

**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 17, 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 –**
- D) Pledge of Allegiance – Timothy Lee Fox, Mayor**
- E) Community Development Report – Lynn Burrow, Community Development Director**
- F) Treasurers Report – Julie Casteen, Finance Director**
- G) City Manager Report – Roger Kolman, City Manager**
- H) Mayor Report – Timothy Lee Fox, Mayor**
- I) Council Comments**
- J) Public Comments**
- K) Employee of the Month Recognition -- Timothy Lee Fox, Mayor**
- L) Scheduled Business**
 - 1) Discussion and possible action to approve minutes from December 15, 2016 and January 3, 2017.**
 - 2) Discussion and possible action to approve construction contract from Dirt Wurx, LLC for South County Soccer Complex, covering Phase I Improvement package consisting of the Base Bid and Alternates No. 1, 2, 3, 4 and 9 in an amount not to exceed \$1,246,200.00 specifying a work duration of 210 calendar days from the issuance of a Notice to Proceed; and authorizing the Mayor to execute said Contract Agreement.
(Lynn Burrow, Community Development Director)**
 - 3) Discussion and possible action to approve plat waiver for Solid Rock Baptist Church, a 5.2-acre tract of land located west of the NW corner of 141st Street and S. Elwood Ave., Glenpool, Oklahoma.
(Rick Malone, City Planner)**
 - 4) Discussion and possible action to adopt Ordinance No. 730, An Ordinance Amending Ordinance No. 458, By Rezoning Certain Property Described Herein From Agriculture District (AG), To Commercial Shopping**

Center District (CS), As Recommended By The Planning Commission Under Application GZ-258; And Repealing All Ordinances Or Parts Of Ordinances In Conflict Herewith
(Rick Malone, City Planner)

- 5) Discussion and possible action to approve Move Glenpool Forward Quarterly Progress Report.
(Roger Kolman, City Manager)
- 6) Discussion and possible action to adopt Ordinance No. 731, An Ordinance Amending Ordinance No. 458, By Rezoning Certain Property Described Herein From IL (Industrial Light Manufacturing And Research And Development District) And CS (Commercial Shopping Center District) To CG (Commercial General District), As Recommended By The Planning Commission Under Application GZ-259; And Repealing All Ordinances Or Parts Of Ordinances In Conflict Herewith.
(Lowell Peterson, City Attorney)
- 7) Discussion and possible action to adopt Ordinance No. 732, An Ordinance Amending Ordinance No. 458 By Repealing And Rescinding Ordinance No. 609, Dated October 29, 2008, Which Ordinance Approved Planned Unit Development (PUD) Number 24 Overlay District Designation For South 75 Business Park; Declaring Such PUD-24 Hereby Abandoned; And Repealing All Ordinances Or Parts Of Ordinances In Conflict Herewith.
(Lowell Peterson, City Attorney)
- 8) Open SECOND Public Hearing for the purpose of giving any interested person the opportunity to express their views on the proposed Project Plan for Tax Increment District Number One, City of Glenpool, Oklahoma (South 75 Business Park Increment District, herein the “Increment District”).
(Timothy Fox, Mayor)
- 9) Close SECOND Public Hearing.
(Timothy Fox, Mayor)
- 10) Discussion and possible action to adopt Ordinance No. 733, 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 Tax Increment District Number One, City Of Glenpool, Oklahoma; Designating And Adopting Project Area And Tax 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 Said 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 Project Plan; Providing For Severability; Containing Other Provisions Relating Thereto; And Repealing All Ordinances Or Resolutions In Conflict Herewith.
(Lowell Peterson, City Attorney/Local Counsel for TIF District #1)

M) Adjournment

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

Signed: _____
City Clerk



Community Development Director's Report

January 11, 2017

To: Glenpool City Council

Mayor and Councilors:

The following report highlights and summarizes the various activities that are currently being addressed and process by the Community Development Department related to major public and private improvement and construction projects within the City of Glenpool.

City/Public Related Activities and Projects:

2016 Sales Tax Initiative Projects

AMR Water Meter Conversion Project:

- The material specifications and bid package for the radio read water meter conversion and replacement project was developed and issued to public bid on December 2, 2016.
- Formal bid packages were issued to seven (7) different water meter Vendors and/or Manufacturers.
- One Bid Addendum was issued during the bid period.
- Bids were received from five (5) individual Bidders and publically read on January 6, 2017.
- Staff is currently developing the resulting Bid Tabulation and performing various investigative due diligence regarding several of the Bidders and Manufacturers that submitted bids for the project.
- The final Bid Tabulation and Staff recommendation is to be presented to the City Council and GUSA Board at the February 6, 2017 regular meetings.

Vision 2025 Projects

South County Soccer Complex:

- Project construction bids were accepted and read on December 8th, 2016
- A formal presentation of bid results and a recommendation regarding contractor selection, and project phasing was presented to and approved by the City Council and GUSA on January 3rd, 2017.
- The Council and GUSA approved the bid from and the selection of Dirt Wurx, LLC as the General Contractor for the project at the January 3rd meeting.

- The resulting draft construction Contract Agreement with Dirt Wurx, LLC will be reviewed before the Council and GUSA at the January 17th scheduled meeting.
- The issuance of a Notice to Proceed and actual start of construction is estimated to be on or before February 1st, 2017.
- The anticipated duration of the Phase I improvements is 210 calendar days from the issuance of the Notice to Proceed.

On-going Private Development and/or Building Projects

Sunoco Glenpool Butane Blending Facility: (Developed by SVT Energy Services, Inc.)

- This project is located at 127th Street on the east side of US Highway 75.
- Full project completion and operational start-up is estimated to be by April, 2017.
- The final Certificate of Occupancy is anticipated by May 1, 2017 - upon final acceptance of certain public waterline improvements constructed to provide domestic and fire protection services to the project.

South Elwood Mini-Storage:

- This project is located on the west side of Elwood Avenue approximately 500' north of 151st Street.
- Phase I of the project consists of five mini-storage buildings and an office building.
- The facility is scheduled to be in operation by March, 2017.

St. Francis Health Center Southwest: (151st Street @ Broadway Ave.)

- The project site improvement plans for the Broadway Avenue construction south of 151st Street as well as the onsite utility, drainage, and paving improvements serving the hospital have been fully reviewed, approved, and permitted for construction.
- The Earth Change Permit covering the final grading and erosion control for the project was issued December 10, 2016.
- Flintco Construction Company has been selected as the project's General Contractor.
- The excavation, grading, and drainage related improvements for the project are well underway at this time.
- Utility construction is anticipated to begin approximately February 1st.
- The Building Permit for the project is anticipated to be in position to be issued by February 1st as well.
- Project completion is predicted to be in May, 2018.

Hotel Project: Phillips Corner Addition

- This project is located east of US Highway 75 and along the east side of Casper Avenue - immediately south of the existing Comfort Inn project.
- The project consists of the construction of a two-story hotel structure having 42 guest suites along with associated parking, drives, and various other site improvements.
- The Earth Change Permit was issued for the project on December 9, 2016.

- The actual Building Permit was issued on January 3, 2017.
- Full project completion is anticipated approximately August, 2017.

Current Status of City of Glenpool Grant Projects:

2016 CDBG Project: Senior Citizen Activity Building Up-grade

- The City of Glenpool was awarded a Community Development Grant for additional remodel and facility upgrades at the Senior Citizen Activity Building in the amount of \$72,645.00 plus a 10% matching requirement from the City for a project total funding amount available of \$79,909.50
- S & J Construction Specialists, Inc. is the General Contractor for the project with a total bid price of \$79,798.00 covering eight (8) individual interior and exterior improvement projects.
- A Notice to Proceed was issued to the Contractor on October 28th and the project is to be fully complete by January 28, 2017 as specified in the Contract Agreement.
- To date, the project construction is on schedule and should be fully complete within the original 120 days specified in the contract.

Oklahoma Department of Transportation Grant Project:

- This project consists of the construction pedestrian sidewalks generally connecting the South County Community Recreation Center with the Glenpool school property on Warrior Road.
- The City has received construction plan covering the proposed pedestrian walkway improvements that are estimated to be 65% complete. City Staff is currently reviewing these documents. Regarding anticipated cost and to determine project phasing.
- It is anticipated that the technical design and approval portion of the project will be completed by March, 2017 with construction bidding occurring during the second quarter of 2017.
- The actual construction phase of the project will likely occur during the summer months of 2017 with full project completion estimated by the end of 2017.

Current Planning Department and Planning Commission Activities:

Plat Wavier: Solid Rock Baptist Church

- Request from Rick Kosman representing Solid Rock Baptist Church concerning a 5.2 tract of land located west of the northwest corner of 141st Street and South Elwood Ave.
PC: Recommended Approval 4-0 on 1/9/17

Lot Split: GLS-218

- Request to split a 23.69 tract located at the northeast corner of 141st Street and 33rd W. Ave. is zoned AG (Agriculture).
PC: Approved 4-0 on 1/9/17

GZ-258

- Request to change zoning classification of three acres located west of the southwest corner of 121st Street and Elwood Ave, Glenpool, Oklahoma from AG (Agriculture) to CS (Commercial Shopping).
PC: Recommended Approval 4-0 on 1/9/17. CC: 1/17/17

GZ-259:

- Request by South 75 Business Park, LLC, to change zoning classification of 89 acres located south and east of the southeast corner of 161st Street South and US Highway 75, Glenpool, Oklahoma from IL (Industrial light manufacturing and research and development district) and CS (Commercial Shopping Center District) to CG (Commercial General District).
PC: Recommended Approval 4-0 on 1/9/17. CC: 1/17/17

ABANDON PUD 24:

- Request by South 75 Business Park, LLC, to abandon the overlay zoning of Planned Unit Development PUD-24 as covers approximately 89 acres of land located south and east of the southeast corner of 161st Street and US Highway 75, contingent upon change of zoning classification of 89 acres located south and east of the southeast corner of 161st Street South and US Highway 75, Glenpool, Oklahoma from IL (Industrial light manufacturing and research and development district) and CS (Commercial Shopping Center District) to CG (Commercial General District).
PC: Recommended Approval 4-0 on 1/9/17. CC: 1/17/17

SITE PLAN REVIEW: SOUTHWOOD CENTER

- Request for review and possible approval of the site plan for Bellator Fitness new location to be located east of the northeast corner of 138th Place and Elwood Ave.
TAC: 1/27/17, PC: 2/10/17.

Current Building & Inspection Department Activities:**Current On-Going Commercial Projects Permitted for Construction:**

- South Elwood Mini-Storage: Located on Elwood Avenue - North of 151st Street
- St. Francis Health System Hospital: Located on 151st Street - East of US Highway 75
- Sunoco Logistics Butane Blending Facility located east of US Highway 75 at 127th Street.
- Beeline Center Remodeling Project: US Highway 75 @ 138th Street.
- City of Glenpool Senior Activities Building Remodel: Black Gold Park
- Hotel Project in Phillips Corner Addition: 123rd & Casper Avenue

Glenpool Residential and Commercial Building Permit Statistics – December, 2016

• New Residential Permits Issued in December, 2016:	6 Total
• New Commercial Permits Issued in December, 2016:	2 Total
• Current Active Residential Permits:	49 Total

• Current Active Commercial Permits:	8 Total
• 2015 Residential Permits thru December:	129 Total
• 2016 Residential Permits issued thru December:	103 Total
• 2015 Commercial Permits Issued Thru December:	9 Total
• 2016 Commercial Permits Issued Thru December:	11 Total

Code Enforcement Department Activities: December, 2016

Typical Issues Addressed by the Code Enforcement Department: Public Nuisance

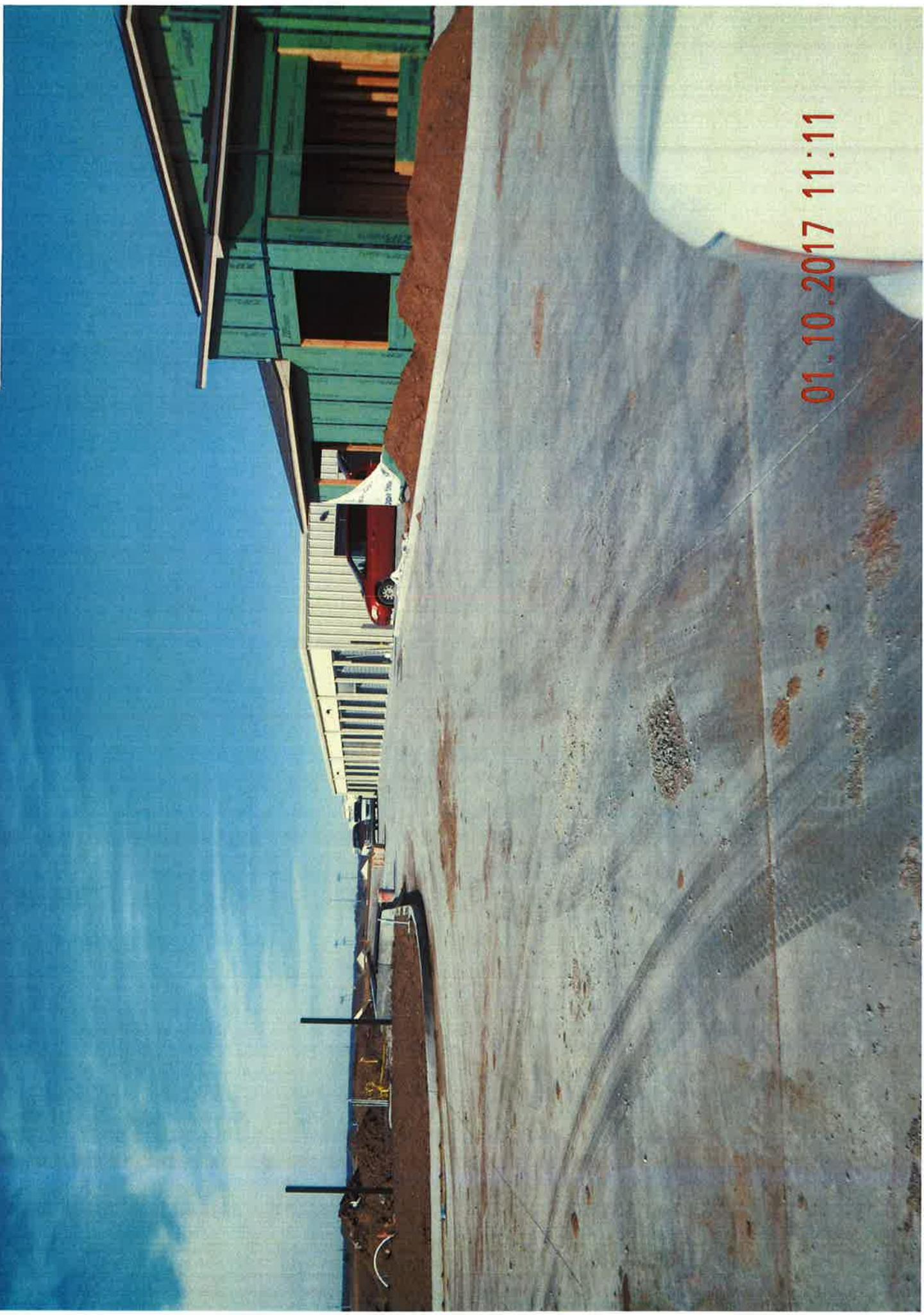
- Inoperable or abandoned vehicles being stored on private property.
- Trash or debris on private property
- Excessively high grass on private property
- Special Assessment requests researched and issued to real estate lenders.
- Filing and releasing Mechanic Liens with the Tulsa County Recorder's Office.
- Illegal vehicle parking on private property yards.
- Visual impairments caused by trees, shrubs, vehicles, etc. interfering with traffic flow.
- Bidding and subcontracting involved with nuisance abatement.
- Enforcement of Health and Safety Code violations.

Department Activity for the Month of December:

• Year-to-Date complaint calls received and investigated	1517
• Public nuisance cases remaining open thru December 31 st :	0
• New Code Enforcement cases processed in December:	
1. Calls reporting high grass:	23
2. Structures damaged by fire:	-0-
3. Notices issued for vehicles illegally parked:	16
4. Nuisance abatements performed by contractors:	-0-
5. Notices issued for residences without water service:	-0-
6. Tulsa County Health Department Citations issued:	-0-
7. Notices issued for illegally placed signs:	7
8. Damage to public facilities citations:	-0-
9. Excessive trash & debris:	13
10. Dilapidated vacant structures and properties:	4
11. Trash can/receptacle placement:	10
12. Misc. cases:	<u>12</u>
Total New Cases Opened in December:	72



South Elwood Mini Storage



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Phillips Corner Hotel



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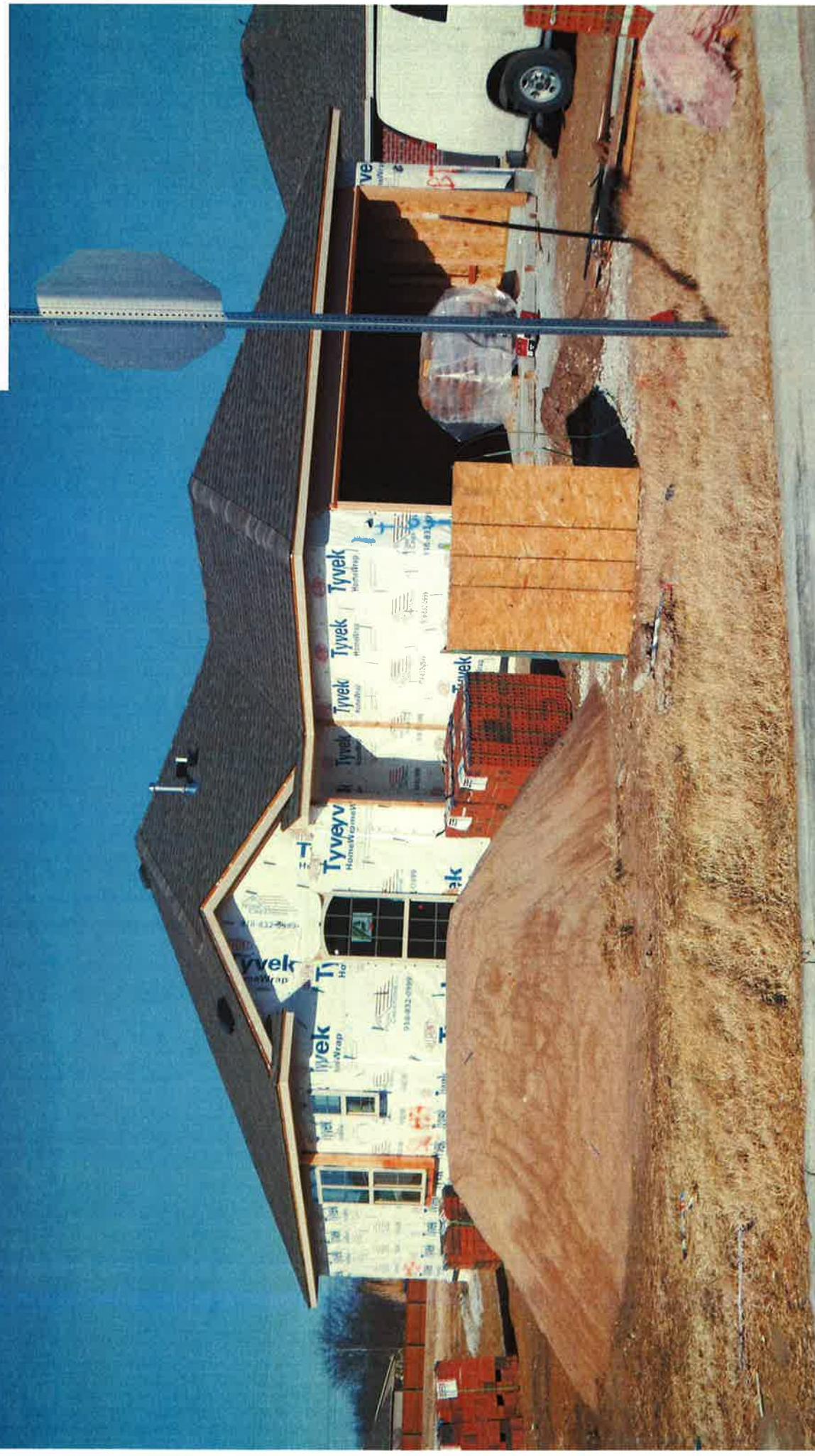


Glen Abbey Housing



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Mansfield Lane Housing



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Mansfield Lane Housing



Beeline Center Remodel



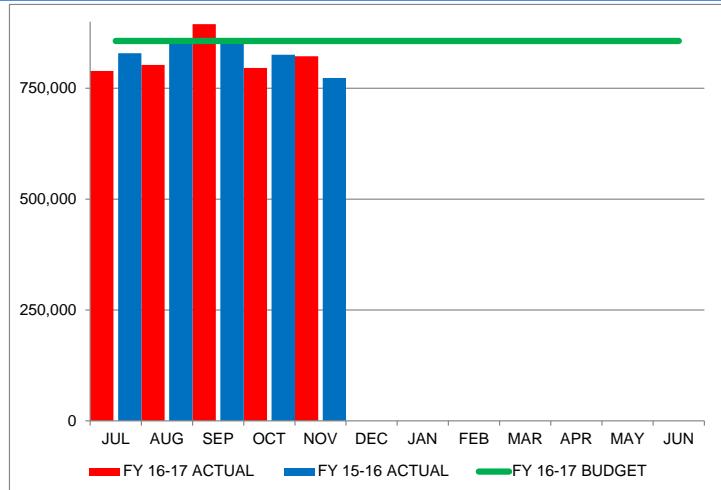
SUNOCO Butane Project



REVENUE ANALYSIS - GENERAL FUND

TOTAL REVENUE

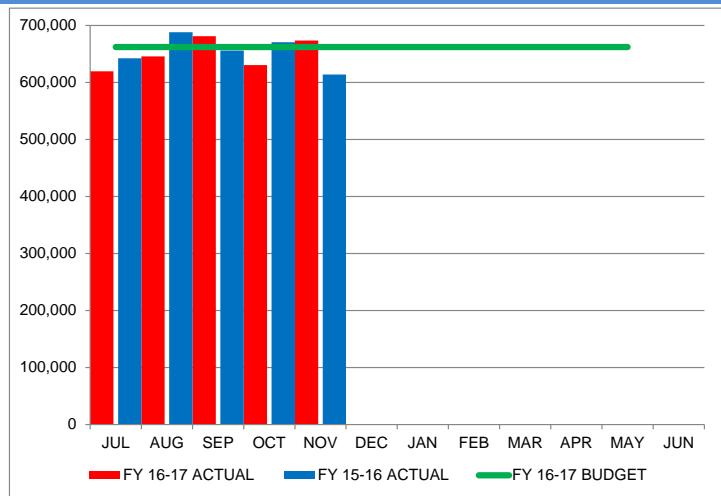
	FY 16-17	FY 16-17	BUDGET		FY 15-16
	BUDGET	ACTUAL	VAR.	% VAR.	ACTUAL
JUL	\$ 856,649	\$ 789,189	\$ (67,460)	-7.9%	\$ 828,909
AUG	856,649	802,545	(54,103)	-6.3%	858,896
SEP	856,649	894,556	37,907	4.4%	850,655
OCT	856,649	795,632	(61,016)	-7.1%	825,619
NOV	856,649	822,281	(34,368)	-4.0%	773,198
DEC					
JAN					
FEB					
MAR					
APR					
MAY					
JUN					
YTD	\$ 4,283,243	\$ 4,104,203	\$ (179,040)	-4.2%	\$ 4,137,278



Total General Fund revenues YTD through November were -4.2% under budget YTD and -0.8% below prior year.

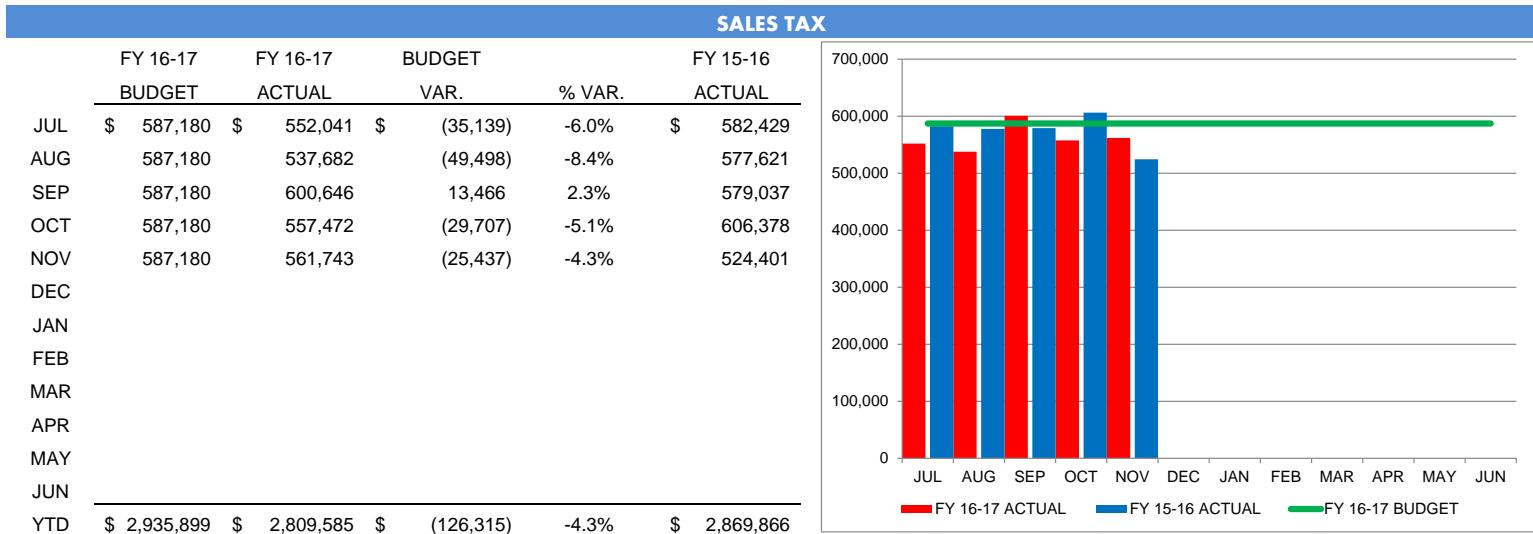
TAXES

	FY 16-17	FY 16-17	BUDGET		FY 15-16
	BUDGET	ACTUAL	VAR.	% VAR.	ACTUAL
JUL	\$ 662,180	\$ 619,710	\$ (42,470)	-6.4%	\$ 642,505
AUG	662,180	645,808	(16,371)	-2.5%	688,006
SEP	662,180	681,226	19,046	2.9%	655,934
OCT	662,180	630,582	(31,598)	-4.8%	670,620
NOV	662,180	673,430	11,250	1.7%	614,054
DEC					
JAN					
FEB					
MAR					
APR					
MAY					
JUN					
YTD	\$ 3,310,899	\$ 3,250,756	\$ (60,143)	-1.8%	\$ 3,271,119

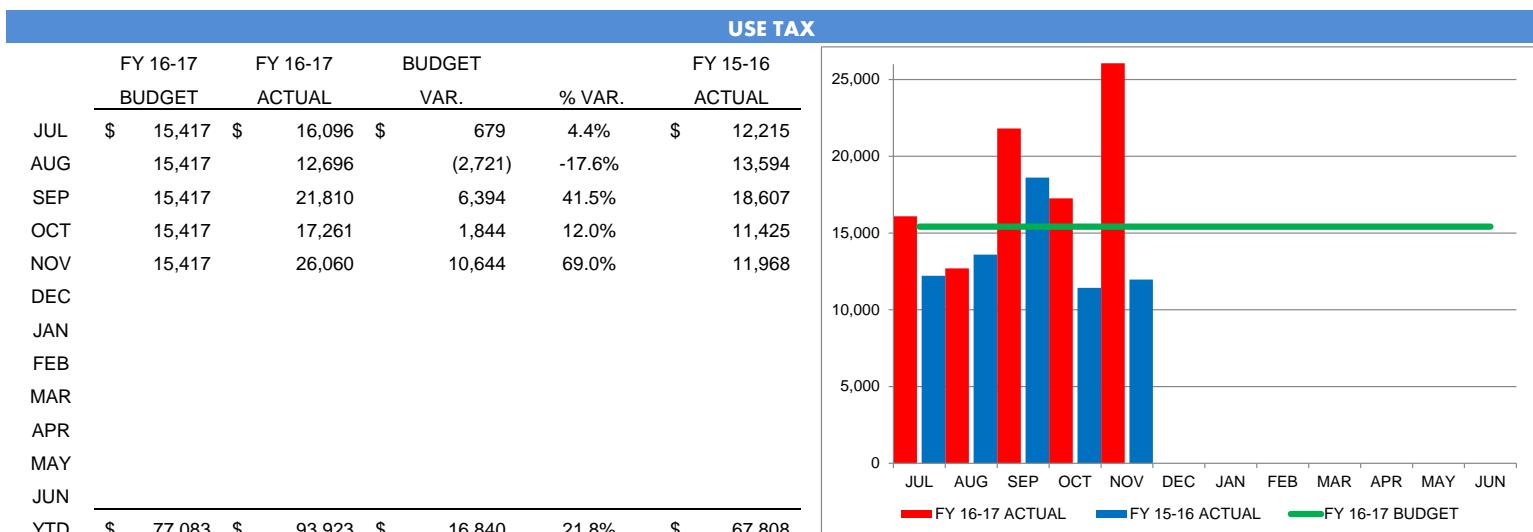


Tax revenues include Sales Tax, Use Tax, Hotel/Motel Tax, Franchise Tax and E911 Fees.

