

**NOTICE
GLENPOOL CITY COUNCIL
REGULAR MEETING**

A Regular Session of the Glenpool City Council will be held at 6:00 p.m. on Monday, September 18, 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 – Dusty Otis, Church on the Move**
- D) Pledge of Allegiance – Timothy Lee Fox, Mayor**
- E) Community Development Director Report – Susan White, Interim City Manager**
- F) Treasurer Report – Julie Casteen, Finance Director**
- G) City Manager Report – Susan White, Interim City Manager**
- H) Mayor Report – Timothy Lee Fox, Mayor**
- I) Council Comments**
- J) Public Comments**
- K) Scheduled Business**
 - 1) Discussion and possible action to approve minutes from September 5, 2017 meeting.**
 - 2) Discussion and possible action to reschedule Joint City Council/Planning Commission Meeting and Open House to September 25, 2017 at 6:00 p.m.
(Rick Malone, City Planner)**
 - 3) Discussion and possible action to interview and appoint a Planning Commission/Board of Adjustment member to respective Boards.
(Rick Malone, City Planner)**
 - 4) Discussion and possible action to adopt Ordinance No. 742, An Ordinance Amending Ordinance No. 458, by Rezoning Certain Property Described Herein from Residential Mobile Home (RMH)**

to Commercial General (CG), As Recommended by the Planning Commission Under Application GZ-263; and Repealing All Ordinances or Parts of Ordinances in Conflict Herewith, Case GZ-263 being a request to change the zoning classification from RMH to CG of five acres located at the southeast corner of 171st Street and US 75, Glenpool, Oklahoma.

(Rick Malone, City Planner)

- 5) Discussion and possible action to approve an Agreement between the City of Glenpool and the Glenpool Public School District for the Provision of a School Resource Officer (SRO), including drug dog services to the extent available, for Academic Year 2017-2018.
(Chief Waller, Deputy Chief Harris)
- 6) Discussion and possible action to enter concurrently and jointly with the Glenpool Utility Services Authority into Executive Session to discuss the employment and hiring of a City Manager, including one or more specific candidates for the position of City Manager and terms of employment for City Manager position, pursuant to Title 25, Section 307(B)(1) of the Oklahoma Statutes (Open Meeting Act).
(Timothy Lee Fox, Mayor)
- 7) Discussion and possible action to reconvene in Joint Session with GUSA Board.
(Timothy Lee Fox, Mayor)
- 8) Discussion and possible action to approve a City Manager Employment Contract to commence on this date as the effective date and to continue in effect through June 30, 2020, between and among the City of Glenpool, the Glenpool Utility Services Authority and the candidate named therein as Employee, subject to all terms and conditions of such Contract.
(Timothy Lee Fox, Mayor)

L) 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

Date: September 18, 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 Move Glenpool Forward Sales Tax Initiative Projects

AMR Water Meter Conversion Project:

- The final Bid Tabulation and contract award to RG3 Meter Company for material, equipment, and installation was presented to and approved by the City Council and GUSA Board on March 6, 2017.
- The installation process started on April 15th.
- The total process to replace the 4380 meters covered in the contract with RG3 specifies four months (120 days) to complete that scope of work.
- To-date, there have been approximately 4259 residential meters and 80 - 1" meters replaced, 453 meter cans adjusted to grade, and 145 meter cans replaced due to existing damage.
- Upon full completion of the installation project, the City will have a surplus of 32 - 5/8" meters to be inventoried and used for new service requests as they occur in the future.
- RG3, along with City staff, read all water service meters this month using two different lap top computers to check for data reception and accuracy. There was no discrepancies between the two different computers after the reads were completed.
- As predicted, there have been many complaints about high water usage from customers. In response, City crews have performed individual data retrieval logs on these complaint service accounts to determine whether there are any type of water leaks involved on the customer side of the meters in question. In the vast majority of these account complaints,

the data logs obtained from the meters indicate that the customer did not have a leak, but actually used the water volume as indicated on the monthly bill.

Vision 2025 Projects

South County Soccer Complex:

- The Notice to Proceed for the project was issued to the contractor on January 25th.
- A formal ground breaking ceremony was held at the site on February 11th.
- Currently, the grading portion of the project is fully complete.
- The construction of the concession/restroom building is 100% complete.
- The various utility and storm water management improvements supporting the project are fully complete.
- Parking lot and access drive construction is estimated to be approximately 100% complete.
- The installation of perimeter fencing is 1000% complete.
- The installation of the underground irrigation system is 100% complete.
- Sod installation is approximately 100% complete.
- A final detailed punch list of remaining items has been issued to the contractor. Completion of these remaining items is approximately 50% complete.
- The original contract duration for the installation of all improvements covered under the contract is 210 calendar days from the issuance of the Notice to Proceed - or August 30, 2017.
- To-date, here have been two (2) change order requests from the Contractor that increase the total contract amount for the project from \$1,246,200.00 to \$1,260,560.00 or approximately + 1.1%.
- To-date, there have been a total of thirty one (31) official weather related delay days requested that extends the original completion date to September 29th, 2017

On-going Private Development and/or Building Projects

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

- The full Building Permit for the project was issued by the City on February 1st, 2017.
- Building structural steel installation is construction is 100% complete.
- Site improvement installation is approximately 90% complete.
- Public improvements associated with Broadway Avenue construction are approximately 90% complete.
- Improvements regarding existing paving modifications and additions on 151st Street are currently 100% complete.
- Full project completion and building turnover is predicted to be in the second quarter of 2018.

Hotel Project: Phillips Corner Addition (123rd Street & Casper Avenue)

- 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 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 in October, 2017.

Mark Allen Chevy Dealership: (168th Street & U.S. Highway 75)

- The project earth change permit was issued May 1st, 2017
- The project building permit was issued July 10th, 2017.
- The official project groundbreaking ceremony was held July 11th, 2017
- Site grading and earthwork is approximately 90% complete
- The foundation for the main dealership building is fully complete.
- The under-slab plumbing installation for the main dealership building is fully complete.
- The initial project schedule indicates full project completion in the second quarter of 2018.

Pecan Estates Addition: Sanitary Sewer Relocation Project

- The installation of all underground piping and related structures is 100% complete
- The restoration of private yards and fencing is approximately 100% complete
- “As-Built” construction documents have been received from the project engineer and will be acceptable upon receipt of the required 1 year Maintenance Bond..

Financial Equipment Company: Building Expansion – 131st Street & Elwood Ave.

- The project consists of the construction of a third building on the site including certain parking and drives.
- The building foundation and slab installation are fully complete waiting on the delivery of the structural steel elements of the building’s framework.
- Full project completion is anticipated in December of 2017.

Current Planning Department and Planning Commission Activities:**Preliminary Subdivision Plat – “Crossroads South Addition” – Located at the SW/C of 151st & US Hwy 75**

- 8/25/17: TAC REVIEW
- 9/11/17: PLANNING COMMISSION VOTED 4-0 TO APPROVE.

GZ-263 RMH to CG - Located at the SE/C of 171st & US Hwy 75 (Old Goff Mobil Home Park Property)

- 9/11/17: PLANNING COMMISSION VOTED 4---0 TO RECOMMEND APPROVAL.
- 9/18/17: CITY COUNCIL TO CONSIDER APPLICATION.

Interviews for Planning Commissioner Replacement:

- 9/18/17: CITY COUNCIL TO INTERVIEW APPLICANTS

Special Joint PC/CC Meeting: Consultant to Present Draft of Comp. Plan Revisions (continued from the 8/28/17 meeting)

- 9/25/17: SPECIAL JOINT MEETING OF PLANNING COMMISSION/CITY COUNCIL

Public Hearing and Adoption of Final Comprehensive Plan, Zoning Code, and Subdivision Regulation Modifications.

- 10/2/17 CITY COUNCIL Approval and POSSIBLE ADOPTION

GZ-261 AG to RS-4 (Re-Advertised) – Located West of the NW/C of 141st & ELWOOD AVE

- 10/2/17: CITY COUNCIL REVIEW

PUD No. 37 (Companion to GZ-261) Re-Advertised - Located West of the NW/C of 141st & ELWOOD AVE.

- 10/2/17: CITY COUNCIL REVIEW

2017-04 Site Plan Approval – “Elm Pointe Addition” Commercial Project - Located at the NW/c of 141st & PEORIA AVE.

- 9/29/17: TAC REVIEW
- 10/9/17: PLANNING COMMISSION REVIEW

GZ-264 RD to CS - “Elm Pointe Addition” - Located at the NW/C of 141st & PEORIA AVE.

- 10/29/17: PLANNING COMMISSION REVIEW
- 10/18/17: CITY COUNCIL REVIEW

Preliminary Subdivision Plat - “The Lakes at Twin Mounds Addition” - Located West of the SW/C of 161st & US HWY 75

- 9/29/17: TAC REVIEW
- 10/9/17: PLANNING COMMISSION REVIEW

Preliminary Subdivision Plat - “Glenpool Public Schools” - Located North of the NE/C OF 141st & ELWOOD AVE.

- 9/29/17: TAC REVIEW
- 10/9/17: PLANNING COMMISSION REVIEW

GZ-265 CG to AG - Located West of Faith Church & West of the NW/C OF 171st & US Hwy 75.

- 10/9/17: PLANNING COMMISSION REVIEW
- 10/18/17: CITY COUNCIL REVIEW

GLS-222 LOT SPLIT - Myanmar Church - Located West of the NW/c of 181st & US Hwy 75)

- 9/29/17: TAC REVIEW
- 10/9/17: PLANNING COMMISSION REVIEW

SP-2017-05 SITE PLAN REVIEW - “MonTapp Addition” - Office/Warehouse Project – Located West of Robertson Tire

- 9/29/17: TAC REVIEW
- 10/9/17: PLANNING COMMISSION REVIEW

Current Building & Inspection Department Activity: August, 2017

Current On-Going Commercial and Residential Projects Permitted for Construction:

- St. Francis Health System Hospital: Located on 151st Street - East of US Highway 75
- Hotel Project in Phillips Corner Addition: 123rd & Casper Avenue
- Mark Allen Chevy Dealership Project: 166th Street & U.S. Highway 75
- South County Soccer Complex: 138th Street & Peoria Avenue
- Jiffy Auto Lube. and Car Wash: Southwest Crossroads Addition
- Glen Hills Addition: 141st Street & Iroquois Avenue

Glenpool Residential and Commercial Building Permit Statistics:

• New Residential Permits Issued in August, 2017:	5 Total
• New Commercial Permits Issued in August, 2017:	1 Total
• Current Active Residential Permits:	73 Total
• Current Active Commercial Permits:	12 Total
• 2016 Residential Permits thru August:	57 Total
• 2017 Residential Permits issued thru August:	63 Total
• 2016 Commercial Permits Issued Thru August:	7 Total
• 2017 Commercial Permits Issued Thru August:	5 Total

Code Enforcement Department: August, 2017

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 August:

• Year-to-Date complaint calls received and investigated	1148
• Public nuisance cases remaining open thru August 31 st .	5
• New Code Enforcement cases processed in August:	
1. Calls reporting high grass:	110
2. Structures damaged by fire:	-0-
3. Notices issued for vehicles illegally parked:	4
4. Nuisance abatements performed by contractors:	2
5. Notices issued for residences without water service:	-0-
6. Tulsa County Health Department Citations issued:	1
7. Notices issued for illegally placed signs:	6
8. Damage to public facilities citations:	-0-
9. Excessive trash & debris:	14
10. Dilapidated vacant structures and properties:	2
11. Trash can/receptacle placement:	-0-
12. Misc. cases:	<u>11</u>
Total New Cases Opened in August:	150

