Department of Environmental Quality requirements and landscaping measures to meet regulatory standards of the City. While costs cannot accurately be predicted at this stage with precision, it is estimated that the costs relating to this component of the Project will be approximately \$153,454.

Project Costs under this category include the actual costs of the acquisition, demolition, alteration, construction and/or reconstruction of new or existing structures and fixtures, including grounds clearing and rehabilitation, any environmental remediation related thereto; utility relocation costs; and professional service costs, including those incurred for architectural, planning, engineering and legal services.

D. Construction of U.S. Highway 75 Traffic Improvements. Roadway and site access infrastructure improvements will include the construction of innovative traffic control designs within the Project Area that will be of benefit to all users of Highway 75 (a high traffic commuter corridor). While these costs cannot accurately be predicted at this stage with precision, it is estimated that the costs relating to this component of the Project will be approximately \$400,000.

Project Costs under this category include the actual costs of the acquisition, demolition, alteration, construction and/or reconstruction of new or existing structures and fixtures; and professional service costs, including those incurred for architectural, planning, engineering and legal services.

E. Professional Fees; Engineering/Surveying; Legal Costs of Establishing District; Administrative Costs and Financing Costs/Interest Expense. “Engineering and Surveying Fees” include all direct costs of designing, organizing, implementing, supervising, administering and maintenance costs over the term of the Increment District. These costs are

estimated to be approximately \$10,000 per year for the 10-year term, or \$100,000. “Organizational Costs” include the legal and clerical charges for time spent drafting the Project Plan, coordinating exhibits, contacting and organizing the Review Committee and drafting contracts to implement the Project Plan. Such costs are expected to be a single expense of \$30,000. “Administrative Costs” include reasonable charges for the time spent by employees of the City and the Authority, or employees of private entities under contract with either public entity for planning and implementation of the Project Plan, including professional service costs incurred for architectural, planning, engineering, legal, financial and bond counsel’s advice and services; and costs for determining or re-determining the base assessed value of the Increment District. It is estimated that such administrative costs will not exceed \$10,000 per year, for a total of \$100,000 over the 10-year term of the Increment District. Financing and interest costs on debt incurred by the Developer for the initial costs of funding all the foregoing are expected to total \$401,575. This item E. comes to an aggregate sum of \$631,575.

Summation:

Project Development/Construction Costs	\$4,368,425
Organizational Costs	30,000
Engineering/Surveying Fees	100,000
Administrative Costs (\$10,000/year for ten years)	100,000
<u>Financing Costs/Interest</u>	<u>401,575</u>

TOTAL OF ESTIMATED QUALIFIED PROJECT COSTS \$5,000,000

IV. GENERAL DESCRIPTION OF METHODS OF FINANCING ESTIMATED PROJECT COSTS, EXPECTED SOURCES OF REVENUE TO FINANCE OR PAY PROJECT COSTS, AND GENERAL TIME WHEN COSTS OR MONETARY OBLIGATIONS ARE TO BE INCURRED

A. Methods of Financing Project Costs. It is expected that all qualified Project Costs described above will be paid from a combination of debt incurred by the Developer and the Developer’s equity. Prospective investors in the Project have represented that it would be infeasible for them to finance the Project without the assistance offered under the Local Development Act. Please see Appendix E for a more detailed Project financing plan, to include the original request and proposal submitted by the Developer, the Tax Reimbursement Agreement of the City and the Authority with the Developer, proceeds from one or more notes or other evidences of indebtedness obtained by the Developer, the schedule for payment of Project Costs over the term of the District, reimbursement payments from tax increment revenues included in Appendix C, and from such other funds of the City or the Authority as may be lawfully used for the purposes hereinabove stated.

B. Expected Sources of Revenues. As provided by Section 861 of the Local Development Act, reimbursement for the Developer’s payment of equity funds and principal and interest costs on the redemption of the Developer's debt that have been expended on qualified

Project Costs will be made from fifty-percent (50%) of the ad valorem tax revenue increments over tax collected on the base assessed value and from two-percent (2.0%) of all sales tax revenues generated by the Project above any collected prior to commencement of the Increment District, up to a maximum of \$5,000,000 or until expiration of the ten-year term of the Increment District, whichever occurs sooner. (Such revenues are referred to as the “Tax Increment Revenues”).

In accordance with the provisions of the Local Development Act, increments of ad valorem taxes and sales tax generated within the Increment District, as such increments are determined and defined by the Local Development Act, are to be apportioned and, when collected, shall be paid into an apportionment fund established for Project Costs and the payment of principal and interest incurred. Such funds are segregated from the base ad valorem and sales taxes levied within the Increment District prior to the collection of increments attributable to Project improvements, and to be used exclusively for reimbursement to the Developer of the payment for qualified Project Costs (as defined in the Local Development Act) incurred in connection with the development and construction of the Project.

The apportionment of ad valorem tax and sales tax increments pursuant to this Section IV shall terminate upon the reimbursement for all qualified Project Costs incurred in connection with the this Project Plan up to a maximum of \$5,000,000; provided, however, that in no case shall the apportionment of revenues pursuant hereto extend beyond ten years from the effective date of the Increment District established in the ordinance of the governing body adopting this Project Plan, unless such period is modified by subsequent action of the City Council.

Pursuant to the Local Development Act, the Tax Increment Revenues apportioned hereunder shall be transferred by the respective taxing authorities to a special fund to be known as the “Increment District Apportionment Fund” (the “Apportionment Fund”), which fund will be held by and be the property of, the Authority. No portion of such increments and no portion of the Apportionment Fund shall constitute a part of the General Fund of the City. All Tax Increment Revenues so collected shall be placed into a separate account created within the Apportionment Fund and pledged as security for the payment of the authorized reimbursements to the Developer. (Such account shall be designated as the “Tax Increment Revenue Account”).

C. Time When Costs or Monetary Obligations Are to Be Incurred. All qualified Project Costs described herein (with the exception of annual finance and administrative costs) will be incurred no later than July 1, 2019, in substantial conformance to the expenditure schedule at Appendix E. Financing costs and annual administrative costs will be incurred during the remaining term of the district.

D. Compliance with Allowable Term of TIF District. Pursuant to the anticipated ordinance of the governing body establishing the Increment District, its effective date will be January 1, 2019. This date is set in accordance with the way ad valorem taxes are assessed and collected. Assuming no improvements are completed and generating revenue until 2018, they would not appear on the assessments until January 2019. Incremental increases in the property value during 2017 and 2018 due to on-going construction will be reflected in adjustments to the base assessed value. Apportionment of tax increment revenues for ten (10) years from the

effective date of the ordinance adopting this Project Plan will remain within the twenty-five (25) year maximum time period allowed for apportionment of such revenues pursuant to the Local Development Act.

E. Return of Excess Revenues. The City anticipates that the total of all Tax Increment Revenue collections will not exceed the amount to be expended on reimbursements to the Developer of Project Costs. However, in the event that Tax Increment Revenues do exceed the maximum repayment of Project Costs, then all excess Tax Increment Revenues will be returned to the respective taxing jurisdictions, as required by Section 861 of the Local Development Act.

V. MAP SHOWING EXISTING USES AND CONDITIONS; AND MAP SHOWING PROPOSED IMPROVEMENTS AND USES

See Appendix F for a map showing the existing uses and conditions of the Project Area within the proposed Increment District. See Appendix B for a map showing the proposed improvements and uses as discussed in Section II above.

VI. PROPOSED CHANGES IN ZONING

The Developer has already obtained the necessary zoning (Commercial General District) and approval of the preliminary plat to allow one commercial lot and one reserve area on approximately 40 acres located in the southeast corner of 166th Street South and US Highway 75 as shown at Appendix G. Development of this tract will be completed as the first phase of the Project and will be the site for the anticipated automobile dealership. The Developer has also applied for abandonment of Planned Unit Development 24 and a zone change from Light Industrial to Commercial General for approximately 84 acres in the northeast corner of 166th Street South and US Highway 75 as shown at Appendix G. It is anticipated that, prior to the commencement date of the Increment District established by the ordinance adopting this Project Plan, the Developer will secure the necessary changes in zoning from Light Industrial Districts to Commercial Districts. All zoning of the Project Area will be in compliance with the City of Glenpool Zoning.

VII. PROPOSED CHANGES IN THE MASTER PLAN AND CITY ORDINANCES IF REQUIRED TO IMPLEMENT THE PROJECT PLAN

Section 854(13) of the Local Development Act confers the power on the City to “[a]dopt ordinances or resolutions or repeal or modify such ordinances or resolutions or establish exceptions to existing ordinances and resolutions regulating the design, construction, and use of buildings.” No modifications or exceptions to the Comprehensive Plan or City ordinances, other than the zoning change discussed in Section VI above, are necessary to accommodate this Project Plan. The City Council is presently engaged in an approximately nine-month review and revision of its Comprehensive Plan and may find it necessary or convenient to exercise this power during the term of the Increment District and reserves the right to do so.

VIII. NAME OF PERSON IN CHARGE OF IMPLEMENTATION OF THE PROJECT PLAN OF THE DISTRICT

The Chairman of the Authority, Timothy Fox or his successor(s), shall be the person in charge of the implementation of this Project Plan in accordance with the provisions, authorization, and respective delegations of responsibilities contained herein and in the proposed ordinance to be adopted by the governing body.

IX. DESIGNATION OF PUBLIC ENTITY AUTHORIZED TO CARRY OUT ALL OR A PART OF THE PROJECT PLAN

The Glenpool Industrial Authority is designated and authorized as the public entity to carry out and administer the provisions of this Project Plan and to exercise all powers deemed necessary and appropriate for public trusts as set forth in the Local Development Act, including the right to make minor amendments to the Project Plan. For these purposes, an amendment shall be considered to be “minor” if: (i) such amendment does not change the character or purpose of the Project Plan; (ii) does not add more than five percent (5%) to the Increment District's area; or (iii) does not add more than five percent (5%) to the public costs of the Plan to be financed by apportioned tax increments, all as determined on a cumulative basis.

This Project Plan has been adopted as part of the implementation of the Increment District Number One, City of Glenpool (South 75 Business Park Increment District) Resolution No. 16-10-02, adopted by the City of Glenpool City Council on October 17, 2016 (the “Authorizing Resolution”). The Authorizing Resolution may be found at Appendix I to this Project Plan. The Authorizing Resolution anticipates the use of ad valorem and sales tax increments to pay authorized Project Costs as described in this Project Plan.

APPENDIX A

LEGAL DESCRIPTION, STREET ADDRESS AND SKETCH OF INCREMENT DISTRICT NUMBER ONE, CITY OF GLENPOOL, OKLAHOMA

(Except as shown otherwise, addresses have not been assigned to vacant, unplatted land between 161st and 166th Streets, immediately to the east of U.S. Highway 75.

Address of platted parcel between 166th and 171st is 16601 S. U.S. Highway 75.

APPENDIX B

DESCRIPTION OF FINISHED PROJECT – PROPOSED PUBLIC WORKS AND PRIVATE IMPROVEMENTS

APPENDIX C

**PROJECTED AD VALOREM INCREMENTS
And
SALES TAX REBATES**

APPENDIX D

PROJECTED QUALIFIED PROJECT COSTS

APPENDIX E

PROJECT FINANCING PLAN

TAX REIMBURSEMENT AGREEMENT

REIMBURSEMENT SCHEDULE

APPENDIX F

MAP OF EXISTING USES AND CONDITIONS OF THE PROJECT AREA WITHIN PROPOSED INCREMENT DISTRICT

APPENDIX G

CURRENT ZONING

PRELIMINARY PLAT OF TRACT B

APPLICATION FOR CHANGE OF ZONE &

ABANDONMENT OF PUD

APPENDIX H

IMPACT ANALYSIS

**Impact of Proposed Ad Valorem Increment Apportionments on
Other Taxing Jurisdictions Within the Increment District**

Impacts on Surrounding Host Community Outside of Increment District

Effect of Generating “Spinoff” Development of Residential/Hotel/Commercial/Office

Enhanced Job Opportunities/Higher Payroll/Local Retail Sales

**[Copy of Impact Analysis must be included with notice of public hearings of Council
if mailed to persons who have registered with City Clerk]**

ORDINANCE NO. ____

AN ORDINANCE APPROVING AND ADOPTING THAT CERTAIN PROJECT PLAN RELATING TO INCREMENT DISTRICT NUMBER ONE, CITY OF GLENPOOL, OKLAHOMA ('SOUTH 75 BUSINESS PARK INCREMENT DISTRICT') DATED DECEMBER 5, 2016; RATIFYING AND CONFIRMING ACTIONS, RECOMMENDATIONS AND FINDINGS OF THE LOCAL DEVELOPMENT ACT REVIEW COMMITTEE AND THE GLENPOOL PLANNING COMMISSION; ESTABLISHING 'INCREMENT DISTRICT NUMBER ONE, CITY OF GLENPOOL, OKLAHOMA'; DESIGNATING AND ADOPTING PROJECT AREA AND INCREMENT DISTRICT BOUNDARIES; ADOPTING CERTAIN FINDINGS; APPORTIONING INCREMENTAL AD VALOREM REVENUES AND LOCAL SALES TAX INCREMENTS; CREATING THE SOUTH 75 BUSINESS PARK INCREMENT DISTRICT APPORTIONMENT FUND; DESIGNATING THE GLENPOOL INDUSTRIAL AUTHORITY AS THE PUBLIC ENTITY TO CARRY OUT AND ADMINISTER THE PROJECT PLAN AND AUTHORIZING THE AUTHORITY TO MAKE MINOR PLAN AMENDMENTS; PROVISIONS FOR REPEAL OR MODIFICATION OF THIS ORDINANCE; DESIGNATING THE CHAIRMAN OF THE GLENPOOL INDUSTRIAL AUTHORITY AS THE PERSON IN CHARGE OF THE ADMINISTRATION OF THE PLAN; PROVIDING FOR SEVERABILITY; CONTAINING OTHER PROVISIONS RELATING THERETO; AND REPEALING ALL ORDINANCES OR RESOLUTIONS IN CONFLICT HERewith

