

City Contract

Version 5.5 released on 7/1/25

This form should be used for all types of contracts including Agreements (excluding Grant Agreements), Contracts, CBAs, MOAs, and MOUs. In addition to requests for New Contracts, Amendments and Renewals, this form should be used for Statutory Change Orders, Quantity Adjustments, Final Payments and Permission to Continue requests.



CITY COUNCIL USE ONLY		CITY CLERK USE ONLY	
Date Received: _____	Tracking #: _____	<input type="checkbox"/> Scanned	Date: _____
Committee Date: _____	Committee: _____	<input type="checkbox"/> Posted	Item #: _____
1 st Agenda Date: _____	Hearing Date: _____		
	2 nd Agenda Date: _____		

All department items requiring Council approval must be submitted through the Mayor's Office.

Primary Details

Contract Phase		Data Sharing	
<input checked="" type="radio"/> New Contract	<input type="radio"/> Renewal	<input type="radio"/> Yes	<input type="radio"/> No
<input type="radio"/> Amendment	<input type="radio"/> Statutory Change Order	<i>This contract will involve data sharing or data transfers.</i>	
<input type="radio"/> Supplemental Documentation	<input type="radio"/> Final Payment		
<input type="radio"/> Quantity Adjustment	<input type="radio"/> Permission to Continue		
<input type="radio"/> Formal Acceptance	<input type="radio"/> IDP		
<input type="radio"/> Terminate/Cancel			
Board Approval	Other Board Name	City Council Approval	Contract Number
Tulsa Metropolitan Utility Authority	_____	<input type="radio"/> Yes <input checked="" type="radio"/> No	140600
Department	Contact Name	Email	Phone
Development Services	Michael Ling MBL 5-15-26	MLing@cityoftulsa.org	918 596 7285
Vendor Name(s)	Vendor Number	Description (Subject)	
GuRuStu Communities, LLC	801063	IDP 244447 - 2026 \ Amy Terrace	
		<i>This should match the Munis description field but should be different from Contract Type or Subtype</i>	
Contract Type	Contract Subtype	Bid/Project Number	Contract Amount
IDP	IDP Developer	244447 - 2026	
Site Address		Site Parcel No.	
22 N Utica Ave, Tulsa, OK 74120			
<i>IDP, Real Property, or other property related contract address</i>			

Budget

Contract Funding Type	Funding Source(s)	
<input checked="" type="radio"/> No Payment Involved		
<input type="radio"/> Revenue Contract		
<input type="radio"/> Expense Contract		
<i>Affidavit of Claimant should be attached to the contract for Expense Contracts</i>		TOTAL:
		<i>Enter the funding source(s) using the appropriate Munis funding format: Org (Allocation Code)-Object-Amount (1001211-531401-\$10.00) or Project String-Amount (144104.AbstrTitle5413102.6001-4043122-541102-\$30,000.01)</i>

Approvals

Department:		Date:	5-5-2025
Legal:		Date:	4/29/26
Board:	_____	Date:	_____
Mayor:	_____	Date:	_____
Other:	_____	Date:	_____

2026-CRP-0970

Policy Statement

Background Information

Attached is the Developers Contract between the City of Tulsa and GuRuStu Communities, LLC., to serve IDP-244447-2026 / Amy Terrace located at 22 N Utica Ave, Tulsa, OK 74120.

Provide background information on the requested action.

Summation of the Requested Action

Summarize the pertinent details of the requested action

Other Pertinent Details

Provide any additional information that should be considered when considering approval of this contract document

Processing Information for City Clerk's Office

Post Execution Processing

- Mail vendor copy (add'l signature copies attached)
- Must be filed with other governmental entity
- Add'l governmental entity approval(s) required

Additional Routing and Processing Details

APPLICATION FOR DEVELOPER'S CONTRACT FOR INFRASTRUCTURE DEVELOPMENT PROCESS (IDP)



Please print or type. **Incomplete applications will be rejected.**

IDP Name: Amy Terrace IDP/Permit Number: 24447-2026
IDP Location: 22 N. Utica Avenue Tulsa, OK 74120 Subdivision: Lynche & Forsythe's addition

Developer: GuRuStu Communités, LLC Type of Legal Entity: Corporation Partnership LLC Other
Address: 628 E. 3rd St. S. City: Tulsa State: OK Zip: 74120
Phone: 918-582-1881 Fax: _____ Email: hello@gurustu.co

Developer's Construction Coordinator: Stuart McDaniel
Phone: 918-582-1881 Fax: _____ Email: hello@gurustu.co

DEVELOPMENT SERVICES

175 E. 2nd St., Ste.450, Tulsa, OK 74103 | (918) 596-2514 | IDPcoordinator@cityoftulsa.org

DEVELOPER'S CONTRACT

WHEREAS, GuRuStu Communities, LLC, herein called "DEVELOPER",
(Name of Developer)

Indicate type of legal entity:

- Corporation
- Partnership
- LLC
- Other _____

is undertaking the construction of an infrastructure development hereafter referred to as "Project" described as:

Development Name: Amy Terrace Development No. 244447-2026
(Internal Use Only)

Location of Development 22 N Utica Ave, Tulsa OK 74120; and

WITNESSETH:

WHEREAS, the DEVELOPER desires to design, construct, and transfer to the CITY OF TULSA, OKLAHOMA, a Municipal Corporation, herein called "CITY", the above infrastructure development within CITY in compliance with all CITY requirements which include the types of construction listed below:

Check each block that applies:

- Sanitary Sewer System
- Water System
- Stormwater Drainage System
- Traffic & Transportation
- Other, Specify _____

; and

WHEREAS, the DEVELOPER understands he/she must obtain the required zoning, platting, Right-of-Way, and easements as required for the above development; and

WHEREAS, the DEVELOPER has expressed the desire to obtain CITY approval of design, inspection, and other services for the above development; and

WHEREAS, the DEVELOPER understands he/she must have record drawings submitted for the above development to CITY; and

WHEREAS, the DEVELOPER understands that he/she must allow and pay for inspections, laboratory testing, and other fees as required by CITY; and

WHEREAS, all costs of the subject development shall be borne by DEVELOPER, holding CITY harmless from same; and

WHEREAS, CITY is willing to provide design review for the above development, approve acceptable plans, provide inspection services, provide or arrange for laboratory testing, and receive record drawings.