Total tax collections YTD through November fell short of budget by -1.8% and below prior year YTD by -0.6%. Net year over year sales subject to sales tax decreased by approximately \$1.7 million, mainly attributable to the slowing of the regional economy.

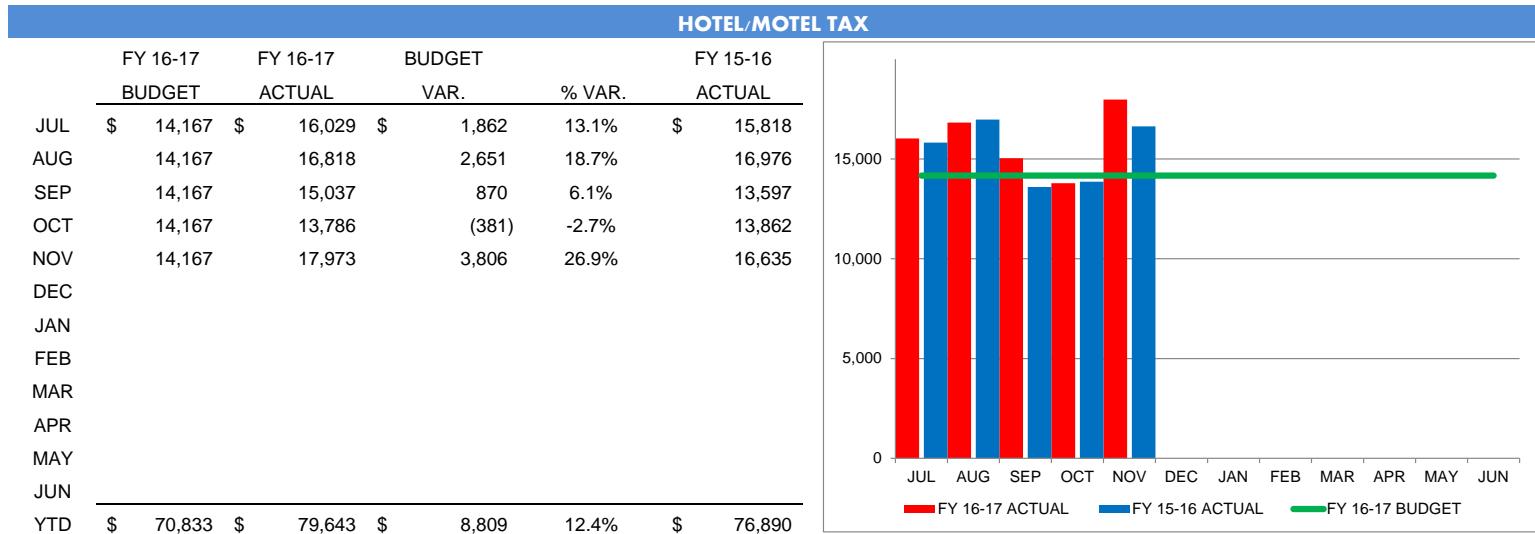


Sales Tax is the largest single revenue source for the General Fund and the City, and represents almost 70% of the General Fund Revenue Budget.



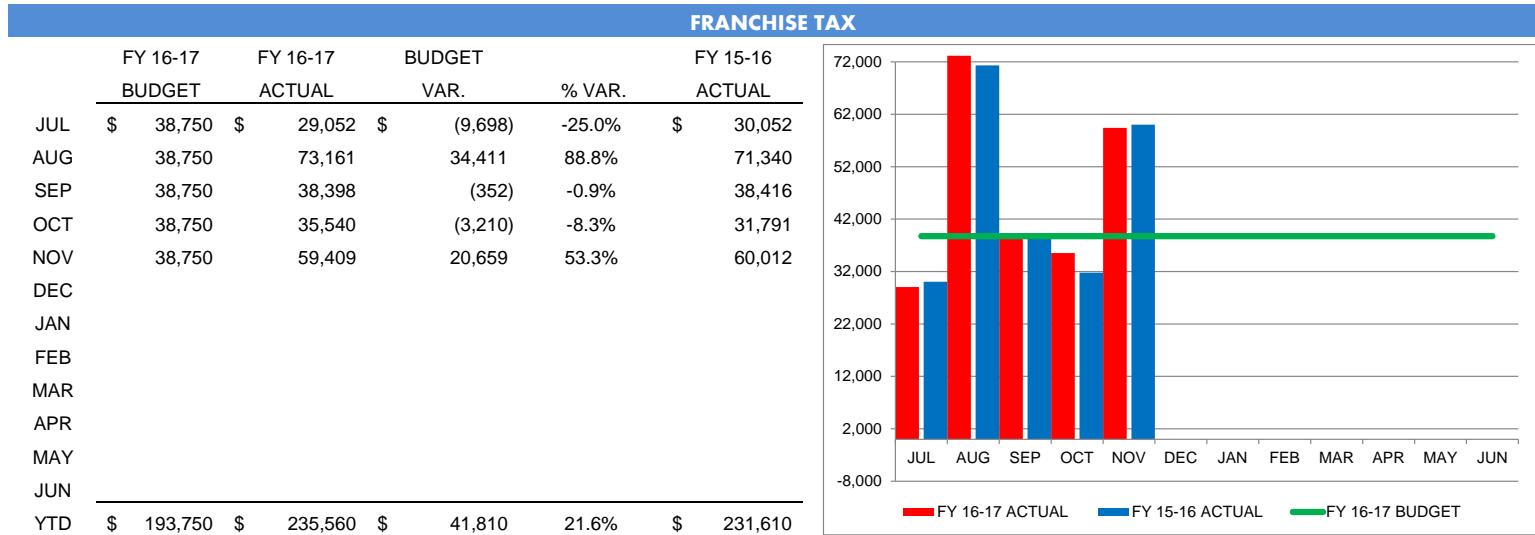
Use Tax is levied on goods that are bought in other states and then imported to Oklahoma for use. Because use tax is often related to construction activity, collections can fluctuate widely from month to month and year to year.

Use tax collections YTD through November exceeded budget by 21.8%, and exceeded prior YTD by 38.5%.



Hotel/Motel tax is a 5% tax collected on the gross revenues of hotel and motel establishments.

Hotel/Motel tax collections YTD through November exceeded budget 12.4%, and exceeded prior YTD by 3.6%.



Franchise and Utility Fees are charged to public utilities for the use of City-owned rights of way by the utilities for their infrastructure. Franchise taxes typically vary with weather conditions, a major factor affecting utility revenues.

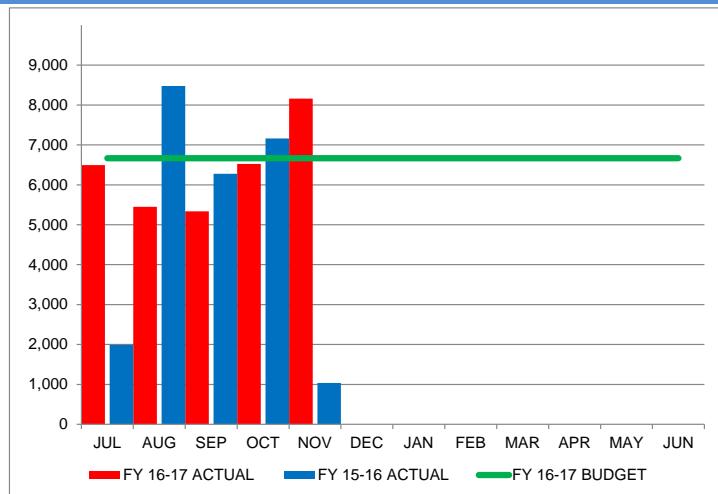
Franchise tax collections YTD through November exceeded budget by 21.6%, and prior YTD by 1.7%.

GENERAL FUND REVENUE ANALYSIS - *continued*

November

E911 FEES

	FY 16-17		FY 16-17		BUDGET		FY 15-16	
	BUDGET	ACTUAL	BUDGET	ACTUAL	VAR.	% VAR.	ACTUAL	
JUL	\$ 6,667	\$ 6,493	\$ (174)		-2.6%	\$ 1,991		
AUG	6,667	5,451	(1,215)		-18.2%	8,475		
SEP	6,667	5,334	(1,332)		-20.0%	6,277		
OCT	6,667	6,523	(144)		-2.2%	7,163		
NOV	6,667	8,161	1,494		22.4%	1,038		
DEC								
JAN								
FEB								
MAR								
APR								
MAY								
JUN								
YTD	\$ 33,333	\$ 31,962	\$ (1,371)		-4.1%	\$ 24,944		

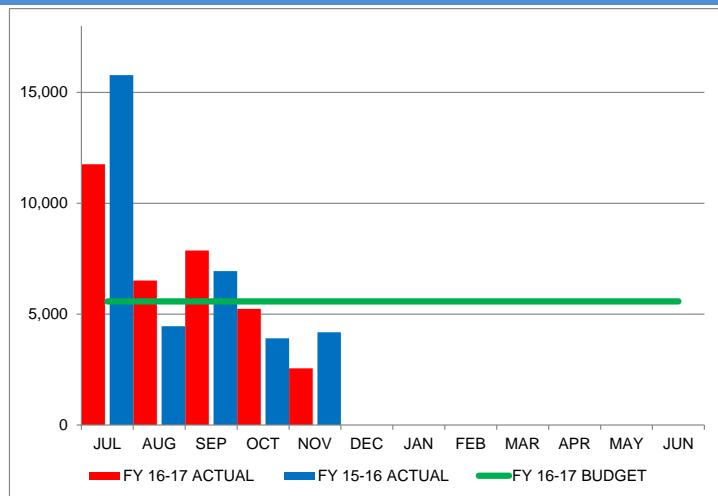


E911 Fees are charges imposed on consumers collected by phone service providers to provide funding for the operation of the 911 emergency response system.

E911 fee collections YTD through November fell short of budget -4.1%, but above prior year by YTD by 28.1%.

LICENSES AND PERMITS

	FY 16-17		FY 16-17		BUDGET		FY 15-16	
	BUDGET	ACTUAL	BUDGET	ACTUAL	VAR.	% VAR.	ACTUAL	
JUL	\$ 5,575	\$ 11,762	\$ 6,187		111.0%	\$ 15,780		
AUG	5,575	6,518	943		16.9%	4,451		
SEP	5,575	7,867	2,292		41.1%	6,940		
OCT	5,575	5,238	(337)		-6.1%	3,913		
NOV	5,575	2,553	(3,022)		-54.2%	4,183		
DEC								
JAN								
FEB								
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APR								
MAY								
JUN								
YTD	\$ 27,875	\$ 33,937	\$ 6,062		21.7%	\$ 35,268		

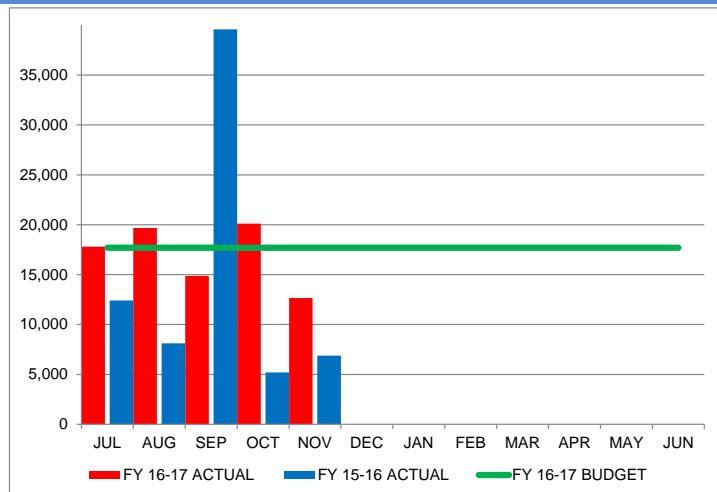


Permits and Fees includes Building Permits, Trade Licenses, Pet Licenses, Assessment Fees and Fireworks and Sign Permits.

Permits and Fees YTD through November exceeded budget by 21.7%, but below prior year by -3.8%.

CHARGES FOR SERVICES

	FY 16-17		FY 16-17		BUDGET		FY 15-16	
	BUDGET	ACTUAL	BUDGET	ACTUAL	VAR.	% VAR.	ACTUAL	
JUL	\$ 17,696	\$ 17,805	\$ 17,696	\$ 19,677	109	0.6%	\$ 12,405	
AUG	17,696	19,677		1,980	11.2%		8,105	
SEP	17,696	14,871		(2,825)	-16.0%		39,574	
OCT	17,696	20,112		2,416	13.7%		5,198	
NOV	17,696	12,661		(5,035)	-28.5%		6,877	
DEC								
JAN								
FEB								
MAR								
APR								
MAY								
JUN								
YTD	\$ 88,481	\$ 85,126	\$ (3,355)		-3.8%		\$ 72,159	

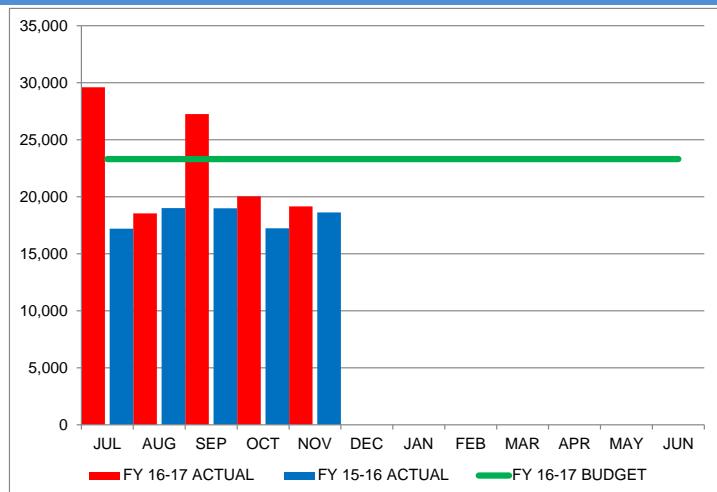


Charges for Services includes Development, Zoning and Inspection Fees, Dog Pound Fees, GEMS reimbursement, Police Specials Services (SRO) and charges for Police Reports.

Charges for Services YTD through November fell short of budget by -3.8% as a result of lower inspections revenues, but exceeded prior year by 18.0%.

INTERGOVERNMENTAL

	FY 16-17		FY 16-17		BUDGET		FY 15-16	
	BUDGET	ACTUAL	BUDGET	ACTUAL	VAR.	% VAR.	ACTUAL	
JUL	\$ 23,304	\$ 29,599	\$ 23,304	18,549	6,295	27.0%	\$ 17,193	
AUG	23,304	18,549		(4,754)		-20.4%	18,998	
SEP	23,304	27,256		3,952		17.0%	18,981	
OCT	23,304	20,037		(3,266)		-14.0%	17,241	
NOV	23,304	19,152		(4,152)		-17.8%	18,620	
DEC								
JAN								
FEB								
MAR								
APR								
MAY								
JUN								
YTD	\$ 116,519	\$ 114,594	\$ (1,925)		-1.7%		\$ 91,032	

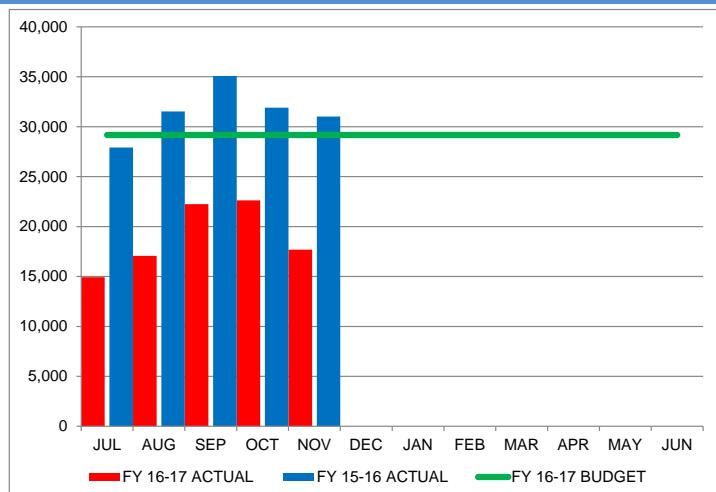


Intergovernmental revenues includes excise taxes, cigarette taxes, alcoholic beverage taxes and commercial vehicle taxes collected by the state, as well as grants from federal and local agencies which support activities that would typically not be undertaken without grant funding. The FY16-17 budget anticipates CDBG funding for improvements at the Senior Center, but has not yet been received.

Intergovernmental YTD through November fell short of budget by -1.7%, and exceeded prior year by 25.9% as a result of the CDBG grant reimbursements.

FINES AND FORFEITURES

	FY 16-17		FY 16-17		BUDGET		FY 15-16	
	BUDGET	ACTUAL		VAR.	% VAR.	ACTUAL		
JUL	\$ 29,167	\$ 14,921	\$ (14,246)	(48.8%)	-48.8%	\$ 27,905		
AUG	29,167	17,069	(12,098)	-41.5%	-41.5%	31,517		
SEP	29,167	22,234	(6,933)	-23.8%	-23.8%	35,072		
OCT	29,167	22,622	(6,545)	-22.4%	-22.4%	31,896		
NOV	29,167	17,678	(11,488)	-39.4%	-39.4%	31,011		
DEC								
JAN								
FEB								
MAR								
APR								
MAY								
JUN								
YTD	\$ 145,833	\$ 94,523	\$ (51,310)	-35.2%	-35.2%	\$ 157,401		

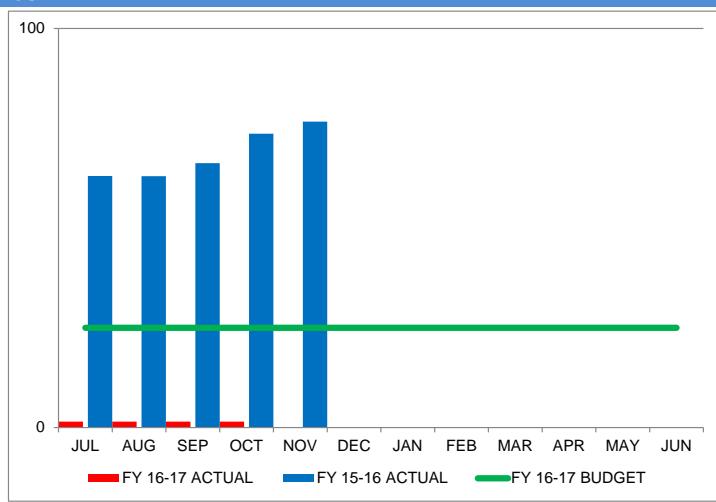


Fines and Forfeitures include Municipal Court fines and Federal Forfeiture Revenue.

Fines & Forfeitures YTD through November fell short of budget by -35.2%, and were below prior year by -39.9%. The number of citations issued was down 52% from 844 issued for the same period in FY16 compared to 403 in FY17.

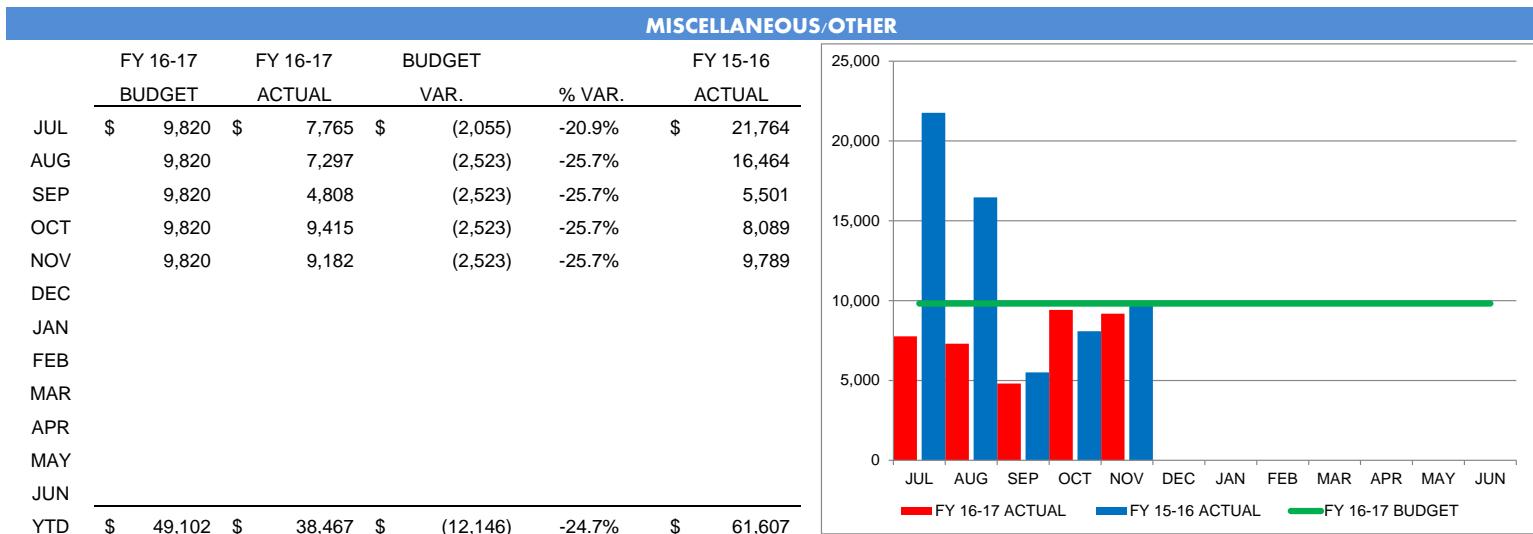
INVESTMENT INCOME

	FY 16-17		FY 16-17		BUDGET		FY 15-16	
	BUDGET	ACTUAL		VAR.	% VAR.	ACTUAL		
JUL	\$ 25	\$ 2	\$ (23)	(94.0%)	-94.0%	\$ 63		
AUG	25	2	\$ (23)	(94.0%)	-94.0%	63		
SEP	25	1	\$ (24)	(94.1%)	-94.1%	66		
OCT	25	2	\$ (23)	(94.0%)	-94.0%	74		
NOV	25	0	\$ (25)	(99.9%)	-99.9%	77		
DEC								
JAN								
FEB								
MAR								
APR								
MAY								
JUN								
YTD	\$ 125	\$ 6	\$ (119)	-95.2%	-95.2%	\$ 343		



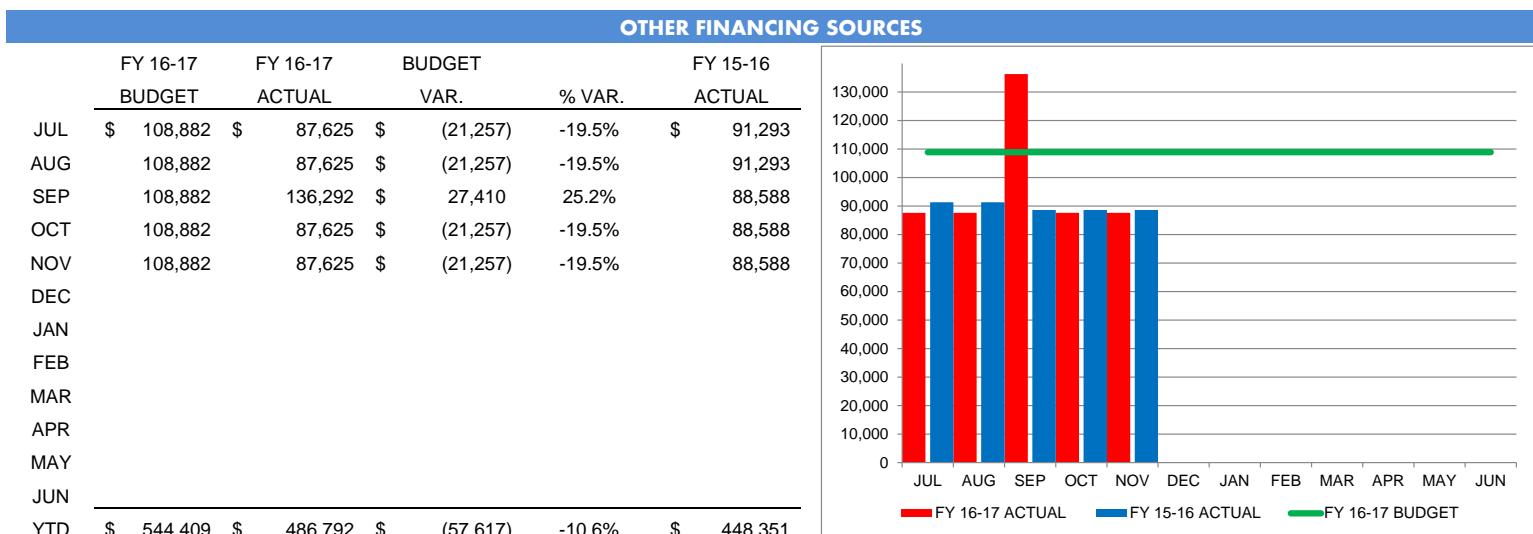
Investment Income is interest on deposits.

Investment Income YTD through November fell short of budget by -95.2% and below prior year by -98.2%.



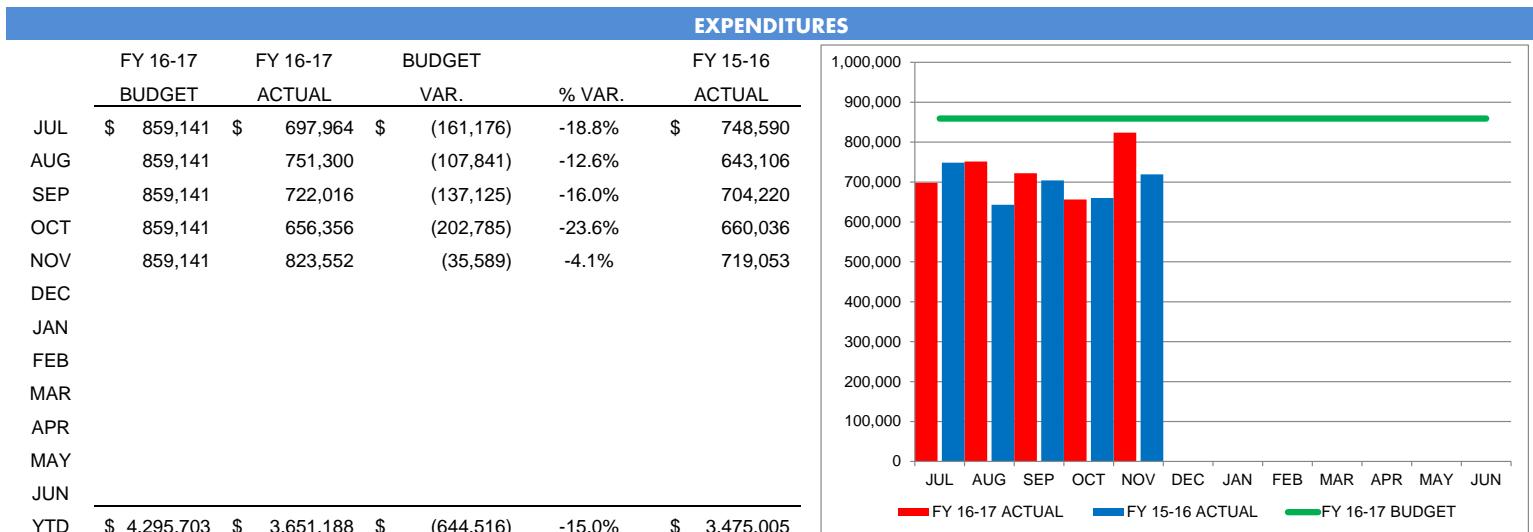
Other Revenue consists of sale of assets, refunds, and rental income for municipal buildings and tower antenna space.

Miscellaneous revenues YTD through November fell short of budget by -24.7%, and prior year by -37.6%. The prior year included revenues from property sold by Tulsa County, as well as a reimbursement from Tulsa County for expenses related to the 121st Street Signalization project.