WHEREAS, by letter dated October 13, 2016, Ford Development Corporation (the "Developer"), proposed the establishment of a "tax increment district" within the City of Glenpool, Oklahoma (the "City") to provide development financing assistance in connection with the Developer's proposal to construct public infrastructure improvements for the development of an Industrial Park located along the east side of US Highway 75 in the City, extending from 161st Street South at its northernmost boundary to 171st Street South at its southernmost boundary; and

WHEREAS, on October 17, 2016, the City Council of the City adopted Resolution No. 16-10-02, creating, authorizing and directing the City of Glenpool Local Development Act Review committee to analyze the Developer's proposal and to determine whether the area described in the proposal would qualify as a "tax increment district" pursuant to the provisions of the Oklahoma Local Development Act, Title 62, Sections 850 *et seq.* of the Oklahoma Statutes, (the "Local Development Act"); and

WHEREAS, the Developer's proposal has been incorporated into the terms of that certain "Project Plan Relating to Increment District Number One, City of Glenpool, Oklahoma ('South 75 Business Park Increment District')" dated December 5, 2016 (the "Project Plan"); and

WHEREAS, the Local Development Act Review Committee, representing each of the taxing jurisdictions in which the proposed district is located, as well as the public at large, has considered and made its findings and recommendations with respect to the conditions establishing the eligibility of the Project Plan and the proposed increment district, all as required by and in accordance with criteria specified in the Local Development Act; and

WHEREAS, the Local Development Act Review Committee has also considered and determined whether the proposed Project Plan will have a financial impact on any taxing jurisdiction and business activities within the proposed increment district, and has made its findings as to the financial impact which will result from adoption of the Project Plan; and

WHEREAS, the Local Development Act Review Committee has stated its findings and recommendations in Resolution No. 16-12-01, adopted on December 5, 2016; and

WHEREAS, on December 15, 2016, the City of Glenpool Planning Commission adopted its Resolution No. 16-12-01 declaring the Project Plan to be in compliance with the Comprehensive Plan of the City of Glenpool and recommending approval of the Project Plan, subject to the conditions that the Developer apply for and receive a certain applicable change of zone and abandonment of a certain planned unit development applicable to a portion of the proposed Project Area; and

WHEREAS, on January 9, 2017, the City of Glenpool Planning Commission granted to the Developer a change of zone and abandonment of a certain planned unit development within the proposed Project Area, and otherwise determined that the proposed Project Area is presently in full compliance with all requirements of the City of Glenpool Zoning Code applicable to the uses proposed by the Project Plan; and

WHEREAS, all reasonable efforts have been made to allow full public knowledge and participation in the application of the Local Development Act in the review and approval of the proposed Project Plan and related tax increment district; and

WHEREAS, all required notices have been given and all required hearings have been held in connection with the proposed Project Plan, in accordance with the provisions of the Local Development Act, the Oklahoma Open Meetings Act, Title 25, Sections 301 *et seq.* of the Oklahoma Statutes, and other applicable laws; and

WHEREAS, implementation of the Project Plan will be facilitated by designation of the Glenpool Industrial Authority (the “Authority”) as the public entity authorized to carry out and administer the Project Plan and to exercise certain powers necessary thereto; and

WHEREAS, it is in the best interests of the City of Glenpool and its citizens to approve the Project Plan, to establish the proposed increment district and to authorize the Authority to undertake those programs and projects described therein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GLENPOOL, OKLAHOMA, TO-WIT:

SECTION 1. Approving and Adopting the Project Plan Relating to Increment District Number One, City of Glenpool, Oklahoma. The Project Plan, as recommended by the Local Development Act Review Committee and the City of Glenpool Planning Commission, is hereby adopted and approved in the form attached hereto as **Exhibit 'A'**.

SECTION 2. Ratifying and Confirming Actions, Recommendations and Findings.

All actions taken, and recommendations, findings and conclusions made in connection with the Project Plan by the Local Development Act Review Committee and the City of Glenpool Planning Commission are hereby ratified and confirmed.

SECTION 3. Establishing “Increment District Number One, City of Glenpool, Oklahoma”. There is hereby established "Increment District Number One, City of Glenpool, Oklahoma", in accordance with the provisions of Section 861 and other applicable provisions of the Local Development Act, which district shall be effective as of January 1, 2019, and shall continue for a term of ten (10) years, through December 31, 2028, unless such term is modified by subsequent action of the City Council. For identification purposes, Increment District Number One, City of Glenpool, Oklahoma may also be referred to as the “South 75 Business Park Increment District” or the “Increment District.”

SECTION 4. Designating and Adopting Project Area and Increment District Boundaries. The boundaries of the South 75 Business Park Increment District and the related Project Area are coextensive and are hereby adopted as set forth in **Exhibit B** attached hereto and made a part hereof.

SECTION 5. Adopting Certain Findings. In accordance with the Local Development Act, the City Council hereby finds:

(a) That boundaries of the proposed district are within an area requiring public improvements to serve as a catalyst for retaining or expanding employment, to attract major investment in the area and to preserve or enhance the tax base. Therefore, the proposed district qualifies as a "reinvestment area" pursuant to Section 853(17) of the Local Development Act, and, therefore, is eligible for designation as a tax increment district.

(b) That contemplated private and public projects within the South 75 Business Park Increment District are likely to enhance the value of other real property, increase ad valorem tax revenues to the affected taxing jurisdictions, and effectuate an increase in employment opportunities within the South 75 Business Park Increment District, as well as promote the general public interest.

(c) That all applicable guidelines specified in Section 852 of the Local Development Act have been and shall be followed in relation to the South 75 Business Park Increment District and the Project Plan relating thereto, including but not limited to finding that the Project Plan presents a case where investment, development and economic growth are difficult but possible if the provisions of the Local Development Act are available and such investment, development and economic growth would not have occurred without implementation of the Local Development Act; and the City Council has taken care to exclude areas that do not fit the foregoing criteria.

(d) That the aggregate net assessed value of the taxable property in all districts within the City of Glenpool, as determined pursuant to Section 862 of the Local Development Act, does

not and shall not exceed thirty-five (35%) of the total net assessed value of taxable property within the City.

(e) That the aggregate net assessed value of the taxable property in all districts, as determined pursuant to Section 862 of the Local Development Act, within the City of Glenpool, Oklahoma, does not and shall not exceed twenty-five percent (25%) of the total net assessed value of any affected school district located within the City.

(f) That the land area contained within this district and all other districts within the City of Glenpool does not and shall not exceed twenty-five percent (25%) of the total land area of the City.

(g) That the Project Plan is feasible, conforms to the Comprehensive Plan of the City, and complies with all currently applicable zoning requirements for the proposed use.

(h) All purposes and procedures for apportionment of ad valorem and sales tax increments, as authorized by Sections 6 and 7 of this Ordinance, conform to the Project Plan and to all applicable provisions of the Local Development Act.

SECTION 6. Apportioning Incremental Ad Valorem Tax Revenues. In accordance with the provisions of the Local Development Act, fifty percent (50%) of increments of all ad valorem taxes generated within the South 75 Business Park Increment District, as such increments are determined and defined by the Local Development Act (the “Ad Valorem Increment Revenues”), are hereby apportioned and set aside from all other ad valorem taxes levied within the South 75 Business Park Increment District, to be used exclusively for:

(a) The payment or reimbursement of qualified project costs, as defined in Section 852(14) of the Local Development Act and as set forth in the Project Plan (the “Project Costs”), incurred in connection with the development or construction of the Project identified in the Project Plan;

(b) Reimbursement of the City, or any agency thereof or public trust of which it is the beneficiary, which has paid Project Costs from funds which were not increments derived from the South 75 Business Park Increment District, but only to the extent that such sums were actually paid; and

(c) Payment of principal, interest and premium, if any, on any Developer indebtedness as defined in the Project Plan, all or a portion of the proceeds of which are to be used in accordance with clauses (a) or (b) above.

The apportionment of fifty percent (50%) of ad valorem tax increments pursuant to this Section 6 shall terminate upon the final payment or reimbursement of all Project Costs incurred in connection with the Project identified in the Project Plan, and the payment of all outstanding

principal, accrued interest, and premium due on any Developer indebtedness, as defined in the Project Plan, issued hereunder; *provided*, however, that in no case shall the apportionment of revenues pursuant hereto, together with the revenues apportioned in accordance with Section 7 hereof, exceed an aggregate sum of Five Million and No/One Hundred Dollars (\$5,000,000.00) or extend beyond ten (10) years from the Effective Date, whichever occurs first, unless such period is modified by subsequent action of the City Council.

SECTION 7. Apportioning Incremental Sales Tax Revenues. In accordance with the provisions of the Local Development Act, fifty percent (50%) of increments of such sales taxes as are levied pursuant to Ordinances 40, 176 and 457 of the City of Glenpool in an aggregate amount equivalent to four percent (4%) of retail sales [resulting in apportionment of two percent (2%) of retail sales] generated within the South 75 Business Park Increment District, as such increments are determined and defined by the Local Development Act (the “Sales Tax Increment Revenues”), are hereby apportioned and set aside from all other sales taxes levied within the South 75 Business Park Increment District, to be used exclusively for:

(a) The payment or reimbursement of qualified project costs, as defined in Section 852(14) of the Local Development Act and as set forth in the Project Plan (the “Project Costs”), incurred in connection with the development or construction of the Project identified in the Project Plan;

(b) Reimbursement of the City, or any agency thereof or public trust of which it is the beneficiary, which has paid Project Costs from funds which were not increments derived from the South 75 Business Park Increment District, but only to the extent that such sums were actually paid; and

(c) Payment of principal, interest and premium, if any, on any Developer indebtedness as defined in the Project Plan, all or a portion of the proceeds of which are to be used in accordance with clauses (a) or (b) above.

The apportionment of fifty percent (50%) of ad valorem tax increments pursuant to this Section 7 shall terminate upon the final payment or reimbursement of all Project Costs incurred in connection with the Project identified in the Project Plan, and the payment of all outstanding principal, accrued interest, and premium due on any Developer indebtedness, as defined in the Project Plan, issued hereunder; *provided*, however, that in no case shall the apportionment of revenues pursuant hereto, together with the revenues apportioned in accordance with Section 6 hereof, exceed an aggregate sum of Five Million and No/One Hundred Dollars (\$5,000,000.00) or extend beyond ten (10) years from the Effective Date, whichever occurs first, unless such period is modified by subsequent action of the City Council.

SECTION 8. Creating the South 75 Business Park Increment District Apportionment Fund. During the period of apportionment, and subject to the City’s subsequent right to repeal, modify or amend this Ordinance, the increments apportioned hereunder shall be transferred by the respective taxing authorities to the “South 75 Business Park Increment District Apportionment Fund” (the “Apportionment Fund”), which fund shall be held by and be the property of, the Glenpool Industrial Authority (except that such fund may also be

held by a trustee bank acting on behalf of the Authority). No portion of such increments and no portion of the Apportionment Fund shall constitute a part of the general fund of the City of Glenpool, Oklahoma.

SECTION 9. Designating the Glenpool Industrial Authority as the Public Entity to Carry Out and Administer the Project Plan and Authorizing the Authority to Make Minor Amendments to the Project Plan. The Glenpool Industrial Authority (the "Authority") shall be and is hereby designated and authorized as the public entity to carry out and administer the provisions of the Project Plan, in accordance with its respective responsibilities, and to exercise all powers deemed necessary and appropriate for public trusts as set forth in the Local Development Act or the Public Trust Act, Title 60, Section 176 *et seq.* of the Oklahoma Statutes, including the right to make minor amendments to the Project Plan. For these purposes, an amendment shall be considered to be "minor" if: (i) such amendment does not change the character or purpose of the Project Plan; (ii) does not affect more than five percent (5%) of the Increment District's area; or (iii) does not affect more than five percent (5%) of the public costs of the Project Plan, all as determined on a cumulative basis.

SECTION 10. Designating the Chairman of the Glenpool Industrial Authority as the Person in Charge of the Administration of the Plan. The Chairman of the Glenpool Industrial Authority, or his or her successor-in-office, shall be the person in charge of implementation of the Project Plan.

SECTION 11. Appeal or Modification of Ordinance; No Contractual Obligations Past the Fiscal Year. The City, by these provisions, does not waive any right which it has now or may have in the future, to repeal, modify or amend this Ordinance, by subsequent action of the City Council, as provided in Section 856(C) of the Local Development Act. In adopting this Ordinance, the City does not purport to create any contractual obligation extending beyond the City's current or any subsequent fiscal year with regard to the establishment or maintenance of the South 75 Business Park Increment District, or the apportionment of ad valorem tax or sales tax increments; provided, however, that the City may, on a year-to-year basis, agree to transfer to the Apportionment Fund, any apportioned increments which it receives. All Developer indebtedness issued pursuant to this Ordinance or the Project Plan shall state that such bond or note is not a debt, general or special, liability or obligation of the City of Glenpool or the State of Oklahoma or any other agency or authority of either of such entities, including the Glenpool Industrial Authority. The bond or note shall further state that the issuance of such bond or note does not give rise to a charge against the general credit or taxing powers of the City of Glenpool, or a claim on the revenues or resources of the State of Oklahoma, and that such bond or note is not an obligation of the Glenpool Industrial Authority.

SECTION 12. Further Obligations in Connection with the Adoption of this Ordinance. The City, by approval of the Project Plan and adoption of this Ordinance further directs THAT:

(a) Within thirty (30) days after the creation of the Increment District created by this Ordinance, pursuant to Section 867.1 of the Local Development Act, the City shall cause the City Clerk to notify the Oklahoma Tax Commission, upon such form as the Commission shall

prescribe, of (i) the geographic area where the Increment District is located; and (ii) that there is not and will not be indebtedness incurred the repayment of which will partially or entirely be paid from incremental tax revenues apportioned for such purpose.

