

Notice and Agenda Work Session Meeting of The Bixby City Council

Dawes Conference Room
113 West Dawes, Bixby, Oklahoma 74008
April 12, 2021, at 5:00 P.M.

Call to Order

Mayor Guthrie

Roll Call

City Clerk Yvonne Adams

Agenda

1. Discussion on OMAG Stability Test.

Charles Barnes

2. Discussion on FY 2022 Budget.

Charles Barnes

3. Discussion on North River Access Park-Phase 2.

Jared Cottle

Notice of Posting

This Notice and Agenda was posted on the bulletin board this 9th day of April 2021, on or before 3:00 p.m., at City Hall, 116 West Needles, Bixby Oklahoma.

Respectfully submitted,
Yvonne Adams, City Clerk

Persons who require a special accommodation to participate in this meeting should contact City Clerk Yvonne Adams, 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430 or via Email: yadams@bixbyok.gov as far in advance as possible and preferably at least 48-hours before the date of the meeting. Persons using a TDD may contact OKLAHOMA RELAY at 1-800-722-0353 and voice calls should be made to 1-800-522-8506 to communicate via telephone with hearing telephone users and vice versa.

City Council Meeting Agenda

Municipal Building
116 W. Needles Ave., Bixby, OK 74008
April 12th, 2021 at 6:00 P.M.

Call to Order

Mayor Guthrie

Roll Call

City Clerk Yvonne Adams

Pledge of Allegiance

Invocation

Consent Agenda

City Clerk's Report

Consider and approve:

- a) Minutes for the Work Session meeting dated 03/22/21.
- b) Minutes for the City Council meeting dated 03/22/21.
- c) Discuss and approve the proclamation for the National Telecommunicators Week 2021.
- d) Consider and take action on declaring property at 224 East Breckenridge Ave, South, Bixby, Oklahoma, a/k/a Lots 1 and 2, Block 33, Midland Addition Subdivision, to

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constitute a public nuisance and to direct abatement to proceed pursuant to Bixby City Code.

- e) Discuss and/or take action on accepting the Roadway Reconstruction East 131st Street South between Mingo Road and Garnett Road; final project amount of \$191,610.27.
- f) Discuss and/or approve Agreement with ONG for the relocation of ONG facilities to accommodate the proposed 121st and Mingo Intersection Widening Project.
- g) Approve renewing mowing contract with BOCA Outdoors for FY21 to Mow Right-of-Way.
- h) Approve renewing mowing contract with Source One for FY21 to mow the Haikey Levee.
- i) Approve renewing mowing contract for FY21 to mow Bixby Cemetery.
- j) Approve renewing mowing contract with Precision Fencing for FY21 to mow Fry Creek channels, Bixby Creek channel, and Right-of-Way.
- k) Approve renewing mowing contract with Prodigy Lawn and Care for FY21 to mow Right-of-Way.
- l) Accept the infrastructure at 126 Memorial Development, located at 126th and Memorial, into the City's infrastructure.
- m) Accept the infrastructure at Bungalows at Willows Subdivision, located at 126th and memorial, into the City's infrastructure.
- n) Discuss and/or take action on accepting the Roadway Reconstruction East 131st Street Sought between Mingo Road and Garnett Road; final project amount of \$191,610.27.

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- o) Approve purchase order in the amount of \$9,752.63 to PPI Testing for materials testing services for the 131st St Reconstruction Project.
- p) Approve final acceptance of the Bentley Park Sign Package Project and a final contract amount of \$125,386.53.
- q) Discuss and/or approve Change Order #3 for the Bixby Water Reclamation Facility for extension of time; adding an additional 76 days to the contract, for a total contract time of 806 days.
- r) Request to approve the contract of lawn care services for Fire Station 2, City Hall and the Dawes Building, from DreamScapes of Tulsa for a two-year term not to exceed \$6,480.00 per year with funding from 2021-2022 Operating Budget Fund.
- s) Request to extend lease agreement with J&P Ventures LLC, (Cross Creek) for the purpose of additional storage capacity and COVID-19 preparations. Not to exceed \$1400.00 per month, total of \$16,800.00 for one year term.
- t) Consider and approve renewal and extension of MVP sports park agreement.

Public comments are limited to items listed on the agenda.

Those wishing to speak on agenda items will need to appear in the City Council Chamber.