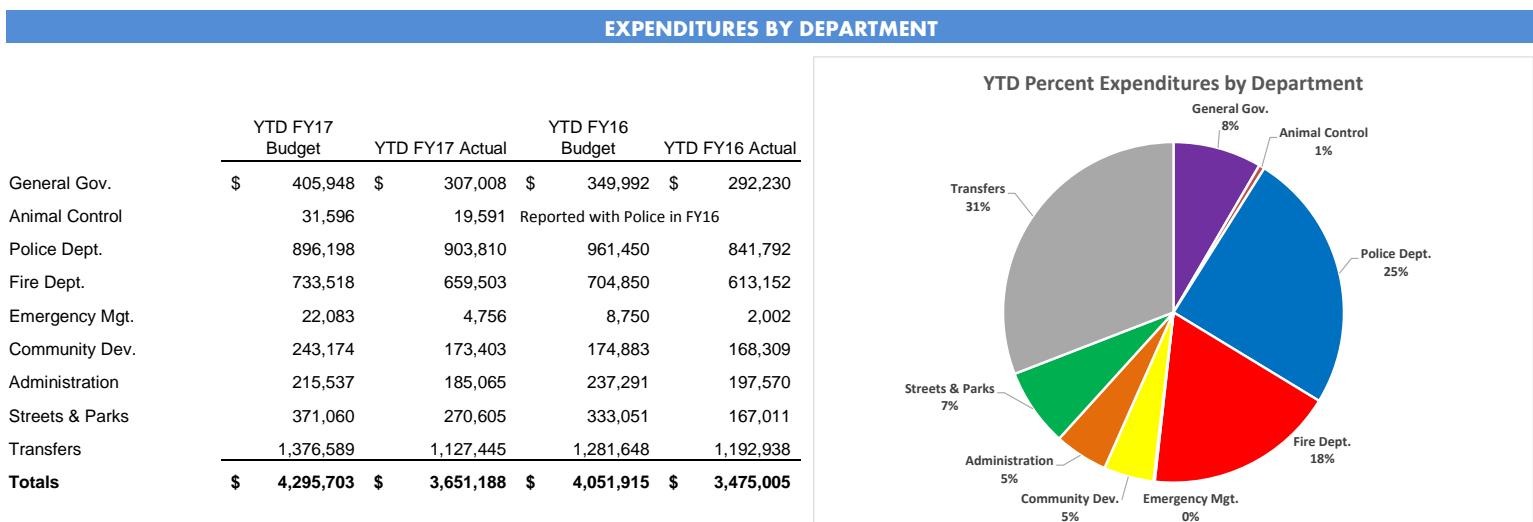


Transfers from the Glenpool Utility Services Authority and the Glenpool Industrial Authority represent a reimbursement (on an annualized basis) from those funds for services provided by the General Fund. In addition, proceeds from the issuance of debt as well as use of fund balance are accounted for in this revenue category.

Transfers YTD through November fell short of budget by -10.6% due to lower sales tax revenues, but were above prior year by 8.6%.



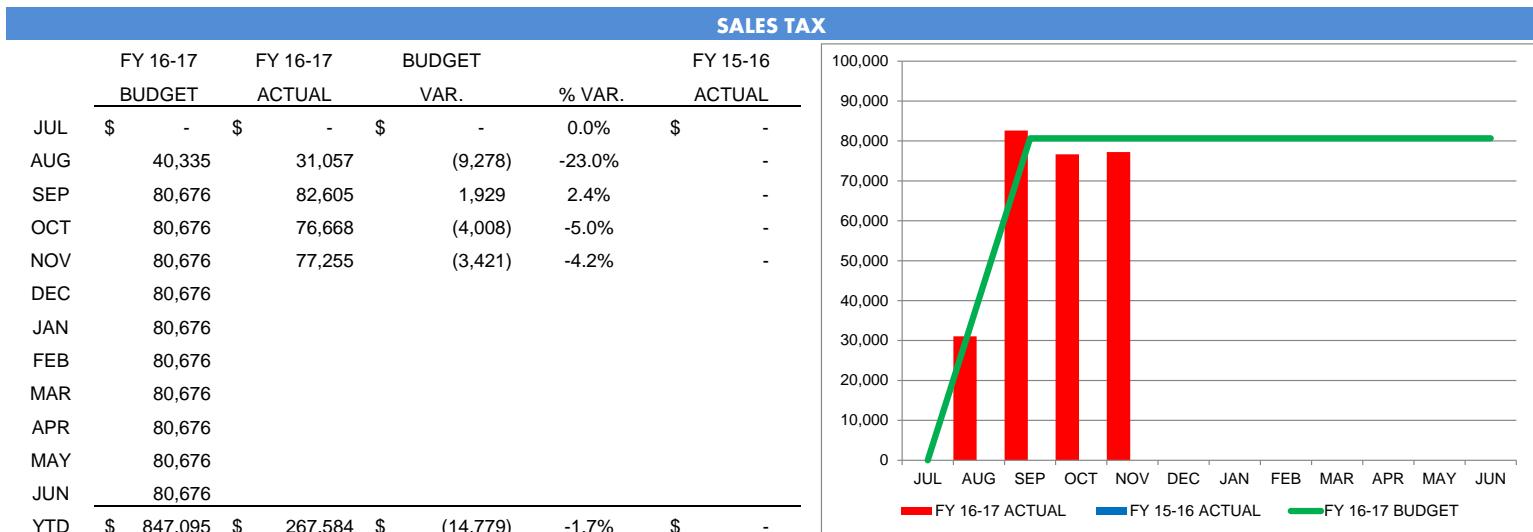
General Fund expenditures YTD were under budget YTD by -15.0%, and 5.1% above prior year YTD.



The FY17 General Fund Budget is 6.0% higher than prior year. Actual expenditures YTD are 5.1% above prior year.

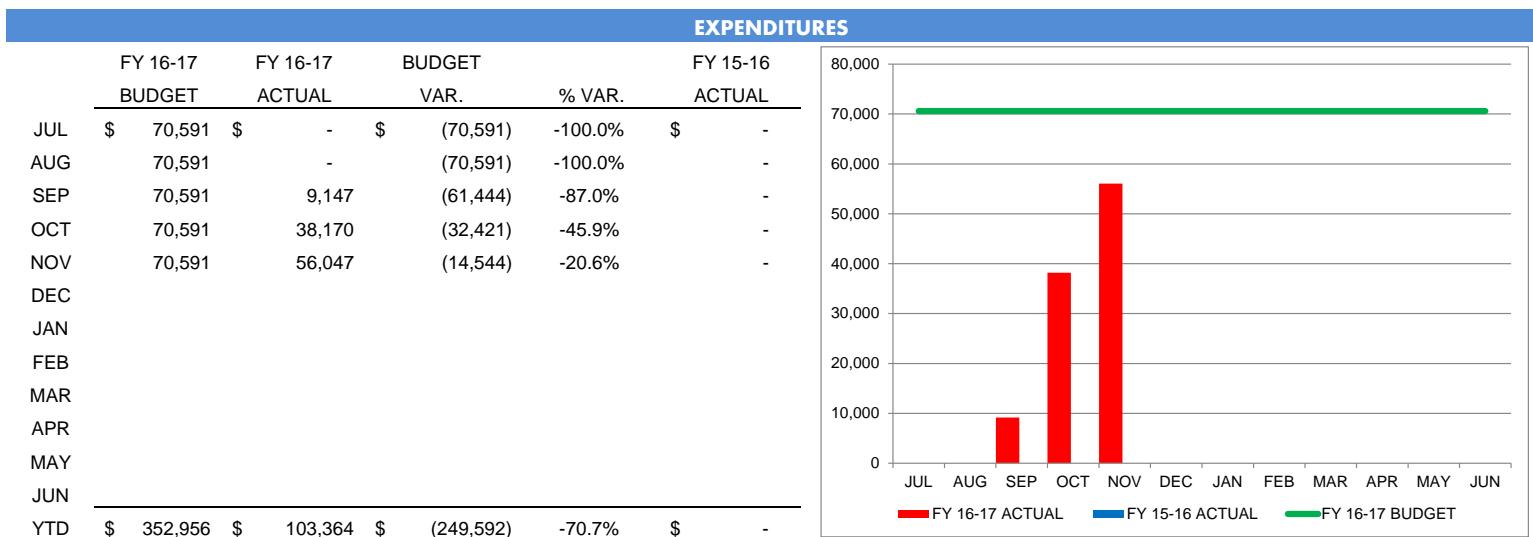
SPECIAL REVENUE FUND: PUBLIC SAFETY PERSONNEL

November



Sales tax collections YTD were below budget by -1.7%.

PUBLIC SAFETY PERSONNEL FUND EXPENDITURE ANALYSIS



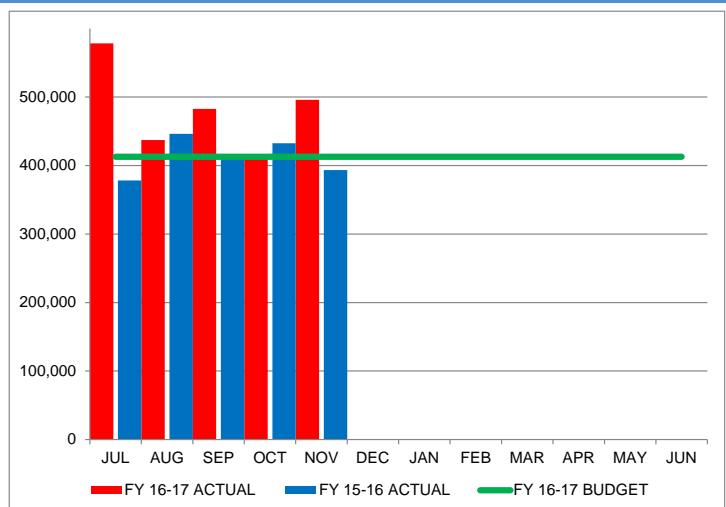
Expenditures YTD through November were -70.7% below budget. November is the first month of the fiscal year to reflect expenditures related to a full staff.

GLENPOOL UTILITY SERVICES AUTHORITY (GUSA): OVERALL FUND PERFORMANCE

November

CHARGES FOR SERVICES

	FY 16-17		BUDGET		FY 15-16	
	BUDGET	ACTUAL	VAR.	% VAR.	ACTUAL	
JUL	\$ 412,779	\$ 578,279	\$ 165,500	40%	\$ 378,224	
AUG	412,779	437,131	24,352	6%	446,154	
SEP	412,779	482,706	69,926	17%	411,699	
OCT	412,779	411,949	(830)	0%	432,549	
NOV	412,779	496,008	83,228	20%	393,355	
DEC						
JAN						
FEB						
MAR						
APR						
MAY						
JUN						
Totals	\$ 2,063,897	\$ 2,406,072	\$ 342,176	16.6%	\$ 2,061,980	

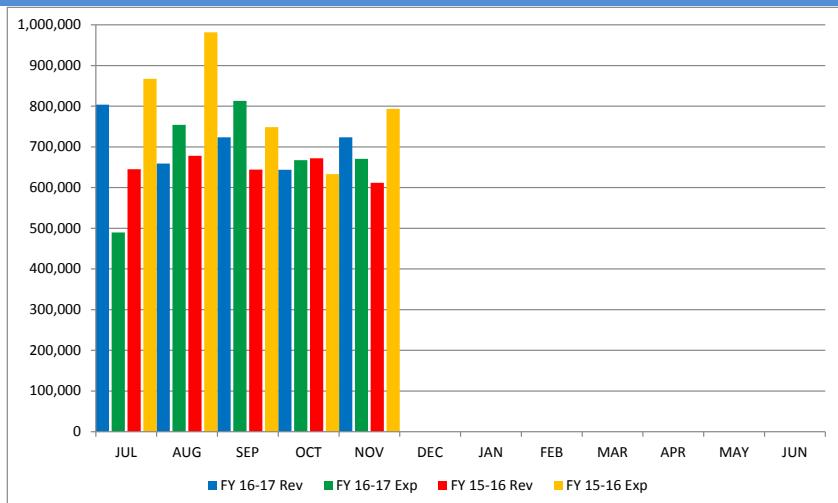


Charges for Services are 16.6% over budget YTD and 37.7% over prior year. Customer accounts increased by 7.6% over prior year.

November

REVENUE VS EXPENDITURES

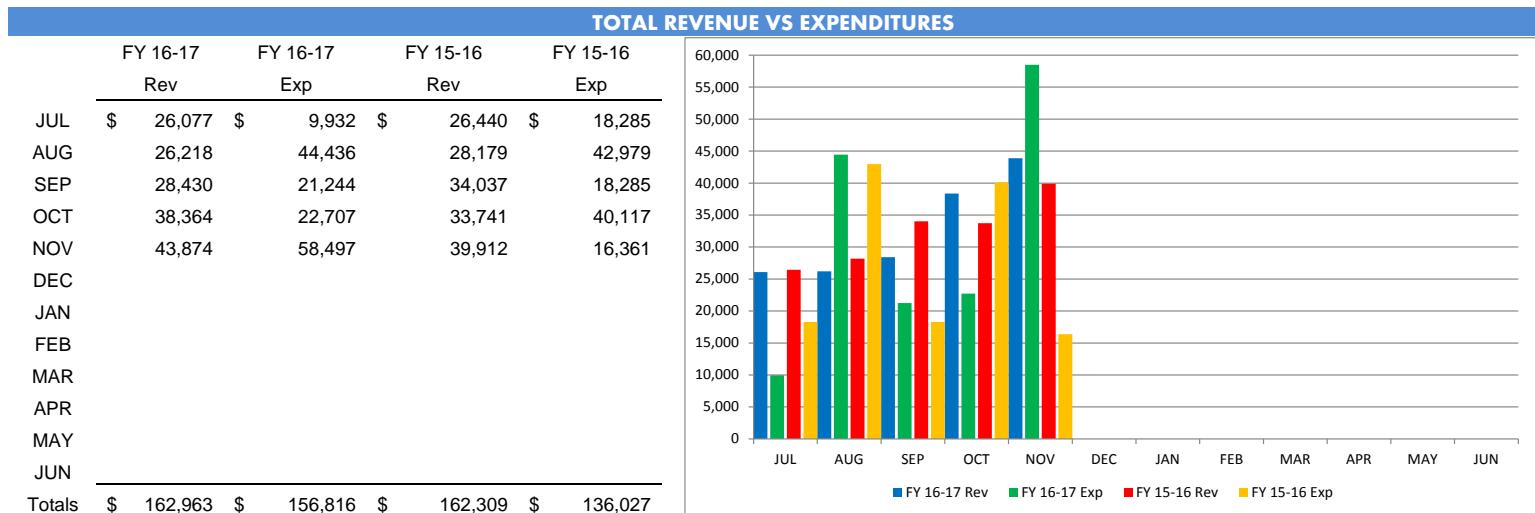
	FY 16-17		FY 15-16		FY 15-16	
	Rev	Exp	Rev	Exp	Rev	Exp
JUL	\$ 803,671	\$ 489,545	\$ 645,322	\$ 867,419		
AUG	659,074	754,153	677,988	981,368		
SEP	723,678	813,213	644,154	748,437		
OCT	643,815	667,294	672,026	633,255		
NOV	723,347	670,451	611,917	793,471		
DEC						
JAN						
FEB						
MAR						
APR						
MAY						
JUN						
Totals	\$ 3,553,585	\$ 3,394,657	\$ 3,251,407	\$ 4,023,950		



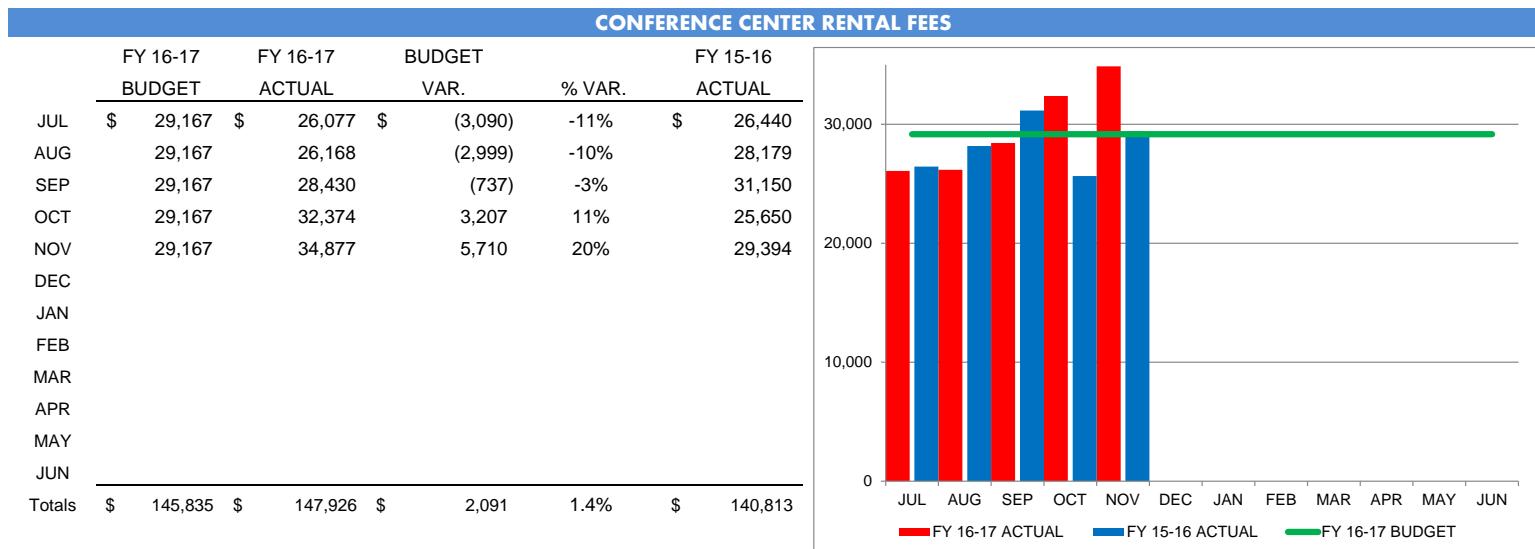
GUSA Net Income through November was 120.6% above prior year to date due to the increase in water revenues combined with lower expenditures.

GLENPOOL INDUSTRIAL AUTHORITY (GIA):
OVERALL FUND PERFORMANCE

November



Industrial Authority Net income YTD through November was down \$20,135 over prior year, primarily due to increased maintenance costs compared to prior year.



Conference Center revenues from Rental Fees through November were 1.4% above budget, and 5.1% over prior year YTD due to strong rental revenues in October and November.

**MINUTES GLENPOOL CITY COUNCIL
and
GLENPOOL PLANNING COMMISSION
SPECIAL JOINT WORKSHOP**

A Special Joint Workshop of the Glenpool City Council and the Glenpool Planning Commission will be held at 6:30 p.m. on, Thursday, December 15, 2016, 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 at 6:37pm**
Richard Watts, Planning Commission Chairman at 6:37pm
- B) Roll call, declaration of quorum – Rick Malone, City Planner; Timothy Lee Fox, Mayor; Rick Malone, City Planner; Richard Watts, Planning Commission Chairman**
 - CITY COUNCIL MEMBERS PRESENT:
Mayor Fox, Councilor Kearns, Councilor Lund.
 - PLANNING COMMISSION MEMBERS PRESENT:
Chairman Watts, Commissioner Buchanan, Commissioner Cutsor, Commissioner Nelson.
 - PUBLIC PRESENT: Alan Woodcock, resident, Stacy Bales, Tulsa Homebuilders Association, Tracy England, resident.
- C) Scheduled Discussion**
 - 1) Discussion concerning recommended approach and priorities for updating the Comprehensive Plan and Zoning/Subdivision regulations.**
(Rick Malone, City Planner/Facilitator, Kendig Keast Collaborative)

After a power point presentation by the Kendig Keast Collaborative team which included Gary Mitchell, Randal Anderson, & Carolyn Back and Jim Beach with Wallace Engineering during and after the presentation, there was a question and answer session concerning creating a facade grant for the downtown area and calling it the "Black Gold District and also possibly creating an Appearance Review Committee for special corridor districts along 151st Street, 141st Street and US 75 Highway.

Adjournment

- Meeting was adjourned at 8:01p.m. by Mayor Fox.
- Meeting was adjourned at 8:01p.m. by Chairman Watts.

MINUTES

CITY COUNCIL MEETING

January 3, 2017

The Regular Session of the Glenpool City Council, including a duly noticed Public Hearing, was held at Glenpool City Hall, 3rd Floor, 12205 S. Yukon Ave, Glenpool, Oklahoma.

Councilors present: Jacqueline Triplett-Lund, Councilor; Patricia Agee, Councilor; Brandon Kearns, Councilor; Momodou Ceesay, Vice Mayor and Timothy Fox, Mayor.

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; Jared Frost, JLH Inc.; and Brett Copple, Mercy Regional EMS.

A) Mayor Fox called the meeting to order at 6:01 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) City Manager Report – Roger Kolman, City Manager

In addition to the report included in their packet Mr. Kolman reported on the following:

- Activity has begun at the Saint Francis Hospital construction site. Saint Francis is projecting they will open during the Spring of 2018.
- Mr. Kolman reminded the Council that the Chamber of Commerce Annual Banquet is scheduled for January 21, 2017, 6 p.m. at the Glenpool Conference Center.

F) Mayor Report – Timothy Fox, Mayor

- Mayor Fox offered his appreciation to Grandview Heights Apartments and American T's for sponsoring the carriage rides, an event of the Glenpool Chamber of Commerce, during the Christmas holiday season.
- He reported he was glad to see the construction activity at the hospital site. He stated Channel 6 featured a great article about the forthcoming hospital on their webpage.

G) Council Comments

- None.

H) Public Comments

- None.

I) Scheduled Business

- 1) Discussion and possible action to approve minutes from December 13, 2016 meeting.**
MOTION: Councilor Kearns moved, second by Councilor Agee to approve minutes as presented.
FOR: Mayor Fox; Councilor Agee; Councilor Kearns
AGAINST: None
ABSTAIN: Councilor Lund; Vice-Mayor Ceesay
Motion carried.
- 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.**
Ms. White advised the Council Members that the next municipal election was slated for April 4, 2017 and explained certain statutory requirements to adopt a resolution for purpose of properly notifying the County Election Board and the public about the upcoming election.
MOTION: Vice Mayor Ceesay moved, second by Councilor Agee to adopt Resolution No. 17-01-01 as presented.
FOR: Vice-Mayor Ceesay; Mayor Fox; Councilor Agee; Councilor Kearns; Councilor Lund
AGAINST: None
Motion carried.
- 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.**
Mr. Burrow, Community Development Director presented for Council approval a packet of bid materials pertaining to the South County Soccer Complex Construction Project.
MOTION: Vice Mayor Ceesay moved, second by Councilor Agee 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.
FOR: Mayor Fox; Councilor Agee; Councilor Kearns; Councilor Lund; Vice-Mayor Ceesay
AGAINST: None
Motion carried.
- 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.

Ms. Julie Casteen, Finance Director presented Resolution No. 17-01-03 and recommended approval. Ms. Casteen explained that final numbers were not available for the project at the time of budget adoption, therefore they were not included in the budget. The bulk of the funding will be provided through VISION Funds from Tulsa County, while the remaining funding will come from remaining 2011 Bond Series Construction Funds.

MOTION: Councilor Kearns moved, second by Councilor Lund to approve Resolution No. 17-01-03 as presented.

FOR: Councilor Agee; Councilor Kearns; Councilor Lund; Vice-Mayor Ceesay; Mayor Fox

AGAINST: None

Motion carried.

- 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 recommended convening into Executive Session for the purpose of providing an update to the Council concerning the current litigation and possible settlement.

MOTION: Councilor Agee moved, second by Vice Mayor Ceesay to convene in Executive Session for the purpose stated.

FOR: Councilor Kearns; Councilor Lund; Vice-Mayor Ceesay; Mayor Fox; Councilor Agee

AGAINST: None

Motion carried.

- 6) **Discussion and possible action to reconvene in Regular Session.**

MOTION: Councilor Agee moved, second by Councilor Lund to reconvene in Regular Session.

FOR: Councilor Lund; Vice-Mayor Ceesay; Mayor Fox; Councilor Agee; Councilor Kearns

AGAINST: None

Motion carried.

- 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 recommended that the City Council should convene in Executive Session for the purpose of discussing the City Manager's mid-term evaluation, which should not be discussed in open session.

MOTION: Councilor Lund moved, second by Councilor Kearns to convene in Executive Session for the purpose stated.

FOR: Vice-Mayor Ceesay; Mayor Fox; Councilor Agee; Councilor Kearns; Councilor Lund

AGAINST: None

Motion carried.

8) Discussion and possible action to reconvene in Regular Session.

MOTION: Councilor Kearns moved, second by Councilor Agee to reconvene in Regular Session.

FOR: Mayor Fox; Councilor Agee; Councilor Kearns; Councilor Lund; Vice-Mayor Ceesay

AGAINST: None

Motion carried.

Mayor Fox declared a recess at 7:29 p.m. to convene in subsequent Glenpool Utility Service Authority, Glenpool Industrial Authority and Glenpool Emergency Medical Services District meetings.

Mayor Fox declared the recess closed and resumed the City Council meeting at 8:37 p.m.

Mayor Fox opened the Public Hearing at 8:38 p.m.

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 explained that the purpose of the public hearing was to provide information and answer questions concerning the proposed TIF District No. 1.

Presentation included:

- (i) Copy of published notice for the Public Hearing;
- (ii) Copy of TIF Review Committee Resolution No. RC-16-12-01, dated December 5, 2016, approving and recommending approval of Project Plan by Planning Commission and City Council;
- (iii) Copy of Planning Commission Resolution No. PC-16-12-01, dated December 15, 2016; approving and recommending approval of Project Plan by City Council;
- (iv) Copy of Proposed Ordinance creating Increment District # 1, Glenpool, and approving and adopting the Project Plan;
- (v) Full copy of Project Plan as presented to the TIF Review Committee and the Planning Commission; and
- (vi) PowerPoint presentation of Project Plan.]

Audience members were given the opportunity to ask questions. No questions were offered.

The public hearing was closed at 8:52 p.m.

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.

MOTION: Vice Mayor Ceesay moved to designate the date, time and place for 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 TIF District No. 1 as January 17, 2017 at 6:00 p.m.; Second by Councilor Lund.

FOR: Councilor Agee; Councilor Kearns; Councilor Lund; Vice-Mayor Ceesay; Mayor Fox

AGAINST: None

Motion carried.

A) Adjournment.

- Meeting was adjourned at 8:54 p.m.

Date

Mayor

ATTEST:

City Clerk



MEMORANDUM

TO: **HONORABLE MAYOR and CITY COUNCIL
GLNPPOOL UTILITY SERVICES AUTHORITY BOARD OF TRUSTEES**

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

RE: **APPROVAL OF AND AUTHORIZATION TO EXECUTE A
CONSTRUCTION CONTRACT AGREEMENT:
SOUTH COUNTY SOCCER COMPLEX PROJECT**

DATE: **JANUARY 11, 2017**

BACKGROUND

This item is for City Council and GUSA Board consideration and action regarding the review and approval of the attached standard Contract Agreement in AIA format covering a construction contract with Dirt Wurx, LLC. By reference, the document incorporates the various elements of the public bid taken December 8th covering the construction improvements proposed for Phase I of the South County Soccer Complex. Also attached for reference is a copy of the resulting Bid Tabulation presented to and approved by the City Council and GUSA on January 3rd. As you will note, the Bid Tabulation identifies which portions of the low bid submitted by Dirt Wurx has been incorporated into the Agreement. The final scope of work for Phase I of the project is a combination of the Base Bid and Bid Alternates No. 1, 2, 3, 4, and 9 yielding a total contract price of \$1,246,200.00. as was approved previously. The listed Bid Alternates include; 1.) perimeter chain link security fencing and gates; 2.) the completion of the south auto parking lot; 3.) the expansion of the south end of the existing Rec. Center parking lot, 4.) the full-sized site-built concession/restroom/storage building, and 9.) a specialty grass sod for the playing fields. The Contract Agreement with Dirt Wurx, LLC specifies a 210 calendar day duration for full project completion. Failure to complete the full scope of work listed in the agreement within the allotted time frame will trigger a \$500.00/day penalty as specified therein. It should be noted that funding for this project is to be from the Tulsa County Vision 2025 Sales Tax initiative (\$978,762.00) and City of Glenpool 2011 Construction Bond funds (\$267,438.00).

As you will note, the Contractor has executed the Agreement and has attached the required Performance and Statutory (Payment) Bonds along with the company's certificates of insurance coverage.

Upon satisfactory review and Council and GUSA Board approval of these items, the Contract Agreement is to be executed by the City and a formal Notice to Proceed will then be issued to the Contractor to initiate the 210 calendar day construction period. It is anticipated that the Notice to Proceed will be issued on or before February 1st with completion therefore being approximately September 1st, 2017

Staff Recommendation:

Staff recommends approval of the attached Contract Agreement between the City of Glenpool and Dirt Wurx, LLC covering the Phase I improvement package consisting of the Base Bid and Alternates No. 1, 2, 3, 4, and 9 in the total amount of \$1,246,200.00 and specifying a total work duration of 210 calendar days from the issuance of a Notice to Proceed. Staff also requests authorization be given to the Mayor to execute said Contract Agreement with Dirt Wurx, LLC.

Attachments:

1. Bid Tabulation
2. Contract Agreement & Supporting Documents

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

REVISED 12 22 16

CITY OF GLENPOOL
SOUTH COUNTY RECREATION CENTER
SOCCER COMPLEX

BID TABULATION

DECEMBER 8, 2016

2:00 P.M.

BIDDER	LDKERN'S 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



AIA® Document A101™ – 2007

Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum

AGREEMENT made as of the 17 day of January in the year 2017
(In words, indicate day, month and year.)

BETWEEN the Owner:
(Name, legal status, address and other information)

City of Glenpool, OK
12205 S. Yukon Ave.
Glenpool, OK 74033
Telephone Number: (918)322-5409
Fax Number: (918)209-4611

and the Contractor:
(Name, legal status, address and other information)

JE Dirt Wurx, LLC, Limited Liability Company
1206 SE 15th
Wagoner, OK 74467
Telephone Number: 9187706914

for the following Project:
(Name, location and detailed description)

City of Glenpool - Soccer Complex
13800 S. Peoria Ave.
Glenpool, OK 74033
New Soccer Complex to be constructed west of the existing South County Recreation Center (Tulsa County, OK). Complex will include new natural turf soccer fields, concession / restroom / locker building, picnic shelter, spectator bleachers, pedestrian paths, playing field irrigation system design, surface drainage improvements, retaining wall design, field lighting, parking lot expansion, parking lot lighting, etc. All improvements shall be A.D.A. compliant.