(b) Within ninety (90) days of approval of the Project Plan by this Ordinance, the Tulsa County Assessor shall determine the total assessed value of all taxable real property and all taxable personal property within the boundaries of the Increment District and shall certify such determination as the “base assessed value” for the Increment District pursuant to Section 862 of the Local Development Act, and it shall be the responsibility of the Glenpool Industrial Authority to monitor the status of this assessment.

(c) If the Increment District created by this Ordinance has been in operation for as much as a nine (9) month as of the 90th day following the end of any municipal fiscal year, the City Council shall cause to be submitted to the appropriate officer of each taxing jurisdiction affected by the Increment District a report that includes: (i) the amount an source of revenue captured and apportioned under the Project Plan; (ii) the amount and purpose of expenditures of tax increments; (iii) the Increment District base and current assessed values; total amount of tax increments received and apportioned and any other information necessary to show compliance with the Project Plan; the name of the current chairman of the Glenpool Industrial Authority or other person currently in charge of implementation of the Project Plan; and (iv) the names of any persons who may have a conflict of interest. A summary of the relevant information of this report shall be published in a newspaper of general circulation within the City and the full report shall be available for public inspection.

(d) Upon expiration of the term of the Increment District or the payment or reimbursement of all Project Costs as set forth in Sections 6 and 7 of this Ordinance, the City Council shall cause an ordinance repealing this Ordinance to be adopted.

SECTION 13. Providing for Severability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by competent legal authority, such portion shall not affect the validity of the remaining portions of this Ordinance.

SECTION 14. Effective Date. This Ordinance shall become effective thirty (30) days following its final adoption, as provided by Oklahoma law.

PASSED and ADOPTED by the City Council of the City of Glenpool, Oklahoma this 17th day of January 2017.

CITY OF GLENPOOL, OKLAHOMA

Timothy Lee Fox, Mayor

ATTEST:

Susan White, City Clerk

(SEAL)

APPROVED AS TO FORM:

Lowell Peterson, City Attorney and Local Counsel

John D. Weidman, Bond Counsel

GLENPOOL PLANNING COMMISSION

RESOLUTION NO. 16-12-01

A RESOLUTION (i) RATIFYING AND APPROVING TAX INCREMENT DISTRICT NO. ONE LOCAL DEVELOPMENT ACT REVIEW COMMITTEE RESOLUTION NO. 16-12-01; (ii) ADOPTING RECOMMENDATIONS AND FINDINGS IN REGARD TO THE FORMATION AND CREATION OF TAX INCREMENT DISTRICT NO. ONE, CITY OF GLENPOOL ("SOUTH 75 BUSINESS PARK INCREMENT DISTRICT"); (iii) RECOMMENDING ADOPTION BY THE CITY COUNCIL OF ORDINANCE NO. 725, WHICH ORDINANCE SHALL APPROVE AND ADOPT A CERTAIN PROJECT PLAN RELATING TO TAX INCREMENT DISTRICT NO. ONE AND SET FORTH THE TERMS AND CONDITIONS FOR APPORTIONMENT OF AD VALOREM AND SALES TAX INCREMENTS AS SET FORTH THEREIN AND IN ACCORDANCE WITH THE LOCAL DEVELOPMENT ACT; AND (iv) SETTING FORTH THE FINDINGS AND RECOMMENDATIONS OF THE PLANNING COMMISSION WITH RESPECT TO TAX INCREMENT DISTRICT NO. ONE

WHEREAS, the City of Glenpool, Oklahoma (the "City") desires and works to promote economic development within the City's municipal boundaries in order to provide increased opportunity for residents and businesses of the area and to improve the overall standard of living; and

WHEREAS, the City aspires to support businesses located in the City and to attract to the City new and different types of businesses with the potential to invest in expanded retail, commercial and/or residential and industrial opportunities within the City, by offering, subject to certain conditions, economic development incentives in the form of assistance in development financing and public infrastructure improvements that will facilitate the proposed economic development activities; and

WHEREAS, the Local Development Act, at Title 62 Oklahoma Statutes, Sections 850 *et seq.* (the "Local Development Act"), was passed by the Oklahoma Legislature to implement Article X, Section 6C of the Oklahoma Constitution, which empowers the governing bodies of cities, towns, and counties to apportion tax increments to help finance the public costs of economic development; and

WHEREAS, on October 11, 2016, Ford Development Corporation (the "Developer") requested that the City approve its development plans and approve the terms and conditions of the development financing assistance being proposed under a tax increment district financing project plan (the "Project Plan"); and

WHEREAS, in accordance with Sections 854 and 855 of the Local Development Act and in accordance with City of Glenpool Resolution No. 16-10-02, adopted by the governing body of

the City on October 17, 2016, the governing body appointed a tax increment district review committee (the "Review Committee") and referred the Developer's request to the Review Committee to review and make those recommendations and findings to the governing body of the City which are required with respect to the conditions establishing and creating Increment District Number One, City of Glenpool, Oklahoma (the "District," also known as the "South 75 Business Park Increment District") and the appropriateness of approval of the Project Plan, as well as to report its findings and recommendations to the governing body in regard to the financial impact on the taxing jurisdictions within the proposed South 75 Business Park Increment District; and

WHEREAS, by its Resolution No. 16-12-01, the Review Committee considered and made its findings and recommendations approving the Project Plan, finding the proposed tax increment district eligible for financing assistance under the Local Development Act as a reinvestment area, and referred the Developer's request to the City of Glenpool Planning Commission to review and make a recommendation to the governing body of the City, as required by Section 858(A) of the Local Development Act; and

WHEREAS, Section 853 of the Local Development Act requires that a project plan may include such districts as are consistent with the comprehensive plan; and

WHEREAS, Section 854(13) of the Local Development Act confers the power on the City to "[a]dopt ordinances or resolutions or repeal or modify such ordinances or resolutions or establish exceptions to existing ordinances and resolutions regulating the design, construction, and use of buildings" in furtherance of the Project Plan; and

WHEREAS, the Developer has obtained and/or applied for any necessary zoning approval for development of the Increment District in accordance with the Project Plan, and it will be required that, prior to the commencement date of the Increment District established by the ordinance adopting the Project Plan, the Developer will secure any and all changes in zoning necessary to ensure that zoning of the Project Area will be in compliance with the City of Glenpool Zoning Code and Comprehensive Plan; and

WHEREAS, the Project Plan is presently consistent with provisions of the City of Glenpool Comprehensive Plan pertaining to commercial development of the US-75 Corridor District extending along US-75 from 151st Street (SH-67) on the north to 201st Street on the south and from US-75 on the west to Lewis Avenue on the east; and

WHEREAS, the Oklahoma Municipal Code, at Title 11 Sections 45-101, *et seq.*, provides that the Planning Commission may consider and investigate any subject matter tending to the development and betterment of the municipality, and make such recommendations as it may deem advisable concerning the adoption thereof.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF GLENPOOL PLANNING COMMISSION THAT THE FOLLOWING RECOMMENDATIONS AND FINDINGS BE MADE TO THE CITY COUNCIL OF THE CITY OF GLENPOOL, OKLAHOMA, IN REGARD TO APPROVING THE CREATION OF INCREMENT DISTRICT NUMBER ONE, CITY OF GLENPOOL, OKLAHOMA, AND IMPLEMENTATION OF THE PROJECT PLAN:

SECTION 1. Conformity of Project Plan with the City of Glenpool Comprehensive Plan. The Planning Committee hereby finds that the Project Plan is in conformance with the

Comprehensive Plan as required by Section 853(15) of the Local Development Act. Specifically, Part II, Elements of the 2030 Plan, "Corridors," provides that a portion of the "US-75 Expressway Corridor" (extending along US Highway 75 from the northernmost city limits at 121st Street South to the southernmost city limits at 201st Street South) has been designated for "special planning consideration," to take into account the historic use of northern portions of the Corridor for high intensity industrial uses. The segment of the US-75 Expressway Corridor relevant to the Project Plan extends from 151st Street South (State Highway 67) on the north to 201st Street South to the south, and from 33rd West Avenue on the West to Lewis Avenue on the east. The Plan directs that this area is to be developed in accordance with criteria that include: (i) higher intensity uses with high exposure and convenient access to transportation facilities; and (ii) multifunctional grouping of land uses that are interrelated by internal vehicular traffic systems and connected ultimately to a metropolitan-wide transit system. The Planning Commission expressly finds that the Project Plan is consistent with the Comprehensive Plan's expectations for development of the US-75 Expressway Corridor.

SECTION 2. Proposed Changes in Zoning and/or the Master Plan, as required by Section 858(A)6. & 7. of the Local Development Act. The Planning Commission finds that the Developer has obtained the necessary zoning (Commercial General District) and approval of the preliminary plat to allow one commercial lot and one reserve area on approximately 40 acres located in the southeast corner of 166th Street South and US Highway 75 as shown at Appendix G of the Project Plan. Development of this tract will be completed as the first phase of the Project and will be the site for the anticipated automobile dealership. The Planning Commission finds that this will require no further zoning change.

The Developer has also applied for abandonment of Planned Unit Development 24 and a zone change from Light Industrial to Commercial General for approximately 84 acres in the northeast corner of 166th Street South and US Highway 75, also shown at Appendix G of the Project Plan.

The Planning Commission expressly conditions its approval of the Project Plan, and its recommendation to the City Council that the Council adopt by ordinance its approval of the Project Plan, upon the Developer's securing the necessary changes in zoning from Light Industrial District to Commercial General District and abandon the current Planned Unit Development 24. The Planning Commission recommends that all zoning of the Project Area must be in compliance with the City of Glenpool Zoning Code and with this Resolution as a condition for adoption of the ordinance authorized by Section 855 of the Local Development Act.

Section 854(13) of the Local Development Act confers the power on the City to "[a]dopt ordinances or resolutions or repeal or modify such ordinances or resolutions or establish exceptions to existing ordinances and resolutions regulating the design, construction, and use of buildings." No modifications or exceptions to the Comprehensive Plan or City ordinances, other than the zoning change recommended by this in Section II, are necessary to accommodate the Project Plan. The City Council is presently engaged in an approximately nine-month review and revision of the City's Comprehensive Plan. The Planning Commission recommends that the revised Comprehensive Plan take into consideration the proposed development along the US-75 Expressway Corridor.

Section 3. Consideration of the Review Committee's Findings in Regard to the Project Plan.

- (a) The Planning Commission has considered the Project Plan as approved by the Review Committee, and hereby concurs in the Review Committee's findings that the provisions of the Project Plan meet the following legislative guidelines set forth in Section 852 of the Local Development Act:
 - (i) That the district does not encompass an area where investment, development and economic growth would occur without the assistance of public funds.
 - (ii) That the undertaking of the project described in the Project Plan will not supplant or replace normal public functions and services.
 - (iii) That the purpose set forth in the Project Plan for the district works in conjunction with the Governing Body's existing Comprehensive Plan of the City of Glenpool.
 - (iv) That the district does not have boundaries that dissect a similar area and does not create an unfair competitive advantage.
 - (v) That the project contemplates the need for commercial/industrial development.
 - (vi) That the maximum effort has been made to allow full public knowledge and participation in the use of the Local Development Act in connection with the preparation and adoption of the Project Plan.
- (b) The Planning Commission further concurs in the Review Committee's finding that contemplated private and public projects described in the Project Plan will enhance the value of other real property located within the District as well as effectuating the increase of employment opportunities within the District.
- (c) The Planning Commission further concurs in the Review Committee's finding that the aggregate net assessed value of all taxable property in all increment districts, as determined pursuant to Section 856(B)(4)(d) of the Local Development Act, within the City of Glenpool, does not exceed 25% of the total net assessed value of taxable property within the City of Glenpool.
- (d) The Planning Commission further concurs in the Review Committee's finding that the aggregate net assessed value of the taxable property in all increment districts, as determined pursuant to Section 856(B)(4)(f) of the Local Development Act, within the City of Glenpool does not exceed 25% of the total assessed net value of any affected school districts located within the City of Glenpool.
- (e) The Planning Commission further concurs in the Review Committee's finding that the land area of all increment districts, as determined pursuant to Section 856(B)(4)(g) of the Local Development Act, within the City of Glenpool does not exceed 25% of the total land area of the City of Glenpool.

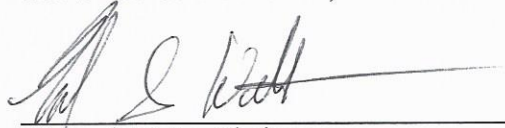
SECTION 4. Approval and Recommendations in Regard to the Project Plan.

Based on the foregoing, the Planning Commission finds that the Project Plan and the project costs identified therein are appropriate under applicable provisions of the Local Development Act and

approval of the Project Plan by the governing body, the City of Glenpool City Council, is hereby recommended, *provided that* the Developer's successful application for a zone change and abandonment of the planned unit development discussed in Section 2 of this Resolution shall be a condition for adoption of the approving ordinance.

ADOPTED and APPROVED by the Planning Commission of the City of Glenpool this 15th day of December 2016.