- Real Estate Special Assessment Determinations: August, 2017

1. Special Assessment Letters Issued to Title Companies	43
2. Assessment Letter Fee Collection Notices Issued	10

Soccer Complex





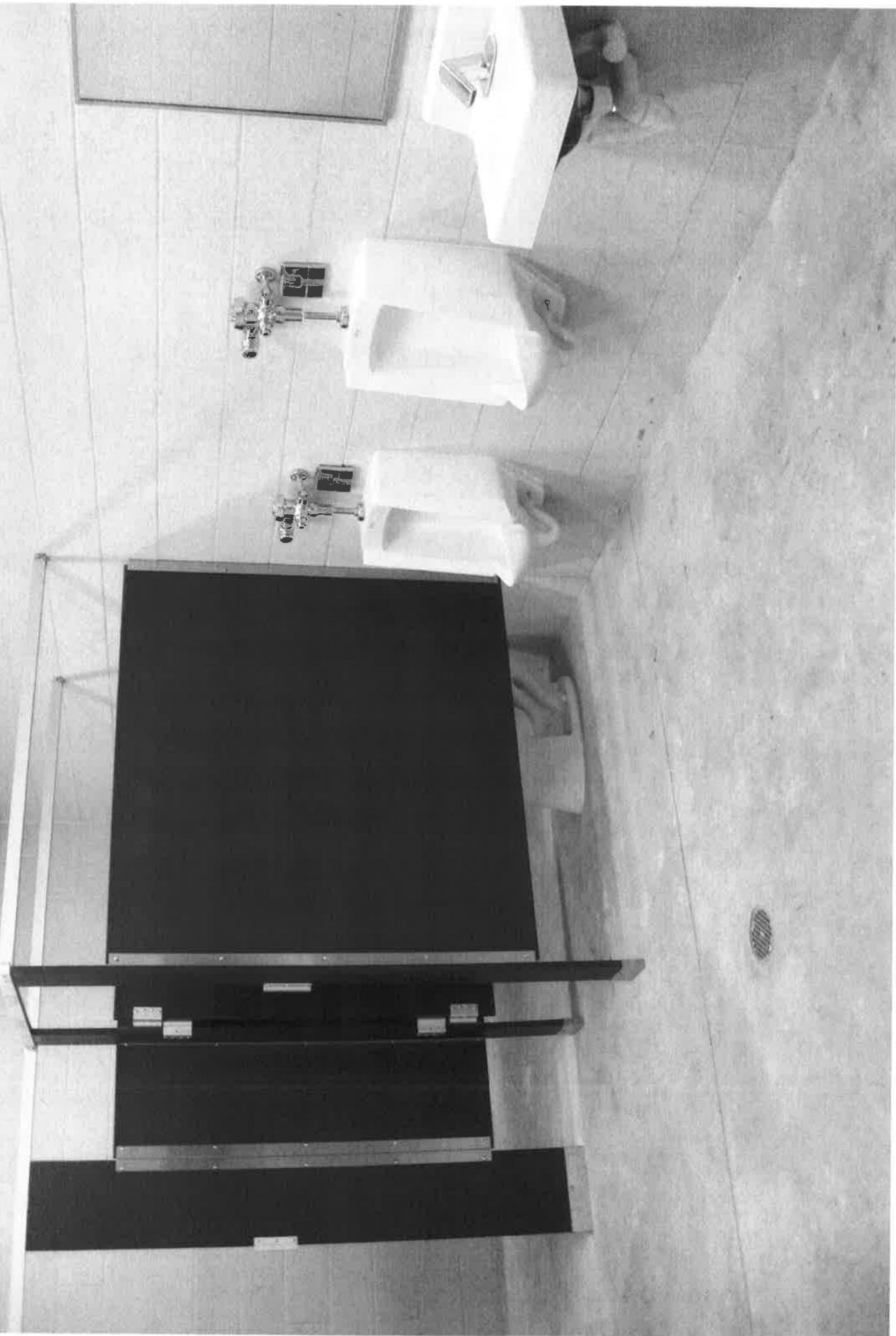
Soccer Complex



Soccer Complex



Soccer Complex



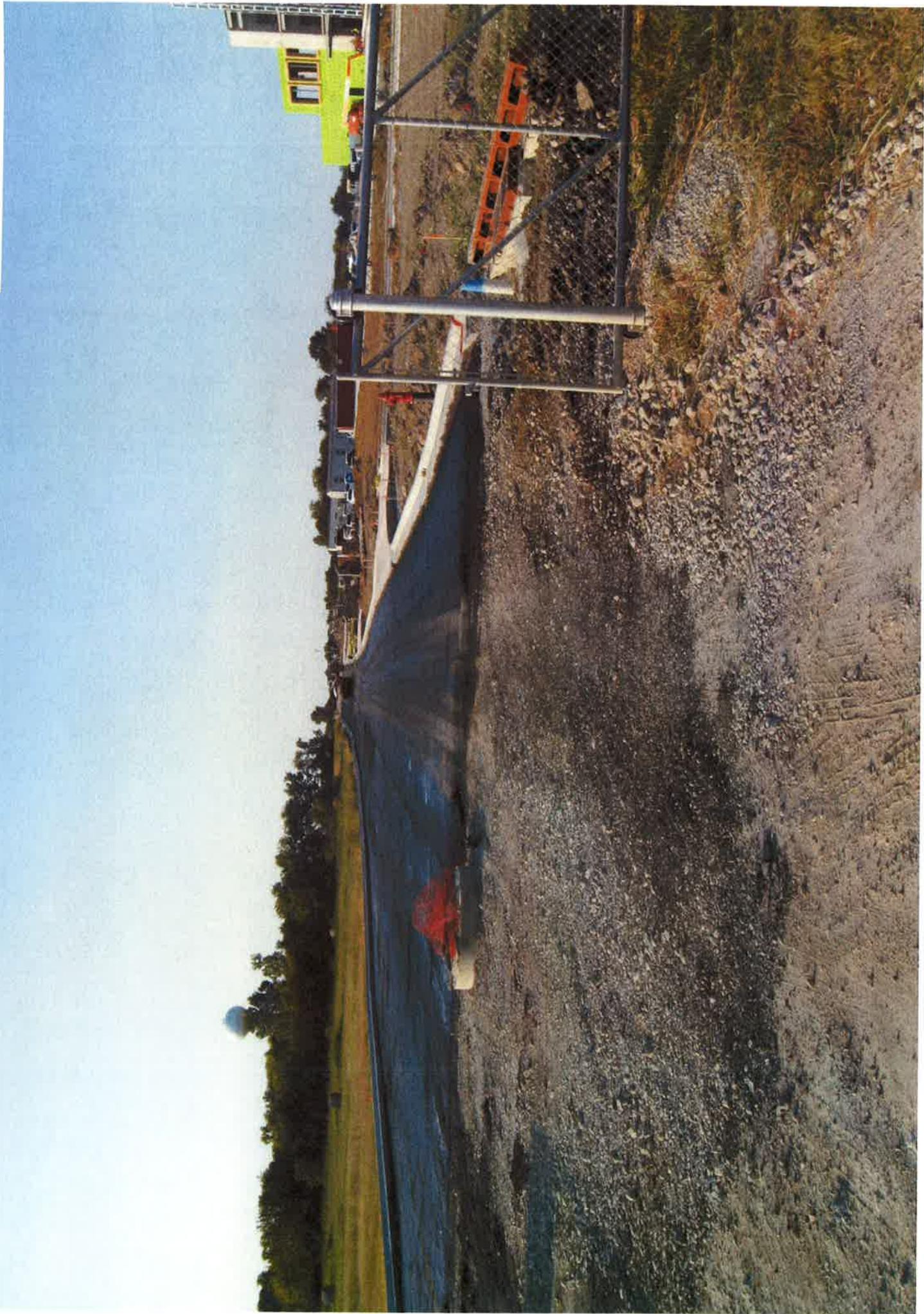
Soccer Complex



Soccer Complex



St. Francis Hospital



St. Francis Hospital



St. Francis Hospital



St. Francis Hospital



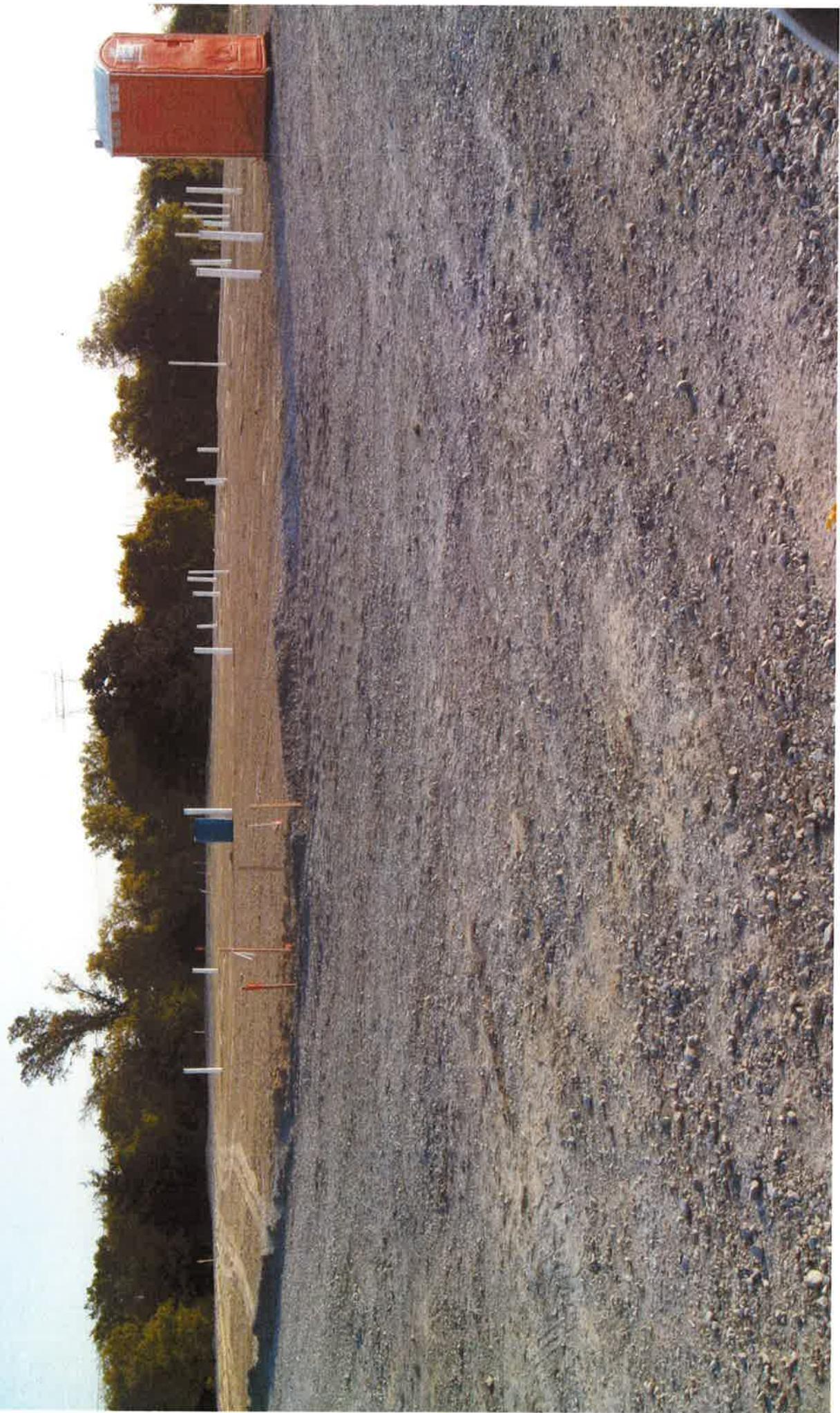
Phillips Corner Hotel



Phillips Corner Hotel



Mark Allen Dealership



Mark Allen Dealership





Mark Allen Dealership





Mark Allen Dealership





Treasurer's Report

July 2017

City of Glenpool

Summary of Revenues and Expenditures as of July, 2017

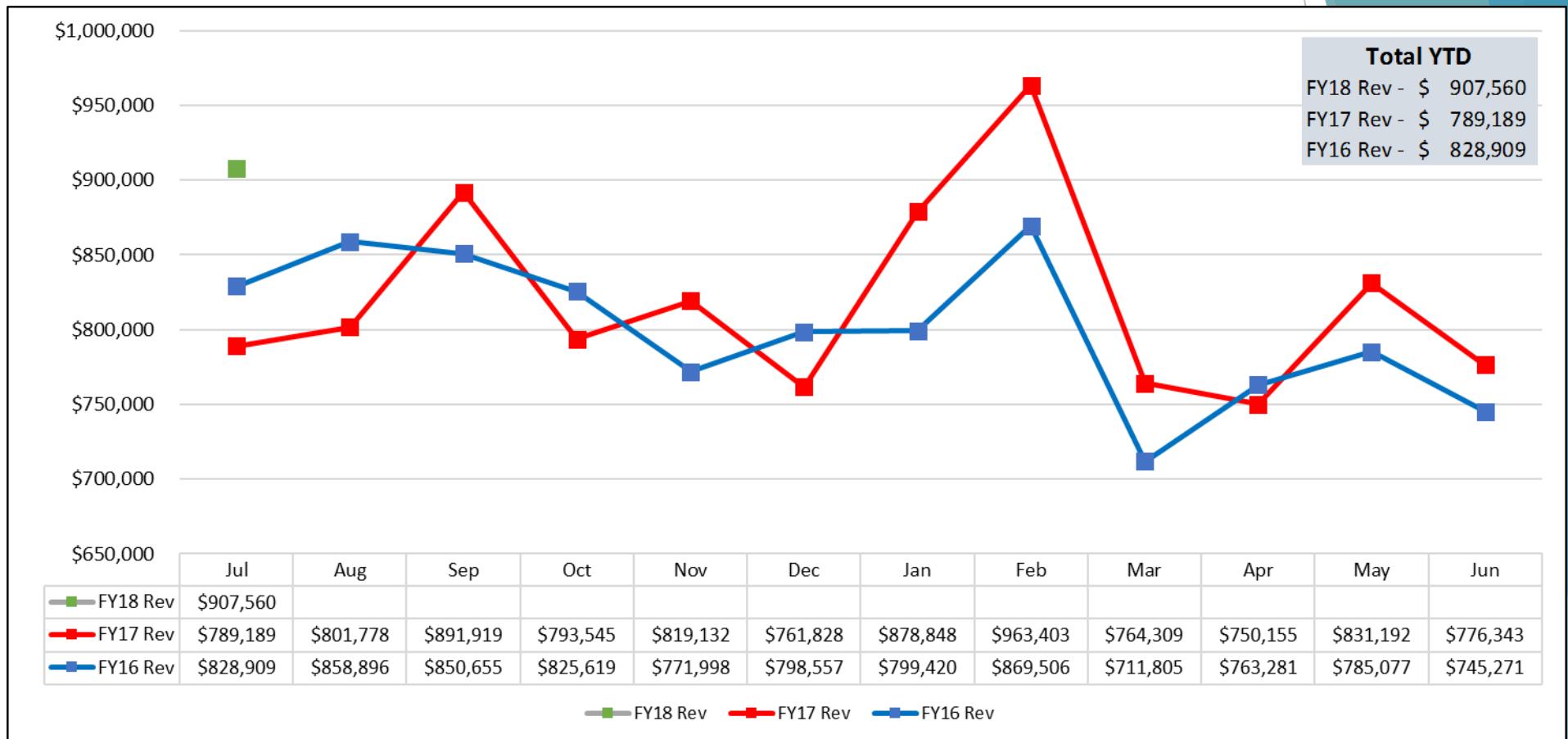
1st month in Fiscal year 2017-2018 or 8.3% completed as of July 31, 2017

- General Fund sales tax revenue is 8.3% above budget and 6.2% above prior YTD
- Public Safety Personnel Fund sales tax revenues are 8.3% above budget
- Streets & Infrastructure Fund sales tax revenues are 9.1% above budget
- Public Safety Capital Fund sales tax revenues are 8.4% above budget
- Water revenues are 7.9% over budget and 9.0% over prior year
- Sewer revenues are 3.8% over budget and 4.9% over prior year

FUND	Total Revenues			Total Expenditures		
	FY18 Budget	FY18 Actual YTD	Variance FY17 Budget	FY18 Budget	FY18 Actual YTD	Variance FY18 Budget
General Fund	\$10,668,444	\$907,560	2.1%	\$10,668,444	\$736,892	-17.1%
Hotel-Motel Tax	\$400,685	\$18,296	-19.1%	\$400,685	\$9,400	-88.1%
Public Safety Personnel Fund	\$946,715	\$83,300	5.6%	\$946,715	\$60,078	-23.8%
GUSA	\$9,387,587	\$825,632	5.5%	\$9,387,587	\$611,209	-21.9%
GIA	\$458,750	\$20,129	-47.3%	\$458,750	\$29,688	-22.3%
Streets & Infrastructure Capital Fund	\$670,457	\$43,968	-31.1%	\$670,457	\$0	-100%
Public Safety Capital Fund	\$831,646	\$39,409	-78.2%	\$831,646	\$571	-99.2%