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Regular Agenda

1. Consider, discuss and recognize Vice Mayor John Easton's service to the City of Bixby.

Mayor Guthrie

2. Consider, discuss and confirm Mr. Jeff Sloan to the Bixby Board of Adjustment.

Mayor Guthrie

3. Consider, discuss and confirm Mr. Steve Hobbs to the Bixby Planning Commission.

Mayor Guthrie

4. Discuss Eagle Scout project at Bixhoma Lake.

John Wood

5. Consider, discuss, and approve Ordinance Number 2333, Bixby Easement Closure number 21.02 *TANNER-RUHL*. An easement closure of a utility easement in the side yard of a property located in Section 2 Township 17 North Range 13 East in the City of Bixby.

Justin Dowd

6. Request to approve Emergency Clause for Ordinance Number 2333 and waiving second reading thereof.

Justin Dowd

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7. Discussion and possible approval of Ordinance Number 2329 Bixby Comprehensive Plan-21.01, Amendment to the Comprehensive Plan for *The Retreat*, Commercial to Medium Density Residential, to allow for RS-3 (Residential Single Family) zoning in the southeast corner of Bixby Planned Unit Development-21.01, contains 160.422 acres in Section 21, Township 17N, Range 13E, located North of 161st Street South and West of South Yale Ave.

Jared Cottle

8. Request to approve Emergency Clause for Ordinance Number 2329 and waiving second reading thereof.

Jared Cottle

9. Discussion and possible approval of Ordinance Number 2330 Bixby Zoning-21.01, Rezoning for *The Retreat*, proposed amendment to a zoning district in the City of Bixby, from Agriculture to (RS-2.5) Residential Single Family, to allow for a Residential Development in Bixby Planned Unit Development-21.01, contains 160.422 acres in Section 21, Township 17N, Range 13E, located North of 161st Street South and West of South Yale Ave.

Jared Cottle

10. Request to approve Emergency Clause for Ordinance 2330 and waiving second reading thereof.

Jared Cottle

11. Discussion and possible approval of Ordinance Number 2331, Bixby Planned Unit Development-21.01, Planned Unit Development for *The Retreat*, containing Four (4) Development Areas, 160.422 acres, in Section 21, Township 17N, Range 13E, located North of 161st Street South and West of South Yale Ave.

Jared Cottle

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12. Request to approve Emergency Clause for Ordinance Number 2331 and waiving second reading thereof.

Jared Cottle

13. Discussion and possible approval of Bixby Preliminary Plat (BXPT) number 21.01, for *The Retreat*, 160.422 acres, containing Four (4) Development Areas with four hundred seventeen (417) lots, nine (9) blocks, and six (6) reserve areas, in Section 21, Township 17N, Range 13E, located North of 161st Street South and West of South Yale Ave.

Jared Cottle

14. Reconsideration of Ordinance Number 2332, Minor Amendment to the Bixby Planned Unit Development 29-A, Boardwalk on Memorial, allowing for a previously excluded Use Unit and modifications to building setback lines, located in Lot One (1), Block (1), The Boardwalk on Memorial, Section 1, Township 17N, Range 13E, 12345 South Memorial Drive.

Mayor Guthrie

15. Request to approve Emergency Clause for Ordinance Number 2332 and waiving second reading thereof.

Mayor Guthrie

16. Discussion and possible approval of Ordinance Number 2334, Bixby Comprehensive Plan-21.02, Amendment to the Comprehensive Plan for *Dollar General*, Residential Single-Family to Commercial Shopping, contains 2.25 acres in Section 25, Township 17N, Range 13E, located at approximately 169th Street South and South Memorial Drive.

Jared Cottle

17. Request to approve Emergency Clause for Ordinance Number 2334 and waiving second reading thereof.

Jared Cottle

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18. Discussion and possible approval of Ordinance Number 2335, Bixby Zoning-21.02, Rezoning for *Dollar General*, proposed amendment to a zoning district in the City of Bixby, from Residential Single-Family (RS-1) to Commercial Shopping (CS), contains 2.25 acres in Section 25, Township 17N, Range 13E, located at approximately 169th Street South and South Memorial Drive.

Jared Cottle

19. Request to approve emergency Clause for Ordinance No. 2335 and waiving second reading thereof.

Jared Cottle

20. Discussion and possible approval of Ordinance number 2336, Bixby Planned Unit Development-21.02, Planned Unit Development for *Dollar General*, containing 2.25 acres in Section 25, Township 17N, Range 13E, located at approximately 169th Street South and South Memorial Drive.

Jared Cottle

21. Request to approve emergency Clause for Ordinance No. 2336 and waiving second reading thereof.

Jared Cottle

22. Motion to enter into Executive Session:

Mayor Guthrie

a) Discussion on employment of new City Planner, Authority: Oklahoma Open Meeting Act, Title 25 Oklahoma Statutes, Section 307.B.1.