The Architect:
(Name, legal status, address and other information)

GSHELMS & Associates, LLC, Limited Liability Company
424 E. Main St.
Jenks, OK 74037
Telephone Number: (918) 298-7257
Fax Number: (918)299-7257

The Owner and Contractor agree as follows.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2007, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

TABLE OF ARTICLES

- 1 THE CONTRACT DOCUMENTS
- 2 THE WORK OF THIS CONTRACT
- 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
- 4 CONTRACT SUM
- 5 PAYMENTS
- 6 DISPUTE RESOLUTION
- 7 TERMINATION OR SUSPENSION
- 8 MISCELLANEOUS PROVISIONS
- 9 ENUMERATION OF CONTRACT DOCUMENTS
- 10 INSURANCE AND BONDS

ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. An enumeration of the Contract Documents, other than a Modification, appears in Article 9.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be the date of this Agreement unless a different date is stated below or provision is made for the date to be fixed in a notice to proceed issued by the Owner.

(Insert the date of commencement if it differs from the date of this Agreement or, if applicable, state that the date will be fixed in a notice to proceed.)

A Notice to Proceed shall be issued by the Owner

If, prior to the commencement of the Work, the Owner requires time to file mortgages and other security interests, the Owner's time requirement shall be as follows:

§ 3.2 The Contract Time shall be measured from the date of commencement.

§ 3.3 The Contractor shall achieve Substantial Completion of the entire Work not later than Two Hundred Ten (210) days from the date of commencement, or as follows:

(Insert number of calendar days. Alternatively, a calendar date may be used when coordinated with the date of commencement. If appropriate, insert requirements for earlier Substantial Completion of certain portions of the Work.)

Portion of Work**Substantial Completion Date**

, subject to adjustments of this Contract Time as provided in the Contract Documents.

(Insert provisions, if any, for liquidated damages relating to failure to achieve Substantial Completion on time or for bonus payments for early completion of the Work.)

Liquidated Damages shall be assessed in the amount of \$500 per calendar day for each day construction extents beyond the established Contract Time.

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be One Million Two Hundred Forty-six Thousand Two Hundred Dollars and Zero Cents (\$ 1,246,200.00), subject to additions and deductions as provided in the Contract Documents.

§ 4.2 The Contract Sum is based upon the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:

(State the numbers or other identification of accepted alternates. If the bidding or proposal documents permit the Owner to accept other alternates subsequent to the execution of this Agreement, attach a schedule of such other alternates showing the amount for each and the date when that amount expires.)

- Alternate 1: Chain Link Fencing
- Alternate 2: South Parking Lot
- Alternate 3: Parking Lot Expansion
- Alternate 4: Restroom Building
- Alternate 9: Soccer Field Sod #3

§ 4.3 Unit prices, if any:

(Identify and state the unit price; state quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price Per Unit (\$0.00)
Not Applicable		

§ 4.4 Allowances included in the Contract Sum, if any:

(Identify allowance and state exclusions, if any, from the allowance price.)

Item	Price
Not Applicable	

ARTICLE 5 PAYMENTS**§ 5.1 PROGRESS PAYMENTS**

§ 5.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the Twenty-fifth day of a month, the Owner shall make payment of the certified amount to the Contractor not later than the Twenty-fifth day of the following month. If an Application for Payment is received by the Architect after the application date fixed above, payment shall be made by the Owner not later than Thirty (30) days after the Architect receives the Application for Payment.

(Federal, state or local laws may require payment within a certain period of time.)

§ 5.1.4 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form and supported by such data to substantiate its accuracy as the Architect may require. This schedule, unless objected to by the Architect, shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.5 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

§ 5.1.6 Subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

- .1 Take that portion of the Contract Sum properly allocable to completed Work as determined by multiplying the percentage completion of each portion of the Work by the share of the Contract Sum allocated to that portion of the Work in the schedule of values, less retainage of Five percent (5.00 %). Pending final determination of cost to the Owner of changes in the Work, amounts not in dispute shall be included as provided in Section 7.3.9 of AIA Document A201™-2007, General Conditions of the Contract for Construction;
- .2 Add that portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction (or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing), less retainage of Five percent (5.00 %);
- .3 Subtract the aggregate of previous payments made by the Owner; and
- .4 Subtract amounts, if any, for which the Architect has withheld or nullified a Certificate for Payment as provided in Section 9.5 of AIA Document A201-2007.

§ 5.1.7 The progress payment amount determined in accordance with Section 5.1.6 shall be further modified under the following circumstances:

- .1 Add, upon Substantial Completion of the Work, a sum sufficient to increase the total payments to the full amount of the Contract Sum, less such amounts as the Architect shall determine for incomplete Work, retainage applicable to such work and unsettled claims; and
(Section 9.8.5 of AIA Document A201-2007 requires release of applicable retainage upon Substantial Completion of Work with consent of surety, if any.)
- .2 Add, if final completion of the Work is thereafter materially delayed through no fault of the Contractor, any additional amounts payable in accordance with Section 9.10.3 of AIA Document A201-2007.

§ 5.1.8 Reduction or limitation of retainage, if any, shall be as follows:

(If it is intended, prior to Substantial Completion of the entire Work, to reduce or limit the retainage resulting from the percentages inserted in Sections 5.1.6.1 and 5.1.6.2 above, and this is not explained elsewhere in the Contract Documents, insert here provisions for such reduction or limitation.)

§ 5.1.9 Except with the Owner's prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ 5.2 FINAL PAYMENT

§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

- .1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Section 12.2.2 of AIA Document A201-2007, and to satisfy other requirements, if any, which extend beyond final payment; and
- .2 a final Certificate for Payment has been issued by the Architect.

§ 5.2.2 The Owner's final payment to the Contractor shall be made no later than 30 days after the issuance of the Architect's final Certificate for Payment, or as follows:

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 INITIAL DECISION MAKER

The Architect will serve as Initial Decision Maker pursuant to Section 15.2 of AIA Document A201–2007, unless the parties appoint below another individual, not a party to this Agreement, to serve as Initial Decision Maker.

(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

§ 6.2 BINDING DISPUTE RESOLUTION

For any Claim subject to, but not resolved by, mediation pursuant to Section 15.3 of AIA Document A201–2007, the method of binding dispute resolution shall be as follows:

(Check the appropriate box. If the Owner and Contractor do not select a method of binding dispute resolution below, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.)

Arbitration pursuant to Section 15.4 of AIA Document A201–2007

Litigation in a court of competent jurisdiction

Other *(Specify)*

ARTICLE 7 TERMINATION OR SUSPENSION

§ 7.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201–2007.

§ 7.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2007.

ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A201–2007 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 8.2 Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

(Insert rate of interest agreed upon, if any.)

%

§ 8.3 The Owner's representative:

(Name, address and other information)

Mr. Roger Kolman
12205 S. Yukon Ave.
Glenpool, OK 74033

| Email Address: rkolman@cityofglenpool.com

§ 8.4 The Contractor's representative:
(*Name, address and other information*)

| Josh Eidson

| Email Address: soybees@peoplepc.com

§ 8.5 Neither the Owner's nor the Contractor's representative shall be changed without ten days written notice to the other party.

§ 8.6 Other provisions:

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 The Contract Documents, except for Modifications issued after execution of this Agreement, are enumerated in the sections below.

§ 9.1.1 The Agreement is this executed AIA Document A101–2007, Standard Form of Agreement Between Owner and Contractor.

§ 9.1.2 The General Conditions are AIA Document A201–2007, General Conditions of the Contract for Construction.

§ 9.1.3 The Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
Section 003115	Supplementary Conditions	November 1, 2016	4

§ 9.1.4 The Specifications:

(*Either list the Specifications here or refer to an exhibit attached to this Agreement.*)

| Refer to Attached Exhibit A

Section	Title	Date	Pages

§ 9.1.5 The Drawings:

(*Either list the Drawings here or refer to an exhibit attached to this Agreement.*)

| Refer to Attached Exhibit B

Number	Title	Date

§ 9.1.6 The Addenda, if any:

Number	Date	Pages
One	November 29, 2016	16
Two	December 5, 2016	1

Init.

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User Notes:

(1210808427)

Portions of Addenda relating to bidding requirements are not part of the Contract Documents unless the bidding requirements are also enumerated in this Article 9.

§ 9.1.7 Additional documents, if any, forming part of the Contract Documents:

.1 AIA Document E201™—2007, Digital Data Protocol Exhibit, if completed by the parties, or the following:

.2 Other documents, if any, listed below:

(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201—2007 provides that bidding requirements such as advertisement or invitation to bid, Instructions to Bidders, sample forms and the Contractor's bid are not part of the Contract Documents unless enumerated in this Agreement. They should be listed here only if intended to be part of the Contract Documents.)

ARTICLE 10 INSURANCE AND BONDS

The Contractor shall purchase and maintain insurance and provide bonds as set forth in Article 11 of AIA Document A201—2007.

(State bonding requirements, if any, and limits of liability for insurance required in Article 11 of AIA Document A201—2007.)

Type of insurance or bond	Limit of liability or bond amount (\$0.00)
Refer to Supplementary Conditions	

This Agreement entered into as of the day and year first written above.

OWNER (Signature)

Mr. Tim Fox, Mayor

(Printed name and title)

CONTRACTOR (Signature)

Josh Eidson, Managing Member

(Printed name and title)

OKLAHOMA SURETY COMPANY
P.O. Box 1409
TULSA, OKLAHOMA 74101

PERFORMANCE BOND

BOND NUMBER 1017094

KNOW ALL MEN BY THESE PRESENTS:

That JE Dirt Wurx, LLC

as Principal,
hereinafter called Contractor, and **OKLAHOMA SURETY COMPANY**, a corporation organized and existing under the laws of the State of Ohio,
as Surety, hereinafter called Surety, and held and firmly bound unto City of Glenpool, OK

as Obligee, hereinafter called Owner, in the amount of One Million Two Hundred Forty Six Thousand Two Hundred
and 00/100----- Dollars (\$ 1,246,200.00),

for the payment whereof Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally,
firmly by these presents.

WHEREAS, Contractor has by written agreement dated January 17, 2017 entered into a contract with Owner for
City of Glenpool - Soccer Complex

in accordance with drawings and specifications prepared by GSHELMS & Associates, LLC, 424 E Main St, Jenks, OK 74037
(insert full name, title and address)

which contract is by reference made a part
hereof, and is hereinafter referred to as the Contract.

NOW, THEREFORE THE CONDITION OF THIS OBLIGATION is such that, if Contractor shall promptly and faithfully perform said Contract,
then this obligation shall be null and void; otherwise it shall remain in full force and effect.

Whenever Contractor shall be, and declared by Owner to be in default under the Contract, the Owner having performed Owner's obligations there-
under, the Surety may promptly remedy the default, or shall promptly

- (1) Complete the Contract in accordance with its terms and conditions, or
- (2) Obtain a bid or bids for completing the Contract in accordance with its terms and conditions, and upon determination by Surety of the lowest
responsible bidder, or, if the Owner elects, upon determination by the Owner and the Surety jointly of the lowest responsible bidder, arrange for a
contract between such bidder and Owner, and make available as work progresses (even though there should be a default or a succession of
defaults under the contract or contracts of completion arranged under this paragraph) sufficient funds to pay the cost of completion less the
balance of the contract price; but not exceeding, including other costs and damages for which the Surety may be liable hereunder, the amount set
forth in the first paragraph hereof. The term "balance of the contract price," as used in this paragraph, shall mean the total amount payable by
Owner to Contractor under the Contract and any amendments thereto, less the amount properly paid by Owner to Contractor.

Any suit under this bond must be instituted before the expiration of one (1) year from the date on which final payment under the Contract falls due.

No right of action shall accrue on this bond to or for the use of any person or corporation other than the Owner named herein or the heirs, executors,
administrators or successors of the Owner.

Signed, sealed, and dated this 17th day of January, 2017.


Brian D. Joffen
Witness

JE Dirt Wurx, LLC
Principal
(Seal)

OKLAHOMA SURETY COMPANY

By Jamie Burris Attorney-in-Fact
(Seal)

OKSperfN

OKLAHOMA SURETY COMPANY

P.O. Box 1409
TULSA, OKLAHOMA 74101

OKLAHOMA STATUTORY LABOR AND MATERIAL BOND

BOND NUMBER 1017094

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, JE Dirt Wurx, LLC

, as Principal,

and **OKLAHOMA SURETY COMPANY**, a corporation organized under the laws of Ohio, as Surety, are held and firmly bound unto the State of Oklahoma, in the penal sum of One Million Two Hundred Forty Six Thousand Two Hundred and 00/100---

Dollars,

(\$ 1,246,200.00)

lawful money of the United States, for the payment of which we hereby bind ourselves, and each of our heirs, executors, administrators and successors, jointly and severally, firmly by these presents.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH,

WHEREAS, Contractor has by written agreement dated January 17, 2017 enter into a certain contract with Owner for: City of Glenpool - Soccer Complex

in accordance with drawings and specifications prepared by _____
(Insert full name, title, and address)
GSHELMS & Associates, LLC, 424 E Main St, Jenks, OK 74037

NOW, THEREFORE, if the said Principal shall well and truly pay all indebtedness incurred as provided under Title 61 Oklahoma Statutes 1961, as amended, then this obligation to be null and void, otherwise, to remain in full force and effect.

Signed, sealed and dated this 17th day of January, 2017

JE Dirt Wurx, LLC

Brian A. Jaffee

Witness

By:

John E

Principal

(SEAL)

OKLAHOMA SURETY COMPANY

By: Jamie Burris

(SEAL)

Attorney-in-fact

OKLAHOMA SURETY COMPANY

P. O. Box 1409
TULSA, OKLAHOMA 74101

MAINTENANCE BOND

BOND NUMBER 1017094

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, JE Dirt Wurx, LLC

as Principal,
and **OKLAHOMA SURETY COMPANY**, an Ohio corporation, having its principal place of business in the City of Tulsa and State of Oklahoma,
as Surety, are held and firmly bound unto City of Glenpool

in the penal sum of One Million Two Hundred Forty Six Thousand Two Hundred and 00/100----- as Obligee.

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

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

City of Glenpool - Soccer Complex

Which said improvements have been constructed to conform with specifications prepared by GSHELMS & Associates, LLC, 424 E Main St, Jenks, OK 74037

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

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

Signed, Sealed and Dated this 17th day of January 2017

JE Dirt Wurx, LLC

Principal

Bv

Witness

Brian & Jeffery

OKLAHOMA SURETY COMPANY

By Jamie Burris

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, John Kelly Deer, Vaughn P. Graham, Vaughn Paul Graham, Jr., Mark Edward Long, Robbie Loyd, Stephen M. Poleman and Michael J. Swenton, all of TULSA, 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 26 day of August, 2014



ATTEST:

SHARON HACKL

Secretary

OKLAHOMA SURETY COMPANY

TODD BAZATA

VICE PRESIDENT

On this 26 day of August, 2014 before me personally appeared TODD BAZATA, to me known, being duly sworn, deposes and says that s/he resides in Tulsa, Oklahoma, that s/he is a Vice President of Oklahoma Surety Company, the company described in and which executed the above instrument; that s/he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of her/his office under the By-Laws of said Company, and that s/he signed his name thereto by like authority.

STATE OF OKLAHOMA
COUNTY OF TULSA

} ss



Commission # 11008253

My Commission expires: 09-08-15

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 17th day of January, 2017

SHARON HACKL

Secretary



VOID IF BOX IS EMPTY

HOLLY JONES INS AGCY
PO BOX 82
WAGONER, OK 74477
1-918-485-0105



Policy number: 03320701-2

Underwritten by:
PROGRESSIVE NORTHERN INSURANCE CO
January 10, 2017
Page 1 of 1

Certificate of Insurance

Certificate Holder	Insured	Agent
CITY OF GLENPOOL 12205 S YUKON GLENPOOL, OK 74033	J E DIRT WURX LLC 1206 S E 15TH STREET WAGONER, OK 74467	HOLLY JONES INS AGCY PO BOX 82 WAGONER, OK 74477

This document certifies that insurance policies identified below have been issued by the designated insurer to the insured named above for the period(s) indicated. This Certificate is issued for information purposes only. It confers no rights upon the certificate holder and does not change, alter, modify, or extend the coverages afforded by the policies listed below. The coverages afforded by the policies listed below are subject to all the terms, exclusions, limitations, endorsements, and conditions of these policies.

Policy Effective Date: Oct 14, 2016

Policy Expiration Date: Oct 14, 2017

Insurance coverage(s)

BODILY INJURY/PROPERTY DAMAGE

Limits

\$1,000,000 COMBINED SINGLE LIMIT

Description of Location/Vehicles/Special Items

Scheduled autos only

2001 FORD F350 1FDWF37F51EB73162

Certificate number

01017NET701

Please be advised that the certificate holder will not be notified in the event of a mid-term cancellation.

Form 5241 (10/02)



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

01/09/2017

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

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

PRODUCER

HOLLY JONES INSURANCE AGNEY
2010 WEST HWY 51

WAGONER

OK 74467

CONTACT NAME: HOLLY JONES	FAX (A/C, No.): 918-485-0106
PHONE (A/C, No. Ext): 918-485-0105	E-MAIL
	ADDRESS: HOLLYJONESINSURANCE@WINDSTREAM.NET
INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: NAUTILUS INSURANCE	
INSURER B: PROGRESSIVE INSURANCE	
INSURER C: NAUTILUS INSURANCE	
INSURER D:	
INSURER E:	
INSURER F:	

INSURED

J E DIRT WURX, LLC
126 S E 15TH
WAGONER

OK 74467

COVERS

CERTIFICATE NUMBER:

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSR INSR WWD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY					
	X COMMERCIAL GENERAL LIABILITY	X				EACH OCCURRENCE \$ 1,000,000
	CLAIMS-MADE	X OCCUR				DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
			NN684815	05/06/2016	05/06/2017	MED EXP (Any one person) \$ 5,000
						PERSONAL & ADV INJURY \$ 1,000,000
						GENERAL AGGREGATE \$ 2,000,000
						PRODUCTS - COMP/OP AGG \$ 2,000,000
						\$
	GEN'L AGGREGATE LIMIT APPLIES PER:					
	POLICY	PRO- JECT				
		LOC				
B	AUTOMOBILE LIABILITY					
	ANY AUTO					COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	ALL OWNED					BODILY INJURY (Per person) \$
	AUTOS	X SCHEDULED				BODILY INJURY (Per accident) \$
	HIRED AUTOS	AUTOS				PROPERTY DAMAGE (Per accident) \$
		NON-OWNED				\$
C	UMBRELLA LIAB					
	EXCESS LIAB					EACH OCCURRENCE \$ 1,000,000
	CLAIMS-MADE					AGGREGATE \$
	DED	RETENTION \$				\$
	WORKERS COMPENSATION					
	AND EMPLOYERS' LIABILITY					
	ANY PROPRIETOR/PARTNER/EXECUTIVE	Y / N				WC STATU- TORY LIMITS
	OFFICE/MEMBER EXCLUDED?					OTH- ER
	(Mandatory in NH)					
	If yes, describe under					E. L. EACH ACCIDENT \$
	DESCRIPTION OF OPERATIONS below					E. L. DISEASE - EA EMPLOYEE \$
						E. L. DISEASE - POLICY LIMIT \$

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

EXCAVATION

CERTIFICATE HOLDER

CANCELLATION

CITY OF GLENPOOL
12205 S YUKON
GLENPOOL

OK 74033

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

AUTHORIZED REPRESENTATIVE

HOLLY JONES INS AGCY
PO BOX 82
WAGONER, OK 74477
1-918-485-0105



Policy number: 03320701-2

Underwritten by:
PROGRESSIVE NORTHERN INSURANCE CO
January 10, 2017
Page 1 of 1

Certificate of Insurance

Certificate Holder

CITY OF GLENPOOL
12205 S YUKON
GLENPOOL, OK 74033

Insured

J E DIRT WURX LLC
1206 S E 15TH STREET
WAGONER, OK 74467

Agent

HOLLY JONES INS AGCY
PO BOX 82
WAGONER, OK 74477

This document certifies that insurance policies identified below have been issued by the designated insurer to the insured named above for the period(s) indicated. This Certificate is issued for information purposes only. It confers no rights upon the certificate holder and does not change, alter, modify, or extend the coverages afforded by the policies listed below. The coverages afforded by the policies listed below are subject to all the terms, exclusions, limitations, endorsements, and conditions of these policies.

Policy Effective Date: Oct 14, 2016

Policy Expiration Date: Oct 14, 2017

Insurance coverage(s)

BODILY INJURY/PROPERTY DAMAGE

Limits

\$1,000,000 COMBINED SINGLE LIMIT

Description of Location/Vehicles/Special Items**Scheduled autos only**

2001 FORD F350 1FDWF37F51EB73162

Certificate number

01017NET701

Please be advised that the certificate holder will not be notified in the event of a mid-term cancellation.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

01/09/2017

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

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

PRODUCER

HOLLY JONES INSURANCE AGNEY
2010 WEST HWY 51

WAGONER

OK 74467

CONTACT NAME: HOLLY JONES	
PHONE (A/C, No, Ext): 918-485-0105	FAX (A/C, No): 918-485-0106
E-MAIL	
ADDRESS: HOLLYJONESINSURANCE@WINDSTREAM.NET	
INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: NAUTILUS INSURANCE	
INSURER B: PROGRESSIVE INSURANCE	
INSURER C: NAUTILUS INSURANCE	
INSURER D:	
INSURER E:	
INSURER F:	

INSURED

J E DIRT WURX, LLC
126 S E 15TH
WAGONER

OK 74467

COVERAGEs

CERTIFICATE NUMBER:

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADD'L SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	GENERAL LIABILITY					
A	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	X	NN684815	05/06/2016	05/06/2017	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	GEN'L AGGREGATE LIMIT APPLIES PER: POLICY <input type="checkbox"/> PRO- JECT <input type="checkbox"/> LOC					
B	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS		03320701	10/14/2016	10/14/2017	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE		AN030691	08/12/2016	08/12/2017	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ \$
	DED RETENTIONs					WC STATU- TORY LIMITS OTH- ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICE/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N N / A				

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
EXCAVATION

CERTIFICATE HOLDER

CANCELLATION

CITY OF GLENPOOL
12205 S YUKON
GLENPOOL

OK 74033

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

AUTHORIZED REPRESENTATIVE

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MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: RICK MALONE, CITY PLANNER
RE: STAFF RECOMMENDATION OF PLAT WAIVER FOR "SOLID ROCK BAPTIST CHURCH"
DATE: January 17th, 2017

Background:

This is a Plat Waiver request from Rick Kosman representing Solid Rock Baptist Church on a 5.2 acre tract that is located west of the NW/corner of 141st Street and South Elwood Ave. The applicant states several reasons for this request as explained in the attached request for waiver of the plat.

Zoning Code Reference:

11-4-9: PLATTING REQUIRED:

For the purposes of providing a proper arrangement of streets and assuring the adequacy of open spaces for traffic, utilities, and access of emergency vehicles, commensurate with the intensification of land use customarily incident to a change of zoning, a platting requirement is established as follows: For any land which has been rezoned upon application of a private party, or for any land which has been granted a special exception by the board of adjustment as enumerated within use units 2, 4, 5, 8 and 20, no building permit shall be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, as the case may be, submitted to the planning commission for their review and recommendation, approved by the city council, and filed in the office of the Tulsa County clerk. Provided, that the city council, pursuant to their exclusive jurisdiction over subdivision plats, may remove the platting requirement upon a determination that the above stated purposes have been achieved by previous platting or could not be achieved by a plat or replat. (Ord. 665, 9-17-2012; amd. 2013 Code)

Technical Advisory Committee:

The Technical Advisory Committee met on Friday, January 6th, 2017. The TAC members had no issues with the request to waive the plat on this property.

Staff Recommendation:

Solid Rock Baptist Church has requested a plat waiver for its new church building and parking lot. Due to space and budget limitations, it will be necessary for the church to continue meeting in its current building until the new construction is completed. Plat approval conditions would require that a 17.5' perimeter easement be provided. Solid Rock cannot meet this requirement because of an existing sanitary sewer easement, a Sunoco pipeline easement and 100-year flood plain limitations. Solid Rock has had its church building at this location for approximately 35 years. Staff agrees with Solid Rock that a lack of platting for this project would not be detrimental to the public health, safety or welfare or be otherwise injurious to other property in the area, and does not substantially conflict with the Comprehensive Plan or the purposes of the Zoning Code. Any easements that may be required by the City or GUSA in the future could be dedicated and recorded as needed, which has been past practice in regard to this property.

Staff recognizes the unique characteristics of this property and the applicant's need to build the new building, while occupying the existing building in the process. The unique requirements associated with this construction project and preexisting site conditions minimize any advantage to be gained by imposing the plat requirement.

Staff therefore recommends approval of this request.

Planning Commission Recommendation:

The Planning Commission heard the staff report and recommendation and, after reviewing the components of this request, agreed with the staff recommendation and voted 4-0 to recommend approval of this request to the City Council.

Attachments:

1. Letter of Request for the plat waiver
2. Case Map

June 7th, 2016

City of Glenpool
12205 Yukon
Ave.
Glenpool, OK 74033

RE: Plat Waiver

Dear Mr. Malone,

On behalf of the Solid Rock Baptist Church, I would like to request a Plat waiver for our new church building and parking lot. We have had a church at this site for approximately 35 years. We have very little room to locate a new building on the property which includes using the existing structures until the new building is complete. Standard conditions of a plat usually warrants that a 17.5' perimeter easement be provided which we cannot meet because of an existing sanitary sewer easement, Sunoco easement and 100 year flood areas.

Except for the convenience of the City of Glenpool to prepare permits, we do not believe that the lack of platting would be detrimental to the public health, safety or welfare or be otherwise injurious to the other property in the area. We also feel it would not substantially conflict with the Comprehensive Plan and the purposes of the Code. Any easements required by the City or utility could be written and filed separately which have been done in the past on this property.

If we were building a new building on vacant land then we would not be asking for this plat waiver. We believe though, that we can meet the all the other City Requirements without a plat

We realize a Hardship requirement cannot be financial, however, please note that we are a very small church with ties to the community and will abide by your decision whatever that may be.