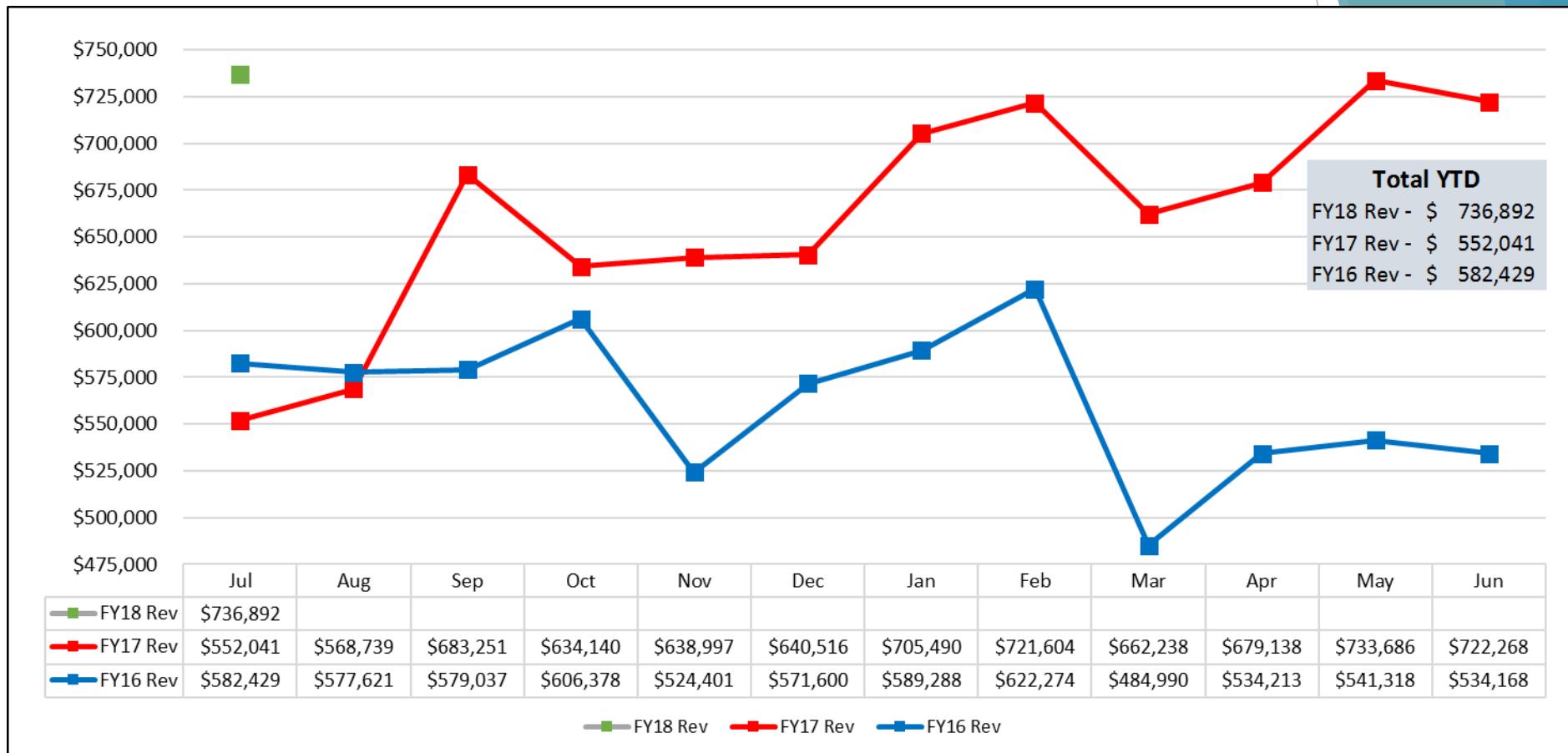
City of Glenpool

General Fund Revenues as of July 31, 2017



City of Glenpool

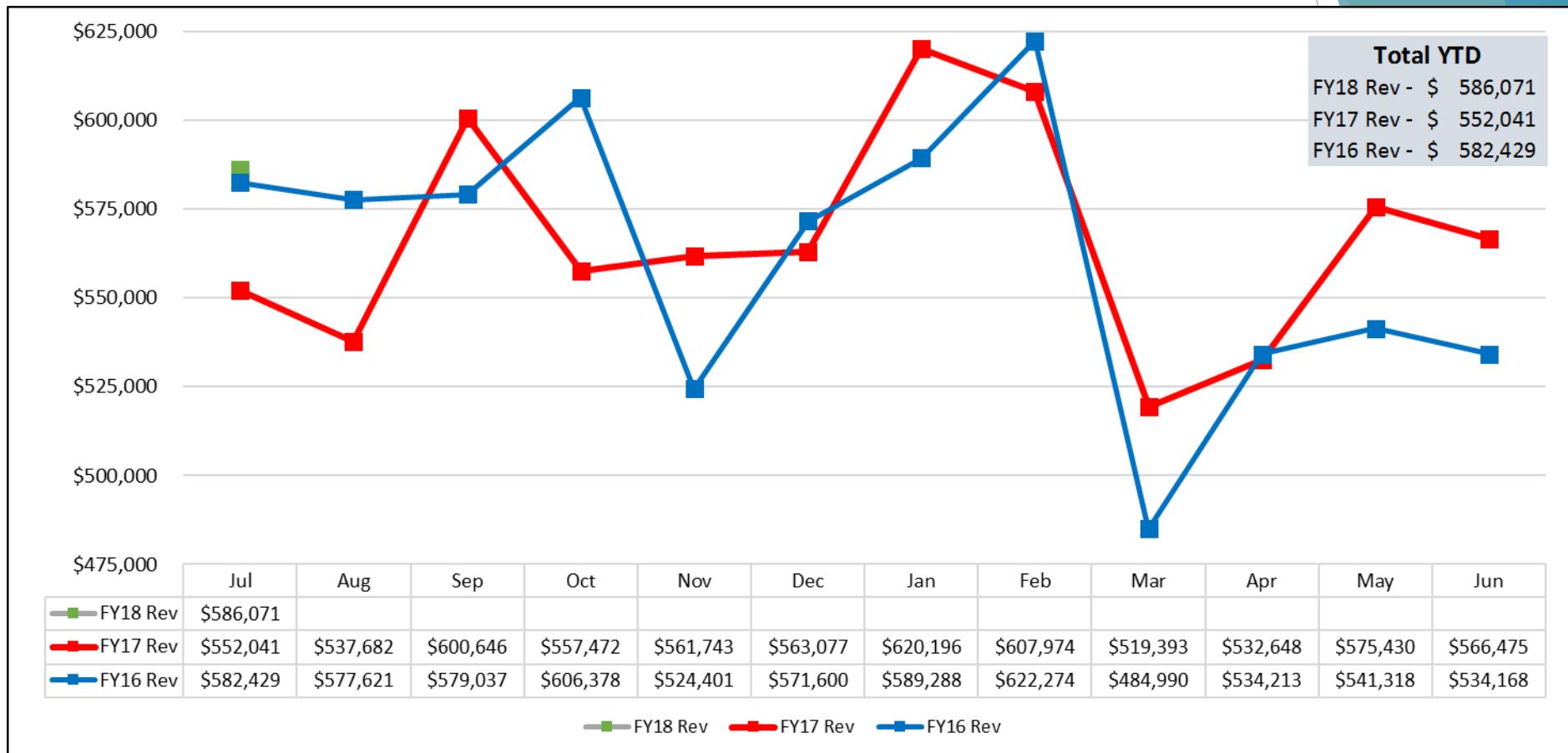
Sales Tax Revenues – All Funds as of July 31, 2017



- 0.55% Sales tax for Public Safety personnel effective July 1, 2016
- 0.29% Sales tax for capital improvements/economic development effective Jan 1, 2017
- 0.26% Sales tax for Public Safety equipment effective Jan 1, 2017

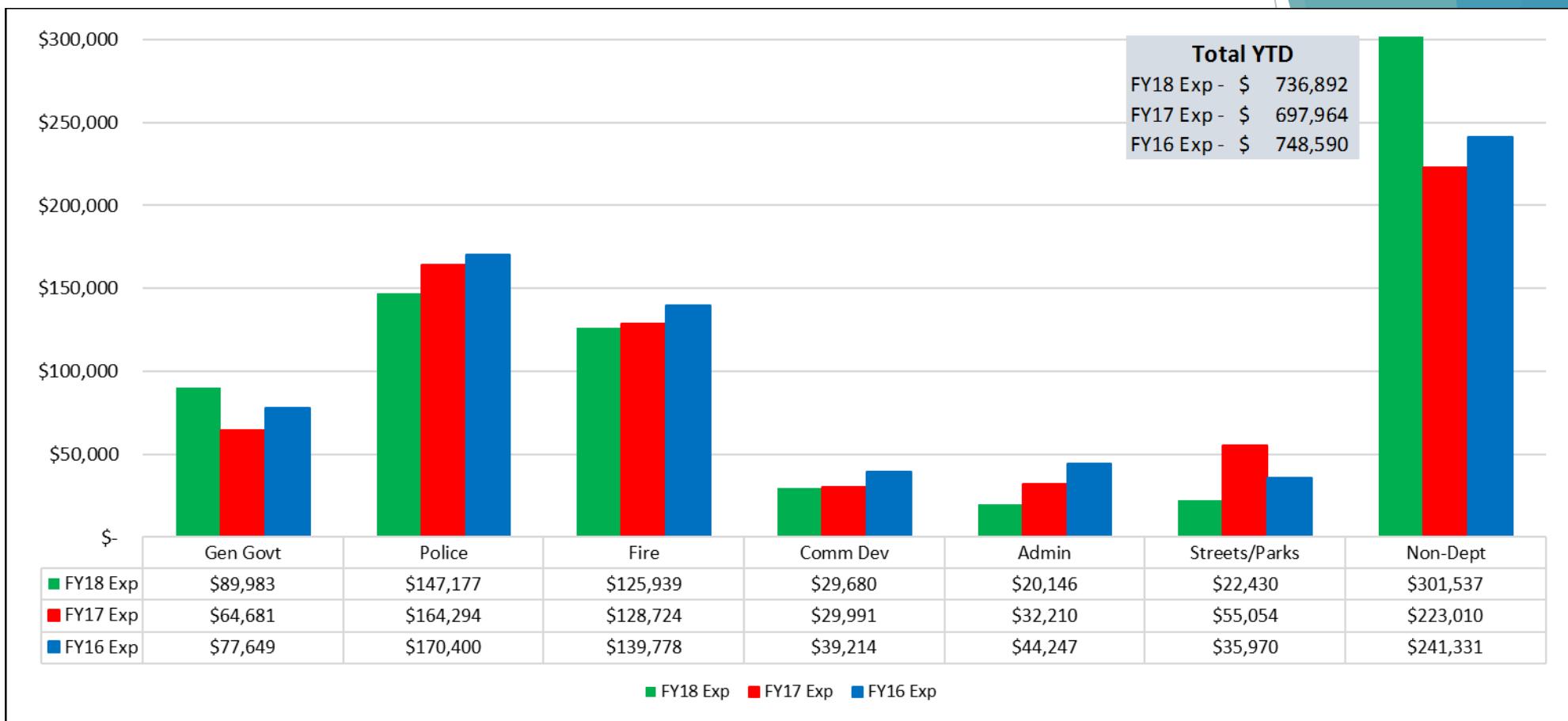
City of Glenpool

Sales Tax Revenues – General Fund as of July 31, 2017



City of Glenpool

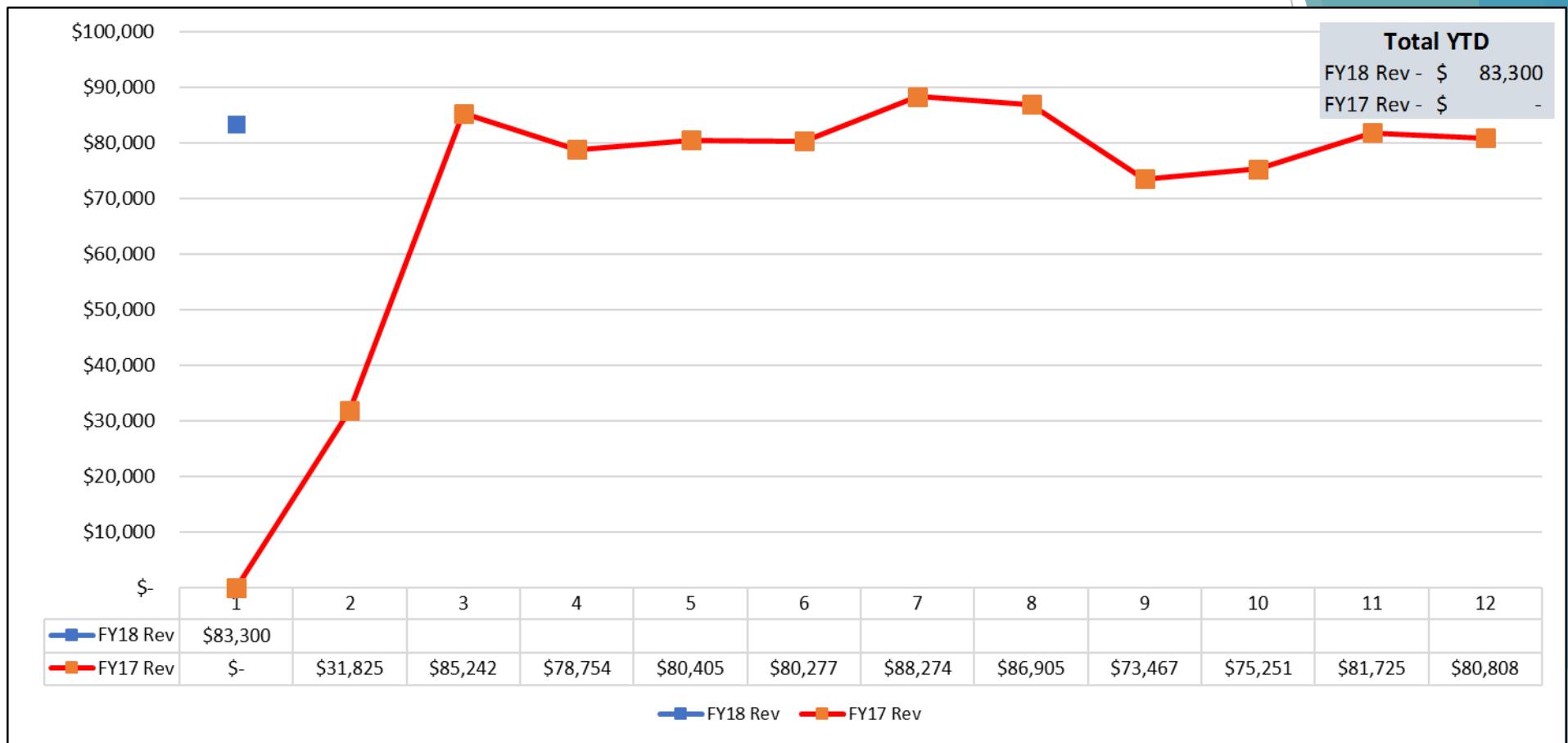
General Fund Expenditures as of July 31, 2017