NOW, THEREFORE, in consideration of the promises and covenants contained herein, the parties agree as follows:

1. The DEVELOPER shall hire an Engineer currently under annual contract with CITY to design and oversee construction through completion of the development and its formal acceptance by CITY; and
2. The DEVELOPER shall construct the water system, sanitary sewer, storm drains, streets, and all other infrastructure development as required by and in accordance with the Engineer's design and in compliance with CITY standards utilizing a construction Contractor(s) currently under annual contract with CITY; and
3. The DEVELOPER shall maintain an escrow account with CITY to pay for lab testing, inspecting, ODEQ fees, connection costs, and other fees; and
4. The DEVELOPER shall ensure that all Conditional Letters of Map Revision (CLOMR) and Letters of Map Revision (LOMR) (if required for the development) are properly completed and submitted in a timely manner through the CITY to the Federal Emergency Management Agency for approval.
5. The DEVELOPER shall remain responsible and accountable for all requirements until formal acceptance of the development by CITY. Formal acceptance by CITY shall not occur until all infrastructure construction is complete, final inspection, delivery to CITY of all the record drawings, receipt from DEVELOPER of certification that there are no liens against the development, and the issuance by the Director of Public Works of written acceptance of the development.
6. The DEVELOPER, if appropriate, shall enter into an additional Contract provision to construct oversize water mains as directed by the CITY to accommodate future development outside the area covered by this development for which the DEVELOPER will be reimbursed according to the provisions of the Contract.
7. The DEVELOPER, if appropriate, shall enter into additional Contract provisions to construct oversize sanitary sewer mains as directed by the CITY to accommodate future development outside the area covered by this development for which the DEVELOPER will be reimbursed according to the provisions of the Contract.
8. The DEVELOPER shall cause to be delivered record drawings to CITY to show the work as actually constructed before the development will be formally accepted by the CITY.
9. The DEVELOPER shall identify for CITY a construction coordinator who will serve for the duration of the development.
10. **EXCLUSIVE RIGHT OF CITY:** It is agreed that CITY is granted exclusive access to the infrastructure for operation and maintenance following substantial completion through formal acceptance of the development.

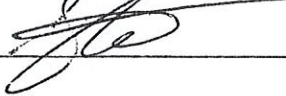
IN TESTIMONY WHEREOF, the parties have caused this Contract to be executed by their duly authorized officers or representatives on the dates set forth below.

The following addendums are part of this Contract (If required):
Addendum A. Water Main Excess Capacity w/ repayment
Addendum B. Sanitary Sewer Excess Capacity w/ repayment

DEVELOPER

Name of Firm: GuRuStu Communities, LLC Type of Firm LLC

By Stuart McDaniel Executed on this 14th day of April, 2026.

Signature: 

President Vice President Manager Owner Other _____

TULSA METROPOLITAN UTILITY AUTHORITY

By _____ Executed on this _____ day of _____, 20____.
Chairman

By _____ Executed on this _____ day of _____, 20____.
Secretary

APPROVED:

By _____ Executed on this _____ day of _____, 20____.
Attorney for Tulsa Metropolitan
Utility Authority

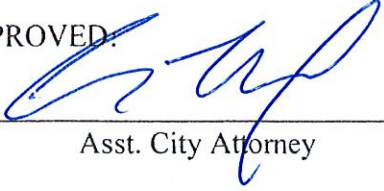
CITY OF TULSA, OKLAHOMA, a Municipal Corporation

By _____ Executed on this _____ day of _____, 20____.
Mayor

ATTEST:

By _____
City Clerk

APPROVED:

By  Executed on this 29 day of April, 2026.
Asst. City Attorney

[Home](#) : [Business Services](#) : [Corp Search](#) : [Corp Information](#)

Entity Summary Information

Select the buttons below to file or place an order.

To view Entity Details there will be a \$5.00 charge and you will need to click on **VIEW ENTITY DETAILS** button at the bottom of the page.

If you are ordering documents such as a "Certificate of Good Standing" or "copies" you will need to click on the **ORDER DOCUMENTS** button at the bottom of the page.

If you are filing a legal document such as a trade name, amendment, annual certificate, etc., you will need to click on **FILE A DOCUMENT** button at the bottom of the page.

GURUSTU COMMUNITIES, LLC

Details

Filing Number: 3512815553
Name Type: Legal Name
Status: In Existence 
Corp type: Domestic Limited Liability Company
Jurisdiction: Oklahoma
Formation Date: 10 Feb 2020

Registered Agent Information

Name: STUART L MCDANIEL Sr
Effective: 10 Feb 2020
Address: 1611 S UTICA AVE
504
City, State , ZipCode: TULSA OK 74104

[View Entity Detail](#)[File a Document](#)[Order Documents](#)[New Search](#)