Sincerely,

Todd Parker, Pastor.
Solid Rock Baptist Church

GLENPOOL COMMUNITY DEVELOPMENT DEPARTMENT
 ZONING **PUD** **PUD AMENDMENT** **PLAT WAIVER**

12205 S. Yukon Ave, 2nd Floor - Glenpool, Oklahoma 74033 - (918) 209-4610 - Fax (918) 209-4611

www.glenpoolonline.com

APPLICATION INFORMATION

RECEIVED BY: 10 DATE FILED: 12/16/16 TAC DATE: 11/16/17 HEARING DATE: 1/9/17 CASE NUMBER _____

[] RES [] NON-RES [] COMBO RELATED ZONING OR PUD #: _____ BUILDING PERMIT APPLICATION NUMBER _____

NEIGHBORHOOD ASSOCIATIONS: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 841 E 141ST STREET TRACT SIZE: _____

LEGAL DESCRIPTION: SEE ATTACHED DEEDS

PRESENT USE: church PRESENT ZONING AB S-T-R 1172

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED NEW ZONING: — DEV. AREAS AFFECTED BY PUD AMENDMENT: — PUD PROPOSAL ATTACHED [] Y [] N

PROPOSED USE: church - new NATURE OF PUD AMENDMENT: —

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME <u>Solid Rock Baptist Church</u>		NAME <u>Steve</u>	
ADDRESS <u>P.O. Box 729</u>		ADDRESS	
CITY, ST, ZIP <u>GLENPOOL, OK 74033</u>		CITY, ST, ZIP	
DAYTIME PHONE <u>918-706-9270/918-264-8836</u>		DAYTIME PHONE	
EMAIL <u>TPARKER@HFCCOUNTERTOPS.COM</u>		EMAIL	
FAX		FAX	
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.			
SIGNATURE & DATE: <u>Rushing L. Parker</u> <u>12-12-2016</u>			

DOES OWNER CONSENT TO THIS APPLICATION [] Y [] N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? _____

APPLICATION FEES			
BASE APPLICATION FEE		\$ <u>100</u>	\$ <u>100</u>
ADDITIONAL FEE		\$	APPLICATION SUBTOTAL \$
NEWSPAPER PUBLICATION		BILLED LATER	
SIGNS <u>N/A</u>	\$50.00 X <u>—</u> = \$		
300' PROPERTY OWNERS MAILING & POSTAGE	1.00 + \$ <u>—</u> = \$	NOTICE SUBTOTAL \$	
RECEIPT NUMBER:		TOTAL AMOUNT DUE \$ <u>100</u>	

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

DISPOSITION

PC REC.	COUNCIL ACTION	
	DATE/VOTE	
DATE/VOTE	ORDINANCE NO.	
PLAT NAME	PLAT WAIVER [] Y [] N	



Google Maps

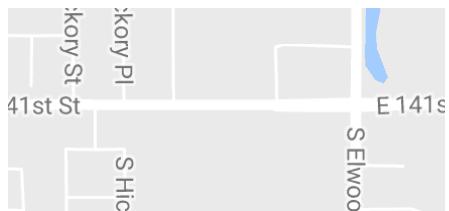
750 E 141st St

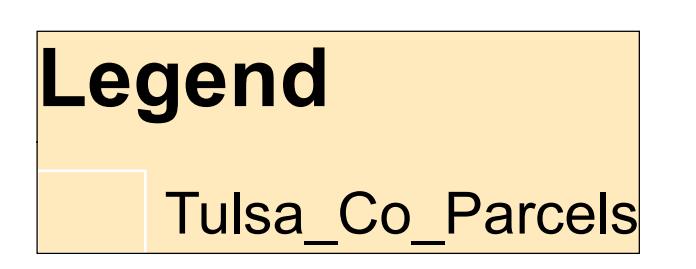
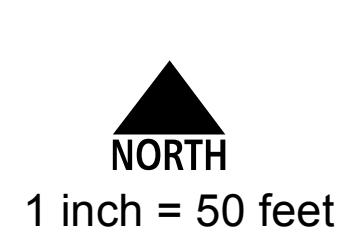


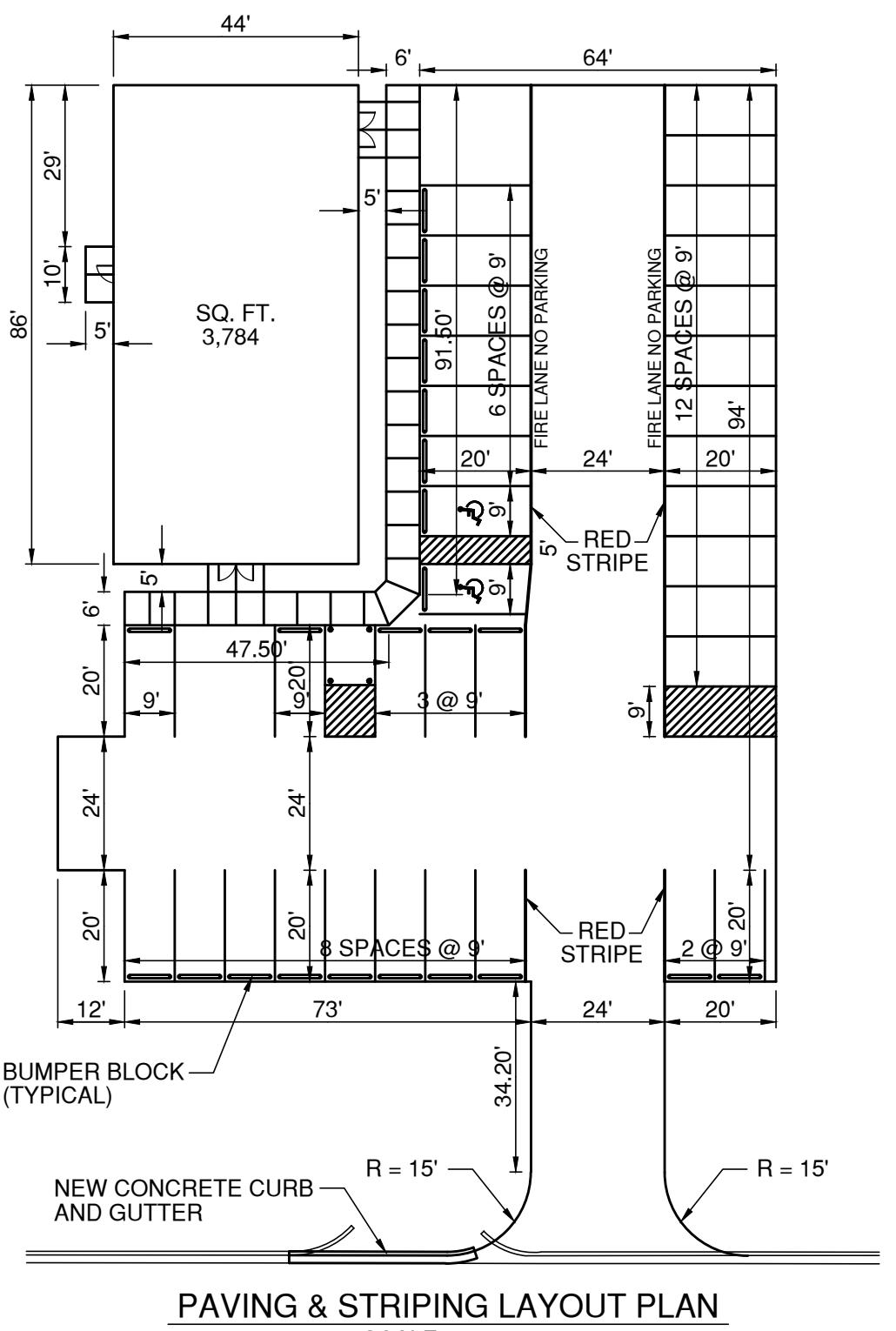
Image capture: Apr 2012 © 2017 Google

Glenpool, Oklahoma

Street View - Apr 2012







VEHICLE PARKING INFORMATION •		
DESCRIPTION	REQUIRED SPACES	ACTUAL SPACES
PARKING SPACES	32	33
HANDICAP PARKING	2	2
TOTAL PARKING SPACES	34	35

NOTES:
PARKING STALLS 9'20";
DRIVEWAY AISLES = 24' MIN.

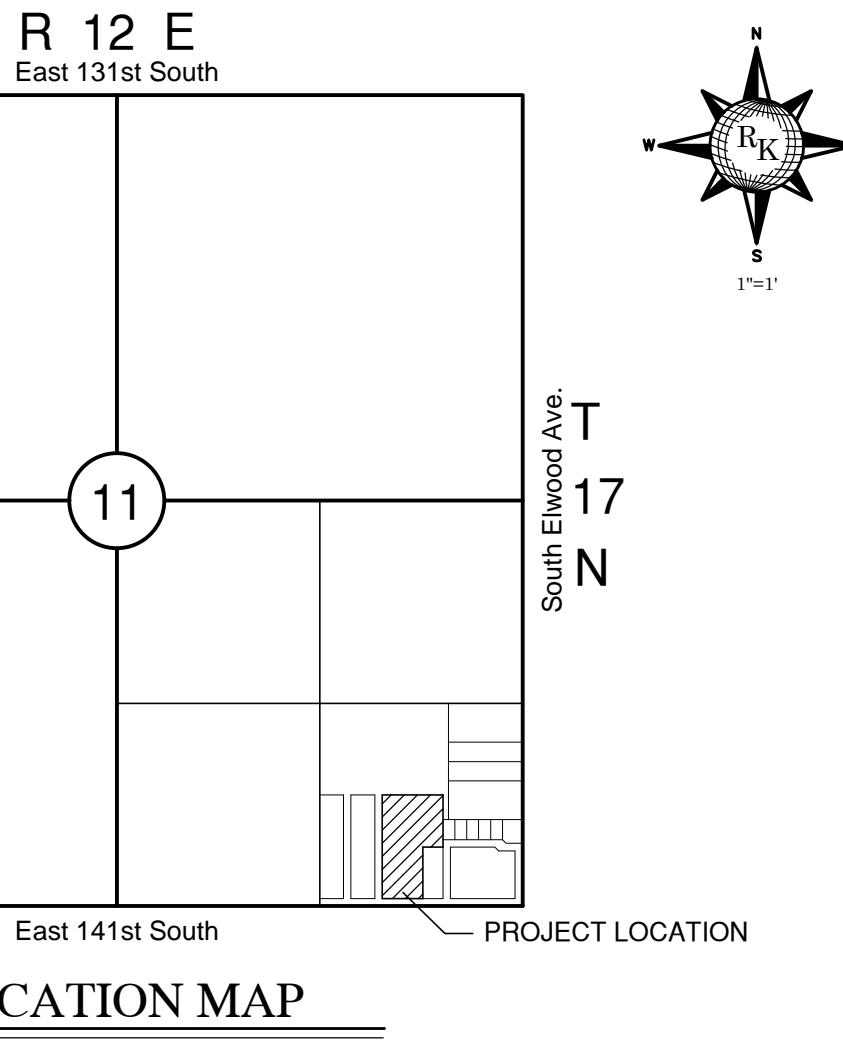
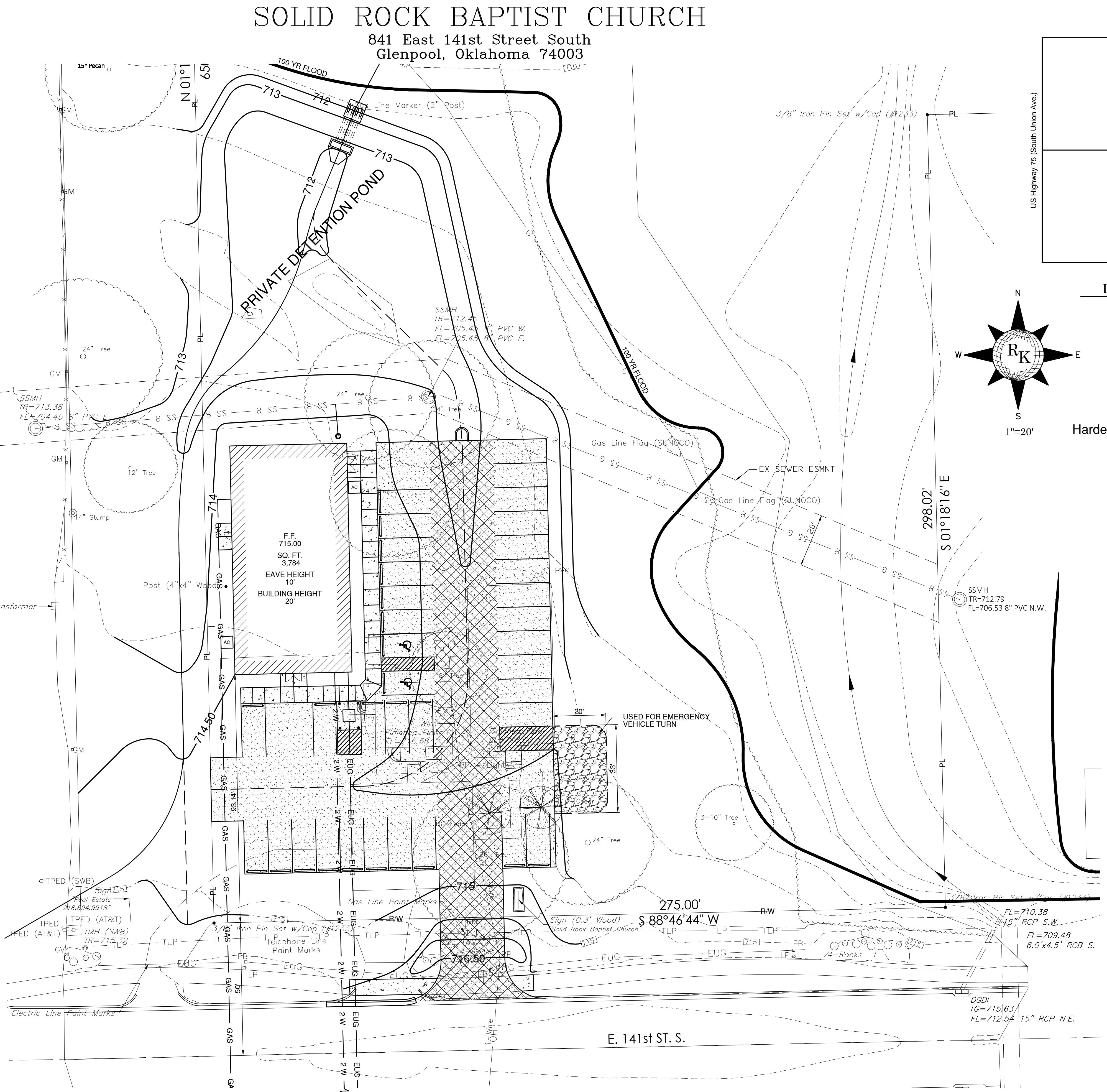
LEGAL DESCRIPTION

A tract of land described as BEGINNING Six hundred seventy-two (672.00) feet West of the Southeast Corner of Section Eleven (11), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof; Thence N 89° 56' 00" W Two hundred seventy-five (275.00) feet; Thence N 00° 01' 00" W Seven hundred (700.00) feet; Thence N 89° 59' 00" E Four hundred eleven (411.00) feet; Thence S 00° 01' 00" E Three hundred fifty-two and Forty-six hundredths (352.46) feet; Thence N 89° 59' 00" W One hundred thirty-six (136.00) feet; Thence S 00° 01' 00" E Three hundred forty-eight and Two hundredths (348.02) feet to the Point Of Beginning, LESS the Highway Right of Way ± 5.2 Acres.

CONTROL POINT TABLE				
POINT NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
52	355,626.00	2,561,638.07	712.82	3/8" IRON PIN
53	355,622.98	2,561,502.11	710.93	3/8" IRON PIN
54	355,325.04	2,561,508.89	712.78	3/8" IRON PIN
55	355,319.18	2,561,233.95	—	3/8" IRON PIN
403	355,249.59	2,561,233.85	715.93	CHISELED "X"
404	355,255.46	2,561,510.29	716.02	CHISELED "X"

UTILITY CONTACT INFORMATION			
COMPANY	NAME	PHONE NO.	E-MAIL
City of Glenpool	Burrow, Lynn	(918) 209-4613	lburrow@cityofglenpool.com
OG&E	Dobrinski, Tim Mack, Doug	(918) 277-6203 (918) 277-6220	dobrntd@oge.com mackdh@oge.com
ONG	Kaefer, Donald	(918) 831-8353	Dkafer@oneok.com
ONE OK	Gedminas, Anthony	(918) 588-7641	Gedminas.Anthony@oneok.com
COX	Force, Corey	(918) 286-4640	cory.force@cox.com
AT&T	Bender, Kevin Gresh, Bob	(918) 598-0317 (918) 598-6177	kb7453@att.com bg6568@att.com

OWNER:
811 BEFORE YOU DIG ... CALL OKIE 1-800-522-6543 LOCATIONS OF UNDERGROUND UTILITIES WERE OBTAINED FROM THE UTILITY OWNERS. BEFORE DOING ANY WORK WITH HEAVY EQUIPMENT, THE CONTRACTOR SHALL NOTIFY THE UTILITY OWNERS OR "CALL OKIE (OKLAHOMA ONE-CALL)" NOT LESS THAN 48 HOURS IN ADVANCE AND SHALL ESTABLISH THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES.



SURVEYOR
Harden & Associates Survey and Mapping, PC
2001 South 114th East Avenue
Tulsa, OK 74128
Certificate of Authorization No. 4656
Expires June 30, 2016

OWNER
SOLID ROCK BAPTIST CHURCH
841 East 141st Street South
Glenpool, Oklahoma 74003

ENGINEER
RK & Associates, PLC
4815 South Harvard Ave, Ste. 290
Tulsa, Oklahoma 74135
Phone: (918) 277-4784
e-mail: rkosman@sbcglobal.net
Certificate of Authorization No. 4831
Expires June 30, 2016

LEGEND

FF	NEW BUILDING
CONCRETE PAVEMENT	NEW ASPHALT OR CONCRETE PAVEMENT
NEW CONCRETE PAVEMENT	NEW CONCRETE PAVEMENT
NEW GRAVEL	NEW GRAVEL
NEW HEAVY DUTY ASPHALT	NEW HEAVY DUTY ASPHALT
NEW STORM WATER DETENTION POND	NEW STORM WATER DETENTION POND
TREES/LANDSCAPING	TREES/LANDSCAPING
PROPERTY LINE	PROPERTY LINE
EXISTING STORM	EXISTING STORM
EXISTING CONTOURS	EXISTING CONTOURS
8" W	EXISTING 8" WATER LINE
G	EXISTING 4" GAS LINE (SUNOCO)
TLP	EXISTING TELEPHONE LINE
EUG	EXISTING ELECTRIC UNDERGROUND (FOR LIGHT POLES)
2 W	NEW 2" WATER LINE
GAS	NEW GAS
U/E	NEW UNDER GROUND ELECTRIC TO BUILDING
770	PROPOSED CONTOURS



RICHARD L. KOSMAN, PE.
& ASSOCIATES PLC
CIVIL ENGINEERING
4815 South Harvard Ave, Ste. 290
Tulsa, OK 74135
Phone: 918277-4784
Email: rkosman@sbcglobal.net
Certificate of Authority No. 4831
Expires June 30, 2016

THESE PLANS AND DRAWINGS MAY NOT BE REPRODUCED, CHANGED OR COPIED, IN ANY WAY UNLESS FIRST OBTAINING THE EXPRESS WRITTEN CONSENT OF RK & ASSOCIATES, NOR SHALL THEY BE ASSIGNED TO ANY THIRD PARTY UNLESS SAID WRITTEN CONSENT IS FIRST OBTAINED. ANY CHANGES MADE TO THESE PLANS WITHOUT THE CONSENT OF RK & ASSOCIATES SHALL RELIEVE RK & ASSOCIATES OF RESPONSIBILITY FOR ANY CONSEQUENCES RESULTING FROM SUCH CHANGES.

SITE PLAN
SOLID ROCK BAPTIST CHURCH
SHEET 1 OF 1 00116 DATE: 05/05/2016

TO: **Honorable Mayor and City Council**

FROM: **Rick Malone, City Planner**

DATE: **January 17th, 2017**

RE: **GZ-258 Request by JR Donelson on behalf of the owners Mark & Anita Watkins for approval of a Zone Change from AG (Agriculture District), to a CS (Commercial Shopping Center District) on the following described property:**

A tract of land located in Lot 1, Section 2, Township 17 North, Range 12 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, described as Commencing at the Northeast Corner of Section 2; thence N 89°57'10"W along the Northerly line of said Section 2 for 339.16 feet to the point of beginning; thence continuing N 89°57'10"W along said line for 204.00 feet; thence S 00°00'18"W for 660.00 feet; thence S 89°57' 10"E and parallel with the north of said Section 2 for 204.00 feet; thence N 00°00' 18"E for 660.00 feet to the point of beginning and containing 3.0909 acres more or less.

General Location: West of the southwest corner of 121st Street and Elwood Ave.

INTRODUCTION

The subject property is vacant and is used to pasture animals. It is part of a 660' x 660' (10-acre corner node) of Medium Intensity, which would allow Office/Commercial uses according to the Glenpool Comprehensive Plan. The property is currently zoned AG (Agriculture District) and the applicant is now requesting CS (Commercial Shopping Center District) zoning. The applicant will eventually make application to the Board of Adjustment to ask for a Special Exception to allow a proposed mini-storage facility. If the currently proposed zoning change is approved by the Planning Commission and City Council, and if the Board of Adjustment approves the Special Exception, this property will still be required to be platted as a new subdivision. Submittal of a detailed site plan for review will also be required before a building permit is issued.

The surrounding property is developed as noted below:

- North of the subject tract is a developed subdivision (Stonehorse Addition) in Jenks City Limits.
- East of the subject property is property that has already been rezoned to Commercial and Office and a PUD has also been approved for a commercial strip center/office warehouse pending the extension of utilities for development.
- South of the subject tract is mostly vacant land with scattered single family residences zoned AG, RS-1.
- West of the subject tract is mostly vacant land with scattered single family residences zoned AG.

CRITERIA AND FINDINGS

The proposed zone change and development are consistent with the City of Glenpool Comprehensive Plan and future use of this area.

STAFF RECOMMENDATION

Staff is supportive and recommends approval of request GZ-258 to change the zoning from an AG (Agricultural) District to a CS (Commercial Shopping Center) District. The proposed development is consistent with the Glenpool Comprehensive Plan and harmonizes with the existing and expected development of the surrounding area.

ORDINANCE NO. 730

AN ORDINANCE AMENDING ORDINANCE NO. 458, BY REZONING CERTAIN PROPERTY DESCRIBED HEREIN FROM AGRICULTURE DISTRICT (AG), TO COMMERCIAL SHOPPING CENTER DISTRICT (CS), AS RECOMMENDED BY THE PLANNING COMMISSION UNDER APPLICATION GZ-258; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH

WHEREAS, the City of Glenpool Planning Commission has reviewed Application GZ-258 for a rezone of the property described herein and found that the proposed zone change is consistent with the Glenpool Comprehensive Plan and current zoning patterns; and

WHEREAS, the City Council has reviewed said Application and considered the comments of staff, and has concluded that the Council agrees with the recommendation of the Planning Commission.

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

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

General Location: West of the southwest corner of 121st Street and Elwood Ave, in Glenpool, and more particularly described as:

A tract of land located in Lot 1, Section 2, Township 17 North, Range 12 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, described as Commencing at the Northeast Corner of Section 2 (point of beginning); thence N 89°57'10"W along the Northerly line of said Section 2 for 339.16 feet to the point of beginning; thence continuing N 89°57'10"W along said line for 204.00 feet; thence S 00°00'18"W for 660.00 feet; thence S 89°57'10"E and parallel with the north of said Section 2 for 204.00 feet; thence N 00°00'18"E for 660.00 feet to the point of beginning and containing 3.0909 acres more or less.

Be amended from Agriculture District (AG) to Commercial Shopping Center District (CS).

SECTION 2: That all ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

PASSED AND APPROVED by the City Council of the City of Glenpool this 17th day of January 2017.

CITY OF GLENPOOL

Timothy Lee Fox, Mayor

Attest:

Susan White, City Clerk

Approved as to Form:

Lowell Peterson, City Attorney

PLANNING COMMISSION RECOMMENDATION 1/9/17

The Staff presented the rezoning case request and Mr. Donalson said that he agrees with the staff recommendation and further explained that the applicants are hoping to development this site as a mini-storage facility to in order to have a retirement income as they live to the south of this tract. Mr. Tim Fox, resident, explained that he was not against development, he just had some concerns about this project: upkeep, drainage, overabundance of storage units in the city, etc. Also, the abutting owner to the west (Mr. Revard) spoke about the closeness of the mini-storage to his horses he has pastured and also the groundwater from the subject tract feeds his pond in front of his house. He doesn't want it to go dry because of this development. After listening to all parties, the Planning Commissioned voted 4-0 to recommend approval of request GZ-258 to change the zoning on this property from an AG (Agriculture District) to a CS (Commercial Shopping Center District).

STAFF EXHIBITS:

1. Application
2. Case Maps

CITY OF GLENPOOL PLANNING COMMISSION

ZONING PUD PUD AMENDMENT

CASE NUMBER 62-268

12205 S. Yukon Ave - Glenpool, Oklahoma 74033 - (918) 209-4610 - FAX (918) 209-4611

www.glenpoolonline.com

APPLICATION INFORMATION

RECEIVED BY: DR DATE FILED: 11/17/16 TAC DATE: _____ PC DATE: 11/9/17 CITY COUNCIL DATE: 2/16/17
 RES NON-RES COMBO RELATED ZONING OR PUD #: _____ BUILDING PERMIT APPLICATION NUMBER _____
 GLENPOOL CITY LIMITS NEIGHBORHOOD ASSOCIATIONS: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 770 W. 121ST ST. TRACT SIZE: 3.0909
 LEGAL DESCRIPTION: SEE ATTACHED

PRESENT USE: VACANT PRESENT ZONING: AG

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED NEW ZONING: CS DEV. AREAS AFFECTED BY PUD AMENDMENT: _____ PUD PROPOSAL ATTACHED Y N

PROPOSED USE: MINI-STORAGE NATURE OF PUD AMENDMENT: _____

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME	<u>JR DONELSON</u>	NAME	<u>MARK & ANITA - Gordy WATKINS</u>
ADDRESS	<u>12820 S. MEMORIAL DR, #100</u>	ADDRESS	<u>911 W. 126th ST. SO.</u>
CITY, ST, ZIP	<u>BIXBY, OK 74008</u>	CITY, ST, ZIP	<u>JENKS, OK 74037</u>
DAYTIME PHONE	<u>918-394-3030</u>	DAYTIME PHONE	<u>918-232-5026</u>
EMAIL	<u>JR.DON@TULSAcoxMAIL.COM</u>	EMAIL	<u>Afgwatkins@gmail.com</u>
FAX	<u>918-369-9295</u>	FAX	

I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.

SIGNATURE & DATE: JR Donelson 11/17/2016

DOES OWNER CONSENT TO THIS APPLICATION Y N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? AGENT

APPLICATION FEES			
BASE APPLICATION FEE		\$	
ADDITIONAL FEE	ACRES x SLIDING FEE	=	\$ <u>300⁰⁰</u>
NEWSPAPER PUBLICATION TO BE BILLED TO APPLICANT		\$	
SIGNS	\$50 X <u>1</u>	=	\$
300' PROPERTY OWNERS MAILING & POSTAGE	\$1.00 per Name	=	\$ <u>20⁰⁰</u>
RECEIPT NUMBER:		TOTAL AMOUNT DUE	\$ <u>320⁰⁰</u>

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

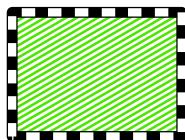
DISPOSITION

STAFF RECOMMENDATION:		
PC RECOMMENDATION:	PC ACTION	DATE/VOTE:
CITY COUNCIL ACTION	DATE/VOTE	ORDINANCE NO:
PLAT NAME	PLAT WAIVER <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	

Legal Description

Mark and Anita Watkins

A tract of land located in Lot 1, Section 2, Township 17 North, Range 12 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, described as Commencing at the Northeast Corner of Section 2; thence N 89°57'10"W along the Northerly line of said Section 2 for 339.16 feet to the point of beginning; thence continuing N 89°57'10"W along said line for 204.00 feet; thence S 00°00'18"W for 660.00 feet; thence S 89°57'10"E and parallel with the north of said Section 2 for 204.00 feet; thence N 00°00'18"E for 660.00 feet to the point of beginning and containing 3.0909 acres more or less.

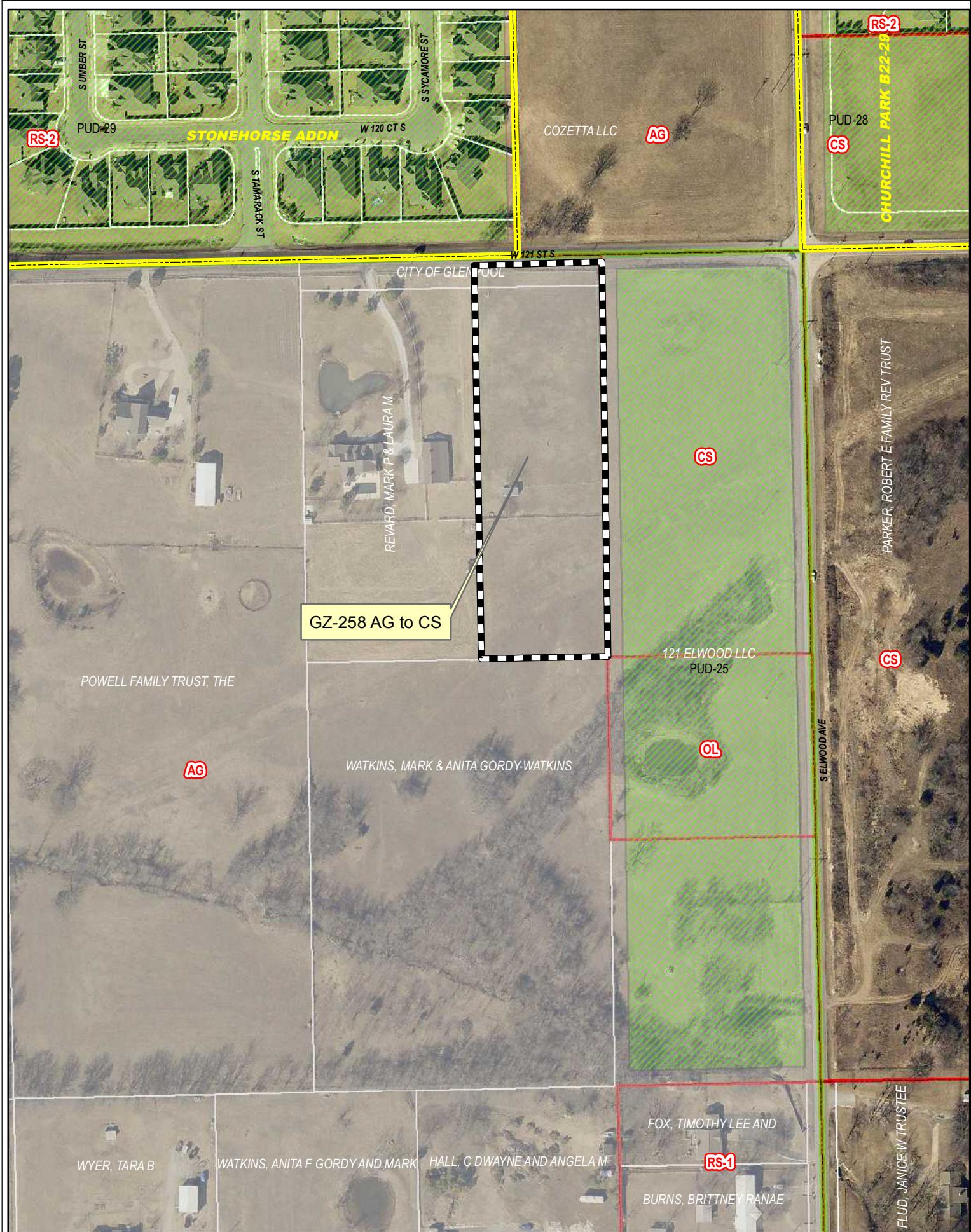


Subject
Tract

GZ-258
AG to CS

STR
2-17-12







To: HONORABLE MAYOR AND CITY COUNCIL
From: Roger Kolman, City Manager
Date: January 17, 2017
Subject: Move Glenpool Forward Quarterly Progress Report

Background:

In April of 2016 the qualified electors of Glenpool passed three tax related propositions that will help Glenpool's infrastructure, equipment and public safety personnel catch-up with the growth in the community that has occurred, and will continue to occur for the next several decades. Proposition 1 captured 29/100 of an expiring Tulsa County sales tax that will be used for infrastructure and quality of life projects. Proposition 2 captured 26.5/100 of that same Tulsa County sales tax and will be used for public safety related infrastructure and equipment. Both Propositions 1 and 2 go into effect on January 1, 2017 and have a 20-year life.