- **General Government** includes City Clerk, Finance, and Organizational Expenses
- **Police** includes Police, Animal Control and Dispatch
- **Fire** includes Fire and Emergency Management
- **Community Services** includes Planning, Inspections and Code Enforcement
- **Administration** includes City Manager, City Attorney and Human Resources
- **Non-Departmental** includes transfers to other funds

Public Safety Personnel Fund

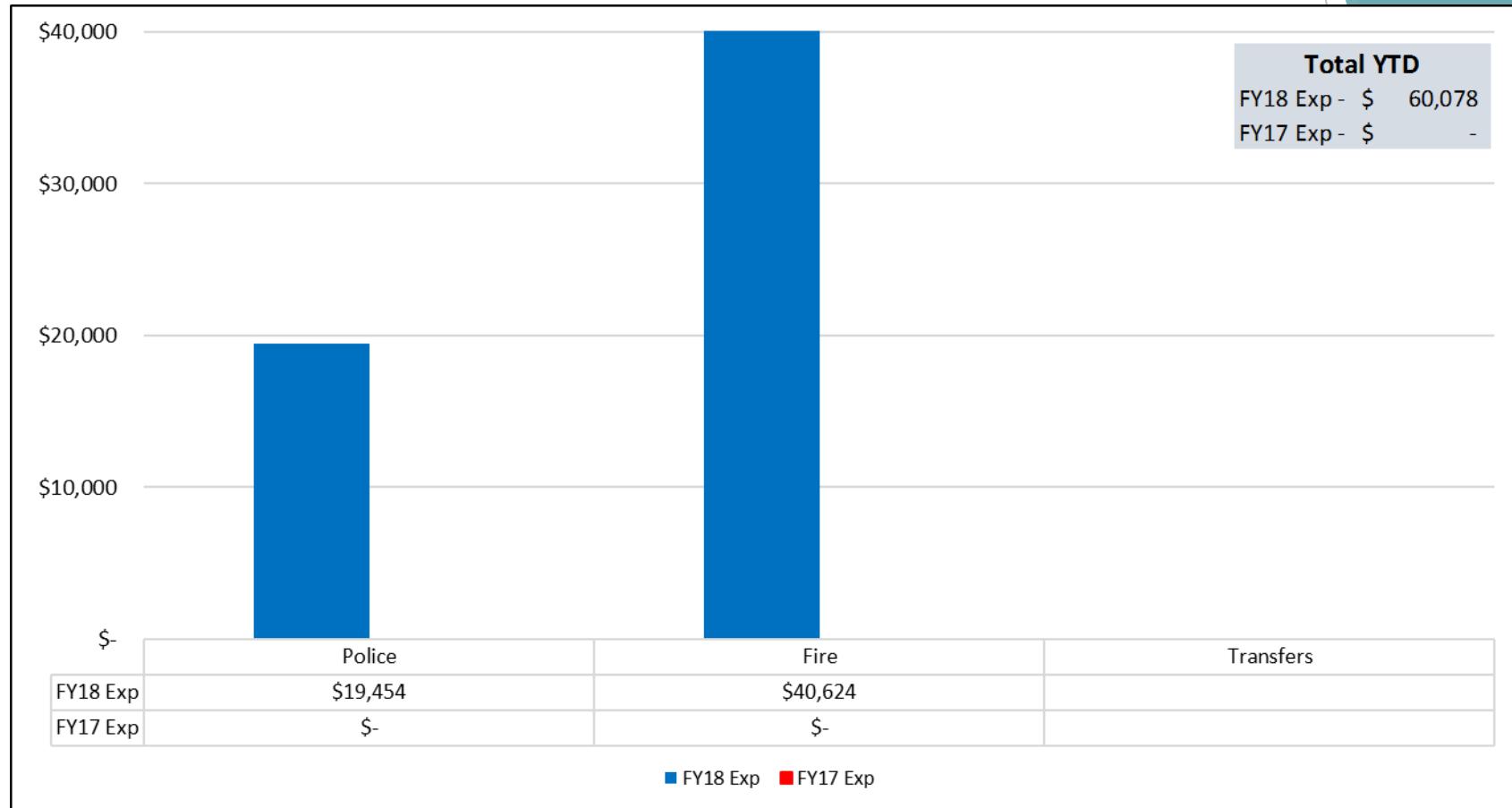
Revenues as of July 31, 2017



- 0.55% Sales tax for Public Safety personnel effective July 1, 2016 (first collections received in August, 2016)

Public Safety Personnel Fund

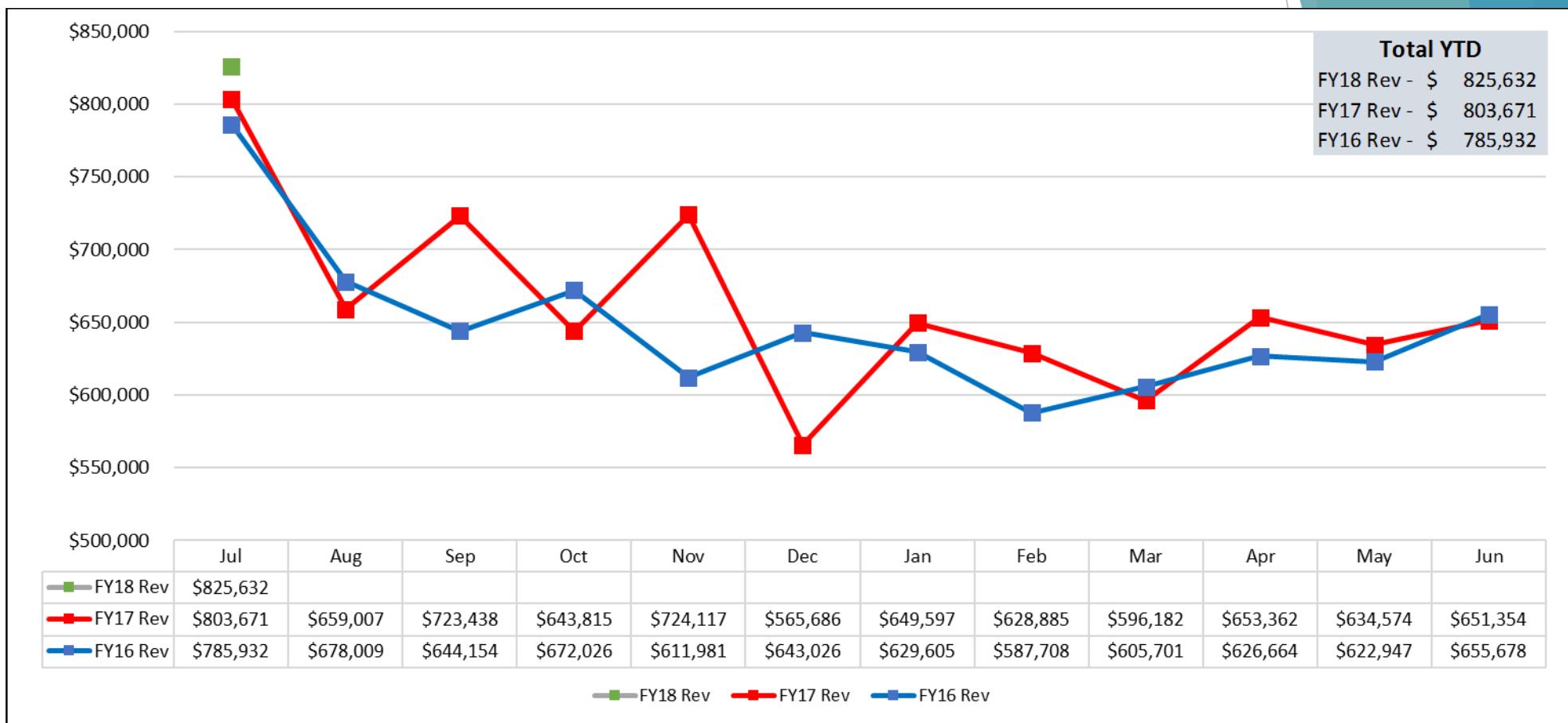
Expenditures as of July 31, 2017



- **Police** includes five officers - personal services and operating expenses
- **Fire** includes seven firefighters - personal services and operating expenses