CITY OF GLENPOOL, PLANNING COMMISSION



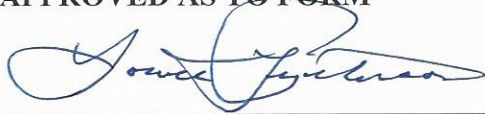
Richard Watts, Chairman

ATTEST



Rick Malone, City Planner/Secretary of the Commission

APPROVED AS TO FORM



Lowell Peterson, City Attorney/Local Counsel

**TAX INCREMENT DISTRICT NUMBER ONE, CITY OF GLENPOOL,
OKLAHOMA (SOUTH 75 BUSINESS PARK INCREMENT DISTRICT)
REVIEW COMMITTEE**

RESOLUTION NO. 16-12-01

**A RESOLUTION ADOPTING RECOMMENDATIONS AND FINDINGS
IN REGARD TO THE FORMATION AND CREATION OF INCREMENT
DISTRICT NUMBER ONE, CITY OF GLENPOOL, OKLAHOMA
(SOUTH 75 BUSINESS PARK INCREMENT DISTRICT) AND ITS
PROJECT PLAN; AND CONTAINING OTHER PROVISIONS
RELATING THERETO**

WHEREAS, pursuant to the provisions of the Local Development Act, 62 O.S. 2011, Sections 850 *et seq.* (the “Local Development Act”), as amended, the City Council for the City of Glenpool, Oklahoma, (the “Governing Body”), by its Resolution No. 16-10-02, has appointed the Local Development Act Review Committee (the “Review Committee”) to review and make recommendations concerning any proposed tax incentive or tax increment district, plan or project; and

WHEREAS, the membership of this Review Committee is comprised of the following individuals: one representative of the Governing Body, one representative of the Planning Commission having jurisdiction of the project, representatives of each taxing jurisdiction within the proposed district whose taxes might be impacted according to the Project Plan presented to the Review Committee, and three representatives of the public at large, all as required pursuant to Section 855(A) of the Local Development Act; and

WHEREAS, on October 11, 2016, Ford Development Corporation (the “Developer”) requested that the City approve its development plans and to approve the terms and conditions of the development financing assistance being proposed under the Project Plan; and

WHEREAS, on October 17, 2016, the Governing Body of the City referred the Developer’s request to the Review Committee to make those recommendations and findings to the Governing Body of the City which are required with respect to the conditions establishing and creating Increment District Number One, City of Glenpool, Oklahoma (also known as the “South 75 Business Park Increment District”) and the appropriateness of the approval of the Project Plan, as well as to report its findings and recommendations to the Governing Body in regard to the financial impact on the taxing jurisdictions within the South 75 Business Park Increment District; and

WHEREAS, the Review Committee has been presented with that certain “Project Plan Relating to Increment District Number One, City of Glenpool, Oklahoma (South 75 Business Park Increment District)”, dated December 5, 2016 (the “Project Plan”); and

WHEREAS, the South 75 Business Park Increment District has been determined to be eligible for designation as an increment district by virtue of being located within a Reinvestment Area, as defined and set forth in 62 O.S. 2011 § 853(17); and

WHEREAS, the Project Plan contemplates the funding of essential public improvements and development financing assistance; and

WHEREAS, it is more likely than not that the private investment referenced in the Project Plan would not occur within the South 75 Business Park Increment District without the public improvements and development financing assistance specified in such plan.

NOW, THEREFORE, BE IT RESOLVED BY THE REVIEW COMMITTEE THAT THE FOLLOWING RECOMMENDATIONS AND FINDINGS BE MADE TO THE CITY COUNCIL OF THE CITY OF GLENPOOL, OKLAHOMA, IN REGARD TO APPROVING THE CREATION OF INCREMENT DISTRICT NUMBER ONE, CITY OF GLENPOOL, OKLAHOMA, AND IMPLEMENTATION OF THE PROJECT PLAN:

SECTION 1. Eligibility and Creation of “Increment District Number One, City of Glenpool, Oklahoma (South 75 Business Park Increment District).” The Review Committee hereby finds that the boundaries of the proposed increment district, as set forth in Exhibit “A” attached hereto, does qualify as a “Reinvestment Area” as defined in Section 853(17) of the Local Development Act, and as required by Section 856(B)(4)(a)(1) of the Local Development Act, due to the fact that this area is an area requiring public improvements to serve as a catalyst for retaining or expanding employment, to attract major investment in the area, and to preserve or enhance the tax base. Therefore, the South 75 Business Park Increment District, as described in the Project Plan, would remain eligible for designation as a tax increment district.

SECTION 2. Approval and Recommendations in Regard to the Project Plan.

(a) The Review Committee has considered the Project Plan, and hereby finds that the provisions of the Project Plan meet the following legislative guidelines set forth in Section 852 of the Local Development Act:

- (i) That investment, development and economic growth are difficult within the boundaries of the existing South 75 Business Park Increment District, but possible if the tax increment financing provisions of the Local Development Act are available.
- (ii) That the district does not encompass an area where investment, development and economic growth would occur without the assistance of public funds.
- (iii) That the undertaking of the project described in the Project Plan will not supplant or replace normal public functions and services.
- (iv) That the purpose set forth in the Project Plan for the district works in conjunction with the Governing Body’s existing Comprehensive Plan of the City of Glenpool.
- (v) That the district does not have boundaries that dissect a similar area and does not create an unfair competitive advantage.
- (vi) That the project contemplates the need for commercial/industrial development.

(vii) That the maximum effort has been made to allow full public knowledge and participation in the use of the Local Development Act in connection with the preparation and adoption of the Project Plan.

(b) The Review Committee further finds that contemplated private and public projects described in the Project Plan will enhance the value of other real property located within the District as well as effectuating the increase of employment opportunities within said District.

(c) The Review Committee further finds that the aggregate net assessed value of all taxable property in all increment districts, as determined pursuant to Section 856(B)(4)(d) of the Local Development Act, within the City of Glenpool, does not exceed 25% of the total net assessed value of taxable property within the City of Glenpool.

(d) The Review Committee further finds that the aggregate net assessed value of the taxable property in all increment districts, as determined pursuant to Section 856(B)(4)(f) of the Local Development Act, within the City of Glenpool does not exceed 25% of the total assessed net value of any affected school districts located within the City of Glenpool.

(e) The Review Committee further finds that the land area of all increment districts, as determined pursuant to Section 856(B)(4)(g) of the Local Development Act, within the City of Glenpool does not exceed 25% of the total land area of the City of Glenpool.

(f) Based on the foregoing, the Review Committee finds that the Project Plan and the projects identified therein are appropriate under the provisions of the Local Development Act, and approval of the Project Plan by the Governing Body is hereby recommended.

SECTION 3. Report of Financial Impact.

(a) The Review Committee finds that the current ad valorem property tax revenues collected within the South 75 Business Park Increment District will continue to be apportioned to the taxing entities. The Committee also finds that dedicating ad valorem taxes to the South 75 Business Park Increment District “apportionment fund” for a maximum of ten (10) years is desirable to serve as a catalyst for retaining or expanding employment, to attract major investment in the area, and to preserve or enhance the tax base. These investments will thereby eventually result in substantial increased ad valorem revenues to the taxing jurisdictions at the completion of the Project Plan.

(b) The Review Committee hereby finds the financial impact on each of the taxing jurisdictions within the existing South 75 Business Park Increment District to be as follows:

(i) TULSA COUNTY, OKLAHOMA: Tulsa County, Oklahoma (the “County”) currently levies ad valorem taxes equal to 10.32 mills to support general county government (within this section, the “General Fund Revenues”).

General Fund Revenues. As all of the General Fund Revenues that are currently being generated within the district will continue to accrue to the County, no diminishment of the County’s General Fund Revenues will likely result from the establishment of the South 75 Business Park Increment District. With regard to future General Fund Revenues, the maximum

annual and total incremental revenues generated from the County's 10.33 mill levy and used to pay "project costs" are estimated to be \$37,910.60 and \$379,106.00, respectively. However, because substantially all of the incremental General Fund Revenues generated from this new private investment would not accrue without the construction of the projects listed in the Project Plan, no significant adverse financial impact on the County General Fund Revenue is expected from the approval and implementation of the Project Plan and the creation of the South 75 Business Park Increment District.

- (ii) TULSA TECHNOLOGY CENTER DISTRICT NO. 13. The Tulsa Technology Center District No. 13 ("TTC") currently levies ad valorem taxes equal to 13.33 mills to support: (a) the educational activities of the Tulsa Technology Center (the "General Fund Revenues"), and (b) to finance a portion of the capital needs of Tulsa Technology Center (the "Building Fund Revenues").

General Fund Revenues and Building Fund Revenues: As all of the General Fund Revenues and Building Fund Revenues that are currently being generated within the South 75 Business Park Increment District will continue to accrue to TTC, no diminishment of the TTC's General Fund Revenues or Building Fund Revenues will likely result from the establishment of the South 75 Business Park Increment District. With regard to future General Fund Revenues and Building Fund Revenues, the maximum annual and total incremental revenues generated from TTC's 13.33 mill levy and used to pay "project costs" are estimated to be \$48,876.80 and \$488,768.00, respectively. However, because substantially all of the incremental General Fund Revenues and Building Fund Revenues generated from this new private investment would not accrue without the construction of the projects listed in the Project Plan, no significant adverse financial impact on TTC's General Fund or Building Fund is expected from the approval and implementation of the Project Plan and the creation of the South 75 Business Park Increment District.

- (iii) TULSA COMMUNITY COLLEGE ("TCC") currently levies ad valorem taxes equal to 7.21 mills to support: (a) the educational activities of the Community College (the "General Fund Revenues"), and (b) to finance a portion of the capital needs of Tulsa Community College (the "Building Fund Revenues").

General Fund Revenues and Building Fund Revenues: As all of the General Fund Revenues Building and Fund Revenues that are currently being generated within the South 75 Business Park Increment District will continue to accrue to TCC, no diminishment of the TCC's General Fund Revenues and Building Fund Revenues will likely result from the establishment of the South 75 Business Park Increment District. With regard to future General Fund Revenues and Building Fund Revenues, the maximum annual and total incremental revenues generated from TCC's 7.21 mill levy and used to pay "project costs" are estimated to be \$26,430.40 and \$264,304.00, respectively. However, because substantially all of the incremental General Fund Revenues and Building Fund Revenues generated from this new private investment would not accrue without the construction of the projects listed in the Project Plan, no significant adverse financial impact on TCC's General Fund or Building fund is expected from the approval and implementation of the Project Plan and the creation of the South 75 Business Park Increment District.

(iv) TULSA COUNTY HEALTH DEPARTMENT. Tulsa County Health Department (“TCHD”) currently levies ad valorem taxes equal to 2.58 mills to support the operational activities of the Health Department (the “General Fund Revenues”).

General Fund Revenues: As all of the General Fund Revenues that are currently being generated within the South 75 Business Park Increment District will continue to accrue to TCHD, no diminishment of TCHD’s General Fund Revenues will likely occur. With regard to future General Fund Revenues, the maximum annual and total incremental revenues generated from TCHD’s 2.58 mill levy and used to pay “project costs” are estimated to be \$9,466.90 and \$94,669.00, respectively. However, because substantially all of these incremental General Fund Revenues are generated from new private investment would not accrue without the construction of the projects listed in the Project Plan, no significant adverse financial impact on TCHD’s General Fund is expected from the approval and implementation of the Project Plan and the creation of the South 75 Business Park Increment District.

(v) GLENPOOL PUBLIC SCHOOLS. Independent Public School District No. 13, Tulsa County (“GPSD”) currently levies: (a) ad valorem taxes equal to 29.16 mills to support the local activities of the GPSD (the “Locally Voted Revenues”); (b) ad valorem taxes equal to 36.05 mills to support the operational activities of the GPSD (the “General Fund Revenues”); and (c) ad valorem taxes equal to 5.15 mills to finance a portion of the capital needs of the School District (the “Building Fund Revenues”). Also, additional ad valorem taxes equal to 4.00 mills are levied county-wide to support the operational activities of all public schools in Tulsa County, a significant portion of which are allocated to GPSD (such revenues being referred to herein as the “County Levy Revenues”). The GPSD also derive significant revenues from the State of Oklahoma’s “State Aid Fund”, as provided in Title 70, Sections 118-101 et seq. of the Oklahoma Statutes (such revenues being referred to herein as the “State Aid Revenue”).

Locally Voted Revenues: As all of the Locally Voted Revenues that are currently being generated within the South 75 Business Park Increment District will continue to accrue to GPSD, no diminishment of the GPSD’s Locally Voted Revenues will likely result from the establishment of the South 75 Business Park Increment District. With regard to future Locally Voted Revenues, the maximum annual and total incremental revenues generated from GPSD’s 29.16 mill levy and used to pay “project costs” are estimated to be \$107,520.50 and \$1,075,205.00, respectively. However, because substantially all of these incremental Locally Voted Revenues generated from this private investment would not accrue without the construction of the projects listed in the Project Plan, no significant adverse financial impact on GPSD’s Locally Voted Fund is expected from the approval and implementation of the Project Plan and the creating of the South 75 Business Park Increment District.

Building Fund Revenues. As all of the Building Fund Revenues that are currently being generated within the South 75 Business Park Increment District will continue to accrue to GPSD, no diminishment of the GPSD’s Building Fund Revenues will likely result from the establishment of the South 75 Business Park Increment District. With regard to future Building Fund Revenues, the maximum annual and total incremental revenues generated from GPSD’s 5.15 mill levy and used to pay “project costs” are estimated to be \$22,061.00 and \$220,610.00, respectively. However, because substantially all of these incremental Building Fund Revenues generated from this private investment would not accrue without the construction of the

projects listed in the Project Plan, no significant adverse financial impact on GPSD's Building Fund is expected from the approval and implementation of the Project Plan and the creating of the South 75 Business Park Increment District.