Proposition 3, which created an additional 55/100 sales tax, went into effect on July 1, 2016 and is reserved for the costs related to hiring and equipping additional police officers and firefighters. This tax is permanent.

This is the first quarterly Move Glenpool Forward report and includes details of those projects that have been initiated to date.

Proposition 1 – Automatic Meter Readers

This project has been publicly bid with 5 qualified bids received on January 6th. The bid submittals are currently undergoing review and the top submitters will be called in for interviews. Contracts related to this project will go before the City Council in February 2017. Implementation of the project will likely take 6-9 months once the contracts have been signed and the conversion begins.

Proposition 1 – Warrior Road Improvements

City and School District staff have met several times to determine the scope and timing of this project. Several engineering firms are being vetted to provide the design once the scope has been finalized.

Proposition 2 - Public Radio System P25 Conversion

Contracts related to this project have been approved by the City Council and financing has been secured. The radio system provider is currently engineering the system and believes that conversion should be achievable by mid-2017.

Proposition 2- Police Vehicles

The replacement Animal Control unit has been ordered and 5 new patrol units are currently being scoped with a target order date in February 2017.

City Of **Glenpool** *Creating Opportunity*

Proposition 2 – Fire Apparatus

Department staff are in the process of scoping the first replacement apparatus. New firefighting apparatuses are generally custom built and can take as long as a year from order to delivery.

Proposition 2 – Firefighter Airpacks

This project is in the final stages of scoping and should be ready for City Council approval

Proposition 3 – Public Safety Personnel

The City has hired 5 new Police Officers and 7 new Firefighters to bring the total number of personnel to 21 Police Officers and 20 Firefighters, excluding command staffs.

Staff Recommendation:

Staff recommends approval of the report.

Attachments:

Move Glenpool Forward Quarterly Progress Report

Project	Status	Allocated Budget	Budget Adj.	Final Budget	Expended to Date
Proposition 1 (.29%)					
Signalization & Infrastructure 151st St.	NS	2,000,000	-	2,000,000	-
Economic Development Projects	NS	1,035,337	-	1,035,337	-
Wastewater Treatment Plant Design/Permitting	NS	550,000	-	550,000	-
South County Soccer Complex Field Lighting	NS	150,000	-	150,000	-
Turf Equipment Parks	NS	30,000	-	30,000	-
Automatic Meter Reading Conversion	IP	850,000	-	850,000	-
Snow Plow	NS	150,000	-	150,000	-
Storm Water Imp. Eden South	NS	500,000	-	500,000	-
Storm Water Imp. Main St. @ Hwy 75	NS	100,000	-	100,000	-
Storm Water Imp. 141st St. @ Hwy 75	NS	100,000	-	100,000	-
Storm water Imp. Rolling Meadows	NS	300,000	-	300,000	-
Storm Water Imp. Vancouver Avenue	NS	50,000	-	50,000	-
Storm Water Imp. Fern Avenue	NS	600,000	-	600,000	-
Storm Water Imp. Hickory Pl	NS	350,000	-	350,000	-
Kendalwood Park Rehab	NS	200,000	-	200,000	-
Lift station Rehab Project - Oak Street	NS	132,500	-	132,500	-
Lift station Rehab Project - Eden South	NS	280,000	-	280,000	-
Signalization of 141st St & Elwood	NS	410,000	-	410,000	-
Signalization 121st Street & Elwood	NS	150,000	-	150,000	-
Lane Impr. 121st Street Elwood to Hwy 75	NS	635,000	-	635,000	-
Lane Impr. Elwood 141st St to 151st St	NS	2,350,000	-	2,350,000	-
Lane Impr. Warrior Road	IP	750,000	-	750,000	-
		11,672,837	-	11,672,837	-
Proposition 2 (.26%)					
Public Safety Radio System	IP	1,250,000	35,079	1,285,079	-
Police Vehicles	IP	3,000,000	-	3,000,000	-
PD Mobile Computer System	NS	208,000	-	208,000	-
Firing Range/Training Center	NS	100,000	-	100,000	-
PD Capital Improvements	NS	1,100,000	-	1,100,000	-
Fire Apparatuses and Equipment	IP	4,640,000	-	4,640,000	-
Firefighter Air packs	IP	250,000	-	250,000	-
		10,548,000	35,079	10,583,079	-
Total Props 1 and 2		22,220,837	35,079	22,255,916	-

Proposition 3 (.55%)

Hire 7 additional Firefighters	C
Hire 5 additional Police Officers	C

NS= Project not yet started, IP= Project in progress, C= Project is complete



STAFF REPORT

TO: Mayor Fox, Vice Mayor Ceesay, Councilors Agee, Kearns and Lund

FROM: Lowell Peterson, City Attorney

DATE: January 17, 2017

RE: Items 6 & 7 on the Notice and Agenda for the January 17, 2017, City Council Regular Meeting, as follows:

6) Zone Change Case GZ-259, A request by South 75 Business Park, LLC, to change zoning classification of 89 acres located south and east of the southeast corner of 161st Street South and US Highway 75, Glenpool, Oklahoma from IL (Industrial Light Manufacturing and Research and Development District) and CS (Commercial Shopping Center District) to CG (Commercial General District; and

7) Request by South 75 Business Park, LLC, to abandon so much of the original overlay zoning of Planned Unit Development PUD-24 as covers approximately 89 acres of land located south and east of the southeast corner of 161st Street and US Highway 75, contingent upon change of zoning classification of 89 acres located south and east of the southeast corner of 161st Street South and US Highway 75, Glenpool, Oklahoma from IL (Industrial Light Manufacturing and Research and Development District) and CS (Commercial Shopping Center District) to CG (Commercial General District)

INTRODUCTION

On October 11, 2016, Ford Development Corporation (the "Applicant") requested that the City of Glenpool approve a Project Plan and the terms and conditions of development financing assistance being proposed under the Local Development Act, at Title 62 Oklahoma Statutes, Sections 850 *et seq.* In response to that request, the City Council adopted City of Glenpool Resolution No. 16-10-02 on October 17, 2016, which created the statutory Tax Increment Finance Review Committee. The Review Committee made its findings and recommendations in support of the Project Plan by its Resolution No. 16-12-01, adopted on December 5, 2016; and referred the Applicant's request to the City of Glenpool Planning Commission to review and make a recommendation to the City Council, as required by Section 858(A) of the Local Development Act.

The Planning Commission adopted its Resolution No. 16-12-01 on December 15, 2016, which ratified and endorsed the findings and recommendations of the Review Committee and recommended approval of the Project Plan by ordinance to be adopted by the City Council.

As a condition for approval and implementation of the Project Plan and to ensure that zoning of the Project Area will be in compliance with the City of Glenpool Zoning Code and the City of Glenpool Comprehensive Plan, the Applicant has applied for a change in the zoning district of the proposed Project Area from IL (Industrial Light Manufacturing and Research and Development District) and CS (Commercial Shopping Center District) to CG (Commercial General District) and has requested the abandonment of a previously granted but no longer applicable Planned Unit Development (PUD-24) to the extent it applies to the Project Area.

By its Resolution No. 17-01-01, adopted on January 9, 2017, the Planning Commission recommends approval by the City Council of both proposed actions.

RECOMMENDATION

Staff supports and recommends approval of:

- (i) Zone Change Application GZ-259, A request by South 75 Business Park, LLC, to change zoning classification of 89 acres located south and east of the southeast corner of 161st Street South and US Highway 75, Glenpool, Oklahoma from IL (Industrial Light Manufacturing and Research and Development District) and CS (Commercial Shopping Center District) to CG (Commercial General District; and
- (ii) A Request by South 75 Business Park, LLC, to abandon so much of the original overlay zoning of Planned Unit Development PUD-24 as covers the foregoing 89 acres of land located as to which the Applicant has requested the foregoing change of zoning classification.

STAFF EXHIBITS

1. Application materials for Case GZ-259, including affidavit of publication of notice
2. Application materials for Request to Abandon PUD-24, including affidavit of publication of notice
3. Resolution No. PC-17-01-01, recommending approval of both applications
4. Ordinance No. 731, Granting the zone change from IL and CS to CG for the Project Area
 - Exhibit A, Legal Description
 - Exhibit B, Graphic Description
5. Ordinance No.732, Granting the request for abandonment of PUD-24 for the Project Area
 - Exhibit A, Legal Description
 - Exhibit B, Graphic Description

TULSA WORLD

P.O. Box 1770 Tulsa, Oklahoma 74102-1770 | tulsaworld.com

Account Number

1007193

CITY OF GLENPOOL
PO BOX 70
GLENPOOL, OK 74033

Date

December 20, 2016

TW Tulsa World

TW

Date	Category	Description	Ad Size	Total Cost
12/20/2016	Legal Notices	GZ-259 W/ MAP	2 x 80.00 CL	145.92

Published in the Tulsa World, Tulsa County, Oklahoma, December 20, 2016

NOTICE OF A HEARING BEFORE THE PLANNING COMMISSION OF THE CITY OF GLENPOOL, OKLAHOMA

CASE NUMBER GZ-259

Notice is hereby given that a public hearing will be held before the Glenpool Planning Commission on Monday, December 19th, 2016, at 4:00 p.m. This meeting will be held at the Glenpool Conference Center/City Hall which is located on 1020 South Market Avenue, Glenpool, Oklahoma on the 1st Floor. The City of Glenpool, Oklahoma, hereby gives due notice and consideration will be given to the proposed change of zoning classification of property located south and east of the southeast corner of 16st Street and US 75 Highway, Glenpool, Oklahoma.

TRACT 1

A tract of land that is part of the Northwest Quarter (NWQ) of Section Twenty-six (26), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, said tract of land being described as follows: COMMENCING at the Northwest corner of said Northwest Quarter (NWQ); Thence due South for 1769.29 feet; Thence N 09°46'44" E along said Northerly line for 45 feet to the Point of Beginning of said tract of land; Thence continuing N 09°46'44" E along said Northerly line for 1769.29 feet; Thence N 09°46'44" E a distance of 43.25 feet from the Southwesterly corner of said tract of land; Thence N 09°46'44" E for 1000.20 feet; Thence S 09°37'46" E for 660.00 feet; Thence N 09°37'44" E and parallel with the Westerly line of said Northwest Quarter (NWQ) for 200.00 feet; Thence N 09°37'44" E for 244.00 feet; Thence S 09°37'44" E for 133.88 feet to the POINT OF BEGINNING, SAKE, AND EXCEPT Lot One (1), Block One (1), SOUTH 75 BUSINESS PARK, a subdivision in the City of Glenpool, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

TRACT 2

A tract of land in the Northwest Quarter (NWQ) of Section Twenty-six (26), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, said tract of land being described as follows: Re-Writ: COMMENCING at the Northwest corner of said Section Twenty-six (26); Thence due South 121.73 feet along the West boundary of said Section Twenty-six (26); Thence N 09°46'44" E along the Southwesterly boundary of U.S. Highway 75 Right-of-Way, said point being the point of Beginning; Thence S 09°56'13" E 660 feet; Thence S 09°56'13" E for 660 feet; Thence N 09°56'13" E 660 feet to the East Right-of-Way boundary of U.S. Highway 75; Thence N 09°56'13" E 330 feet along the East boundary of U.S. Highway 75 Right-of-Way to the POINT OF BEGINNING.

FROM IL (INDUSTRIAL LIGHT MANUFACTURING AND RESEARCH AND DEVELOPMENT DISTRICT) AND CS (COMMERCIAL SHOPPING CENTER DISTRICT) TO CG (COMMERCIAL GENERAL DISTRICT)

All persons interested in this request are invited to attend, in the event that the proposed rezoning request is referred to a hearing. In the event of a hearing, the Glenpool Planning Commission, the Planning Commission will submit its recommendations to the Glenpool City Council for its consideration and action.

Dated at Glenpool, Oklahoma, this the 13th day of December, 2016.

Proof of Publication

I, being of lawful age, being duly sworn, upon the oath deposes and says that he/she is the CLERK of TULSA WORLD, a daily newspaper printed in the City of Tulsa, County of Tulsa, State of Oklahoma, and a bonafide paid general circulation therein, printed in the English language, and that the notice by publication was published in said newspaper on the following dates.

12/20/2016

and that said newspaper has been continuously and uninterruptedly published in said county during the period of more than One Hundred and Four (104) weeks consecutively, prior to the first publication of said notice, or advertisement, as required by Section one, chapter four, Title 25 Oklahoma Session Laws, 1943, as amended by House Bill No. 495 22nd Legislature, and thereafter, and complies with all of the prescriptions and requirements of the laws of Oklahoma. (The advertisement above referred to is a true and printed copy. Said notice was published in all editions of said newspaper and not in a supplement thereof.)

Newspaper reference: 0000323992

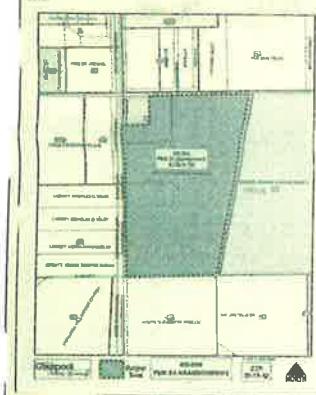
Karen Johnson
Legal Representative

Sworn to and subscribed before me this date: 12-20-16



My Commission expires 5-10-20

* A BILL. PLEASE PAY FROM INVOICE. THANK YOU



TULSA WORLD

P.O. Box 1770 Tulsa, Oklahoma 74102-1770 | tulsaworld.com

Account Number

1007193

CITY OF GLENPOOL
PO BOX 70
GLENPOOL, OK 74033

Date

December 20, 2016

TW Tulsa World

TW

Date	Category	Description	Ad Size	Total Cost
12/20/2016	Legal Notices	PUD-24-ABANDONMENT W/MAP	2 x 78.00 CL	142.08

Published in the Tulsa World, Tulsa County, Oklahoma, December 20, 2016

NOTICE OF A HEARING BEFORE THE PLANNING COMMISSION OF THE CITY OF GLENPOOL, OKLAHOMA

CASE NUMBER PUD-24-ABANDONMENT

Notice is hereby given that a public hearing will be held before the Glenpool Planning Commission on Wednesday, January 12, 2017 at 6:00 p.m. This meeting will be held at the Glenpool Conference Center/City Hall which is located at 1220 South Yukon Avenue, Glenpool, Oklahoma on the second floor in the conference room. At such time, the above public notice will be given to the proposed change of zoning classification of property located south and east of the southwest corner of 101st Street and US 75 Highway, Glenpool, Oklahoma.

TRACT 1

A tract of land that is part of The Northwest Quarter (NW^{1/4}) Section Twenty-Eight (28), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey. The boundaries are generally described as follows: -beginning at the Northwest corner of said Section Twenty-Six (26); Thence due South 131.73 feet along the West boundary; Thence 5 RPS' 0" S 89° 57' 05" E a distance of 43.25 feet from the Southwest corner of said Northwest Quarter (NW^{1/4}) for 45.75 feet to the Point of Beginning of said tract of land; Thence continuing N 89° 57' 05" E along said Northwest line for 170.32 feet; Thence S 09° 24' 48" W for 100.70 feet; Thence S 09° 24' 48" E for 600.00 feet; Thence N 00° 02' 08" E and parallel with the Westerly line of said Northwest Quarter (NW^{1/4}) for 200.00 feet; Thence N 32° 46' W for 100.00 feet; Thence N 00° 02' 08" E for 131.85 feet to the POINT OF BEGINNING, SAVE AND EXCEPT Lot One (1), Block One (1), SOUTH BUSINESS PARK, PHASE I, a Subdivision in the City of Glenpool, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

TRACT 2

A tract of land in the Northwest Quarter (NW^{1/4}) of Section Twenty-Six (26), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey. The boundaries are generally described as follows: -beginning at the Northwest corner of said Section Twenty-Six (26); Thence due South 131.73 feet along the West boundary; Thence 5 RPS' 0" S 89° 57' 05" E a distance of 43.25 feet from the Southwest corner of said Northwest Quarter (NW^{1/4}) for 45.75 feet to the Point of Beginning; Thence S 09° 54' 13" E 609 feet; Thence S 09° 02' 19" W 300 feet; Thence S 09° 54' 13" E 609 feet; Thence S 09° 02' 19" E 330 feet along the East boundary of U.S. Highway 75; Thence N 00° 02' 17" E 330 feet along the East boundary of U.S. Highway 75 Right-of-Way to the POINT OF BEGINNING.

All persons interested in this request are invited to attend. In the event that the proposed rezoning request is recommended for approval in whole or in part by the Glenpool Planning Commission, the Planning Commission will forward its recommendation to the Glenpool City Council for its consideration and action.

Dated at Glenpool, Oklahoma, this the 13th day of December, 2016.

TO ALLOW THE ABANDONMENT OF OVERLAY DISTRICT OF PUD 24.



GLENPOOL COMMUNITY DEVELOPMENT DEPARTMENT
 ZONING **PUD** **PUD AMENDMENT** **PLAT WAIVER**

12205 S. Yukon Ave, 2nd Floor - Glenpool, Oklahoma 74033 - (918) 209-4610 - Fax (918) 209-4611

www.glenpoolonline.com

APPLICATION INFORMATION

RECEIVED BY: ram DATE FILED: 12/1/16 TAC DATE: N/A HEARING DATE: 1/9/17 CASE NUMBER GZ-259

[] RES [] NON-RES [] COMBO RELATED ZONING OR PUD #: PUD 24 BUILDING PERMIT APPLICATION NUMBER _____

NEIGHBORHOOD ASSOCIATIONS: None

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: Southeast corner of 161st Street & US 75 Hwy TRACT SIZE: 84 Acres more or less

LEGAL DESCRIPTION: _____

BEG 45.75E NWC NW TH E1769.32 SWLY2680.09 W1330.03 N1000.20 E660 N330 W660 N1312.85 TO POB LESS

BEG 45.75E & 50S NWC NW TH E320 S408.50 W320 N408.50 POB & LESS N50 THEREOF FOR RD SEC 26 17 12

84.001ACS

PRESENT USE: Vacant PRESENT ZONING IL S-T-R 26-17-12

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED NEW ZONING: CG DEV. AREAS AFFECTED BY PUD AMENDMENT: Yes PUD PROPOSAL ATTACHED [] Y [] N

PROPOSED USE: Commercial NATURE OF PUD AMENDMENT: Vacate PUD 24

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME <u>Rex Robertson</u>		NAME <u>SAME</u>	
ADDRESS <u>16400 N. Dallas Parkway Suite 140</u>		ADDRESS	
CITY, ST, ZIP <u>Dallas, TX 75248</u>		CITY, ST, ZIP	
DAYTIME PHONE <u>(972) 585-1111</u>		DAYTIME PHONE	
EMAIL <u>REX@FORDEVELOPMENT.NET</u>		EMAIL	
FAX		FAX	
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.			
SIGNATURE & DATE:			

DOES OWNER CONSENT TO THIS APPLICATION [] Y [] N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? SAME

APPLICATION FEES

BASE APPLICATION FEE		\$ <u>300.00</u>		\$ <u>300.00</u>
ADDITIONAL FEE		\$ <u></u>	APPLICATION SUBTOTAL	\$ <u></u>
NEWSPAPER PUBLICATION		BILLED LATER		
SIGNS	\$50.00 X 2	= \$ <u>100.00</u>		\$ <u>100.00</u>
300' PROPERTY OWNERS MAILING & POSTAGE	1.00 + \$	= \$ <u></u>	NOTICE SUBTOTAL	\$ <u></u>
RECEIPT NUMBER:			TOTAL AMOUNT DUE	\$ <u></u>

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

DISPOSITION

PC REC.	COUNCIL ACTION	
	DATE/VOTE <u>1/16/17</u>	
DATE/VOTE <u>1/9/17</u>	ORDINANCE NO.	
PLAT NAME		PLAT WAIVER [] Y [] N

GLENPOOL COMMUNITY DEVELOPMENT DEPARTMENT
 ZONING **PUD** **PUD AMENDMENT** **PLAT WAIVER**

12205 S. Yukon Ave, 2nd Floor - Glenpool, Oklahoma 74033 - (918) 209-4610 - Fax (918) 209-4611

www.glenpoolonline.com

APPLICATION INFORMATION

RECEIVED BY: ram DATE FILED: 12/1/16 TAC DATE: N/A HEARING DATE: 1/9/17 CASE NUMBER PUD 24 VACATE
 RES NON-RES COMBO RELATED ZONING OR PUD #: PUD 24 BUILDING PERMIT APPLICATION NUMBER _____

NEIGHBORHOOD ASSOCIATIONS: None

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: Southeast corner of 161st Street & US 75 Hwy TRACT SIZE: 84 Acres more or less

LEGAL DESCRIPTION: _____

BEG 45.75E NWC NW TH E1769.32 SWLY2680.09 W1330.03 N1000.20 E660 N330 W660 N1312.85 TO POB LESS

BEG 45.75E & 50S NWC NW TH E320 S408.50 W320 N408.50 POB & LESS N50 THEREOF FOR RD SEC 26 17 12

84.001ACRS

PRESENT USE: Vacant PRESENT ZONING IL S-T-R 26-17-12

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED NEW ZONING: CG DEV. AREAS AFFECTED BY PUD AMENDMENT: Yes PUD PROPOSAL ATTACHED Y N

PROPOSED USE: Commercial NATURE OF PUD AMENDMENT: Vacate PUD 24

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME <u>Rex Robertson</u>		NAME <u>SAME</u>	
ADDRESS <u>16400 N. Dallas Parkway Suite 140</u>		ADDRESS	
CITY, ST, ZIP <u>Dallas, TX 75248</u>		CITY, ST, ZIP	
DAYTIME PHONE <u>(972) 585-1111</u>		DAYTIME PHONE	
EMAIL <u>REX@FORDEVELOPMENT.NET</u>		EMAIL	
FAX		FAX	
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.			
SIGNATURE & DATE: _____			

DOES OWNER CONSENT TO THIS APPLICATION Y N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? SAME

APPLICATION FEES

BASE APPLICATION FEE		\$ <u>100.00</u>		\$ <u>100.00</u>
ADDITIONAL FEE		\$ <u></u>	APPLICATION SUBTOTAL	\$ <u></u>
NEWSPAPER PUBLICATION		BILLED LATER		
SIGNS	\$50.00 X 1 =	\$ <u>50.00</u>		\$ <u>50.00</u>
300' PROPERTY OWNERS MAILING & POSTAGE	1.00 + \$	\$ <u></u>	NOTICE SUBTOTAL	\$ <u></u>
RECEIPT NUMBER:			TOTAL AMOUNT DUE	\$ <u></u>

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

DISPOSITION

PC REC.	COUNCIL ACTION	
	DATE/VOTE <u>1/16/17</u>	
DATE/VOTE <u>1/9/17</u>	ORDINANCE NO.	
PLAT NAME		PLAT WAIVER <input type="checkbox"/> Y <input type="checkbox"/> N

TULSA WORLD

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Account Number

1007193

CITY OF GLENPOOL
PO BOX 70
GLENPOOL, OK 74033

Date

December 20, 2016

TW Tulsa World

TW

Date	Category	Description	Ad Size	Total Cost
12/20/2016	Legal Notices	GZ-259 W/ MAP	2 x 80.00 CL	145.92

Published in the Tulsa World, Tulsa County, Oklahoma, December 20, 2016

NOTICE OF A HEARING BEFORE THE PLANNING COMMISSION OF THE CITY OF GLENPOOL, OKLAHOMA

CASE NUMBER GZ-259

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TRACT 1

A tract of land that is part of the Northwest Quarter (NWQ) of Section Twenty-six (26), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, said tract of land being described as follows: COMMENCING at the Northwest corner of said Northwest Quarter (NWQ); Thence due South for 1769.29 feet; Thence N 09°46'44" E along said Northerly line for 45 feet to the Point of Beginning of said tract of land; Thence continuing N 09°46'44" E along said Northerly line for 1769.29 feet; Thence N 09°46'44" E a distance of 43.25 feet from the Southwesterly corner of said tract of land; Thence N 09°46'44" E for 1000.20 feet; Thence S 09°37'46" E for 660.00 feet; Thence N 09°37'44" E and parallel with the Westerly line of said Northwest Quarter (NWQ) for 200.00 feet; Thence N 09°37'44" E for 244.00 feet; Thence S 09°37'44" E for 133.88 feet to the POINT OF BEGINNING, SAKE, AND EXCEPT Lot One (1), Block One (1), SOUTH 75 BUSINESS PARK, a subdivision in the City of Glenpool, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

TRACT 2

A tract of land in the Northwest Quarter (NWQ) of Section Twenty-six (26), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, said tract of land being described as follows: Re-Writ: COMMENCING at the Northwest corner of said Section Twenty-six (26); Thence due South 121.73 feet along the West boundary of said Section Twenty-six (26); Thence N 09°46'44" E along the Southwesterly line to the boundary of U.S. Highway 75 Right-of-Way, said point being the point of Beginning; Thence S 09°56'13" E 660 feet; Thence S 09°56'13" E for 660 feet; Thence N 09°56'13" E 660 feet to the East Right-of-Way boundary of U.S. Highway 75; Thence N 09°56'13" E 330 feet along the East boundary of U.S. Highway 75 Right-of-Way to the POINT OF BEGINNING.

FROM IL (INDUSTRIAL LIGHT MANUFACTURING AND RESEARCH AND DEVELOPMENT DISTRICT) AND CS (COMMERCIAL SHOPPING CENTER DISTRICT) TO CG (COMMERCIAL GENERAL DISTRICT)

All persons interested in this request are invited to attend, in the event that the proposed rezoning request is referred to a hearing. In the event of a hearing, the Glenpool Planning Commission, the Planning Commission will submit its recommendations to the Glenpool City Council for its consideration and action.

Dated at Glenpool, Oklahoma, this the 13th day of December, 2016.

Proof of Publication

I, being of lawful age, being duly sworn, upon the oath deposes and says that he/she is the CLERK of TULSA WORLD, a daily newspaper printed in the City of Tulsa, County of Tulsa, State of Oklahoma, and a bonafide paid general circulation therein, printed in the English language, and that the notice by publication was published in said newspaper on the following dates.

12/20/2016

and that said newspaper has been continuously and uninterruptedly published in said county during the period of more than One Hundred and Four (104) weeks consecutively, prior to the first publication of said notice, or advertisement, as required by Section one, chapter four, Title 25 Oklahoma Session Laws, 1943, as amended by House Bill No. 495 22nd Legislature, and thereafter, and complies with all of the prescriptions and requirements of the laws of Oklahoma. (The advertisement above referred to is a true and printed copy. Said notice was published in all editions of said newspaper and not in a supplement thereof.)

Newspaper reference: 0000323992

Karen Johnson
Legal Representative

Sworn to and subscribed before me this date: 12-20-16



My Commission expires 5-10-20

* A BILL. PLEASE PAY FROM INVOICE. THANK YOU



TULSA WORLD

P.O. Box 1770 Tulsa, Oklahoma 74102-1770 | tulsaworld.com

Account Number

1007193

CITY OF GLENPOOL
PO BOX 70
GLENPOOL, OK 74033

December 20, 2016

TW Tulsa World

TM

Date	Category	Description	Ad Size	Total Cost
12/20/2018	Legal Notices	PUD-24-ABANDONMENT W/ MAP	2 x 78.00 CL	142.08

Proof of Publication

t, being of lawful age, being duly sworn, upon the oaths deposes and says that before is the CLERK of TULSA WORLD, a daily newspaper printed in the City of Tulsa, County of Tulsa, State of Oklahoma, and a bonded paid general circulation thereof, printed in the English language, and that the notice by publication was published in said newspaper on the following dates.

12/20/2016

and that said newspaper has been continuously and uninterruptedly published in said county during the period of more than One Hundred and Four (104) weeks consecutively, prior to the first publication of said notice, or advertisement, as required by Section one, chapter four, Title 25 Oklahoma Session Laws, 1943, as amended by House Bill No. 495 22nd Legislature, and thereafter, and complies with all of the prescriptions and requirements of the laws of Oklahoma. (The advertisement above referred to is a true and printed copy. Said notice was published in all editions of said newspaper and not in a supplement thereof.)

Newspaper reference: 0000323994

Holly J. Taber
Legal Representative

Swarm to and extinguished before 20 this date:

Dated at Glenpool, Oklahoma, this the 13th day of December,

My Commission expires 3-10-00



My Commission expires 3-10-02

Dated at Glenpool, Oklahoma, this the 13th day of December,
1911.

84

TO ALLOW THE ABANDONMENT OF OVERLAY DISTRICT OF PUD 24.