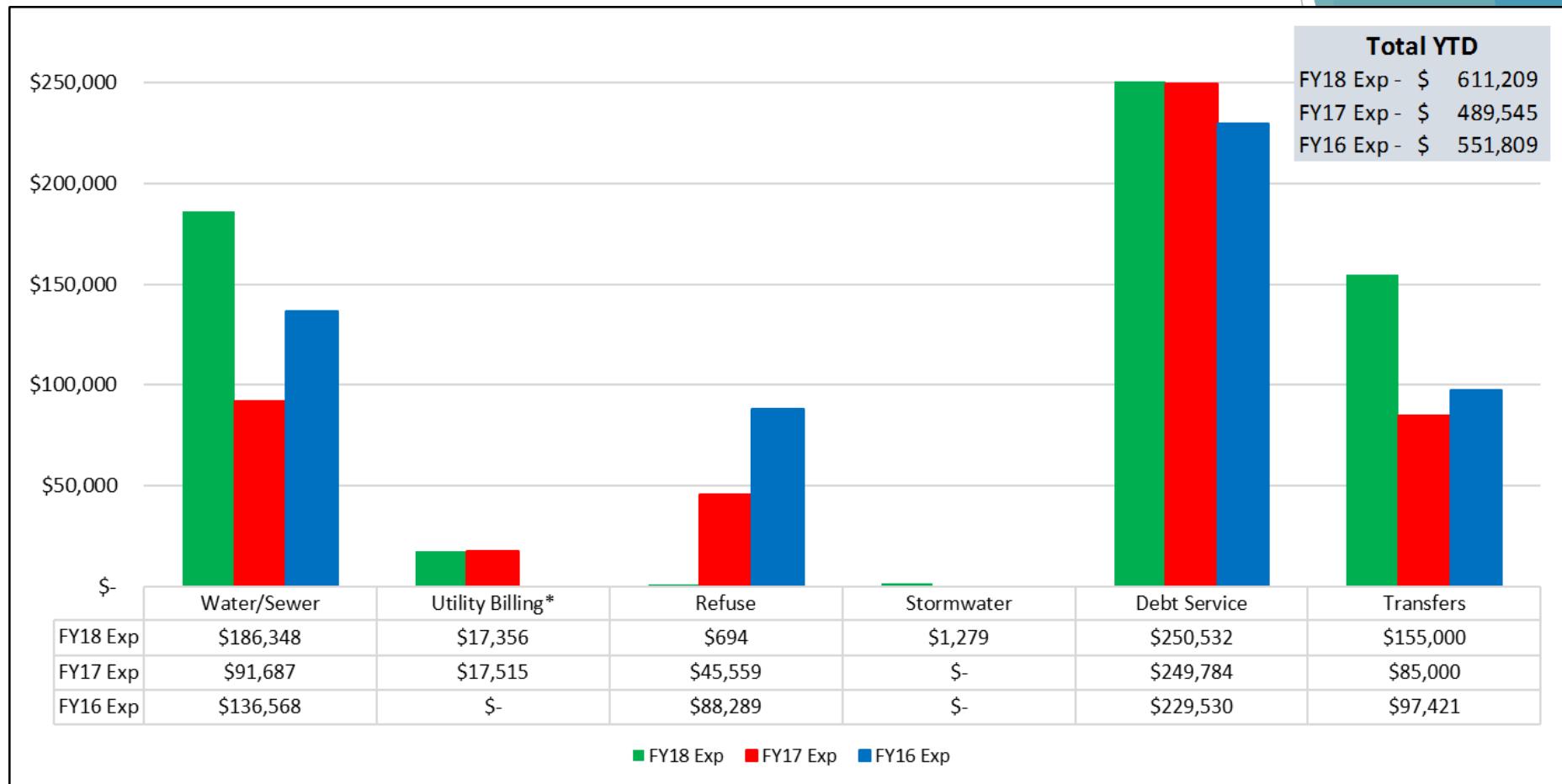
Glenpool Utility Services Authority

Revenues as of July 31, 2017



Glenpool Utility Services Authority

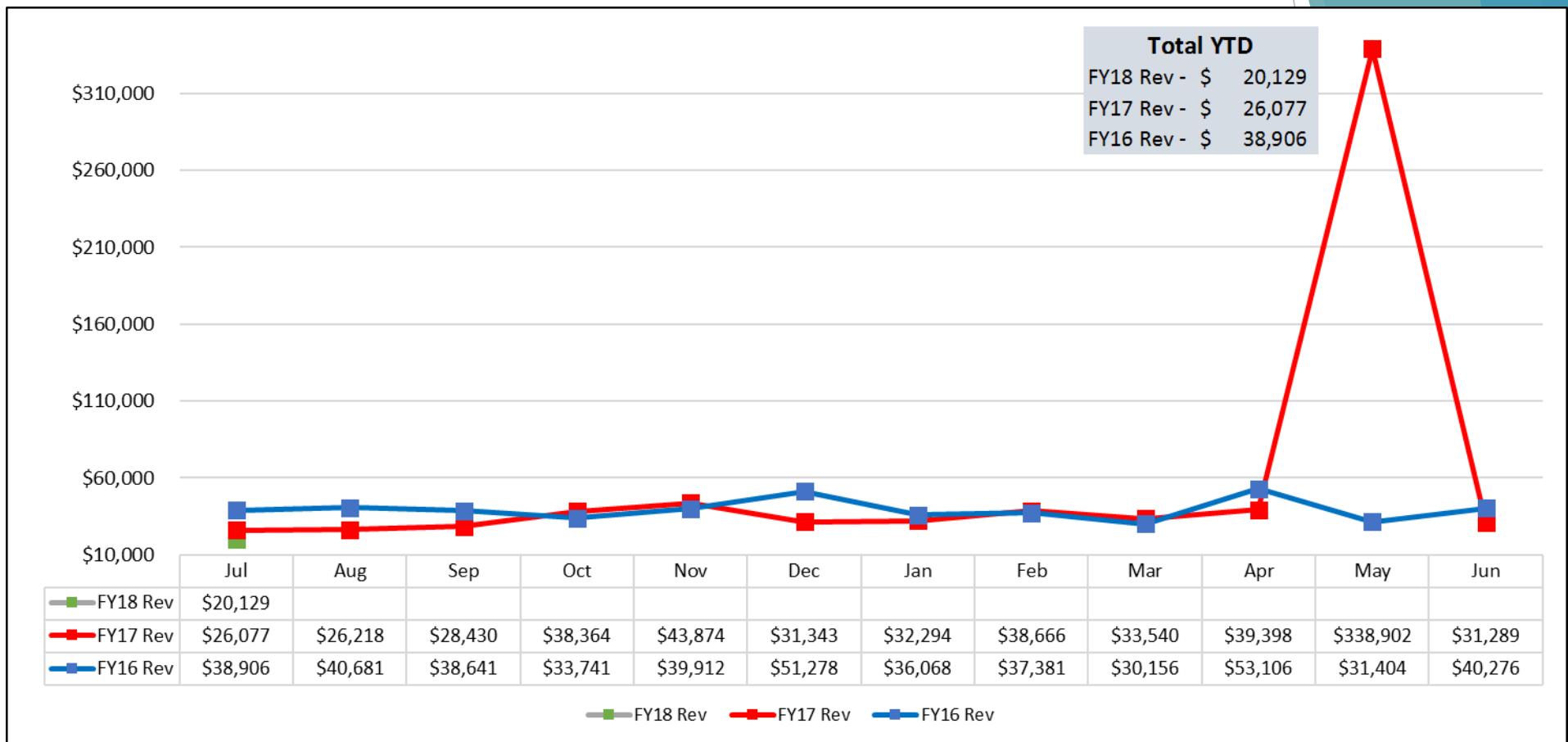
Expenses as of July 31, 2017



- Utility Billing was reported with Water/Sewer in FY16

Glenpool Industrial Authority

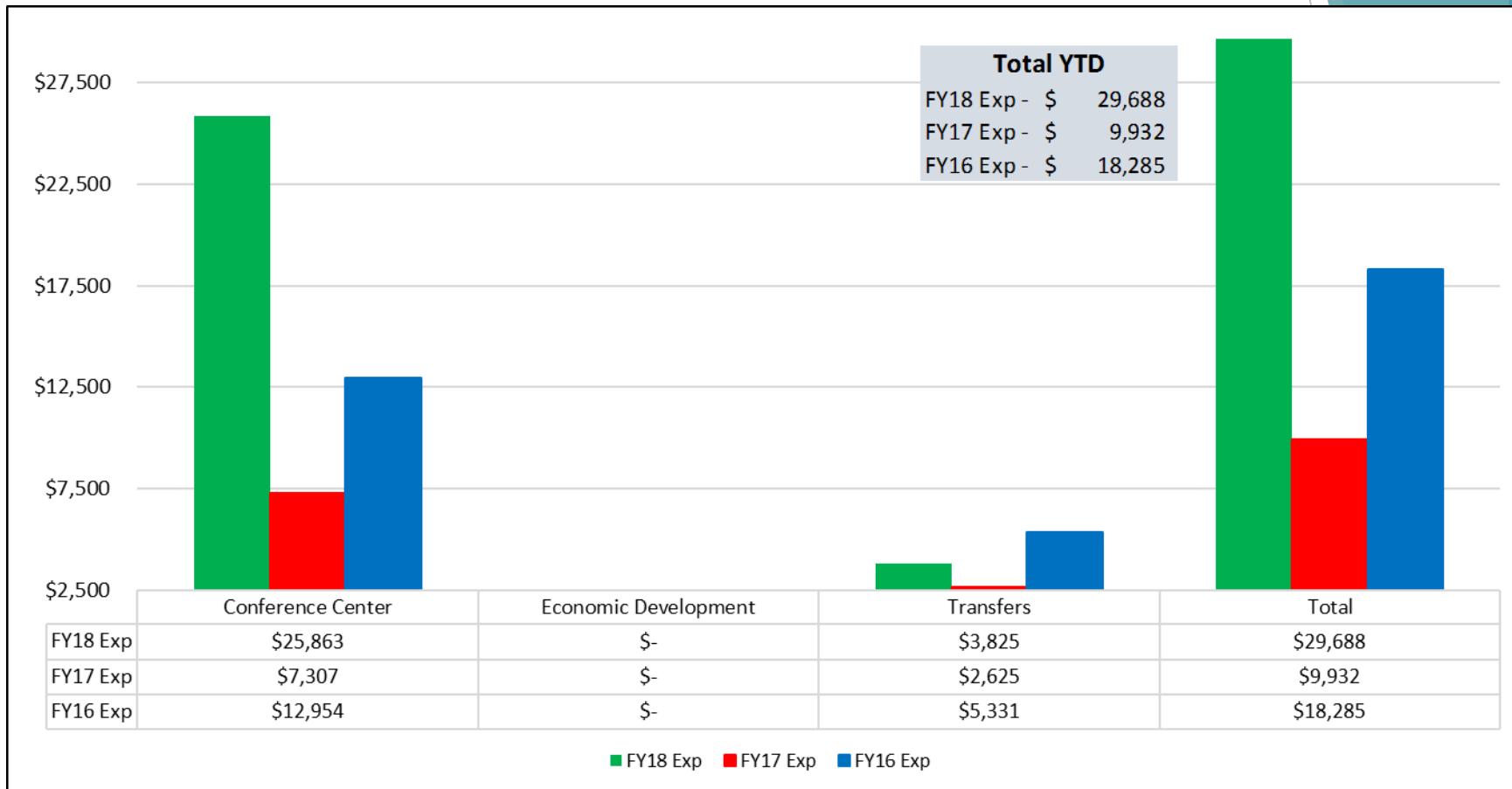
Revenues as of July 31, 2017



- May FY17 includes \$312,030 in development reimbursements from St. Francis

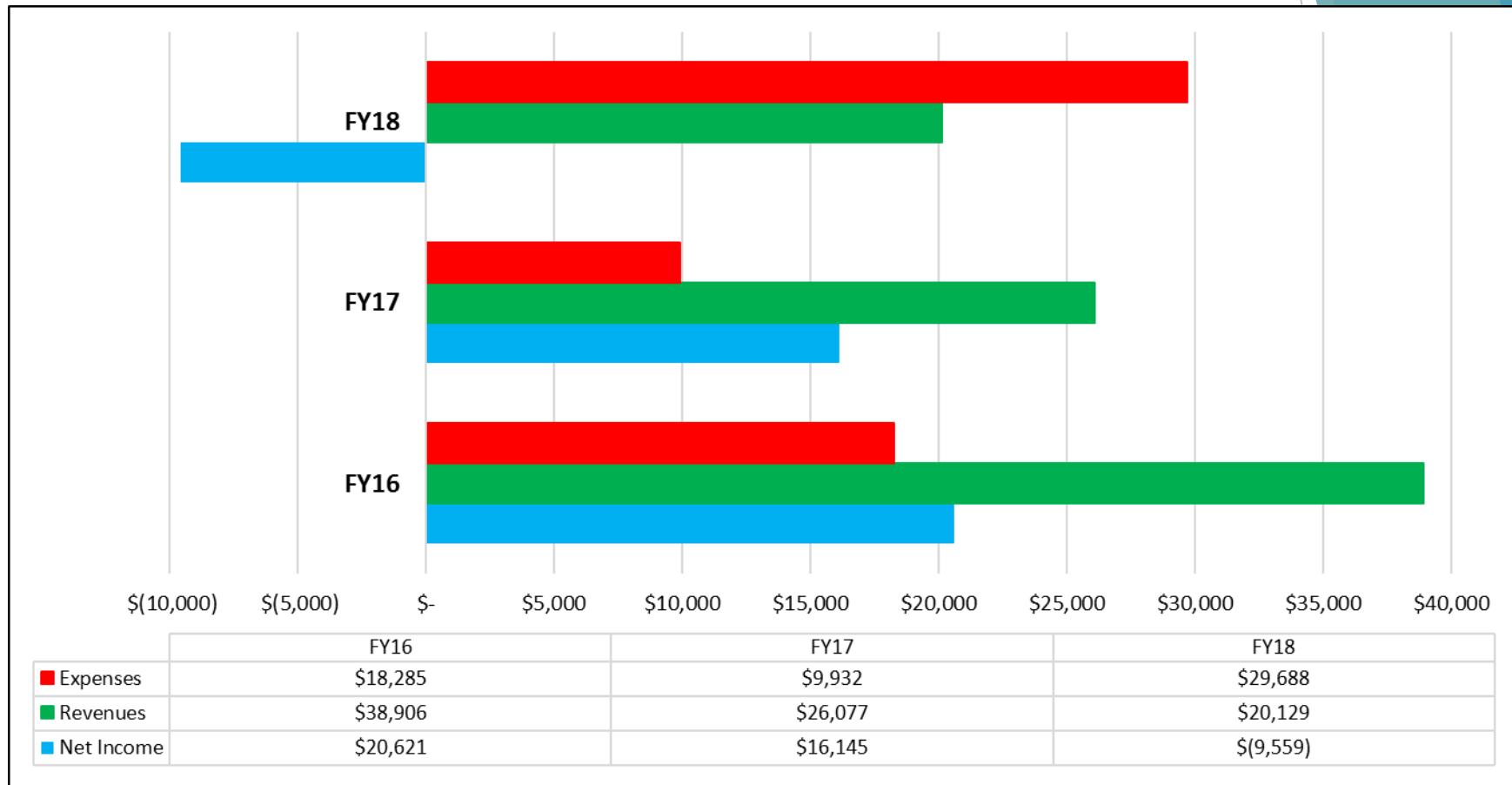
Glenpool Industrial Authority

Expenses as of July 31, 2017



Glenpool Industrial Authority

Net Income as of July 31, 2017



Move Glenpool Forward

Progress as of July 31, 2017

Project	Status	Allocated Budget	Budget Adj.	Final Budget	Expended to Date
Proposition 1 (0.29%)					
Signalization & Infrastructure 151st St.	IP	\$ 2,000,000	\$ -	\$ 2,000,000	\$ 750,000
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	27,284	877,284	877,284
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	\$ 27,284	\$ 11,700,121	\$ 1,627,284
Proposition 2 (0.26%)					
Public Safety Radio System	IP	\$ 1,250,000	\$ 35,079	\$ 1,285,079	\$ 1,285,079
Police Vehicles	IP	3,000,000	-	3,000,000	239,258
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	788,967
Firefighter Air packs	IP	250,000	-	250,000	-
		\$ 10,548,000	\$ 35,079	\$ 10,583,079	\$ 2,313,304
Total Props 1 and 2		\$ 22,220,837	\$ 62,363	\$ 22,283,200	\$ 3,940,588
Proposition 3 (0.55%)					
Hire 7 additional Firefighters	C				
Hire 5 additional Police Officers	C				

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

**MINUTES
CITY COUNCIL
MEETING
September 5, 2017**

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

Staff present: Lynn Burrow, Community Development Director; Lowell Peterson, City Attorney; Julie Casteen, Finance Director; Rick Malone, City Planner; and Bart Harris, Deputy Police Chief. Susan White, City Clerk, Dennis Waller, Police Chief and Paul Newton, Fire Chief were absent.

Also present were Rev. Jason Yarbrough, First Baptist Church; Matthew Graves, Vice-President FOP Lodge No. 133; Eric Waller, Moab Development Group; Nathan Cross, Attorney; Eric Sacks, Engineer.

- A) Mayor Fox called the meeting to order at 6:04 p.m.**
- B) Julie Casteen, Deputy City Clerk called the roll. Mayor Fox declared a quorum present.**
- C) Rev. Jason Yarbrough of First Baptist Church offered the invocation.**
- D) Mayor Fox led the Pledge of Allegiance.**
- E) Mayor Report – Timothy Fox, Mayor**
 - Mayor Fox announced the 50th Anniversary celebration for INCOG to be held Thursday evening.
 - QuikTrip has a celebration planned for Saturday at the 141st Street location.
- F) Council Comments**
 - None.
- G) Public Comments**
 - None.
- H) Scheduled Business**
 - 1) Discussion and possible action to approve minutes from August 21 and August 28, 2017 meetings.**
MOTION: Councilor Kearns moved, second by Councilor Lund to approve minutes as presented.
FOR: Councilor Lund; Vice Mayor Ceesay; Mayor Fox; Councilor Kearns
AGAINST: None
ABSENT: Councilor Agee

Motion carried.

- 2) **Discussion and possible action to adopt a certain Memorandum of Understanding between the City of Glenpool (“Employer”) and Local No. 133, Fraternal Order of Police (“Lodge”) for the purpose of amending Article VI, Hiring and Promotional Procedures, Section 5, to better ensure fair and unbiased promotional policies for members of the bargaining unit (“Employees”), all as described and provided therein.**

Mr. Graves, FOP Vice-President, described the need to adopt the Memorandum of Understanding to be consistent with the revised Hiring and Promotional procedures.

MOTION: Vice-Mayor Ceesay moved, second by Councilor Lund, to approve the Memorandum of Understanding as presented.