General Fund Revenues and County Levy Revenues: As all of the General Fund Revenues and County Levy Revenues that are currently being generated within the district (and allocated to GPSD) will continue to accrue to GPSD, no significant diminishment of GPSD's General Fund Revenues or County Levy Revenues will likely occur. With regard to future General Fund Revenues, the maximum annual and total incremental revenues generated from GPSD's 36.05 mill levy and used to pay "project costs" are estimated to be \$132,794.20 and \$1,327,942.00, respectively. With regard to future County Levy Revenues, the maximum annual and total incremental revenues generated from TCHD's 4.00 mill levy and used to pay "project costs" are estimated to be \$14,564.50 and \$145,645.00, respectively. These revenues are predominantly impacted by changes in funding from the State of Oklahoma's "State Aid Fund", as provided in Title 70, Sections 118-101 et seq. of the Oklahoma Statutes (such revenues being referred to herein as the "State Aid Revenues"). Under these provisions, increases in the net assessed valuation of a school district are almost entirely offset by reductions in the amount of State Aid Revenue contributed by the State of Oklahoma. Therefore, the inclusion or omission of the net assessed valuation of the new private investment generated within the South 75 Business Park Increment District would not substantially increase or decrease the net amount of General Fund Revenues available to GPSD.

Moreover, under current provisions of Oklahoma law, if new students are attracted to GPSD due to the construction of the projects described in the Project Plan, then GPSD will likely receive additional State Aid Revenues and County Levy Revenues by virtue of those students. However, cost increases to service these new students are expected to be commensurate with any new funding. Therefore, the net impact of these factors results in no adverse or beneficial financial impact on the General Fund Revenues or the County Levy Revenues.

(vi) **GLENPOOL AREA EMERGENCY MEDICAL SERVICES DISTRICT.** Glenpool Area Emergency Medical Services District ("GEMS") currently levies ad valorem taxes equal to 3.09 mill to support the operational activities of the GEMS District (the "General Fund Revenues").

General Fund Revenues: As all of the General Fund Revenues that are currently being generated within the South 75 Business Park Increment District will continue to accrue to GEMS, no diminishment of GEMS's General Fund Revenues will likely occur. With regard to future General Fund Revenues, the maximum annual and total incremental revenues generated from GEMS's 3.09 mill levy and used to pay "project costs" are estimated to be \$11,351.80 and \$113,518.00, respectively. However, because substantially all of these incremental General Fund Revenues are generated from new private investment would not accrue without the construction of the projects listed in the Project Plan, no significant adverse financial impact on GEMS's General Fund is expected from the approval and implementation of the Project Plan and the creation of the South 75 Business Park Increment District.

(vii) **TULSA CITY/COUNTY LIBRARY ("TCCL")** currently levies ad valorem taxes equal to 5.32 mills to support: (a) the educational activities of the Library (the "General Fund Revenues"), and (b) to finance a portion of the capital needs of Library (the "Building Fund Revenues").

General Fund Revenues and Building Fund Revenues: As all of the General Fund Revenues and Building Fund Revenues that are currently being generated within the South 75 Business Park Increment District will continue to accrue to TCCL, no diminishment of the TCCL's General Fund Revenues will likely result from the establishment of the South 75 Business Park Increment District. With regard to future General Fund Revenues and Building Fund Revenues, the maximum annual and total incremental revenues generated from TCCL's 5.32 mill levy and used to pay "project costs" are estimated to be \$19,490.80 and \$194,908.00, respectively. However, because substantially all of the incremental General Fund Revenues and Building Fund Revenues generated from this new private investment would not accrue without the construction of the projects listed in the Project Plan, no significant adverse financial impact on TCCL's General Fund is expected from the approval and implementation of the Project Plan and the creation of the South 75 Business Park Increment District.

(vii) CITY OF GLENPOOL. ("Glenpool") currently levies no ad valorem taxes and collects no "Sinking Fund Revenues.

Sinking Fund Revenues: With regard to potential future Sinking Fund Revenues, the maximum annual and total incremental revenues generated from the imposition by Glenpool of an ad valorem levy and its use to pay "project costs" cannot be estimated at this time.

ADOPTED this 5th day of December, 2016.

**CITY OF GLENPOOL, LOCAL DEVELOPMENT ACT
REVIEW COMMITTEE**

Brandon Kearns, Chairman

ATTEST

[SEAL]

Susan White, City Clerk

APPROVED AS TO FORM

Lowell Peterson, City Attorney/Local Counsel

**TAX INCREMENT FINANCE
DISTRICT #1
GLENPOOL, OKLAHOMA
(SOUTH 75 BUSINESS PARK)**

**Public Hearing of the City of Glenpool
City Council
January 3, 2017**

TAX INCREMENT FINANCE (TIF) DISTRICTS

**Tax increment financing (“TIF”) is authorized
by:**

**Article 10 § 6C of the Oklahoma Constitution;
and**

**Implemented by the Local Development Act, at
Title 62 §§ 850 - 869 of the Oklahoma
Statutes.**

STEPS IN THE TIF PROCESS

- Developer identifies District for proposed economic development Project
- Staff and Developer prepare a “Project Plan” that includes detailed information about the proposed Project, including:
- Ad valorem and/or sales tax increases [increments] that are likely to occur over a defined term attributable to improvements made in the District;
- Project Costs that are qualified for public financing assistance under the Local Development; and
- A plan to apportion those increments to pay eligible Project Costs incurred in the development process (“Impact Analysis”)

STEPS IN THE TIF PROCESS(CONT'D)

- City Council appoints a “Review Committee” that includes:
- One member of the Council, who will serve as chairperson of the Review Committee (Councilor Kearns, in this case)
- One member from the Planning Commission (Shayne Buchanan)
- One member from each affected tax levying jurisdiction (Glenpool School District, County, Library System, Health Dept., TCC, GEMS, Tulsa Tech)
- Three representatives of the public at large, selected by the foregoing members of the Review Committee

[Review Committee created by Res. No. 16-10-02, October 17, 2016]

STEPS IN THE TIF PROCESS (CONT'D)

- **Review Committee evaluates the Project Plan and the Impact Analysis to determine eligibility of Project Plan for TIF District:**
 - **Must conform to the Comprehensive Plan;**
 - **Must include detailed plan for payment of qualified Project Costs through the tax increments; and**
 - **Must define the impact of the TIF on other taxing jurisdictions**
- **Approval of the Project Plan by Resolution of the Review Committee and referral to the City Council**
- **[Review Committee approved the proposed Project Plan by Res. No. 16-12-01, December 5, 2016]**

STEPS IN THE TIF PROCESS (CONT'D)

- **Planning Commission must review Project Plan to determine whether any zoning changes are required and refer to the City Council with recommendations (January 9, 2017)**
- **City Council holds its first Public Hearing to provide information and answer questions (January 3, 2017)**
- **City Council holds second Public Hearing to allow interested persons opportunity to comment (January 17, 2017)**
 - **City Council approves the necessary zone change**
 - **City Council approves the Project Plan and creates the District by Ordinance**

TIF - COMMON QUESTIONS

Does a TIF District change the tax rate?

No, properties located in a TIF District are not subject to a higher (or lower) tax rate than properties located outside of the TIF District.

How does a TIF District generate revenue?

TIF changes how the City and County apportion *incremental* tax revenue generated by business operations and by properties in the TIF District, respectively, to fund certain infrastructure and development improvements within the Project Area (Project Costs).

TIF revenue is created when the value of property in the TIF district increases due to development. This increased value generates new ad valorem (real property) tax revenue and, in the present proposal, new sales taxes when sales tax generating enterprises locate within the TIF District.

TIF - COMMON QUESTIONS

Why do communities use TIF?

The “litmus test” for the use of TIF to assist development is this:
“The development will not happen but for a TIF District.”

Result is that, without the tool, the new ad valorem and/or sale tax revenue would not happen within the foreseeable future.

How does a TIF District impact the community?

100% of the baseline assessed value (current property value and ad valorem tax generated) continues to be remitted to all taxing entities (school district, County authorities, TCC, GEMS, etc.) at the same rate and times as it was before the TIF creation (no reduction in revenue)

Whatever portion of the incremental revenue (new revenue generated above the baseline) the Project Plan calls for can be used to fund approved Project Costs within the District, for no more than the length of time approved in the Plan.



PROJECTED AD VALOREM TAX INCREMENTS

Ad Valorem Tax Increments for this Project:

- Ad valorem property tax payments (above current tax payment of approximately \$3,000) are scheduled to increase an average of \$165,700 for each year of ten-year term (total of approximately \$8,608,900).
- 50% of the Ad Valorem increment (meaning \$4,304,450) will be used for Project funding.
- 50% of the Ad Valorem increment (meaning the other \$4,304,450) plus all current ad valorem tax revenue will be paid to the taxing jurisdictions.

Projected Sales Tax Increment (ten-year term)

- 50% OF UNRESTRICTED SALES TAX INCREMENTS (MEANING ONE-HALF OF CURRENT 4.0% TAX ON TAXABLE RETAIL SALES DOLLARS GENERATED IN THE DISTRICT) WILL BE USED FOR PROJECT FUNDING; REMAINING HALF OF ALL SALES TAX WILL FLOW TO THE CITY (THIS SITE CURRENTLY GENERATES \$0 OF SALES TAX).
- DEVELOPER'S PROSPECT FOR AUTOMOBILE DEALERSHIP ESTIMATES ANNUAL SALES OF TAXABLE RETAIL PARTS SALES TO BE \$6,500,000.
- 2.0% OF ANNUAL TAXABLE SALES PAYABLE TO DEVELOPER REIMBURSEMENT FOR PROJECT COSTS, AND TO THE CITY, IS \$130,000 EACH.

QUALIFIED PROJECT COSTS

- Grading and paving of dedicated public roadway, Storm and sanitary sewer infrastructure, waterlines, erosion control devices, and landscaping are estimated to cost \$3,968,425;
- The construction of an innovative traffic control design that will benefit all users of Highway 75 is projected to have a \$400,000 cost;
- Professional engineering, surveying and legal costs have been calculated to total \$130,000;
- Financing costs will be approximately \$401,575; and
- Administrative costs incurred with respect to collection and apportionment of tax increments, audits, etc., are planned for \$10,000/year for a total of \$100,000.

Grand total of all eligible Project Costs = \$5,000,000

IMPORTANT PROJECT POINTS

- The Review Committee determined that this valuable Project is not likely to occur without public assistance;
- No public debt is incurred as a result of this financing mechanism;
- There is no risk since increment payments are based only on tax revenues actually received; that is, City, County agencies and GPS District #13 stand only to gain;
- The maximum reimbursement will be no more than actual Project Costs and will be paid only until payments total \$5,000,000 or ten years expire, whichever comes first;
- If tax increment revenues exceed the maximum repayment of Project Costs, all excess funds will be returned to the respective taxing jurisdictions;
- The cumulative increase in taxable value of the District/Project Area will result in a change from the current value of \$235,994 to \$125,514,000 over the course of the ten-year District term.

QUESTIONS AND COMMENTS WELCOME

Thank You ~ !

NOTICE
GLENPOOL UTILITY SERVICE AUTHORITY
REGULAR MEETING

A Regular Session of the Glenpool Utility Service Authority will begin at 6:00 p.m. immediately following the Glenpool City Council meeting, on Tuesday, January 3, 2017, at Glenpool City Hall, City Council Chambers, 12205 S. Yukon Ave., 3rd Floor, Glenpool, Oklahoma.

The following items are scheduled for consideration by the Authority at that time:

AGENDA

- A) Call to Order
- B) Roll call, declaration of quorum
- C) Public Works Director Report - Wes Richter, Director of Public Works
- D) Scheduled Business
 - 1) Discussion and possible action to approve minutes from December 13, 2016 meeting.
 - 2) Discussion and possible action to ratify action of the City Council to (i) approve selected Scope of Work for Phase 1 of South County Soccer Complex Construction Project, to include Base Bid and Alternates No. 1, 2, 3, 4 and 9; (ii) approve corresponding Bid Tabulation dated December 8, 2016; (iii) approve the Bid submitted by Dirt Wurx, LLC, in an amount not to exceed \$1,246,200.00; (iv) authorize Staff to negotiate all terms and conditions of the proposed construction contract with Dirt Wurx, LLC, to be presented to the Council for its approval upon completion; provided that \$978,762.00 of the bid amount shall come from Vision 2025 program funds in that amount, and the balance necessary to complete the Phase I project of \$267,438.00 shall be paid from available City of Glenpool 2011 Construction Bond Funds.
(Lynn Burrow, Community Development Director)
- E) Adjournment

This notice and agenda was posted at Glenpool City Hall, 12205 S. Yukon Ave., Glenpool, Oklahoma, on _____,
_____ at _____am/pm.

Signed: _____
Clerk



Public Works Director's Report

January 3, 2017

To: Glenpool Utility Services Authority Board Members,

The following report highlights and summarizes the various activities that are currently being addressed by the Public Works Department.

Waste Water Treatment Plant:

- Submitted Monthly DMR report to ODEQ.
- Sent the response letter to ODEQ for the annual CEI inspection.
- 1 sewer backup was reported city side was clear.

Water Distribution:

- Meter reading started on December 5th.
- Meter reading was completed on December 15th.
- Total rereads for December were 155 of which 25 were incorrect reads and 23 were sent out for 2nd re reads.
- 176 Service Orders, 10 Blue tags were issued by the water billing dept.
- 10 New construction meters were set and 6 meter replacements.
- 407 Line locates were issued by call Okie.
- 0 turned off for nonpayment.

**MINUTES
GLENPOOL UTILITY SERVICES AUTHORITY
REGULAR SESSION
DECEMBER 13, 2016**

The Regular Session of the Glenpool Utility Services Authority was held at Glenpool City Hall. Trustees present: Tim Fox, Chairman; Patricia Agee; and Brandon Kearns. Momodou Ceesay, Vice Chairman and Jacqueline Triplett-Lund were absent.

Staff present: Roger Kolman, Trust Manager; Lowell Peterson, Trust Attorney; Susan White, Trust Secretary; Julie Casteen, Trust Treasurer; and Wes Richter, Director of Public Works.

Also present was Ashley Shiwarski with Utility Service Partners.