A BILL. PLEASE PAY FROM INVOICE. THANK YOU.





**SOUTH 75
BUSINESS
PARK
PROPOSED USES**

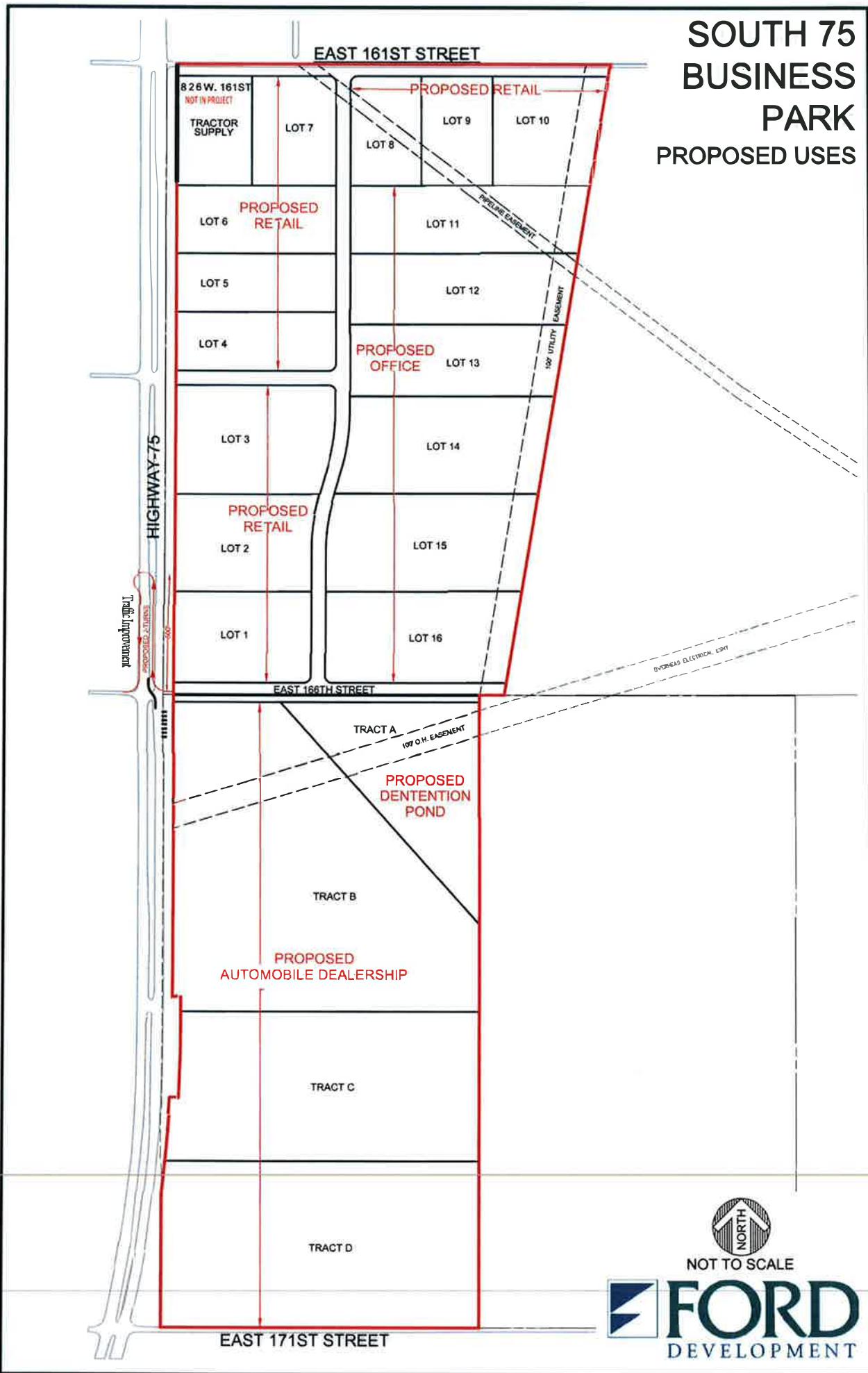
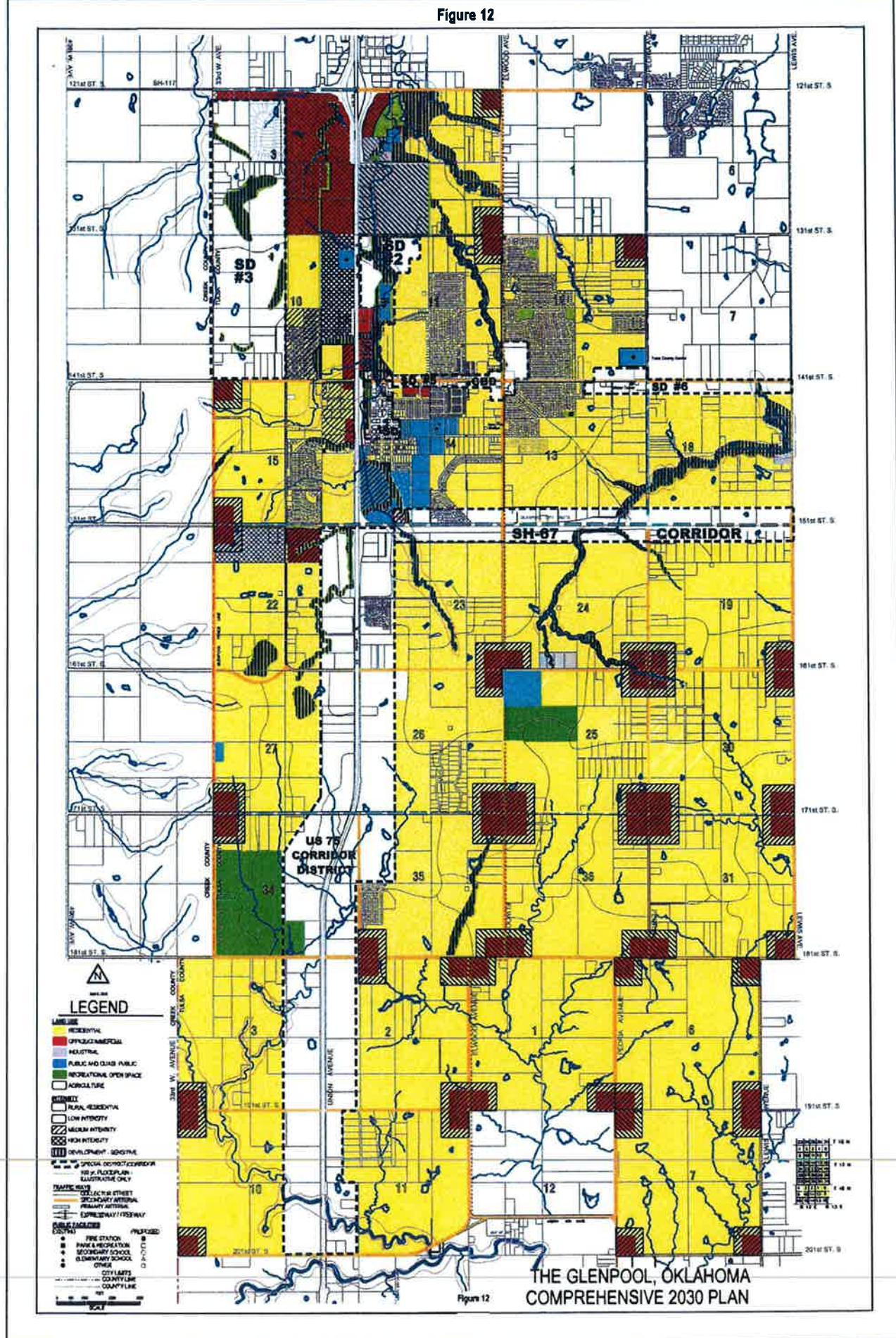


Figure 12



GLENPOOL PLANNING COMMISSION RESOLUTION NO. PC-17-01-01

A RESOLUTION OF THE GLENPOOL PLANNING COMMISSION:

- (i) FINDING THAT APPLICATION NO. GZ-259 SUBMITTED BY SOUTH 75 BUSINESS PARK, LLC, TO CHANGE ZONING CLASSIFICATION OF EIGHTY-NINE (89) ACRES LOCATED SOUTH AND EAST OF THE SOUTHEAST CORNER OF 161ST STREET SOUTH AND US HIGHWAY 75, GLENPOOL, OKLAHOMA FROM IL (INDUSTRIAL LIGHT MANUFACTURING AND RESEARCH AND DEVELOPMENT DISTRICT) AND CS (COMMERCIAL SHOPPING CENTER DISTRICT) TO CG (COMMERCIAL GENERAL DISTRICT) AND A REQUEST BY SOUTH 75 BUSINESS PARK, LLC, TO ABANDON SO MUCH OF THE ORIGINAL OVERLAY ZONING OF PLANNED UNIT DEVELOPMENT PUD-24 AS COVERS THE FOREGOING APPROXIMATELY EIGHTY-NINE (89) ACRES OF LAND, CONTINGENT UPON THE REQUEST FOR CHANGE OF ZONING CLASSIFICATION BEING GRANTED, HAVE BEEN PROPERLY SUBMITTED WITH ALL SUPPORTING DATA, MATERIALS AND OTHER PERTINENT INFORMATION REQUIRED BY THE CITY OF GLENPOOL ZONING CODE AND CITY STAFF, PROPERLY NOTICED FOR PUBLIC HEARING AND ARE CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY OF GLENPOOL;**
- (ii) RECOMMENDING APPROVAL OF THE FOREGOING CHANGE OF ZONE AND GRANT OF REQUEST FOR ABANDONMENT OF PUD-24 BY THE CITY COUNCIL, AS SUBMITTED BY THE APPLICANT, SUBJECT TO CONSIDERATION OF PUBLIC COMMENT IN A DULY NOTICED PUBLIC HEARING; AND**
- (iii) REQUESTING STAFF TO FORWARD THIS RESOLUTION, THE FOREGOING APPLICATION FOR ZONE CHANGE AND REQUEST FOR ABANDONMENT OF PUD-24 TO THE CITY COUNCIL FOR ITS CONSIDERATION**

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, on October 11, 2016, Ford Development Corporation (the “Applicant”) requested that the City approve a Project Plan and approve the terms and conditions of development financing assistance being proposed under the Local Development Act, at Title 62 Oklahoma Statutes, Sections 850 *et seq.*; 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 City Council on October 17, 2016, the Tax Incrementing Finance Review Committee, made findings and recommendations in support of the Project Plan by its Resolution No. 16-12-01, adopted on December 5, 2016; and referred the Applicant’s request to the City of Glenpool Planning Commission to review and make a recommendation to the City Council, as required by Section 858(A) of the Local Development Act; and

WHEREAS, the Planning Commission, by its Resolution No. 16-12-01, adopted on December 15, 2016, endorsed and ratified the findings and recommendations of the Review Committee and recommended approval of the Project Plan by ordinance to be adopted by the City Council; and

WHEREAS, the Applicant has applied for a change in the zoning district of the proposed Project Area from IL (Industrial Light Manufacturing and Research and Development District) and CS (Commercial Shopping Center District) to CG (Commercial General District) and has requested the abandonment of a previously granted but no longer applicable Planned Unit Development (PUD-24) to the extent it applies to the Project Area, as conditions for approval of the Project Plan by ordinance of the City Council and to ensure that zoning of the Project Area will be in compliance with the City of Glenpool Zoning Code, the City of Glenpool Comprehensive Plan and the Project Plan; 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; and

WHEREAS, the City of Glenpool Zoning Code at Title 11, Chapter 3, Article D, Section 1, directs that the Planning Commission shall, after notice and public hearing, vote to recommend that the City Council approve the foregoing application for zone change and request for abandonment of PUD as submitted, or approved as amended, or deny the application and transmit its findings and recommendations to the City Council within fifteen (15) days following the date of planning commission action.

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 ZONE CHANGE APPLICATION NO. GZ-259 AND GRANTING THE APPLICANT’S REQUEST FOR ABANDONMENT OF PUD-24

SECTION 1. Conformity of Proposed Zone Change with the City of Glenpool Comprehensive Plan and Zoning Code. The Planning Committee hereby finds that the proposed change of zone of a portion of the Project Area, as defined and set forth in the Project Plan and as

described on **Exhibits A and B** to this Resolution and to zone change application GZ-259, from IL (Industrial Light Manufacturing and Research and Development District) and CS (Commercial Shopping Center District) to CG (Commercial General District) is in conformance with the Comprehensive Plan of the City of Glenpool and the City of Glenpool Zoning Code, Title 11 of the Code of Ordinances.

SECTION 2. Necessity of Proposed Abandonment of PUD-24. The Planning Committee hereby finds that the previously granted Planned Unit Development (PUD-24), to the extent it applies to a portion of the Project Area, is no longer applicable to such portion of the Project Area if rezoned as Commercial General (CG) District, as recommended in Section 1 of this Resolution, nor to the currently proposed use, and is therefore void and invalid if such rezone is granted.

SECTION 3. No Additional Change to Zoning or Master Plan, as Required by § 858(A)6. & 7. of the Local Development Act. The Planning Commission finds that the Applicant has previously obtained the necessary zoning (Commercial General (CG) 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 Plan and will be the site for the anticipated automobile dealership. The Planning Commission finds that this will require no further zoning change.

The Applicant has also applied for the change of zoning classification and abandonment of Planned Unit Development PUD-24 that are represented and described by this Resolution and on **Exhibits A and B** to this Resolution.

The Planning Commission previously conditioned 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 Applicant's securing the necessary change in zoning and abandonment of the Planned Unit Development. No additional zone changes or other amendments will be required for the Project Plan to proceed.

Section 4. Recommendation of the Planning Commission. Based on the foregoing premises and findings, the Planning Commission finds that the proposed zone change and abandonment of PUD-24 Project Plan are appropriate under applicable provisions of the City of Glenpool Zoning Code and Comprehensive Plan and the Planning Commission therefore recommends approval of the applications as submitted and the adoption of Ordinance No. 725, approving the proposed Project Plan.

**ADOPTED and APPROVED by the Planning Commission of the City of Glenpool this
9th day of January 2017.**

[ORIGINAL SIGNED]

Richard Watts, Chairman

ATTEST

[ORIGINAL SIGNED]

Rick Malone, City Planner/Secretary of the Commission

APPROVED AS TO FORM

[ORIGINAL SIGNED]

Lowell Peterson, City Attorney/Local Counsel

ORDINANCE NO. 731

AN ORDINANCE AMENDING ORDINANCE NO. 458, BY REZONING CERTAIN PROPERTY DESCRIBED HEREIN FROM IL (INDUSTRIAL LIGHT MANUFACTURING AND RESEARCH AND DEVELOPMENT DISTRICT) AND CS (COMMERCIAL SHOPPING CENTER DISTRICT) TO CG (COMMERCIAL GENERAL DISTRICT), AS RECOMMENDED BY THE PLANNING COMMISSION UNDER APPLICATION GZ-259; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH

WHEREAS, the City of Glenpool Planning Commission has reviewed Application GZ-259 for a rezone of the property described herein and found that the proposed zone change is consistent with the Glenpool Comprehensive Plan and current zoning patterns, and has recommended in its Resolution No. PC-17-01-01 approval of Application GZ-259 by the City Council; and

WHEREAS, the City Council has reviewed said Application and considered the comments of staff, and has concluded that the Council agrees with the recommendation of the Planning Commission; and

WHEREAS, the City Council has determined that the zone change requested herein is consistent with the requirements of a certain proposed City of Glenpool Tax Increment District No. 1 ("South 75 Business Park Increment District"), as required by Title 62, Sections 850-869, of the Oklahoma Statutes (the Local Development Act).

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

SECTION 1: That the zoning classification of the following described property situated in the City of Glenpool, Tulsa County, State of Oklahoma, with its general location at south and east of the southeast corner of 161st Street South and US Highway 75, and more particularly described as:

[See Exhibits A & B, attached hereto and incorporated herein by reference]

Be amended from IL (Industrial Light Manufacturing and Research and Development District) and CS (Commercial Shopping Center District) to CG (Commercial General District).

SECTION 2: That all ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

PASSED AND APPROVED by the City Council of the City of Glenpool this 17th day of January 2017.

Timothy Lee Fox, Mayor

Attest:

Susan White, City Clerk

Approved as to Form:

Lowell Peterson, City Attorney

Tract 1 (approximately 84 acres)

A tract of land that is part of the Northwest Quarter (NW/4) of Section Twenty-Six (26), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, said tract of land being described as follows:

COMMENCING at the Northwest Corner of said Northwest Quarter (NW/4); Thence N 89 degrees 57'58" E along the Northerly line of said Northwest Quarter (NW/4) for 45.75 feet to the Point of Beginning of said tract of land; Thence continuing N 89 degrees 57' 58" E along said Northerly line for 1769.32 feet; Thence S 09 degrees 32'46" W for 2680.09 feet to a point on the Southerly line of said Northwest Quarter (NW/4); Thence S 89 degrees 57'06" W along said Southerly line for 1330.03 feet to a point, said point being N 89 degrees 57' 06" E a distance of 43.25 feet from the Southwest corner of said Northwest Quarter (NW/4); Thence N 00 degrees 06'44" E for 1000.20 feet; Thence S 89 degrees 52'46" E for 660.00 feet; Thence N 00 degrees 06'44" E and parallel with the Westerly line of said Northwest Quarter (NW/4) for 330.00 feet; Thence N 89 degrees 52'46" W for 660.00 feet; Thence N 00 degrees 06'44" E for 1312.85 feet to the POINT OF BEGINNING, save and except Lot One (1), Block One (1), South 75 Business Park - Phase 1, a Subdivision in the City of Glenpool, Tulsa County, State of Oklahoma, according to the recorded Plat No. 6273.

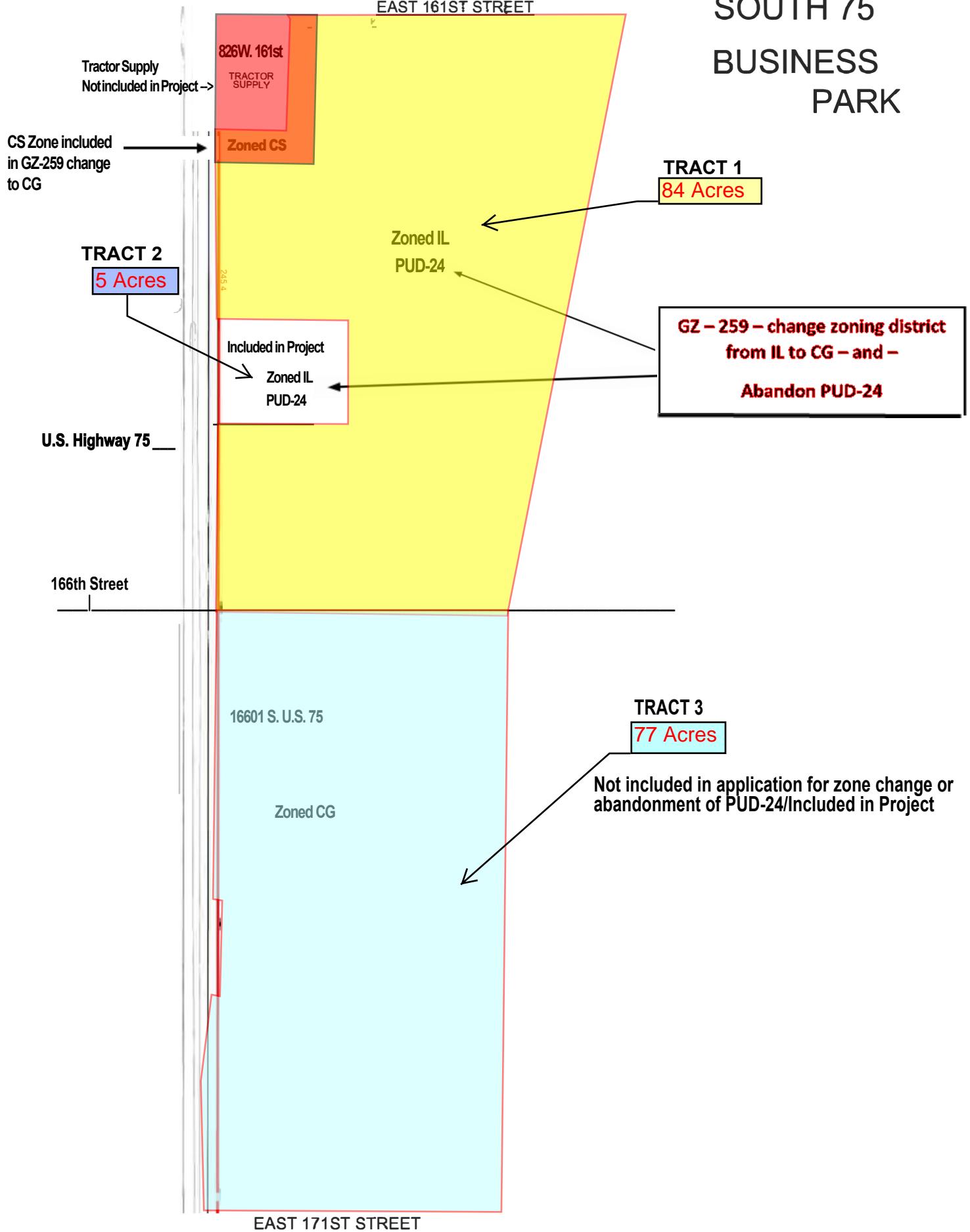
Tract 2 (approximately 5 acres)

A tract of land in the Northwest Quarter (NW/4) of Section Twenty-Six (26), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows, to-wit:

COMMENCING at the Northwest Corner of said Section Twenty-six (26); Thence due South 1312.73 feet along the West boundary of said Section Twenty-six (26); Thence S 89 degrees 56' 13" E 44.52 feet to a point on the East boundary of U.S. Highway 75 Right of Way, said point being the Point of Beginning; Thence S 89 degrees 56' 13" E 660 feet; Thence SOO degrees 03' 17" W 330 feet; Thence N 89 degrees 56' 13" W 660 feet to a point on the East Right of Way boundary of U.S. Highway 75; Thence N 00 degrees 03' 17" E 330 feet along the East boundary of U.S. Highway 75 Right of Way to the POINT OF BEGINNING.

EXHIBIT B

SOUTH 75 BUSINESS PARK



ORDINANCE NO. 732

AN ORDINANCE AMENDING ORDINANCE NO. 458 BY REPEALING AND RESCINDING ORDINANCE NO. 609, DATED OCTOBER 29, 2008, WHICH ORDINANCE APPROVED PLANNED UNIT DEVELOPMENT NUMBER 24 (PUD-24) OVERLAY DISTRICT DESIGNATION FOR SOUTH 75 BUSINESS PARK, DECLARING SUCH PUD-24 HEREBY ABANDONED; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH

WHEREAS, the City Council of Glenpool has adopted Ordinance No. 731, An Ordinance Amending Ordinance No. 458, By Rezoning Certain Property Described Herein From IL (Industrial Light Manufacturing And Research And Development District) And CS (Commercial Shopping Center District) To CG (Commercial General District), As Recommended By The Planning Commission Under Application GZ-259; And Repealing All Ordinances Or Parts Of Ordinances In Conflict Herewith, as a necessary prerequisite for approving and adopting a certain Project Plan for proposed City of Glenpool Tax Increment District No. 1 (South 75 Business Park Increment District); and

WHEREAS, Planned Unit Development Number 24 (PUD-24), applicable to the same property as that rezoned by the foregoing Ordinance No. 731, is rendered of no effect and void by said zoning amendment; and

WHEREAS, the City of Glenpool Planning Commission has reviewed the Request for Abandonment of PUD-25 applicable to same property as that rezoned by the foregoing Ordinance No. 731 and found that the proposed abandonment of PUD-24 is consistent with the Glenpool Comprehensive Plan and current zoning patterns; and has recommended in its Resolution No. PC-17-01-01 approval of Application GZ-259 by the City Council; and

WHEREAS, the City Council has reviewed the Request for Abandonment of PUD-24, considered the comments of staff and the recommendation of the Planning Commission, and has concluded that the City Council agrees with the recommendation of the Planning Commission.

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

SECTION 1: That the PUD Overlay District (PUD-24), as adopted by Ordinance No. 609 of the Glenpool Planning Commission, dated October 29, 2008, insofar as it pertains to the following described property situated in the City of Glenpool, Tulsa County, State of Oklahoma, with its general location at south and east of the southeast corner of 161st Street South and US Highway 75, and more particularly described as:

[See Exhibits A & B, attached hereto and incorporated herein by reference]

Be and the same is hereby deemed abandoned in accordance with all applicable regulations of the City of Glenpool.

SECTION 2: That all ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

PASSED AND APPROVED by the City Council of the City of Glenpool this 17th day of January 2017.

Timothy Lee Fox, Mayor

Attest: [SEAL]

Susan White, City Clerk

Approved as to Form:

Lowell Peterson, City Attorney

Tract 1 (approximately 84 acres)

A tract of land that is part of the Northwest Quarter (NW/4) of Section Twenty-Six (26), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, said tract of land being described as follows:

COMMENCING at the Northwest Corner of said Northwest Quarter (NW/4); Thence N 89 degrees 57'58" E along the Northerly line of said Northwest Quarter (NW/4) for 45.75 feet to the Point of Beginning of said tract of land; Thence continuing N 89 degrees 57' 58" E along said Northerly line for 1769.32 feet; Thence S 09 degrees 32'46" W for 2680.09 feet to a point on the Southerly line of said Northwest Quarter (NW/4); Thence S 89 degrees 57'06" W along said Southerly line for 1330.03 feet to a point, said point being N 89 degrees 57' 06" E a distance of 43.25 feet from the Southwest corner of said Northwest Quarter (NW/4); Thence N 00 degrees 06'44" E for 1000.20 feet; Thence S 89 degrees 52'46" E for 660.00 feet; Thence N 00 degrees 06'44" E and parallel with the Westerly line of said Northwest Quarter (NW/4) for 330.00 feet; Thence N 89 degrees 52'46" W for 660.00 feet; Thence N 00 degrees 06'44" E for 1312.85 feet to the POINT OF BEGINNING, save and except Lot One (1), Block One (1), South 75 Business Park - Phase 1, a Subdivision in the City of Glenpool, Tulsa County, State of Oklahoma, according to the recorded Plat No. 6273.

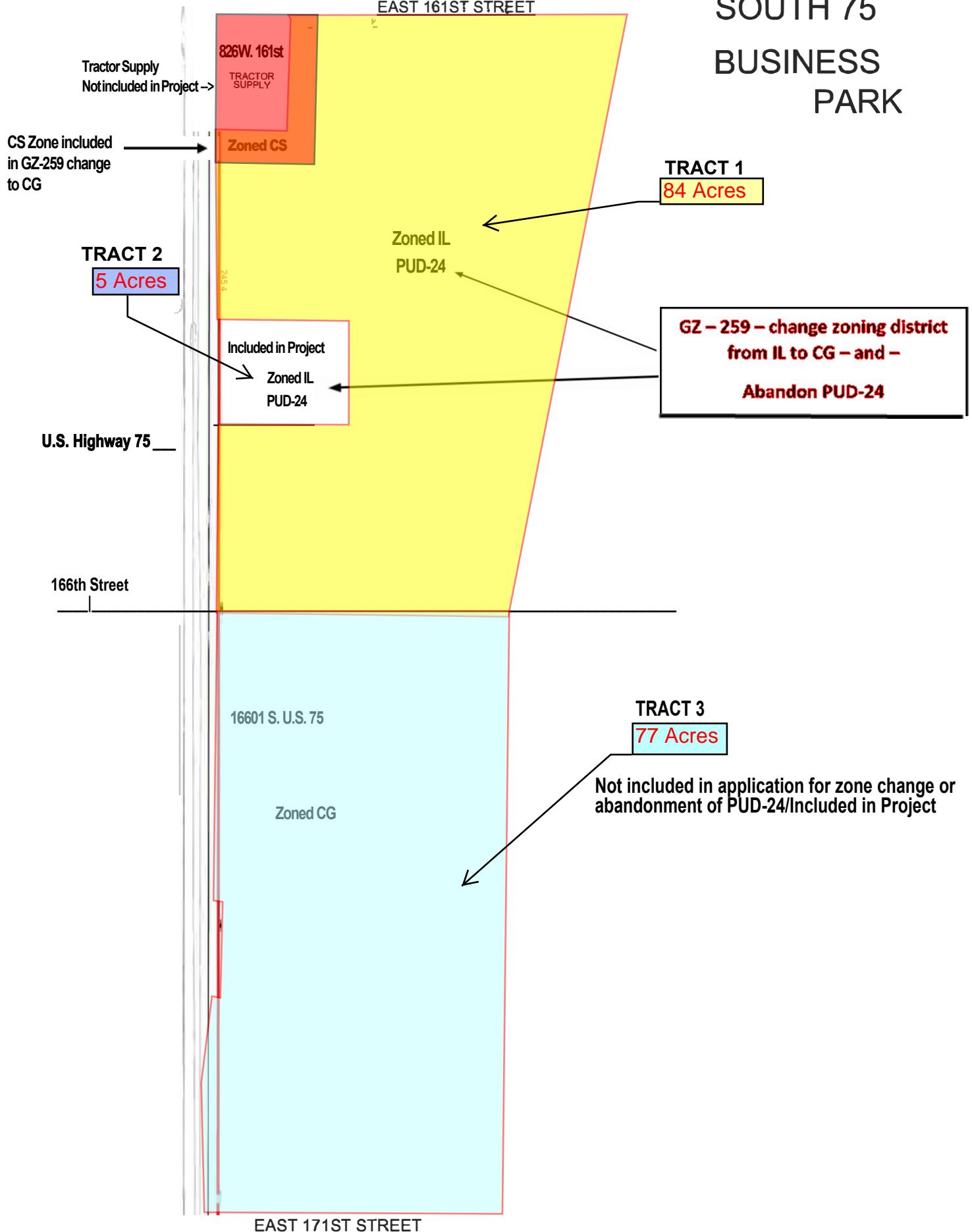
Tract 2 (approximately 5 acres)

A tract of land in the Northwest Quarter (NW/4) of Section Twenty-Six (26), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows, to-wit:

COMMENCING at the Northwest Corner of said Section Twenty-six (26); Thence due South 1312.73 feet along the West boundary of said Section Twenty-six (26); Thence S 89 degrees 56' 13" E 44.52 feet to a point on the East boundary of U.S. Highway 75 Right of Way, said point being the Point of Beginning; Thence S 89 degrees 56' 13" E 660 feet; Thence SOO degrees 03' 17" W 330 feet; Thence N 89 degrees 56' 13" W 660 feet to a point on the East Right of Way boundary of U.S. Highway 75; Thence N 00 degrees 03' 17" E 330 feet along the East boundary of U.S. Highway 75 Right of Way to the POINT OF BEGINNING.