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

AGAINST: None

ABSENT: Councilor Agee

Motion carried.

- 3) **Discussion and possible action to approve a letter of support to Oklahoma Department of Transportation to close and relocate existing Casper Avenue situated in a proposed commercial development, generally located at the northeast corner of 151st Street and US Hwy 75.**

Mr. Burrow, Community Development Director, presented a letter of support for the abandonment of Casper Avenue to accommodate a commercial project at the northeast corner of 151st Street and US Hwy 75. Eric Waller of Moab Development Group described the project and addressed questions.

MOTION: Councilor Lund moved, second by Vice-Mayor Ceesay, to approve letter of support as presented.

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

AGAINST: None

ABSENT: Councilor Agee

Motion carried.

- 4) **Discussion and possible action to approve Change Order No. 1, to infrastructure construction contract between Business South 75 Business Park, LLC (Owner) and Ira M. Green Construction Company (Contractor) (TIF District Improvements), as approved by Council on June 19, 2017.**

Mr. Burrow described the need for a change from an 8" water line to a 12" water line at a cost of \$8,218.

MOTION: Vice-Mayor Ceesay moved, second by Councilor Kearns to approve the change order as presented.

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

AGAINST: None

ABSENT: Councilor Agee

Motion carried.

5) Discussion and possible action to adopt Ordinance No. 739, An Ordinance Amending Ordinance No. 458, by Rezoning Certain Property Described Herein from Agriculture District (AG) to Residential Single-Family Highest Density District (RS-4), As Recommended by the Planning Commission Under Application GZ-261; and Repealing All Ordinances or Parts of Ordinances in Conflict Herewith, Case GZ-261 being a request to change the zoning classification from AG to RS-4 of 12 acres located west of the northwest corner of 141st Street and Elwood Ave, Glenpool, Oklahoma.

Rick Malone, City Planner introduced the rezoning application and then introduced Nathan Cross, attorney for the applicant. Mr. Cross described “The Pines” project, consisting of 12 acres, with plans to construct a maximum of 31 homes. Mr. Malone stated that the Glenpool Planning Commission recommended approval of the project. Mr. Alan Woodcock of Glenpool spoke against the project due to incompatibility with the Glenpool Comprehensive Plan, as well as a potential adverse financial effect on the Glenpool School District.

MOTION: Vice-Mayor Ceesay moved, second by Councilor Kearns to approve the rezoning application.

FOR: Councilor Lund; Vice-Mayor Ceesay

AGAINST: Councilor Kearns

ABSTAINED: Mayor Fox

ABSENT: Councilor Agee

Motion failed.

6) Discussion and possible action to adopt Ordinance No. 740, An Ordinance Amending Ordinance No. 458, Approving Planned Unit Development Number 37 Overlay District, and Repealing All Ordinances or Parts of Ordinances in Conflict Herewith, PUD-37 being a request to allow a supplemental zoning district of PUD to allow 31 residential lots on 12 acres located west of the northwest corner of 141st Street and Elwood Ave, Glenpool, Oklahoma.

No action was taken due to the failure of the related zoning application in item 5.

7) Discussion and possible action to Ordinance No. 741, An Ordinance Amending Ordinance No. 458, by Rezoning Certain Property Described Herein from Agriculture District (AG) to Residential Estate District (RE) and Commercial Shopping Center District (CS), as Recommended by the Planning Commission Under Application GZ-262; and Repealing All Ordinances or Parts of Ordinances in Conflict Herewith, Case GZ-262 being a request to change the zoning classification from AG to RE of 62 acres and from AG to CS of 13 acres being located approximately 1/3 mile west of the northwest corner of 151st Street (HY 67) and Peoria Ave, Glenpool, Oklahoma Fund.

Mr. Malone introduced Mr. Eric Sack representing Nightingale Ranch and Farm LLC. Mr. Sack presented a request to rezone 62.67 acres from AG to RE and rezone 13 acres from AG to CS. The conceptual plan presented for the development indicated a total of 27 residential lots with common open space connecting the lots. Mr. Sack stated the number of residential lots could increase up to 35. Mr. Sack indicated that a

PUD will be submitted at a later date, which will further define the commercial aspect of the development. Mr. Sack also discussed traffic access and addressed drainage concerns.

MOTION: Councilor Kearns moved, second by Councilor Lund, to adopt Ordinance No. 741.

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

AGAINST: None

ABSENT: Councilor Agee

Motion carried.

Mayor Fox declared a recess at 7:13 p.m. to convene into the subsequent Trust and GEMS District meetings.

Mayor Fox closed the recess and called the meeting back to order at 7:26 p.m.

8) Discussion and possible action to enter into Executive Session to discuss the employment and hiring of a City Manager, including specific candidates for the position of City Manager and terms of employment for City Manager position, pursuant to Title 25, Section 307(B)(1) of the Oklahoma Statutes (Open Meeting Act).

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

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

AGAINST: None

ABSENT: Councilor Agee

Motion carried.

Council members exited to Executive Session Chambers at 7:26 p.m.

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

MOTION: Vice-Mayor Ceesay; moved, second by Councilor Kearns, to reconvene in Regular Session at 8:37 p.m.

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

AGAINST: None

ABSENT: Councilor Agee

Motion carried.

K) Adjournment.

- Meeting was adjourned at 8:37 p.m.

Date

Mayor

ATTEST:

City Clerk

To: GLENPOOL CITY COUNCIL
From: Rick Malone, City Planner
Date: September 18, 2017
Subject: Kendig Keast Collective (Consultants) latest draft revision of the Zoning Code, Subdivision Regulations and Comprehensive Plan for review and recommendations.

Background:

Gary Mitchell from Kendig Keast Collective from Houston, Texas was scheduled to make a presentation to a joint meeting of the Planning Commission and City Council on 8/28/17 however, due to Hurricane Harvey, his flight was cancelled and we have rescheduled this presentation and joint meeting to 9/25/17. Meanwhile, I am distributing the draft changes to you for your consideration that way when you hear the presentation on 9/25/17 you will be better prepared as there is a lot of information to review.

Staff Recommendation:

Staff requests that this item be continued to 9/25/17 so Mr. Mitchell from Kendig Keast Collective can make a presentation to a joint meeting of the Planning Commission and City Council at that time.

TO: **Glenpool City Council**

FROM: **Rick Malone, City Planner**

DATE: **September 18, 2017**

RE: **GZ-263:** Request from DP Byers, owner, for approval of a Zone Change from RMH (Residential Mobile Home District) to CG (Commercial General District) on the following described property:

The North 2001 feet of the East Half of the Northeast Quarter (E/2 NE/4) of Section Thirty-four (34), 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, lying East of the Right of Way of U.S. Highway No. 169 and 75 Right of Way.

LESS AND EXCEPT: A tract of land in the Northeast Quarter (NE/4) of Section Thirty-four (34), 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: BEGINNING at a point 1049.25 feet South and 27 feet West of the Northeast corner of said Section Thirty-four (34); Thence South 425.50 feet; Thence West 607.44 feet to the Easterly Right of Way of Highway No. 75 and 169; Thence Northerly along said Right of Way for 465.12 feet; Thence East 419.61 feet to the POINT OF BEGINNING.

AND LESS AND EXCEPT: A tract of land in the Northeast Quarter (NE/4) of Section Thirty-four (34), 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: BEGINNING at a point 1474.75 feet South and 27 feet West of the Northeast corner of said Section Thirty-four (34); Thence South 526.25 feet; Thence West 811.0 feet to the Easterly Right of Way of Highway No. 75 and 169; Thence Northerly along said Right of Way for 550.82 feet; Thence East 607.44 feet to the POINT OF BEGINNING.

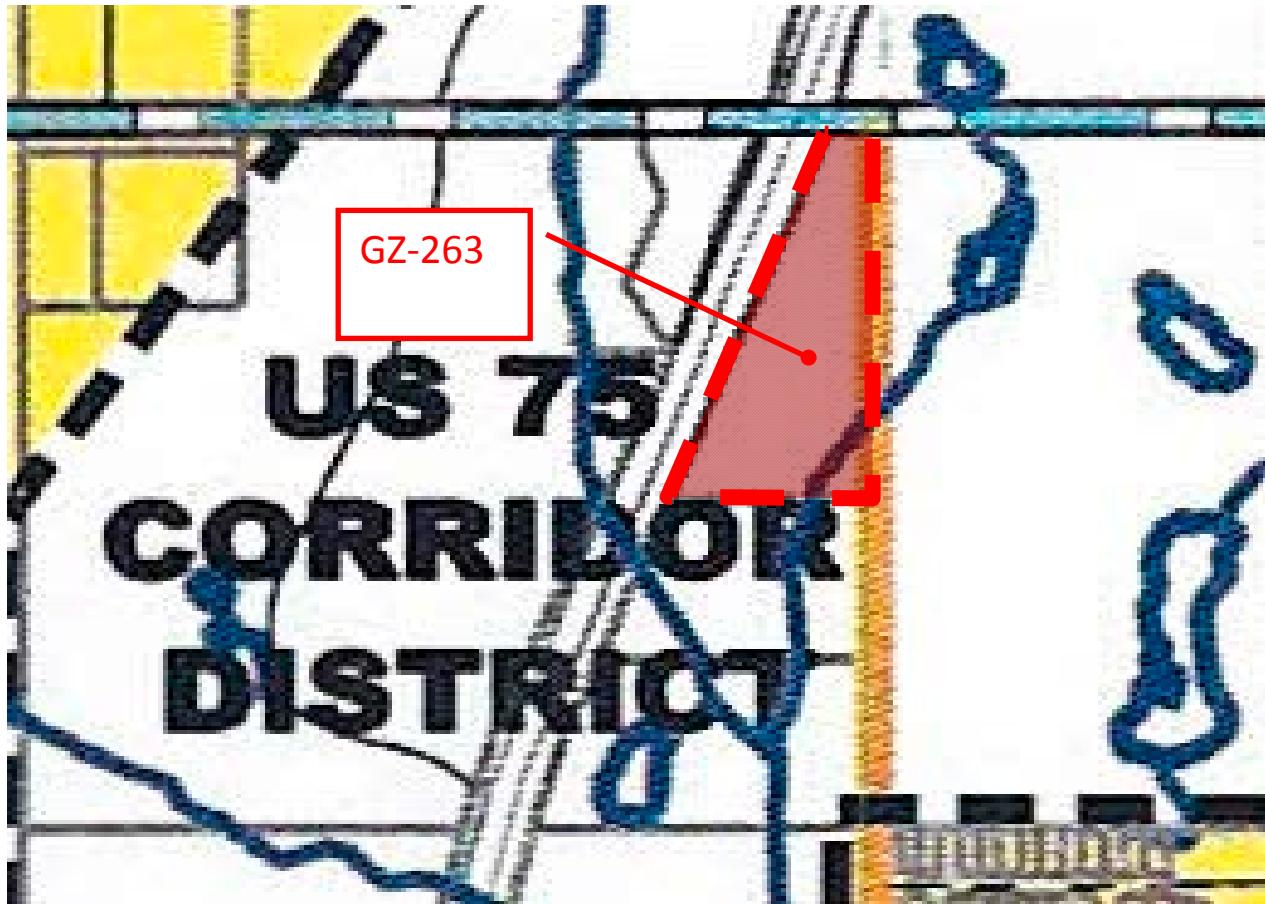
General Location: *The southeast corner of 171st Street and US 75 Highway, Glenpool, Oklahoma.*

INTRODUCTION

This project consists of a request to rezone 5-acres from RMH to CG. This is the site of Goff Mobile Home Park which had become run down and Mr. Byers bought the property and razed the dilapidated structures. Mr. Byers is requesting rezoning to the best and highest use for this tract according to the 2030 Comp plan and surrounding uses.

The surrounding property is developed as noted below:

- Northeast: AG, mostly vacant and Faith Church zoned CG to the northwest.
- East: AG, mostly vacant, scattered residential farmland.
- West: AG US 75 Highway right of way and CG vacant land.
- South: CG, Byers Companies buildings.



CORRIDORS

Corridors are defined as specific areas located along a major transportation corridor that contain major employment and region serving functions in concert with a relatively high residential base. Corridor development proposals must demonstrate consideration of abutting and adjacent planned and existing uses, which in some cases, may be medium or even low intensity. The basic characteristics of Corridors are as follows:

1. Developed areas including those that are more intense in nature, which should have high exposure and convenient access to high-speed metropolitan transportation facilities.
2. Multifunctional grouping of land uses which are interrelated by internal vehicular and pedestrian traffic systems, and connected ultimately to a metropolitan-wide transit system.
3. Corridor collector streets should have appropriate access to primary and secondary arterial streets. All tracts within Corridors should have access to corridor collector streets.

Corridors should have a maximum depth of 1,320 feet from the adjacent expressway.

Within Corridors, all development should incorporate frontage roads, setbacks, buffering between uses, and other separations to be compatible with Low Intensity development that is present or planned in abutting or adjacent areas.

The portion of the US-75 expressway corridor that has been designated for special planning consideration is the US-75 Corridor from 151st Street (SH-67) to 201st Street as well as SH-67 (151st Street) from 33rd West Avenue East to Lewis Avenue.

Corridors along US-75 and along SH-67: In accordance with the criteria outlined above, the major corridors for transportation and development in Glenpool are located along US-75 from 151st Street (SH-67) on the north to 201st Street on the south and along SH-67 (151st Street) from 33rd West Avenue on the west and Lewis Avenue on the east. The configuration of this Corridor designation is shown on the 2030 PLAN map.