- A) **Chairman Fox called the meeting to order at 8:19 p.m.**
- B) **Susan White, Secretary called the roll and Chairman Fox declared a quorum present.**
- C) **Public Works Director Report - Wes Richter, Director of Public Works**
- Mr. Richter stated routine waste water treatment reports were submitted to ODEQ. The ODEQ CEI inspection results have been received and staff are working on a response. The new Discharge Permit has been received.
 - Mr. Richter provided specific data regarding routine Water Department activities.
 - Roger Kolman, Trust Manager mentioned that bids have been let for the Automatic Meter Reading System.
- D) **Scheduled Business:**
- 1) **Discussion and possible action to approve minutes from November 15, 2016 meeting.**
MOTION: Trustee Agee moved, second by Trustee Kearns to approve minutes as presented.
FOR: Chairman Fox; Trustee Agee; Trustee Kearns
AGAINST: None
ABSENT: Trustee Lund; Vice Chairman Ceesay
Motion carried.
 - 2) **Presentation and discussion concerning the National League of Cities Service Line Warranty Program.**
Ms. Shiwarski with Utility Service Partners offered a presentation concerning the service line warranty program.
 - 3) **Discussion and possible action to approve Change Order Request No. 3 from Goins Enterprises decreasing the contract price by \$8,979.00.**
MOTION: Trustee Kearns moved, second by Trustee Agee to approve Change Order Request No. 3 as presented.
FOR: Chairman Fox; Trustee Agee; Trustee Kearns
AGAINST: None
ABSENT: Vice Chairman Ceesay; Trustee Lund
Motion carried.
- E) **Adjournment.**
- There being no further business, Chairman Fox declared the meeting adjourned at 8:43 p.m.

Date

Chairman

ATTEST:

Secretary

**NOTICE
GLENPOOL INDUSTRIAL AUTHORITY
MEETING**

A Regular Session of the Glenpool Industrial Authority will begin at 6:00 p.m. immediately following the Glenpool Utility Service Authority meeting, Tuesday, January 3, 2017, at Glenpool City Hall, City Council Chambers, 12205 S. Yukon, 3rd Floor, Glenpool, Oklahoma.

The following items are scheduled for consideration by the Authority at that time:

AGENDA

- A) Call to Order.
- B) Roll call, declaration of quorum.
- C) Scheduled Business.
 - 1) Discussion and possible action to approve minutes from December 13, 2016 meeting.
 - 2) Discussion and possible action to enter into Executive Session for the purpose of conferring on matters pertaining to economic development, including the transfer of property, financing, or the creation of a proposal to entice a business to remain or to locate within their jurisdiction if public disclosure of the matter discussed would interfere with the development of products or services or if public disclosure would violate the confidentiality of the business, pursuant to Title 25 Sec. 307(C)(10) of the Oklahoma Statutes (Open Meeting Act).
(Lowell Peterson, City Attorney)
 - 3) Discussion and possible action to reconvene in Regular Session.
(Timothy Fox, Chairman)
 - 4) Discussion and possible action to adopt GIA Resolution No. 17-01-02, Resolution Of The Glenpool Industrial Authority Adopting And Approving Certain Findings With Respect To Real Property Belonging To The Glenpool Industrial Authority; Approving And Authorizing The Sale Thereof Pursuant To A Certain Real Estate Sale Contract; Authorizing The Chairman Of The Board Of Trustees Of The Glenpool Industrial Authority To Execute And Deliver Such Real Estate Sale Contract; And Other Terms And Provisions Related Thereto.
(Roger Kolman, City Manager)
- D) Adjournment.

This notice and agenda was posted at Glenpool City Hall, 12205 S. Yukon Ave., Glenpool, Oklahoma, on _____, _____ at _____ am/pm.

Signed: _____
City Clerk

**MINUTES
GLENPOOL INDUSTRIAL AUTHORITY
REGULAR MEETING
December 13, 2016**

The Regular Meeting of the Glenpool Industrial Authority was held at Glenpool City Hall Council Chambers. Trustees present: Timothy Fox, Chairman; Patricia Agee; and Brandon Kearns. Momodou Ceesay, Vice Chairman and Jacqueline Triplett-Lund were absent.

Staff present: Roger Kolman, Trust Manager; Lowell Peterson, Trust Attorney; Susan White, Trust Secretary and Julie Casteen, Trust Treasurer.

- A) Timothy Fox, Chairman called the meeting to order at 8:43 p.m.**
- B) Susan White, Secretary called the roll and Chairman Fox declared a quorum present.**
- C) Scheduled Business**
- 1) Discussion and possible action to approve minutes from November 15, 2016 meeting.**
MOTION: Trustee Agee moved, second by Trustee Kearns to approve minutes as presented.
FOR: Chairman Fox, Trustee Agee, Trustee Kearns
AGAINST: None
ABSENT: Trustee Lund, Vice Chairman Ceesay
Motion carried.
- D) Adjournment**
- There being no further business, Chairman Fox declared the meeting adjourned at 8:44 p.m.

Date

Chairman

ATTEST:

Secretary

GLENPOOL INDUSTRIAL AUTHORITY

RESOLUTION NO. 17-01-02

RESOLUTION OF THE GLENPOOL INDUSTRIAL AUTHORITY ADOPTING AND APPROVING CERTAIN FINDINGS WITH RESPECT TO REAL PROPERTY BELONGING TO THE GLENPOOL INDUSTRIAL AUTHORITY; APPROVING AND AUTHORIZING THE SALE THEREOF PURSUANT TO A CERTAIN REAL ESTATE SALE CONTRACT; AUTHORIZING THE CHAIRMAN OF THE BOARD OF TRUSTEES OF THE GLENPOOL INDUSTRIAL AUTHORITY TO EXECUTE AND DELIVER SUCH REAL ESTATE SALE CONTRACT; AND OTHER TERMS AND PROVISIONS RELATED THERETO

WHEREAS, pursuant to the provisions of the Oklahoma Municipal Code at Title 11 O.S. Section 22-101(3), the City Council as the governing body for the City of Glenpool, Oklahoma, has the power and authority to “Sell and convey any real or personal property owned by the municipality and make orders respecting the same as may be conducive to the best interests of the municipality”; and

WHEREAS, the Code of Ordinances of the City of Glenpool has no provisions limiting or qualifying the statutory authority of the City to sell real property; and

WHEREAS, neither the Oklahoma Municipal Code nor the Code of Ordinances require either a declaration of surplus property or competitive bidding with respect to the sale of real property that is not property suitable or presently used for park or utility purposes; and

WHEREAS, the Glenpool Industrial Authority is a duly created, authorized and existing Trust for the Furtherance of Public Functions, as provided by the Oklahoma Trust Act at Title 60 O.S. §§ 176 – 180.4, inclusive, of which the beneficiary is the City of Glenpool; and

WHEREAS, the Declaration of Trust for the Glenpool Industrial Authority, at Article VII expressly confers upon the Glenpool Industrial Authority the power to own, hold, manage, and in any manner convey title to real property for the benefit of the beneficiary; and

WHEREAS, the Glenpool Industrial Authority desires and works to promote economic development within the municipal boundaries of its beneficiary the City of Glenpool in order to provide increased opportunity for residents and businesses of the area and to improve the overall standard of living; and

WHEREAS, the Glenpool Industrial Authority aspires to support businesses located within the City of Glenpool and to attract to the City new and different types of businesses with the potential to invest in expanded retail, commercial and/or residential and industrial opportunities within the City, by offering, subject to certain conditions, economic development incentives in the form of assistance in development financing and public infrastructure improvements that will facilitate the proposed economic development activities; and

WHEREAS, the Glenpool Industrial Authority deems it to be in the best interest of the residents of the City of Glenpool and in furtherance of its lawful purposes, and therefore desires to convey title to certain real property as further described in this Resolution and in accordance with the terms and conditions of a certain Real Estate Sale Contract attached hereto and incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE GLENPOOL INDUSTRIAL AUTHORITY THAT THE FOLLOWING FINDINGS WITH RESPECT TO REAL PROPERTY BELONGING TO THE GLENPOOL INDUSTRIAL AUTHORITY BE MADE AND THAT THE FOLLOWING ACTIONS BE AUTHORIZED AND PERFORMED:

SECTION 1. Findings of Fact:

(a) The Glenpool Industrial Authority hereby finds that the real property that is the subject of this Resolution is property that has served primarily the functions and purposes of a private nature and, more particularly, has never been used as parkland for the City of Glenpool nor for any other purpose of benefit or accessibility to the general public.

(b) There are no legal or contractual limitations on the authority of the Glenpool Industrial Authority to convey the subject real property or enter the proposed Real Estate Sale Contract for that purpose.

(c) The subject real property is not needed for either park purposes or any other public purpose, and is therefore declared surplus property of the City.

(d) The provisions of Title 11 O.S. § 35-201 relating to the procedure for selling or leasing any municipally owned public utilities do not apply to the proposed sale of the land subject to this Resolution.

(e) The Board of Trustees has exercised all due diligence in considering multiple bids on the property and determining that the offer approved by this Resolution satisfies the criteria of being the most beneficial to the City of Glenpool and its residents.

(f) The boundaries of the real property that is the subject of this Resolution are set forth in Exhibit A attached to the Real Estate Sale Contract attached to this Resolution and incorporated by reference herein.

SECTION 2. Approval and Recommendations in Regard to the Real Estate Sale Contract. The Board of Trustees has considered the proposed Real Estate Sale Contract, and hereby finds that its provisions meet the following criteria:

(a) Investment, development and economic growth are likely to result from the commercial development facilitated by the Real Estate Sale Contract.

(b) The terms of a certain Sales Tax Reimbursement Agreement referenced in the Real Estate Sale Contract shall be subject to subsequent review and approval, or not, by the Glenpool Industrial Authority and by the City of Glenpool.

(c) That the undertaking of the project described in the Real Estate Sale Contract will not supplant or replace normal public functions and services.

(d) That the purposes set forth in the Real Estate Sale Contract are consistent with the City of Glenpool's Comprehensive Plan and zoning regulations of the City of Glenpool.

(e) That the project contemplated by the Real Estate Sale Contract contributes to the need for commercial/retail development in the City of Glenpool.

(f) Based on the foregoing premises, the Glenpool Industrial Authority finds that the Real Estate Sale Contract and the project identified therein are lawful and appropriate under the provisions of the Public Trust Act and the Declaration of Trust, and therefore ought to be executed, delivered and performed.

SECTION 3. Authorization.

(a) The Chairman of the Board of Trustees is hereby authorized to execute the Real Estate Sale Contract on behalf of the Glenpool Industrial Authority.

(b) Staff of the City of Glenpool are hereby authorized to undertake all such additional actions as are reasonable, lawful and necessary to facilitate performance of the Real Estate Sale Contract, to include without limitation the negotiation of that certain sales tax reimbursement agreement referenced therein, provided that such sales tax reimbursement agreement shall not take effect unless and until separately approved and authorized by this Board of Trustees.

ADOPTED and APPROVED this 3rd day of January 2017.

GLENPOOL INDUSTRIAL AUTHORITY

Timothy Lee Fox, Chairman

ATTEST

[SEAL]

Susan White, City Clerk

APPROVED AS TO FORM

Lowell Peterson, City Attorney/Authority Counsel

NOTICE
GLENPOOL AREA EMERGENCY MEDICAL SERVICE DISTRICT
REGULAR MEETING

A Regular Session of the Glenpool Area Emergency Medical Service District will begin at 6:00 p.m. immediately following the Glenpool Industrial Authority meeting, Tuesday, January 3, 2017, at Glenpool City Hall, City Council Chambers, 12205 S. Yukon Ave., 3rd Floor, Glenpool, Oklahoma.

The following items are scheduled for consideration at that time:

AGENDA

- A)** Call to Order
- B)** Roll call, declaration of quorum
- C)** EMS Report - Brian Cook, Director of Operations, Mercy Regional EMS
- D)** District Administrator Report - Susan White, Adm., Sec.
- E)** Scheduled Business
 - 1)** Discussion and possible action to approve minutes from December 13, 2016 meeting.
- F)** Adjournment.

This notice and agenda was posted at Glenpool City Hall, 12205 S. Yukon Ave., Glenpool, Oklahoma on _____, _____ at _____ am/pm.

Signed: _____
District Administrator/Secretary



Brian Cook
Chief of Operations
PO Box 2398
Owasso, OK 74055
Office: 918.609.5827
Email: bcook@mercy-regional.com

To: Honorable Chair and GEMS Board Members

From: Brian Cook, Chief of Operations

Date: December 29, 2016

Ref: EMS Report December 8, 2016 -- December 28, 2016

Mercy Regional logged 85 calls for service between December 8, 2016 and December 28, 2016. 58 patients were transported to a hospital, twelve patients refused transport, seven calls were cancelled prior to arrival, six incidents required mutual aid, while we provided mutual aid once and one DOA.

Two incidents required a second Mercy ambulance that was in Tulsa while the first Glenpool ambulance was already on a call. We were late for one call by one minute. We had a 99% response time compliance.

We currently have 40 members in Glenpool. The only way for this program to be truly successful is to run it like most ambulance services do, including EMSA and that is to add the membership to a utility bill with the option to opt out of the program. This would be very beneficial to the citizens of Glenpool as the cost for an ambulance is expensive and insurance usually will not cover the full amount leaving the patient responsible for the remaining balance.