EXHIBIT B

SOUTH 75 BUSINESS PARK



NOTICE

CITY COUNCIL SECOND PUBLIC HEARING

**FOR THE PURPOSE OF GIVING ANY INTERESTED PERSON THE
OPPORTUNITY TO EXPRESS THEIR VIEWS ON THE PROPOSED
PROJECT PLAN FOR:**

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

Tuesday, January 17, 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 SECOND public hearing to be published in a newspaper with circulation in the City of Glenpool no later than 14 days before such SECOND public hearing, and has published the same on the City's internet website.

This public hearing is held for the purpose of giving any interested person the opportunity to express their views on the proposed Project Plan for 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)** Community Development Report – Lynn Burrow, Community Development Director
[See Agenda for Regular Session]

- F)** Treasurers Report —Julie Casteen, Finance Director
 [See Agenda for Regular Session]
- G)** City Manager Report — Roger Kolman, City Manager
 [See Agenda for Regular Session]
- H)** Mayor Report — Timothy Lee Fox, Mayor
 [See Agenda for Regular Session]
- I)** Council Comments
 [See Agenda for Regular Session]
- J)** Public Comments
 [See Agenda for Regular Session]
- K)** Employee of the Month Recognition — Timothy Lee Fox, Mayor
 [See Agenda for Regular Session]
- L)** Scheduled Business
 - 1) - 8) [SEE REGULAR SESSION AGENDA FOR OTHER BUSINESS]
 - 9) **Open SECOND Public Hearing for the purpose of giving any interested person the opportunity to express their views on the proposed Project Plan for 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) **Close SECOND Public Hearing.**
(Lowell Peterson, City Attorney/Local Counsel in re Increment District)
 - 11) [SEE REGULAR SESSION AGENDA FOR OTHER BUSINESS]

M) 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

And was posted on the City of Glenpool website on _____ at ____ am/pm.

Lea Ann Reed, Director of Community Relations

AFFIDAVIT OF NOTICE

As City Clerk for the City of Glenpool, Oklahoma, and in accordance with Section 859(E) of the Local Development Act, Title 62, Oklahoma Statutes, Sections 850 – 869, I certify that the following Notice, together with the Project Area sketch attached hereto, was published in The Tulsa World, a newspaper with general circulation in the City of Glenpool, on December 20, 2016; was published on the City of Glenpool website on December 21, 2016; and was posted in a prominent location at City Hall, City of Glenpool on December 21, 2016.

I further certify that any person, entity or organization that has registered with the City of Glenpool has been mailed notice of the public hearings advertised to be held on January 3, 2017, and January 17, 2017, and a copy of the analysis of potential positive and negative impacts which may result from the Project Plan referenced therein, in accordance with Section 859(A) and (B) of the Local Development Act.

Susan White, City Clerk

Date

NOTICE CITY COUNCIL FOR THE CITY OF GLENPOOL, OKLAHOMA

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

**FIRST PUBLIC HEARING TO PROVIDE INFORMATION AND TO
ANSWER QUESTIONS – JANUARY 3, 2017**

**SECOND PUBLIC HEARING TO GIVE ANY INTERESTED PERSONS THE OPPORTUNITY TO EXPRESS
THEIR VIEWS ON THE PROPOSED PROJECT PLAN – JANUARY 17, 2017**

AS REQUIRED BY SECTION 859 OF THE OKLAHOMA LOCAL DEVELOPMENT ACT

Two Public Hearings of the City of Glenpool City Council will be held on the following dates and times:

Tuesday, January 3, 2017, at 6:00 p.m. – for the purpose of providing information and answering questions only regarding proposed Tax Increment Financing District Number One, City of Glenpool, Oklahoma (South 75 Business Park Increment District, herein the “Increment District”), in accordance with Section 859 of the Local Development Act at Title 62, Sections 850-869, of the Oklahoma Statutes (the “Local Development Act”).

Tuesday, January 17, 2017, at 6:00 p.m. – for the purpose of giving interested persons the opportunity to express their views on the proposed Project Plan that will implement the foregoing Increment District if adopted by ordinance of the City Council.

Both meetings will be held at Glenpool City Hall, City Council Chambers, 12205 S. Yukon Ave., 3rd Floor, Glenpool, Oklahoma 74033.

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

Any person, entity or organization who or that registers with the City of Glenpool City Clerk shall receive, in addition to this notice, a copy of the proposed Project Plan, as that term is defined in Section 853(15) of the Local Development Act and including all requirements provided by Sections 855 and 856 of the Local Development Act, including the Financial Impact Analysis required by Section 855 of the Local Development Act. The Increment District Review Committee, required by Section 855 of the Local Development Act and including representatives of all taxing jurisdictions potentially affected by the proposed Project Plan, has reviewed and approved the Project Plan.

Boundaries of the Proposed Increment District and Proposed Project Area:

The boundaries of the proposed Increment District and the proposed Project Area as implemented by the Project Plan are coextensive. The following legal description, street address and sketch of the Project Area are the same as those of the Increment District:

Tract 1 (approximately 84 acres)

A tract of land that is part of the Northwest Quarter (NW/4) of Section Twenty-Six (26), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, said tract of land being described as follows:

COMMENCING at the Northwest Corner of said Northwest Quarter (NW/4); Thence N 89 degrees 57'58" E along the Northerly line of said Northwest Quarter (NW/4) for 45.75 feet to the Point of Beginning of said tract of land; Thence continuing N 89 degrees 57' 58" E along said Northerly line for 1769.32 feet; Thence S 09 degrees 32'46" W for 2680.09 feet to a point on the Southerly line of said Northwest Quarter (NW/4); Thence S 89 degrees 57'06" W along said Southerly line for 1330.03 feet to a point, said point being N 89 degrees 57' 06" E a distance of 43.25 feet from the Southwest corner of said Northwest Quarter (NW/4); Thence N 00 degrees 06'44" E for 1000 .20 feet; Thence S 89 degrees 52'46" E for 660.00 feet; Thence N 00 degrees 06'44" E and parallel with the Westerly line of said Northwest Quarter (NW/4) for 330.00 feet; Thence N 89 degrees 52'46" W for 660.00 feet; Thence N 00 degrees 06'44" E for 1312.85 feet to the POINT OF BEGINNING, save and except Lot One (1), Block One (1), South 75 Business Park - Phase 1, a Subdivision in the City of Glenpool, Tulsa County, State of Oklahoma, according to the recorded Plat No. 6273.

Tract 2 (approximately 5 acres)

A tract of land in the Northwest Quarter (NW/4) of Section Twenty-Six (26), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows, to-wit:

COMMENCING at the Northwest Corner of said Section Twenty-six (26); Thence due South 1312.73 feet along the West boundary of said Section Twenty-six (26); Thence S 89 degrees 56' 13" E 44.52 feet to a point on the East boundary of U.S. Highway 75 Right of Way, said point being the Point of Beginning; Thence S 89 degrees 56' 13" E 660 feet; Thence SOO degrees 03' 17" W 330 feet; Thence N 89 degrees 56' 13" W 660 feet to a point on the East Right of Way boundary of U.S. Highway 75; Thence N 00 degrees 03' 17" E 330 feet along the East boundary of U.S. Highway 75 Right of Way to the POINT OF BEGINNING.

Tract 3 (approximately 77 acres)

The Northwest Quarter of the Southwest Quarter (NW/4 SW/4) and the Southwest Quarter of the Southwest Quarter (SW/4 SW/4) of Section Twenty-Six (26), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof.

Purposes of Hearings

The first public hearing shall be for information and questions purposes only with persons being given the opportunity to be heard at the second public hearing before any votes are taken.

Description of Project

Ford Development Corporation (the “Developer”) has 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 between 161st Street South on the north and 171st Street South on the south, all in the City of Glenpool, Oklahoma (the “Project”). 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. The remaining parcels, 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.

The public works or improvements to be authorized and constructed under the 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 the 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 ten years, whichever occurs first).

Location and Time Where the Entire Plan May Be Reviewed by Any Interested Party

A copy of the entire Project Plan may be reviewed by any interested party at the Community Development Office, City Hall 2nd Floor, 12205 S. Yukon Avenue, Glenpool, Oklahoma 74033. The Project Plan may be reviewed between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday, excepting legal holidays. For further information, contact Rick Malone, City Planner, at (918) 209-4617, or Lowell Peterson, City Attorney, at (918) 209-4647.

TULSA WORLD

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Account Number

1007193

CITY OF GLENPOOL
PO BOX 70
GLENPOOL, OK 74033

Date
December 20, 2016

TW Tulsa World

TW

Date	Category	Description	Ad Size	Total Cost
12/20/2016	Legal Notices	NOTICE - INCREMENT DISTRICT #1	2 x 176.00 CL	272.64

234161
listed in the Tulsa World, Tulsa County, Oklahoma, December 20, 2016

NOTICE CITY COUNCIL FOR THE CITY OF GLENPOOL, OKLAHOMA

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

1ST PUBLIC HEARING TO PROVIDE INFORMATION
AND TO ANSWER QUESTIONS - JANUARY 3, 2017

SECOND PUBLIC HEARING TO GIVE ANY INTERESTED
PERSONS THE OPPORTUNITY TO COMMENT UPON THEIR
VIEWS ON THE PROPOSED PROJECT PLAN -
JANUARY 17, 2017

AS REQUIRED BY SECTION 809 OF THE OKLAHOMA
LOCAL DEVELOPMENT ACT

o Public Hearings of the City of Glenpool City Council will
be held at the following dates and times:

January 3, 2017, at 6:00 p.m. - for the purpose of
providing information and answering any questions
pertaining to the proposed Tax Increment Financing District Number One
of Glenpool, Oklahoma (South 75 Business Park In-
crement District, herein the "Increment District"), in accordance
with the requirements of the Local Development Act and Title
Sections 809-809 of the Oklahoma Statutes ("Local Development Act").

o Public Hearings of the City of Glenpool City Council will
be held at the following dates and times:

January 17, 2017, at 6:00 p.m. - for the purpose of
providing information and answering any questions
pertaining to the proposed Project Plan that will implement the
existing Increment District #1 adopted by ordinance of the
City Council.

o All meetings will be held at Glenpool City Hall, City Council
chambers, 12205 S. Yukon Ave., 3rd Floor, Glenpool, Oklahoma
74033.

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

o Any person, entity or organization who or that registers with
the City of Glenpool City Clerk shall receive a copy of the Project Plan, in addition to
a notice of the public hearing on the Project Plan, that is in
defined in Section 403(15) of the Local Development Act
including all requirements provided by Section 809 and
in the Local Development Act and the Local Development
Act. The Increment District Review Committee, re-
quired by Section 809 of the Local Development Act and in-
cluding all requirements of all hosting jurisdictions potentially
affected by the proposed Project Plan, has reviewed and com-
pleted the Project Plan.

Underline of the Proposed Increment District and Proposed
Increment Area:

o Boundaries of the proposed Increment District and the
proposed Project Area as implemented by the Project Plan
hereinafter. The following legal description, street
name and sketch of the Project Area are the same as those of
the Increment District:

Plot 1 (approximately 84 acres):
a tract of land that is part of the Northwest Quarter (NW^{1/4})
Section Twenty-Six (26), Township Seventeen (17) North-
west Twelve (12) East of the Indian Boss and Meridian,
Tulsa County, State of Oklahoma, according to the U.S. Gov-
ernment Survey thereof, solid tract of land being described as
follows:

MANENCING of the Northwest corner of said Northwest
Quarter (NW^{1/4}): Thence N 99 degrees 57' 58" E along the
right of way of the solid Northwest Quarter (NW^{1/4}) for 45.75 feet
to the Point of Beginning; thence N 99 degrees 57' 58" E along
a line running N 99 degrees 57' 58" E along the North-
erly line for 300.00 feet; thence N 99 degrees 57' 58" E
to a point on the North-erly line of the Northwest Quarter (NW^{1/4})
ext. N 99 degrees 57' 58" E along the North-erly line for
0.03 feet to a point, solid point being N 99 degrees 57' 58" E
distance of 43.25 feet from the Southwest corner of said
NW^{1/4}; thence N 99 degrees 57' 58" E for 600.00 feet
to a point, solid point being N 99 degrees 57' 58" E for 600.00 feet
from the Point of Beginning; thence N 99 degrees 57' 58" E
along the solid Northwest Quarter (NW^{1/4}) for 300.00 feet; thence
N 99 degrees 57' 58" E for 600.00 feet; thence N 99 degrees
57' 58" E for 1312.25 feet to the POINT OF BEGINNING, now
3 except Lot One (1), Block One (1), South 75 Business
- Plaza 1, a Subdivision in the City of Glenpool, Tulsa
County, State of Oklahoma, according to the recorded Plat
- 2023.

Plot 2 (approximately 5 acres):
a tract of land that is part of the Northwest Quarter (NW^{1/4})
Section Twenty-Six (26), Township Seventeen (17), North, Range
Twelve (12) East of the Indian Boss and Meridian, Tulsa
County, State of Oklahoma, according to the U.S. Gov-
ernment Survey thereof, being more particularly described as
follows:

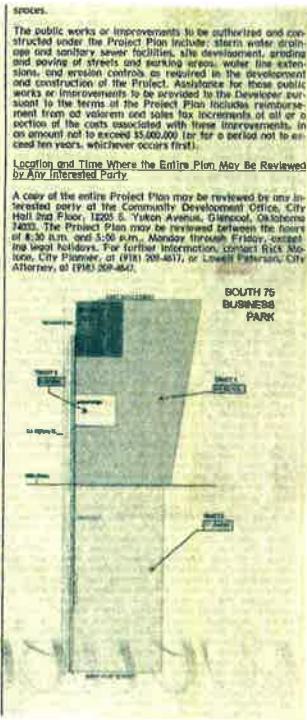
MANENCING at the Northwest corner of said Section
Twenty-Six (26): Thence due South 1312.25 feet along the
right of way of the solid Northwest Quarter (NW^{1/4}) to a point
bearing 56° 13' E 44.52 feet to a point on the East boundary of
3, Highway 75 Right of Way, solid point being the Point of
beginning; thence N 99 degrees 56° 13' E 660 feet; thence
bearing 51° 17' W 1312.25 feet to the Point of Beginning
3, Highway 75; thence N 99 degrees 56° 13' E 660 feet; thence
bearing 51° 17' W 1312.25 feet to the Point of Beginning
3, Highway 75 Right of Way to the Point of Beginning
3, Highway 75.

Plot 3 (approximately 77 acres):
a Northwest Quarter of the Southeast Quarter (NW^{1/4})
Section Twenty-Six (26), Township Seventeen (17), North, Range
Twelve (12) East of the Indian Boss and Meridian, Tulsa
County, State of Oklahoma, according to the U.S. Gov-
ernment Survey thereof:

o first public hearing shall be for information and ques-
tions purposes only with persons being given the opportunity
to be heard at the second public hearing before any votes are
cast.

o Description of Project:

o Development Committee, the "Developer", has re-
quested the establishment of a "tax increment district" within
the City of Glenpool, Oklahoma (the "City") as necessary to
allow the Developer's proposal to develop, construct and
own a business park ("the Project"). The Project is to be located
along U.S. Highway 75 between 16th Street South on the north, or in the City of
Glenpool, Oklahoma (the "Project"). Private improvements
proposed by the Project Administrator include the develop-
ment of a large-scale commercial use on the southeast corner of
the property at the southeast corner of the intersection
16th Street and U.S. Highway 75. The remaining parcels
located southwest from the later described intersection of 16th
Street/U.S. Highway 75, are scheduled for phased develop-
ment as a combination of retail, warehouse and office



Proof of Publication

I, being of lawful age, being duly sworn, upon the oath deposes and says that
he/she is the CLERK of TULSA WORLD, a daily newspaper printed in the City of
Tulsa, County of Tulsa, State of Oklahoma, and a bona fide paid general circulation
newspaper, printed in the English language, and that the notice by publication was
published in said newspaper on the following dates.

12/20/2016

Newspaper reference: 0000324161


Legal Representative

Sworn to and subscribed before me this date: 12-20-16


Notary Public
KARON JOHNSON
Notary Public in and for
STATE OF OKLAHOMA
Commission #16004547
Expires: May 6, 2020

My Commission expires 5-6-20

THIS IS NOT A BILL. PLEASE PAY FROM INVOICE. THANK YOU

ORDINANCE NO. 733

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 SAID 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 PROJECT 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 a business park to be designated the South 75 Business Park and 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 of Glenpool City Council (the statutory governing body) 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 tax increment 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 tax 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 reviewed and considered the Project Plan; determined that the Project Plan conforms to the requirements of the Local Development Act; has made its finding that the proposed tax increment district will have no adverse financial impact on any taxing jurisdiction or business activities within the proposed increment district; and 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 condition 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, which the Developer has done; and

WHEREAS, on January 3, 2017, the City of Glenpool conducted the first duly noticed public hearing on the Project Plan for the purpose of providing information and to answer questions, with the Project Plan presented to the public by the City of Glenpool City Attorney/TIF District Counsel, all in accordance with Section 859 of the Local Development Act; and

WHEREAS, on January 9, 2017, the City of Glenpool Planning Commission considered the application of the Developer for the change of zone and abandonment of a certain planned unit development within the proposed Project Area as a necessary condition to adoption of the Project Plan by the City Council, and recommended approval of said application by its Resolution No. 17-01-01, and determined that, subject only to such approval, the proposed Project Area is presently in full compliance with all requirements of the City of Glenpool Zoning Code and Comprehensive Plan applicable to the uses proposed by the Project Plan; and

WHEREAS, on January 17, 2017, the City of Glenpool City Council approved Zone Change Application GZ-259, amending the relevant portion of the Project Area zoning map from IL (Industrial Light Manufacturing and Research and Development District) and CS (Commercial Shopping Center District) to CG (Commercial General District) and granted the application for abandonment of so much of Planned Unit Development PUD-24 as applied to the Project Area, both as submitted by the Developer, thereby bringing the Project Area into full compliance with the City of Glenpool Zoning Code and Comprehensive Plan with respect to the Project plan; and

WHEREAS, on January 17, 2017, the City of Glenpool conducted the second duly noticed public hearing on the Project Plan for the purpose of giving any interested persons the opportunity to express their views on the Project Plan, all in accordance with Section 859 of the Local Development Act; and

WHEREAS, all reasonable efforts have been made to allow full public knowledge and participation in the application of the Local Development Act to 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 presented to the Review Committee

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, (the “**Commencement Date**”) 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 or by full reimbursement of qualified Project Costs to the Developer, up to a maximum of \$5,000,000. 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 **Exhibits A and 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 percent (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 within the City of Glenpool, as determined pursuant to Section 862 of the Local Development Act, 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, as set forth in the Project Plan, and incurred in connection with the development or construction of the Project identified in the Project Plan (the “**Project Costs**”);

(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 Commencement 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 Section 6 above, 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 Commencement 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 thirty (30) days of approval of the Project Plan by this Ordinance, the City of Glenpool, the Glenpool Industrial Authority and the Developer shall enter into a binding agreement that sets forth the qualified Project Costs that may be reimbursed to the Developer in accordance with the Project Plan and this Ordinance as well as all terms and conditions governing the administration of the Project Plan, such agreement to be submitted to the City Council for approval upon confirmation of its conformity to the provisions of the Project Plan, this Ordinance and the Local Development act.

(c) 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.

(d) If the Increment District created by this Ordinance has been in operation for as much as a consecutive nine (9) month period 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 and 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; (iv) total amount of tax increments received and apportioned; (v) the name of the current chairman of the Glenpool Industrial Authority or other person currently in charge of implementation of the Project Plan; (vi) the names of any persons who may have a conflict of interest; and (vii) any other information necessary to show compliance with the Project Plan. 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.

(e) 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

Tract 1 (approximately 84 acres)

A tract of land that is part of the Northwest Quarter (NW/4) of Section Twenty-Six (26), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, said tract of land being described as follows:

COMMENCING at the Northwest Corner of said Northwest Quarter (NW/4); Thence N 89 degrees 57'58" E along the Northerly line of said Northwest Quarter (NW/4) for 45.75 feet to the Point of Beginning of said tract of land; Thence continuing N 89 degrees 57' 58" E along said Northerly line for 1769.32 feet; Thence S 09 degrees 32'46" W for 2680.09 feet to a point on the Southerly line of said Northwest Quarter (NW/4); Thence S 89 degrees 57'06" W along said Southerly line for 1330.03 feet to a point, said point being N 89 degrees 57' 06" E a distance of 43.25 feet from the Southwest corner of said Northwest Quarter (NW/4); Thence N 00 degrees 06'44" E for 1000.20 feet; Thence S 89 degrees 52'46" E for 660.00 feet; Thence N 00 degrees 06'44" E and parallel with the Westerly line of said Northwest Quarter (NW/4) for 330.00 feet; Thence N 89 degrees 52'46" W for 660.00 feet; Thence N 00 degrees 06'44" E for 1312.85 feet to the POINT OF BEGINNING, save and except Lot One (1), Block One (1), South 75 Business Park - Phase 1, a Subdivision in the City of Glenpool, Tulsa County, State of Oklahoma, according to the recorded Plat No. 6273.

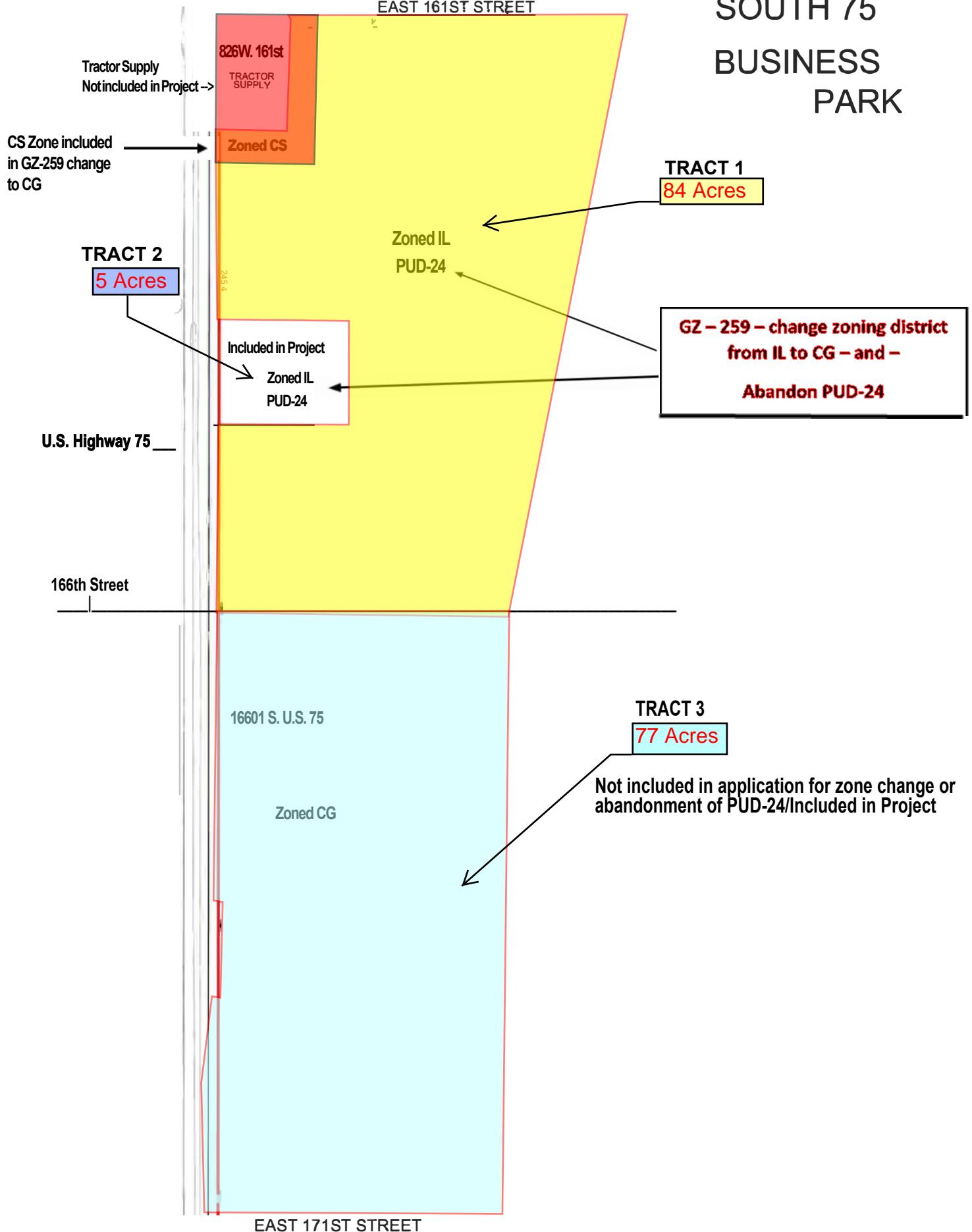
Tract 2 (approximately 5 acres)

A tract of land in the Northwest Quarter (NW/4) of Section Twenty-Six (26), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows, to-wit:

COMMENCING at the Northwest Corner of said Section Twenty-six (26); Thence due South 1312.73 feet along the West boundary of said Section Twenty-six (26); Thence S 89 degrees 56' 13" E 44.52 feet to a point on the East boundary of U.S. Highway 75 Right of Way, said point being the Point of Beginning; Thence S 89 degrees 56' 13" E 660 feet; Thence SOO degrees 03' 17" W 330 feet; Thence N 89 degrees 56' 13" W 660 feet to a point on the East Right of Way boundary of U.S. Highway 75; Thence N 00 degrees 03' 17" E 330 feet along the East boundary of U.S. Highway 75 Right of Way to the POINT OF BEGINNING.

EXHIBIT B

SOUTH 75 BUSINESS PARK



NOTICE
GLENPOOL UTILITY SERVICE AUTHORITY
SPECIAL MEETING

A Special Session of the Glenpool Utility Service Authority will begin at 6:00 p.m. immediately following the Glenpool City Council meeting, on Tuesday, January 17, 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) Scheduled Business
 - 1) Discussion and possible action to approve and ratify construction contract between the City of Glenpool and Dirt Wurx, LLC for South County Soccer Complex, covering Phase I Improvement package consisting of the Base Bid and Alternates No. 1, 2, 3, 4 and 9 in an amount not to exceed \$1,246,200.00 specifying a work duration of 210 calendar days from the issuance of a Notice to Proceed.
(Lynn Burrow, Community Development Director)
- D) Adjournment

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

Signed: _____
Clerk

NOTICE
GLENPOOL INDUSTRIAL AUTHORITY
SPECIAL MEETING

A Special Session of the Glenpool Industrial Authority will begin at 6:00 p.m. immediately following the Glenpool Utility Service Authority Special Meeting, Tuesday, January 17, 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.

Discussion and possible action to approve and ratify:

- (i) Resolution No. 16-10-02, adopted by the City Council on October 17, 2016, creating, authorizing and directing the City of Glenpool Local Development Act Review Committee to analyze the Developer's proposed Project Plan and to determine whether the proposed 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 and to submit its findings and recommendation to the Glenpool Planning Commission and to the City Council; and
- (ii) Local Development Act Review Committee Resolution No. 16-12-01, dated December 5, 2016, finding that the proposed Project Plan will have no adverse financial impact on any taxing jurisdiction or business activities within the proposed increment district and recommending approval of the Project Plan by the Glenpool Planning Commission and the City Council; and
- (iii) Planning Commission Resolution No. 16-12-01, adopted December 15, 2016, 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 condition 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
- (iv) Ordinance No. 733, adopted by the City Council on January 17, 2017, upon conducting two duly noticed public hearings as required by the Local Development Act, which Ordinance creates City of Glenpool Tax Increment District No. 1 (South 75 Business Park Increment District), provides for the apportionment of incremental tax to the payment of qualified Project Costs, and designates the Glenpool Industrial Authority as the Public Entity to carry out and administer the Project Plan; and

(v) Any and all other actions by any public body pertaining to the Project Plan and assigning its administration to the Glenpool Industrial Authority.

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