STAFF RECOMMENDATION

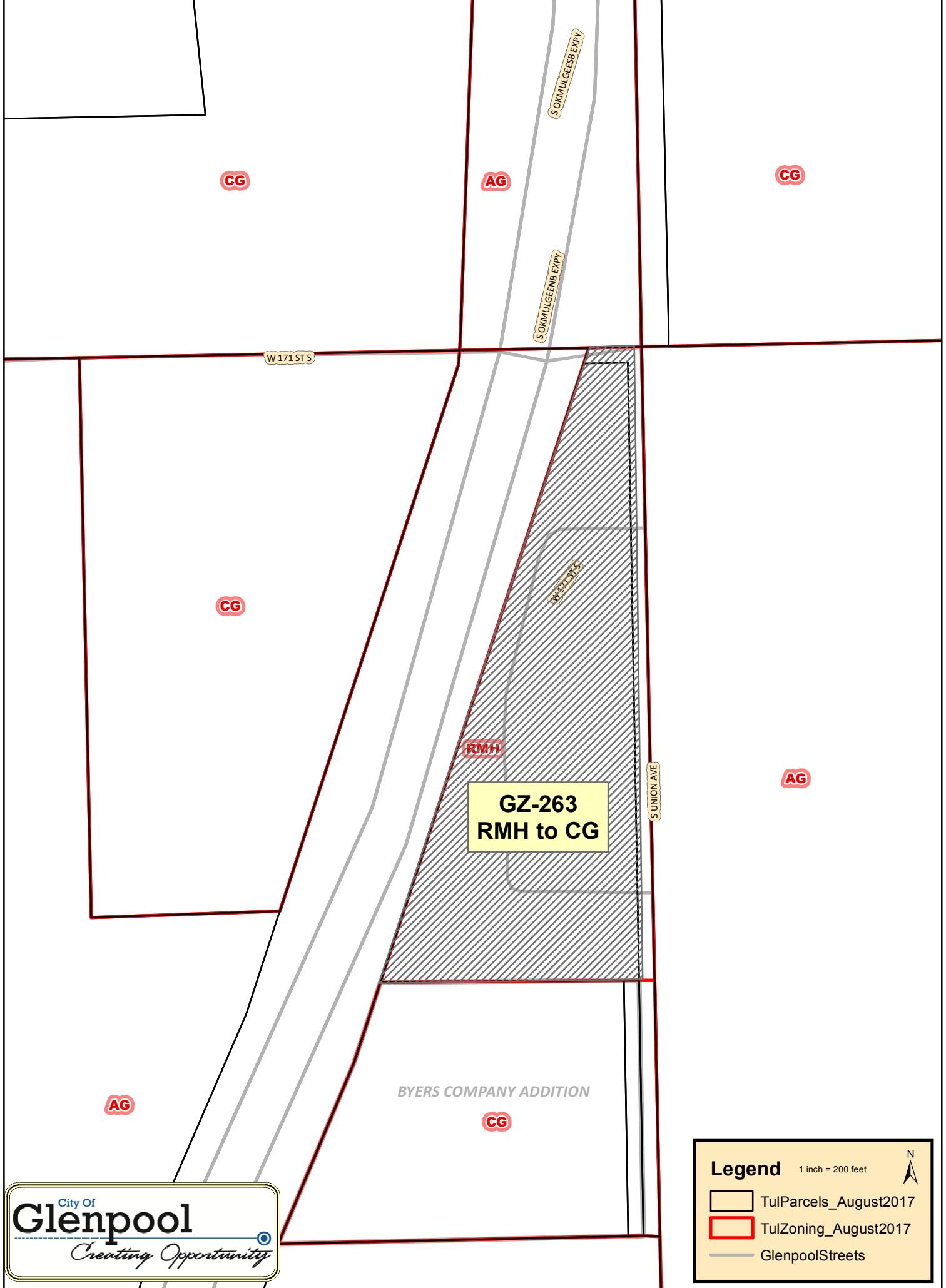
The proposed zone change is consistent with the Comprehensive Plan and Zoning Code and surrounding uses, therefore staff recommends approval of rezoning case GZ- 263 as requested.

9/11/17-PLANNING COMMISSION RECOMMENDATION

After listening to the presentation by the owner and recommendation by staff, the Planning Commission voted 4-0 to recommend approval of rezoning case GZ- 263 as requested as this application is consistent with the Comprehensive Plan and compatible with the surrounding uses.

STAFF EXHIBITS

1. Case Map
2. Application



RECEIVED
AUG 17 2017
BY: ES

GLENPOOL COMMUNITY DEVELOPMENT DEPARTMENT

[] ZONING [] PUD [] PUD AMENDMENT

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

www.glenpoolonline.com

APPLICATION INFORMATION

RECEIVED BY: ES DATE FILED: 8/17/17 TAC DATE: N/A HEARING DATE: 8/17/17 CASE NUMBER 62-263
[] RES [] NON-RES [] COMBO RELATED ZONING OR PUD #: _____ BUILDING PERMIT APPLICATION NUMBER _____

NEIGHBORHOOD ASSOCIATIONS: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 17117 S Union Ave, Glenpool TRACT SIZE: 5 acres

LEGAL DESCRIPTION: PRT E/2 NE BEG 24.75S & 27W NEC NE TH S1024.5 W419.61 NE APROXI085.31 ALG EL US HWY 75 E74.6 TO POB, SEC 34 17 12, 5.014 ACS, also known as 17117 S. Union Ave., Glenpool, Tulsa County, Oklahoma 74033 ("Property")

PRESENT USE: Vincent Land PRESENT ZONING _____ S-T-R _____

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED NEW ZONING: CG DEV. AREAS AFFECTED BY PUD AMENDMENT: ALL PUD PROPOSAL ATTACHED [] Y [] N
PROPOSED USE: Commercial NATURE OF PUD AMENDMENT: _____

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME	<u>DP BYERS CO. LLC</u>	NAME	<u>DP BYERS CO. LLC</u>
ADDRESS	<u>17316 S. UNION AVE</u>	ADDRESS	<u>17316 S. UNION AVE</u>
CITY, ST, ZIP	<u>Mounds OK 74047</u>	CITY, ST, ZIP	<u>Mounds OK 74047</u>
DAYTIME PHONE	<u>918 216-9409</u>	DAYTIME PHONE	<u>918 216-9409</u>
EMAIL	<u>Phil.Byers@ByersCompany.Net</u>	EMAIL	<u>Phil.Byers@ByersCompany.Net</u>
FAX	<u>918 512-4332</u>	FAX	<u>918 512-4332</u>
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.			
SIGNATURE & DATE:		<u>Phil Byers</u> 8-8-2017	

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

APPLICATION FEES			
BASE APPLICATION FEE		\$ <u>300.00</u>	<u>300.00</u>
ADDITIONAL FEE		\$ <u>—</u>	<u>—</u>
NEWSPAPER PUBLICATION		BILLED LATER	<u>—</u>
SIGNS	\$50.00 X <u>1</u> =	\$ <u>50.00</u>	<u>50.00</u>
300' PROPERTY OWNERS MAILING & POSTAGE		1.00 + \$ <u>0</u> =	\$ <u>1.00</u>
RECEIPT NUMBER:		TOTAL AMOUNT DUE \$ <u>356.00</u>	

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

DISPOSITION

PC REC. APPROVAL	COUNCIL ACTION
DATE/VOTE <u>9/11/17</u>	ORDINANCE NO.
PLAT NAME <u>NONE</u>	PLAT WAIVER [] Y [] N

SPECIAL CERTIFICATE

The TULSA ABSTRACT & TITLE COMPANY, a duly qualified and bonded abstract Company within and for the County of Tulsa, State of Oklahoma, does hereby certify:

There is shown herein a true and correct list of owners of record:

A 300 foot Radius surrounding a tract of land described as follows:

~ SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION ~

As shown by the current years tax rolls as the date of this certificate in the office of the County Treasurer within and for Tulsa County, Oklahoma

AND

That said list also shows the last GRANTEEES of record in the Office of the County Clerk within and for Tulsa County, State of Oklahoma.

ADDRESSES given in this report are not certified to.

This certificate certifies to Tulsa County Treasurer 2016 Tax Rolls and last Grantees of record of the Tulsa County Clerk as of **July 26, 2017 at 7:59 A.M.**

IN WITNESS WHEREOF, the TULSA ABSTRACT & TITLE COMPANY has caused these presents to be signed, and its corporate seal to be affixed this **11th day of August, 2017.**

TULSA ABSTRACT & TITLE COMPANY

By _____

Vice-President

No. 456383



456383

EXHIBIT "A"

LEGAL DESCRIPTION

The North 2001 feet of the **East Half of the Northeast Quarter (E/2 NE/4) of Section Thirty-four (34), 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, lying East of the Right of Way of U.S. Highway No. 169 and 75 Right of Way.

LESS AND EXCEPT:

A tract of land in the Northeast Quarter (NE/4) of Section Thirty-four (34), 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:

BEGINNING at a point 1049.25 feet South and 27 feet West of the Northeast corner of said Section Thirty-four (34); Thence South 425.50 feet; Thence West 607.44 feet to the Easterly Right of Way of Highway No. 75 and 169; Thence Northerly along said Right of Way for 465.12 feet; Thence East 419.61 feet to the POINT OF BEGINNING.

AND LESS AND EXCEPT:

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BEGINNING at a point 1474.75 feet South and 27 feet West of the Northeast corner of said Section Thirty-four (34); Thence South 526.25 feet; Thence West 811.0 feet to the Easterly Right of Way of Highway No. 75 and 169; Thence Northerly along said Right of Way for 550.82 feet; Thence East 607.44 feet to the POINT OF BEGINNING.



Names and Addresses

D. P. Byers Company, LLC
17316 South Union Avenue
Mounds, OK 74047

Bowling Family Revocable Trust
C/O Walter Perry Bowling and
Delores Bowling, Trustees
P.O. Box 1429
Glenpool, OK 74033-1429

South 75 Business Park, LLC
16400 Dallas Parkway #140
Dallas, TX 75248

Faith Free Will Baptist Church
P.O. Box 271
Glenpool, OK 74033

Justin L. Nix Revocable Trust
C/O Justin L. Nix, Trustee
1510 West 171st Street
Glenpool, OK 74033

Legal Description

Part of E/2 NE,
Beginning 24.75'S and 27'W NE/C NE,
S1024.5' W419.61' NE approx. 1085.31' along
E/L U.S. Highway 75, E74.6' to POB,
34-17-12
and
Lot 1,
Block 1,
BYERS COMPANY ADDITION

Part NE,
Beginning 306.80'W NE/C NE, W630'
S932.44' E335.47' curve left 954.19' N24.75'
to POB,
34-17-12

W/2 SW,
Less Beginning NW/C SW, S to S/L SW,
E45.75' N to pt, E to pt, Nly 421' W35'
N1262.6' W43.25' to POB,
26-17-12

Beginning 301.10'W SE/C SE, W798.07'
N400' E381.25' N925.11' W525.99' N1325.23'
E1163.16' S1387.70' curve right 1266.45' to
POB,
Less part NE SE,
Beginning NW/C NE SE, S167.50' NE292.54'
W240' to POB,
27-17-12

W/2 NW,
35-17-12



State of Oklahoma
Department of Highways R/W Division
200 NE 21st Street
Oklahoma City, OK 73105

Beginning SE/C SE, W301.1' NEly 2654.4' to
N line SE, E156.7' S2643.5' to POB,
27-17-12
and
12.79 acres for Highway in NE,
34-17-12



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

CASE NUMBER GZ-263

Notice is hereby given that a public hearing will be held before the Glenpool Planning Commission on Monday September 11, 2017, at 6:30 p.m. This meeting will be held at the Glenpool Conference Center/City Hall which is located at 12205 South Yukon Avenue, Glenpool, Oklahoma on the 3rd Floor in the City Council Chambers. At which time and place consideration will be given to the proposed change of zoning classification of property located at the southeast corner of 171st Street and US 75 Highway, Glenpool, Oklahoma.

The North 2001 feet of the East Half of the Northeast Quarter (E/2 NE/4) of Section Thirty-four (34), 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, lying East of the Right of Way of U.S. Highway No. 169 and 75 Right of Way.

LESS AND EXCEPT: A tract of land in the Northeast Quarter (NE/4) of Section Thirty-four (34), 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: BEGINNING at a point 1049.25 feet South and 27 feet West of the Northeast corner of said Section Thirty-four (34); Thence South 425.50 feet; Thence West 607.44 feet to the Easterly Right of Way of Highway No. 75 and 169; Thence Northerly along said Right of Way for 465.12 feet; Thence East 419.61 feet to the POINT OF BEGINNING.

AND LESS AND EXCEPT: A tract of land in the Northeast Quarter (NE/4) of Section Thirty-four (34), 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: BEGINNING at a point 1474.75 feet South and 27 feet West of the Northeast corner of said Section Thirty-four (34); Thence South 526.25 feet; Thence West 811.0 feet to the Easterly Right of Way of Highway No. 75 and 169; Thence Northerly along said Right of Way for 550.82 feet; Thence East 607.44 feet to the POINT OF BEGINNING.

FROM RMH (RESIDENTIAL MOBILE HOME PARK 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 recommended for approved in whole or in part by 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 17th day of August, 2017.

PLEASE SEND INVOICE TO:

DP Byers Co. LLC.
17316 S. Union Ave.
Mounds, Ok. 74047
(918) 216-9409
PhilByers@ByersCompany.net

PLEASE SEND COPY OF NOTICE TO:

Rick Malone
c/o City of Glenpool
12205 South Yukon Ave
Glenpool, Ok 74033
(918) 209-4617
rmalone@cityofglenpool.com



TO: PROPERTY OWNERS WITH 300 FEET RADIUS OF THE SUBJECT PROPERTY ACCORDING TO
TULSA COUNTY ASSESSOR RECORDS

RE: LEGAL NOTICE

CASE NUMBER GZ-263

Notice is hereby given that a public hearing will be held before the Glenpool Planning Commission on Monday September 11, 2017, at 6:30 p.m. This meeting will be held at the Glenpool Conference Center/City Hall which is located at 12205 South Yukon Avenue, Glenpool, Oklahoma on the 3rd Floor in the City Council Chambers. At which time and place consideration will be given to the proposed change of zoning classification of property located at the southeast corner of 171st Street and US 75 Highway, Glenpool, Oklahoma.

The North 2001 feet of the East Half of the Northeast Quarter (E/2 NE/4) of Section Thirty-four (34), 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, lying East of the Right of Way of U.S. Highway No. 169 and 75 Right of Way.

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AND LESS AND EXCEPT: A tract of land in the Northeast Quarter (NE/4) of Section Thirty-four (34), 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: BEGINNING at a point 1474.75 feet South and 27 feet West of the Northeast corner of said Section Thirty-four (34); Thence South 526.25 feet; Thence West 811.0 feet to the Easterly Right of Way of Highway No. 75 and 169; Thence Northerly along said Right of Way for 550.82 feet; Thence East 607.44 feet to the POINT OF BEGINNING.