Brian Cook,
Chief of Operations

CRun	Call Date	Pick Up Location	Destination	Dispatched	En Route	On Scene	Transport	Arrived	Clear	Response Time	Unit
16-5262	12/8/2016 06:44	EMERGENCY SCENE	ST. JOHN TULSA	12/8/2016 06:45	12/8/2016 06:47	12/8/2016 06:48	12/8/2016 07:00	12/8/2016 07:20	12/8/2016 07:37	00:03:46	MEDIC 401
16-5290	12/8/2016 18:14	EMERGENCY SCENE	ST. FRANCIS SOUTH	12/8/2016 18:15	12/8/2016 18:16	12/8/2016 18:22	12/8/2016 18:52	12/8/2016 19:14	12/8/2016 19:36	00:07:40	MEDIC 401
16-5294	12/8/2016 19:21	EMERGENCY SCENE	MUTUAL AID	12/8/2016 19:21	12/8/2016 19:21	1/1/1900	1/1/1900	1/1/1900	1/1/1900	04:38:18	MUTUAL AID RECIEVED
16-5296	12/8/2016 19:40	EMERGENCY SCENE	CANCELLED BY PD OR OTH	12/8/2016 19:41	12/8/2016 19:41	12/8/2016 19:42	12/8/2016 19:53	12/8/2016 19:53	12/8/2016 19:53	00:02:52	MEDIC 115
16-5298	12/8/2016 20:42	EMERGENCY SCENE	ST. JOHN SAPULPA	12/8/2016 20:42	12/8/2016 20:42	12/8/2016 20:45	12/8/2016 21:09	12/8/2016 21:23	12/8/2016 21:38	00:03:08	MEDIC 401
16-5301	12/8/2016 22:32	EMERGENCY SCENE	ST. FRANCIS TULSA	12/8/2016 22:53	12/8/2016 22:53	12/8/2016 22:56	12/8/2016 23:07	12/8/2016 23:26	12/8/2016 23:44	00:23:50	MEDIC 401
16-5317	12/9/2016 06:41	EMERGENCY SCENE	ST. FRANCIS TULSA	12/9/2016 06:42	12/9/2016 06:44	12/9/2016 06:46	12/9/2016 07:10	12/9/2016 07:30	12/9/2016 08:14	00:05:43	MEDIC 401
16-5318	12/9/2016 06:49	EMERGENCY SCENE	CANCELLED BY PD OR OTH	12/9/2016 06:50	12/9/2016 06:50	12/9/2016 06:50	12/9/2016 06:50	12/9/2016 06:50	12/9/2016 06:51	00:00:51	MUTUAL AID RECIEVED
16-5319	12/9/2016 06:59	EMERGENCY SCENE	SIGNED PATIENT REFUSAL	12/9/2016 07:01	12/9/2016 07:01	12/9/2016 07:02	12/9/2016 07:02	12/9/2016 07:02	12/9/2016 07:02	00:02:16	MEDIC 401
16-5332	12/9/2016 10:33	EMERGENCY SCENE	ST. JOHN TULSA	12/9/2016 10:34	12/9/2016 10:35	12/9/2016 10:38	12/9/2016 10:52	12/9/2016 11:16	12/9/2016 12:04	00:04:34	MEDIC 401
16-5357	12/9/2016 19:00	EMERGENCY SCENE	ST. JOHN TULSA	12/9/2016 19:03	12/9/2016 19:04	12/9/2016 19:11	12/9/2016 19:29	12/9/2016 19:52	12/9/2016 20:13	00:10:27	MEDIC 401
16-5358	12/9/2016 19:20	EMERGENCY SCENE	MUTUAL AID	12/9/2016 19:22	12/9/2016 19:24	12/9/2016 19:57	12/9/2016 19:57	12/9/2016 19:57	12/9/2016 19:57	00:36:47	MUTUAL AID RECIEVED
16-5359	12/9/2016 19:48	EMERGENCY SCENE	MUTUAL AID	12/9/2016 19:48	12/9/2016 19:48	12/9/2016 19:57	12/9/2016 19:57	12/9/2016 19:57	12/9/2016 19:58	00:09:39	MUTUAL AID RECIEVED
16-5372	12/10/2016 07:36	EMERGENCY SCENE	ST. FRANCIS TULSA	12/10/2016 07:38	12/10/2016 07:38	12/10/2016 07:41	12/10/2016 08:05	12/10/2016 08:26	12/10/2016 08:45	00:04:51	MEDIC 401
16-5373	12/10/2016 09:02	EMERGENCY SCENE	ST. JOHN TULSA	12/10/2016 09:03	12/10/2016 09:03	12/10/2016 09:05	12/10/2016 09:33	12/10/2016 09:53	12/10/2016 10:30	00:03:03	MEDIC 401
16-5378	12/10/2016 12:56	EMERGENCY SCENE	ST. FRANCIS TULSA	12/10/2016 12:58	12/10/2016 12:58	12/10/2016 13:01	12/10/2016 13:36	12/10/2016 14:06	12/10/2016 14:45	00:04:45	MEDIC 401
16-5381	12/10/2016 13:28	EMERGENCY SCENE	MUTUAL AID	12/10/2016 13:31	12/10/2016 13:31	12/10/2016 13:37	12/10/2016 13:37	12/10/2016 13:37	12/10/2016 13:37	00:09:06	MUTUAL AID RECIEVED
16-5382	12/10/2016 13:55	EMERGENCY SCENE	ST. FRANCIS TULSA	12/10/2016 13:56	12/10/2016 13:56	12/10/2016 14:13	12/10/2016 14:29	12/10/2016 14:54	12/10/2016 15:24	00:17:55	MEDIC 101
16-5397	12/10/2016 12:56	EMERGENCY SCENE	ST. FRANCIS TULSA	12/10/2016 12:58	12/10/2016 12:58	12/10/2016 13:01	12/10/2016 13:36	12/10/2016 14:06	12/10/2016 14:45	00:04:45	MEDIC 401
16-5404	12/11/2016 07:47	EMERGENCY SCENE	ST. JOHN TULSA	12/11/2016 07:48	12/11/2016 07:48	12/11/2016 07:50	12/11/2016 08:07	12/11/2016 08:27	12/11/2016 08:43	00:03:07	MEDIC 401
16-5407	12/11/2016 10:19	EMERGENCY SCENE	HILLCREST MEDICAL CENTE	12/11/2016 10:21	12/11/2016 10:21	12/11/2016 10:24	12/11/2016 10:49	12/11/2016 11:10	12/11/2016 11:36	00:04:36	MEDIC 401
16-5418	12/11/2016 14:58	EMERGENCY SCENE	ST. JOHN TULSA	12/11/2016 15:00	12/11/2016 15:00	12/11/2016 15:05	12/11/2016 15:16	12/11/2016 15:39	12/11/2016 16:23	00:07:06	MEDIC 401
16-5420	12/11/2016 15:48	EMERGENCY SCENE	ST. FRANCIS TULSA	12/11/2016 15:50	12/11/2016 15:50	12/11/2016 15:55	12/11/2016 16:36	12/11/2016 16:54	12/11/2016 17:48	00:06:59	MEDIC 102
16-5428	12/11/2016 21:45	EMERGENCY SCENE	ST. JOHN TULSA	12/11/2016 21:48	12/11/2016 21:48	12/11/2016 21:54	12/11/2016 22:30	12/11/2016 22:58	12/11/2016 23:18	00:09:02	MUTUAL AID GIVEN
16-5438	12/12/2016 11:03	EMERGENCY SCENE	SIGNED PATIENT REFUSAL	12/12/2016 11:04	12/12/2016 11:04	12/12/2016 11:08	12/12/2016 11:31	12/12/2016 11:31	12/12/2016 11:31	00:04:55	MEDIC 401
16-5451	12/12/2016 17:05	EMERGENCY SCENE	HILLCREST MEDICAL CENTE	12/12/2016 17:06	12/12/2016 17:06	12/12/2016 17:11	12/12/2016 17:28	12/12/2016 17:52	12/12/2016 18:11	00:05:12	MEDIC 401
16-5455	12/12/2016 18:01	EMERGENCY SCENE	MUTUAL AID	12/12/2016 18:02	12/12/2016 18:03	12/12/2016 18:56	12/12/2016 18:56	12/12/2016 18:56	12/12/2016 18:56	00:55:16	MUTUAL AID RECIEVED
16-5496	12/13/2016 15:37	EMERGENCY SCENE	ST. FRANCIS TULSA	12/13/2016 15:37	12/13/2016 15:38	12/13/2016 15:40	12/13/2016 15:57	12/13/2016 16:22	12/13/2016 16:38	00:03:08	MEDIC 401
16-5515	12/14/2016 04:04	EMERGENCY SCENE	ST. JOHN TULSA	12/14/2016 04:04	12/14/2016 04:06	12/14/2016 04:09	12/14/2016 04:42	12/14/2016 05:03	12/14/2016 05:21	00:05:27	MEDIC 401
16-5538	12/14/2016 14:33	EMERGENCY SCENE	ST. FRANCIS TULSA	12/14/2016 14:33	12/14/2016 14:35	12/14/2016 14:37	12/14/2016 14:56	12/14/2016 15:21	12/14/2016 15:42	00:03:57	MEDIC 401
16-5548	12/14/2016 20:00	EMERGENCY SCENE	ST. JOHN TULSA	12/14/2016 20:01	12/14/2016 20:01	12/14/2016 20:04	12/14/2016 20:12	12/14/2016 20:35	12/14/2016 21:01	00:04:13	MEDIC 401
16-5549	12/14/2016 20:04	EMERGENCY SCENE	CANCELLED OTHER TRUCK	12/14/2016 20:06	12/14/2016 20:06	12/14/2016 21:07	12/14/2016 21:07	12/14/2016 21:07	12/14/2016 21:07	01:02:18	MUTUAL AID RECIEVED
16-5560	12/15/2016 09:11	EMERGENCY SCENE	ST. FRANCIS TULSA	12/15/2016 09:12	12/15/2016 09:13	12/15/2016 09:15	12/15/2016 09:29	12/15/2016 09:54	12/15/2016 10:12	00:03:42	MEDIC 401
16-5582	12/15/2016 17:27	EMERGENCY SCENE	ST. FRANCIS TULSA	12/15/2016 17:28	12/15/2016 17:29	12/15/2016 17:33	12/15/2016 18:14	12/15/2016 18:40	12/15/2016 18:58	00:05:16	MEDIC 401
16-5586	12/15/2016 17:27	EMERGENCY SCENE	CARE TRANSFERRED TO OT	12/15/2016 17:28	12/15/2016 17:29	12/15/2016 17:33	12/15/2016 18:16	12/15/2016 18:16	12/15/2016 18:16	00:05:16	MEDIC 401
16-5590	12/15/2016 22:12	EMERGENCY SCENE	SIGNED PATIENT REFUSAL	12/15/2016 22:15	12/15/2016 22:15	12/15/2016 22:15	12/15/2016 22:34	12/15/2016 22:34	12/15/2016 22:34	00:02:44	MEDIC 401

16-5597	12/16/2016 01:19	EMERGENCY SCENE	ST. JOHN SAPULPA	12/16/2016 01:19	12/16/2016 01:19	12/16/2016 01:23	12/16/2016 01:49	12/16/2016 02:03	1/1/1900	00:03:37	MEDIC 401
16-5598	12/16/2016 02:55	EMERGENCY SCENE	ST. FRANCIS SOUTH	12/16/2016 02:55	12/16/2016 02:55	12/16/2016 02:57	12/16/2016 03:15	12/16/2016 03:35	12/16/2016 03:59	00:02:12	MEDIC 401
16-5599	12/16/2016 06:09	EMERGENCY SCENE	ST. FRANCIS TULSA	12/16/2016 06:09	12/16/2016 06:13	12/16/2016 06:17	12/16/2016 06:33	12/16/2016 06:55	12/16/2016 07:16	00:08:08	MEDIC 401
16-5611	12/16/2016 12:33	EMERGENCY SCENE	ST. FRANCIS TULSA	12/16/2016 12:33	12/16/2016 12:33	12/16/2016 12:35	12/16/2016 12:56	12/16/2016 13:18	12/16/2016 13:51	00:02:18	MEDIC 115
16-5647	12/17/2016 10:54	EMERGENCY SCENE	ST. FRANCIS TULSA	12/17/2016 10:56	12/17/2016 10:56	12/17/2016 11:01	12/17/2016 11:11	12/17/2016 11:33	12/17/2016 11:57	00:06:52	MEDIC 401
16-5650	12/17/2016 13:29	EMERGENCY SCENE	ST. FRANCIS TULSA	12/17/2016 13:30	12/17/2016 13:30	12/17/2016 13:33	12/17/2016 13:36	12/17/2016 13:36	12/17/2016 13:36	00:03:25	MEDIC 401
16-5658	12/17/2016 15:33	EMERGENCY SCENE	ST. FRANCIS TULSA	12/17/2016 15:34	12/17/2016 15:34	12/17/2016 15:36	12/17/2016 15:53	12/17/2016 16:08	12/17/2016 16:27	00:02:26	MEDIC 401
16-5668	12/17/2016 22:03	EMERGENCY SCENE	ST. JOHN TULSA	12/17/2016 22:04	12/17/2016 22:09	12/17/2016 22:09	12/17/2016 22:31	12/17/2016 22:44	12/17/2016 23:02	00:06:23	MEDIC 401
16-5672	12/17/2016 23:24	EMERGENCY SCENE	ST. JOHN TULSA	12/17/2016 23:24	12/17/2016 23:25	12/17/2016 23:26	12/17/2016 23:31	12/17/2016 23:53	12/18/2016 00:09	00:02:13	MEDIC 401
16-5681	12/18/2016 11:57	EMERGENCY SCENE	ST. FRANCIS TULSA	12/18/2016 11:59	12/18/2016 12:05	12/18/2016 12:11	12/18/2016 12:43	12/18/2016 13:19	12/18/2016 13:51	00:13:03	MEDIC 401
16-5688	12/18/2016 18:42	EMERGENCY SCENE	ST. JOHN TULSA	12/18/2016 18:44	12/18/2016 18:44	12/18/2016 18:51	12/18/2016 19:12	12/18/2016 19:38	12/18/2016 20:02	00:09:09	MEDIC 401
16-5692	12/18/2016 21:17	EMERGENCY SCENE	ST. JOHN TULSA	12/18/2016 21:18	12/18/2016 21:18	12/18/2016 21:23	12/18/2016 21:48	12/18/2016 22:08	12/18/2016 22:46	00:05:39	MEDIC 401
16-5697	12/19/2016 06:51	EMERGENCY SCENE	SIGNED PATIENT REFUSAL	12/19/2016 06:52	12/19/2016 06:52	12/19/2016 06:58	12/19/2016 07:17	12/19/2016 07:17	12/19/2016 07:17	00:07:00	MEDIC 401
16-5699	12/19/2016 07:18	EMERGENCY SCENE	DOA - DEAD ON ARRIVAL	12/19/2016 07:19	12/19/2016 07:19	12/19/2016 07:22	12/19/2016 08:02	12/19/2016 08:02	12/19/2016 08:02	00:04:53	MEDIC 401
16-5728	12/19/2016 13:06	EMERGENCY SCENE	CANCELLED ENROUTE	12/19/2016 13:07	12/19/2016 13:07	12/19/2016 13:13	12/19/2016 13:13	12/19/2016 13:13	12/19/2016 13:13	00:07:30	MEDIC 401
16-5751	12/20/2016 04:49	EMERGENCY SCENE	ST. FRANCIS TULSA	12/20/2016 04:50	12/20/2016 04:50	12/20/2016 04:56	12/20/2016 05:50	12/20/2016 05:50	12/20/2016 06:13	00:07:20	MEDIC 401
16-5761	12/20/2016 08:56	EMERGENCY SCENE	ST. FRANCIS TULSA	12/20/2016 08:56	12/20/2016 08:58	12/20/2016 08:58	12/20/2016 09:15	12/20/2016 09:36	12/20/2016 10:15	00:01:42	MEDIC 401
16-5781	12/20/2016 14:21	EMERGENCY SCENE	SIGNED PATIENT REFUSAL	12/20/2016 14:21	12/20/2016 14:22	12/20/2016 14:30	12/20/2016 15:01	12/20/2016 15:01	12/20/2016 15:01	00:09:23	MEDIC 401
16-5786	12/20/2016 16:37	EMERGENCY SCENE	ST. FRANCIS TULSA	12/20/2016 16:38	12/20/2016 16:39	12/20/2016 16:42	12/20/2016 17:07	12/20/2016 17:30	12/20/2016 17:59	00:05:26	MEDIC 401
16-5802	12/21/2016 04:41	EMERGENCY SCENE	ST. FRANCIS TULSA	12/21/2016 04:42	12/21/2016 04:44	12/21/2016 04:46	12/21/2016 05:21	12/21/2016 05:50	12/21/2016 06:19	00:04:37	MEDIC 401
16-5809	12/21/2016 08:08	EMERGENCY SCENE	HILLCREST SOUTH	12/21/2016 08:09	12/21/2016 08:11	12/21/2016 08:13	12/21/2016 08:30	12/21/2016 08:45	12/21/2016 09:03	00:05:35	MEDIC 401
16-5836	12/21/2016 17:17	EMERGENCY SCENE	SIGNED PATIENT REFUSAL	12/21/2016 17:17	12/21/2016 17:17	12/21/2016 17:18	12/21/2016 17:36	12/21/2016 17:36	12/21/2016 17:36	00:01:37	MEDIC 401
16-5841	12/21/2016 19:32	EMERGENCY SCENE	HILLCREST SOUTH	12/21/2016 19:33	12/21/2016 19:33	12/21/2016 19:34	12/21/2016 19:59	12/21/2016 19:59	12/21/2016 20:40	00:01:40	MEDIC 401
16-5846	12/21/2016 22:07	EMERGENCY SCENE	ST. JOHN SAPULPA	12/21/2016 22:09	12/21/2016 22:09	12/21/2016 22:12	12/21/2016 22:25	12/21/2016 22:40	12/21/2016 22:53	00:04:50	MEDIC 401
16-5853	12/22/2016 05:40	EMERGENCY SCENE	HILLCREST MEDICAL CENTE	12/22/2016 05:40	12/22/2016 05:42	12/22/2016 05:43	12/22/2016 05:57	12/22/2016 06:15	12/22/2016 06:35	00:03:04	MEDIC 401
16-5859	12/22/2016 09:38	EMERGENCY SCENE	ST. JOHN TULSA	12/22/2016 09:39	12/22/2016 09:40	12/22/2016 09:41	12/22/2016 10:03	12/22/2016 10:28	12/22/2016 11:02	00:02:51	MEDIC 401
16-5872	12/22/2016 14:09	EMERGENCY SCENE	CANCELLED BY PD OR OTHI	12/22/2016 14:10	12/22/2016 14:11	12/22/2016 14:14	12/22/2016 14:14	12/22/2016 14:14	12/22/2016 14:14	00:04:33	MEDIC 401
16-5876	12/22/2016 16:01	EMERGENCY SCENE	ST. JOHN TULSA	12/22/2016 16:01	12/22/2016 16:01	12/22/2016 16:04	12/22/2016 16:21	12/22/2016 16:44	12/22/2016 17:52	00:02:55	MEDIC 401
16-5879	12/22/2016 17:30	EMERGENCY SCENE	MUTUAL AID	12/22/2016 17:34	12/22/2016 17:34	12/22/2016 17:34	12/22/2016 17:34	12/22/2016 17:52	12/22/2016 17:53	00:03:41	MUTUAL AID RECIEVED
16-5887	12/22/2016 21:01	EMERGENCY SCENE	ST. FRANCIS TULSA	12/22/2016 21:04	12/22/2016 21:04	12/22/2016 21:07	12/22/2016 21:27	12/22/2016 21:45	12/22/2016 22:12	00:05:41	MEDIC 401
16-5891	12/22/2016 23:50	EMERGENCY SCENE	SIGNED PATIENT REFUSAL	12/22/2016 23:51	12/22/2016 23:52	12/22/2016 23:55	12/23/2016 00:02	12/23/2016 00:02	12/23/2016 00:02	00:04:49	MEDIC 401
16-5914	12/23/2016 12:13	EMERGENCY SCENE	SIGNED PATIENT REFUSAL	12/23/2016 12:14	12/23/2016 12:17	12/23/2016 12:19	12/23/2016 12:41	12/23/2016 12:41	12/23/2016 12:41	00:06:50	MEDIC 401
16-5934	12/23/2016 22:47	EMERGENCY SCENE	ST. JOHN TULSA	12/23/2016 22:48	12/23/2016 22:48	12/23/2016 22:50	12/23/2016 23:06	12/23/2016 23:26	12/23/2016 23:46	00:03:37	MEDIC 401
16-5972	12/25/2016 10:12	EMERGENCY SCENE	SIGNED PATIENT REFUSAL	12/25/2016 10:13	12/25/2016 10:13	12/25/2016 10:21	12/25/2016 10:51	12/25/2016 10:51	12/25/2016 10:51	00:09:24	MEDIC 401
16-5975	12/25/2016 12:43	EMERGENCY SCENE	SIGNED PATIENT REFUSAL	12/25/2016 12:44	12/25/2016 12:45	12/25/2016 12:49	12/25/2016 13:18	12/25/2016 13:18	12/25/2016 13:18	00:06:07	MEDIC 401
16-5982	12/25/2016 14:27	EMERGENCY SCENE	ST. JOHN SAPULPA	12/25/2016 14:30	12/25/2016 14:30	12/25/2016 14:36	12/25/2016 15:06	12/25/2016 15:25	12/25/2016 16:04	00:08:21	MEDIC 401
16-5986	12/25/2016 15:48	EMERGENCY SCENE	SIGNED PATIENT REFUSAL	12/25/2016 15:49	12/25/2016 15:49	12/25/2016 15:55	12/25/2016 16:08	12/25/2016 16:08	12/25/2016 16:08	00:06:40	MEDIC 102

16-5988	12/25/2016 15:54	EMERGENCY SCENE	CANCELLED BY PD OR OTHI	12/25/2016 15:55	12/25/2016 15:55	12/25/2016 15:55	12/25/2016 16:01	12/25/2016 16:01	12/25/2016 16:01	00:01:17	MUTUAL AID RECIEVED
16-5991	12/25/2016 19:23	EMERGENCY SCENE	ST. FRANCIS TULSA	12/25/2016 19:28	12/25/2016 19:31	12/25/2016 19:32	12/25/2016 19:45	12/25/2016 20:14	12/25/2016 20:38	00:08:40	MEDIC 401
16-5992	12/25/2016 19:47	EMERGENCY SCENE	ST. FRANCIS TULSA	12/25/2016 19:48	12/25/2016 19:48	12/25/2016 20:04	12/25/2016 20:16	12/25/2016 20:43	12/25/2016 21:09	00:17:45	MEDIC 101
16-6002	12/26/2016 00:09	EMERGENCY SCENE	ST. FRANCIS TULSA	12/26/2016 00:10	12/26/2016 00:13	12/26/2016 00:17	12/26/2016 00:39	12/26/2016 01:06	12/26/2016 01:32	00:07:53	MEDIC 401
16-6006	12/26/2016 03:51	EMERGENCY SCENE	ST. FRANCIS TULSA	12/26/2016 03:51	12/26/2016 03:51	12/26/2016 03:58	12/26/2016 04:21	12/26/2016 04:47	12/26/2016 05:04	00:06:29	MEDIC 401
16-6015	12/26/2016 14:18	EMERGENCY SCENE	ST. JOHN TULSA	12/26/2016 14:18	12/26/2016 14:18	12/26/2016 14:25	12/26/2016 14:53	12/26/2016 15:25	12/26/2016 15:46	00:07:38	MEDIC 401
16-6026	12/26/2016 21:36	EMERGENCY SCENE	ST. FRANCIS TULSA	12/26/2016 21:36	12/26/2016 21:36	12/26/2016 21:39	12/26/2016 21:58	12/26/2016 22:21	12/26/2016 22:41	00:03:48	MEDIC 401
16-6056	12/27/2016 12:17	EMERGENCY SCENE	ST. FRANCIS TULSA	12/27/2016 12:18	12/27/2016 12:18	12/27/2016 12:19	12/27/2016 12:35	12/27/2016 12:57	12/27/2016 13:26	00:02:47	MEDIC 401
16-6095	12/28/2016 09:23	EMERGENCY SCENE	ST. JOHN TULSA	12/28/2016 09:24	12/28/2016 09:24	12/28/2016 09:27	12/28/2016 09:43	12/28/2016 10:05	12/28/2016 10:33	00:03:41	MEDIC 401
16-6123	12/28/2016 16:58	EMERGENCY SCENE	SIGNED PATIENT REFUSAL	12/28/2016 16:59	12/28/2016 17:00	12/28/2016 17:04	12/28/2016 17:23	12/28/2016 17:23	12/28/2016 17:23	00:05:39	MEDIC 401
16-6127	12/28/2016 18:07	EMERGENCY SCENE	ST. FRANCIS TULSA	12/28/2016 18:07	12/28/2016 18:07	12/28/2016 18:10	12/28/2016 18:34	12/28/2016 18:51	12/28/2016 19:54	00:03:22	MEDIC 401

Glenpool Area Emergency Medical Services District

12205 South Yukon Avenue
Glenpool, Oklahoma 74033

To: HONORABLE CHAIRMAN AND GEMS DISTRICT BOARD MEMBERS
From: Susan White, District Administrator/Secretary
Date: January 3, 2017
Subject: District Administrator Report

AUDIT:

Our previously scheduled phone conference with Sherri Wooldridge from Oklahoma State Auditor & Inspectors office was postponed until January 2017.

AMBULANCE STATION:

The previous occupant chose to cut off gas supply to part of the building rather than repair a leak in the service line. Consequently the station was left without a working heat source in a large portion of the facility. The proper repairs have since been completed under the direction of the City Maintenance Dept and gas has been restored to all parts of the building.

MINUTES
GLENPOOL AREA EMERGENCY MEDICAL SERVICE DISTRICT
Regular Meeting
December 13, 2016

The Regular Meeting of the Glenpool Area Emergency Medical Service District was held at Council Chambers, Glenpool City Hall. Trustees present: Tim Fox, Chairman; Patricia Agee; and Brandon Kearns. Momodou Ceesay, Vice Chairman; and Jacqueline Triplett-Lund were absent.

Staff present: Lowell Peterson, District Legal Counsel; Susan White, District Administrator, Secretary; and Julie Casteen, District Treasurer. Roger Kolman, City Manager, was also present.
Also present was Brett Copple with Mercy Regional EMS.

- A) **Chairman Fox called the meeting to order at 8:44 p.m.**
- B) **Secretary White called the roll and Chairman Fox declared a quorum present.**
- C) **EMS Report - Brian Cook, Director of Operations, Mercy Regional EMS**
- Brett Copple, Manager presented the report for November. Mercy logged 109 responses.
 - Mr. Copple advised that the ambulances have been equipped with snow tires in preparation for winter weather conditions.
 - Mr. Copple agreed to provide an updated number of MercyCare subscriptions sold on a monthly basis.
- D) **District Administrator Report - Susan White, Adm., Sec.**
- Ms. White updated the Board on the status of the audit pointing out that she had talked to Ms. Wooldridge at OSAI and set up a phone conference for later that week.
- E) **Scheduled Business**
- 1) **Discussion and possible action to approve minutes from November 15, 2016 meeting.**
MOTION: Trustee Agee moved, second by Trustee Kearns to approve minutes as presented.
FOR: Chairman Fox; Trustee Agee; Trustee Kearns
AGAINST: None
ABSENT: Trustee Lund; Vice Chairman Ceesay
Motion Carried
- F) **Adjournment.**
- There being no further business, the meeting was adjourned at 8:54 p.m.

Date

ATTEST:

Clerk/Secretary

Chairman