FROM RMH (RESIDENTIAL MOBILE HOME PARK 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 recommended for approved in whole or in part by 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 17th day of August, 2017.

IF YOU HAVE ANY QUESTIONS PLEASE CONTACT:

Rick Malone,
Glenpool City Planner
(918) 209-4617
rmalone@cityofglenpool.com

ORDINANCE NO. 742

AN ORDINANCE AMENDING ORDINANCE NO. 458, BY REZONING CERTAIN PROPERTY DESCRIBED HEREIN FROM RESIDENTIAL MOBILE HOME DISTRICT (RMH) TO COMMERCIAL GENERAL DISTRICT (CG) AS RECOMMENDED BY THE PLANNING COMMISSION UNDER APPLICATION GZ-263; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH

WHEREAS, the City of Glenpool Planning Commission has reviewed Application GZ-263 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, therefore, recommended approval of such Application 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.

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:

The North 2001 feet of the East Half of the Northeast Quarter (E/2 NE/4) of Section Thirty-four (34), 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, lying East of the Right of Way of U.S. Highway No. 169 and 75 Right of Way.

LESS AND EXCEPT: A tract of land in the Northeast Quarter (NE/4) of Section Thirty-four (34), 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: BEGINNING at a point 1049.25 feet South and 27 feet West of the Northeast corner of said Section Thirty-four (34); Thence South 425.50 feet; Thence West 607.44 feet to the Easterly Right of Way of Highway No. 75 and 169; Thence Northerly along said Right of Way for 465.12 feet; Thence East 419.61 feet to the POINT OF BEGINNING.

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Way of Highway No. 75 and 169; Thence Northerly along said Right of Way for 550.82 feet; Thence East 607.44 feet to the POINT OF BEGINNING.

FROM RMH (RESIDENTIAL MOBILE HOME PARK DISTRICT) TO CG (COMMERCIAL GENERAL DISTRICT).

General Location: The southeast corner of 171st Street and US 75 Highway, Glenpool, Oklahoma.

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 18th day of September 2017.

CITY OF GLENPOOL

Timothy Lee Fox, Mayor

Attest:

Susan White, City Clerk

Approved as to Form:

Lowell Peterson, City Attorney



To: HONORABLE MAYOR AND CITY COUNCIL
From: Lowell L. Peterson, City Attorney
Date: September 18, 2017
Subject: School Resource Officer

Background:

The City Police Department provides annually a police officer to be on duty at the Glenpool public schools, as assigned by Superintendent Jerry Olansen. This position not only monitors student conduct, but has intervened in disturbances of various kinds, given classroom instruction on laws relevant to school operations and conducts periodic drug searches. Although regrettable, it is invariably true that the activities of the School Resource Officer ("SRO") result in multiple juvenile arrests on charges ranging anywhere from truancy, to assault and battery to drug possession. It is vitally important to the school district to have an SRO available and, for that reason, the school board has authorized a payment of \$37,000.00 to reimburse the City a portion of the cost of the SRO's wages and benefits.

The SRO this year will be Master Patrol Officer Randy Rains. Officer Steve Winders should be commended for the outstanding service he has provided in this role for several years.

Staff Recommendation:

Staff recommends that the Council approve the SRO contract for academic year 2017 – 2018, as attached.

Attachment:

- Proposed school resource officer agreement, to include drug dog services (as available).

**CITY OF GLENPOOL AND GLENPOOL SCHOOL DISTRICT SCHOOL RESOURCE OFFICER
AGREEMENT, INCLUDING DRUG DOG SERVICES (AS AVAILABLE)**

This Agreement ("Agreement") is made and entered as of the 1st day of July 2017, between Independent School District No. 13 of Tulsa County, Oklahoma (the "Glenpool School District") and the City of Glenpool ("City").

WHEREAS,

The Glenpool School District and the City desire to enter into an agreement for the funding of one (1) City police officer to serve as a school resource officer ("SRO") for the Glenpool School District for the 2017-2018 academic year; and

The Glenpool School District also desires to obtain drug dog services so that drug dog searches may be performed on Glenpool School District property; and

The City desires to provide drug dog services, through one or more mutual aid agreements, to the Glenpool School District to the fullest feasible extent, pursuant to the terms of this Agreement and in accordance with current developments in the laws and cases interpreting the Fourth Amendment to the United States Constitution pertaining to search and seizure.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein and intending to be legally bound hereby, the Glenpool School District and the City agree as follows:

A. Consideration for the Agreement

1. The Glenpool School District acknowledges its obligation to fund up to one-half of the currently paid salary and all related employee benefits of one (1) SRO for any given academic year in which an SRO is assigned to the duties set forth in this Agreement. For the Glenpool officer designated as SRO for academic year 2017-2018, one-half support equals \$42,676.00.
2. For the academic year 2017-2018, and subject to the terms and conditions of this Section A., the Glenpool School District agrees to pay, and the City agrees to receive as sufficient consideration for providing one (1) SRO to the Glenpool School District and undertaking the obligations of this Agreement, the amount of Thirty-Seven Thousand and No/100 Dollars (\$37,000.00).
3. The Glenpool School District and the City acknowledge that this amount is less than one-half of the costs for one (1) SRO's salary and related employee benefits and agree, over the course of future agreements, if any, to advance toward the goal of both parties paying one-half of those costs.

4. Subject to a separate written agreement between the City and the Glenpool School District, and in the sole discretion of the City, one (1) additional SRO may be assigned during the academic year. If a second SRO is assigned during the academic year, consideration will be in an amount to be determined in the separate agreement.
5. The City agrees to invoice the Glenpool School District from the City Treasurer's office. One-half of the total billing for the academic year (*i.e.*, Eighteen Thousand, Five Hundred and No/100 Dollars (\$18,500.00)) shall be paid by the Glenpool School District no later than January 15, 2018, with the balance due no later than June 30, 2018.
6. The City agrees to administer all payroll functions with respect to payment of the SRO.

B. Qualifications and Duties of SRO

1. The City, through the Glenpool Police Department, will screen any officer to be used as an SRO in the program and will be responsible for assuring his or her qualifications and training, as set forth in Section B.2.
2. The City agrees to provide such basic training as may be needed for the SRO without further charge to the Glenpool School District.
3. The SRO's duties will include:
 - a. Enforcing the laws of the State of Oklahoma and ordinances of the City of Glenpool while on school property;
 - b. Serving as an advisor to the Glenpool School District on issues of law enforcement;
 - c. Serving as a liaison to other support agencies, including the Glenpool Municipal Court, as appropriately within the scope of the SRO's duties;
 - d. Subject only to informal agreement among the assigned SRO, the Glenpool Police Department and the Glenpool School District regarding frequency, schedule and subject matter, serving as an instructor to the Glenpool School District staff and students on law-related issues;
 - e. Subject to separate, written agreement regarding frequency, schedule and scope of any proposed search, serving as liaison to any agency or police department that agrees to provide K-9 Unit services pursuant to this Agreement; and
 - f. Subject to availability and scheduling, providing traffic control assistance on Warrior Road to facilitate better traffic flow during peak traffic hours.

C. Dog Search/K-9 Provisions

1. Drug dog services will be coordinated and facilitated by the Glenpool Police Department, depending upon the availability of K-9 Unit services (including dog and handler) through one or more interagency mutual aid agreement(s).
2. Drug dog searches will be coordinated and facilitated by the Glenpool Police Department on dates to be agreed upon by the parties and set in writing by the Superintendent and/or Site Administrator in conjunction with the Glenpool Police Department. It is essential that dates, the frequency of visits and the scope/purpose of the search for scheduled searches be agreed upon in writing in advance. In addition to scheduled searches, and dependent upon canine availability, emergency drug dog searches may be provided by the Glenpool Police Department upon sufficient notice from the Superintendent and/or Site Administrator.
3. The only additional cost to the Glenpool School District for such drug dog services as may be provided by the City, over the consideration amount provided by Section A above, is any actual cost incurred by the City for the provision of such services. It is anticipated, but not promised, that there will be no additional charge for drug dog services. If any instance of providing the services of a K-9 Unit will result in an additional charge, the City agrees to notify the Glenpool School District of such charge as part of negotiating the supplemental agreement referenced in subsection C.2., thereby giving the School District the opportunity to decline such services.
4. Except under exigent circumstances, each sniff search involving a drug dog shall last no longer than one hour and shall include all school property identified by the Superintendent and/or Site Administrator to be searched. Areas may include, but are not limited to, locker areas, restrooms, classrooms, parking areas, schoolyards and any other areas where prohibited substances could be stored, hidden, placed or found.
5. The drug dog shall sniff areas and not individual persons. However, if the drug dog alerts on an individual person, an appropriate Glenpool School District administrator will immediately be notified for a possible follow-up search based upon reasonable suspicion.
6. Any drug dog involved in a sniff search that is used to provide services under this Agreement must conform to the following requirements:
 - a. The drug dog and the K-9 handler of the dog used must be properly certified under Oklahoma State law.
 - b. The drug dog will be handled only by a qualified K-9 handler with which the drug dog has been certified.

- c. The K-9 handler must maintain proper training and working logs for the drug dog.
- d. The drug dog must be experienced and shown reliable in alerting on prohibited substances.
- e. The K-9 handler of the drug dog must be experienced and shown reliable in recognizing alerts by the drug dog the handler is handling.
- f. The drug dog must be trained using actual prohibited drugs and not using "pseudo drugs."
- g. The drug dog must be trained to alert on at least the following prohibited substances: Marijuana, cocaine, heroin, methamphetamines, and by-products of the listed substances.
- h. The Glenpool School District shall identify the City of Glenpool as an additional insured on its general liability insurance, shall provide the City a copy of the declaration page verifying such addition and, to the extent allowed by law, shall waive any claim for liability against the City for any damage to property that may occur during the course of a search authorized by this provision, regardless of whether such damage shall be allegedly or actually caused by the drug dog engaged in the search.

7. The following is a chronology of steps that shall be followed during a routine (non- emergency) authorized drug dog search:

- a. The School Superintendent or Site Administrator will negotiate a schedule of one or more drug dog searches with the Glenpool Police Department as part of the written agreement referenced in Section C.2.
- b. Glenpool Police Department will, fully possible, ensure that a certified dog is available through one or more mutual aid agreements to provide the trained and certified K-9 Unit and will oversee the search.
- c. If no certified drug dog is available on a date scheduled for a drug search, the Glenpool Police Department will arrange an alternative date or dates until a dog has been made available and a search is performed.
- d. If there is no positive alert, the search shall be terminated. If there is a positive alert from the K-9 Unit, the SRO and/or school officials shall proceed with the next steps.
- e. A positive alert establishes probable cause for the police officer conducting the search and meets the reasonable suspicion standard applicable to a school official to authorize a search of the student.
- f. A duly authorized school official shall then conduct a warrantless search of any property or student as to which the dog alerted, in accordance with school board policy and any applicable law, and shall accept all liability for such compliance

- g. The student, if contraband is found, will be subject to normal school disciplinary procedures as well as such criminal action as municipal, state or federal law may permit or require.
- h. The police officer conducting the search will seize the contraband for destruction or to be retained as evidence, as applicable.
- i. If a duly authorized school official requests criminal prosecution of the offending student, the Glenpool Police Department will forward all investigative reports to the office of the City Prosecutor and/or the Tulsa County District Attorney's office, depending upon the nature and quantity of the contraband or aggravating circumstances. In this event, the contraband will always be retained as evidence.

8. A written report will be provided by the SRO to the Glenpool School District after each search giving the details of the search and its results. In addition, if the Glenpool School District is involved in any type of legal, administrative or other proceeding, including, but not limited to, administrative hearings, due process hearings, mediations, arbitrations or litigation involving a search performed pursuant to this Agreement, the City agrees to cooperate voluntarily with the Glenpool School District, free of charge, including, but not limited to, providing documents, testimony or affidavits from the SRO or any other employees of the City, as needed and appropriate.

D. Miscellaneous Provisions:

1. This Agreement is for the 2017-2018 academic year only and will expire by its terms on June 30, 2018.
2. This Agreement shall constitute the entire agreement of the parties and may only be modified in writing signed by both parties.
3. Any renewal of this Agreement shall require adoption by the City Council of the City and the Board of Education of the Glenpool School District and the mutual execution of a subsequent written agreement.
4. If either party desires to terminate this Agreement, the party desiring to terminate must give thirty calendar days' notice to the other party of its decision to terminate the Agreement. If terminated by either party, the Glenpool School District will be obligated for a pro rata payment to the City of only those school days for which the City provided the SRO and related services to the Glenpool School District.
5. The laws of the State of Oklahoma shall govern this Agreement.

WHEREFORE, the parties hereunto set their hands and seals.

Independent School District No.13 of Tulsa County, Oklahoma (“the Glenpool School District”).

Duly Authorized Representatives:

President of the Board of Education

Clerk of the Board of Education

City of Glenpool

Timothy Lee Fox, Mayor

Susan White, City Clerk

APPROVAL AS TO FORM:

Lowell Peterson, City Attorney

School District Attorney

NOTICE
GLENPOOL UTILITY SERVICE AUTHORITY
SPECIAL MEETING

A Special Session of the Glenpool Utility Service Authority will begin at 6:00 p.m., to be held concurrently and jointly with the Glenpool City Council in its Regular meeting, on the items indicated herein, on Monday, September 18, 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 enter concurrently and jointly with the City Council into Executive Session to discuss the employment and hiring of a City Manager, including one or more specific candidates for the position of City Manager and terms of employment for City Manager position, pursuant to Title 25, Section 307(B)(1) of the Oklahoma Statutes (Open Meeting Act).
(Timothy Fox, Chairman)
 - 2) Discussion and possible action to reconvene in Joint Session with the City Council.
(Timothy Fox, Chairman)
 - 3) Discussion and possible action to approve a City Manager Employment Contract to commence on this date as the effective date and to continue in effect through June 30, 2020, between and among the City of Glenpool, the Glenpool Utility Services Authority and the candidate named therein as Employee, subject to all terms and conditions of such Contract.
(Timothy Fox, Chairman)
- D) Adjournment

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

Signed: _____
Clerk