23. Motion to exit executive Session and reconvene in open session.

Mayor Guthrie

24. City Manager's Report

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Jared Cottle

25. New Business

Mayor or Vice-Mayor

26. Adjournment

Mayor or Vice-Mayor

Notice of Posting

This Notice and Agenda was posted on the bulletin board this day of April 9th 2021, on or before 6:00 p.m., at City Hall, 116 W. Needles, Bixby Oklahoma.

Respectfully Submitted

Yvonne Adams
City Clerk

Persons who require a special accommodation to participate in this meeting should contact City Clerk Yvonne Adams, 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430 or email [City Clerk Yvonne Adams](mailto:yadams@bixbyok.gov) (yadams@bixbyok.gov) as far in advance as possible and preferably at least 48-hours before the date of the meeting. Persons using a Telecommunication Device for the Deaf may contact **Oklahoma Relay** at 1-800-722-0353 and voice calls should be made to 1-800-522-8506 to communicate via telephone with hearing telephone users and vice versa.

Bixby Public Works Authority Meeting

**Board of Trustees
Municipal Building
116 W. Needles Ave., Bixby, OK 74008
April 12th, 2021**

Time: 6:00 P.M. or immediately Following the City Council Meeting

Call to Order

Chairman

Roll Call

Secretary

Consent Agenda

Secretary's Report

Consider and approve:

- a. Minutes for Bixby Public Works Authority regular meeting 03/22/21.
- b. Discuss and/or take action on Water Tap Application for Bryan Myers at 15178 E. 161st St S in Leonard, OK.
- c. Discuss and/or approve renewing contract with Dunn-Right Cleaning Service, Inc. to provide Janitorial Services for Dawes Building at cost of \$1,045/month.

Persons who require a special accommodation to participate in this meeting should contact City Clerk Yvonne Adams, 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430 or email [City Clerk Yvonne Adams](mailto:yadams@bixbyok.gov) (yadams@bixbyok.gov) as far in advance as possible and preferably at least 48-hours before the date of the meeting. Persons using a Telecommunication Device for the Deaf may contact **Oklahoma Relay** at 1-800-722-0353 and voice calls should be made to 1-800-522-8506 to communicate via telephone with hearing telephone users and vice versa.

Regular Agenda

1. New Business

Chairman

2. Adjournment

Chairman

Notice of Posting

This Notice and Agenda was posted on the bulletin board this day of April 9th 2021, on or before 6:00 p.m., at City Hall, 116 W. Needles, Bixby, Oklahoma.

Respectfully Submitted

Yvonne Adams

City Clerk

Persons who require a special accommodation to participate in this meeting should contact City Clerk Yvonne Adams, 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430 or email [City Clerk Yvonne Adams](mailto:yadams@bixbyok.gov) (yadams@bixbyok.gov) as far in advance as possible and preferably at least 48-hours before the date of the meeting. Persons using a Telecommunication Device for the Deaf may contact **Oklahoma Relay** at 1-800-722-0353 and voice calls should be made to 1-800-522-8506 to communicate via telephone with hearing telephone users and vice versa.

City of Bixby City Council Work Session Meeting Minutes

**Dawes Conference Room
113 W Dawes, Bixby, OK 74008
March 22, 2021 5:00 P.M.**

The Work Session agenda for the regularly scheduled meeting of the City of Bixby was posted on the bulletin board at City Hall, 116 W. Needles Avenue, Bixby, Oklahoma on March 19th on or before 4:00 p.m.

Mayor Guthrie called the meeting to order at 5:01 p.m. City Clerk Yvonne Adams called the roll and all members were present.

Members Present

Blair
Girard
Easton
Guthrie
Crawford

Staff Present

Jared Cottle, City Manager
Phil Frazier, City Attorney
Charles Barnes, Finance Dir.
Bea Aamodt, Public Works
Jennifer Rush, Events Coord
Yvonne Adams, City Clerk

Mayor Guthrie said item #1 on the Work Session agenda is:

Discussion on Park and City-wide beverage service and pouring rights.

Presented by: Jared Cottle

Discussion on tentative pending Coca-Cola Southwest Beverages contract proposal by the Parks Director John Wood, the proposal that council reviewed is for Bentley Park. Discussion was regarding the contract dates, donated products per year, rebates, full service vending machine commission, marketing signage and equipment. John wanted council's feedback on the proposed agreement.

Discussion continued.
No action taken.

Mayor Guthrie said item #2 on the Work Session agenda is:

Discussion on 111 Cabaniss Remodeling

Presented by: Jared Cottle

This item was brought back to council for farther feedback on the proposed proposal from the Bixby Development Foundations agreement. City Manager Jared Cottle state that Krystal Crockett from the Bixby Development Foundation and what terms of the lease are on pages 3-4 of the handout which goes back to our master plan to refinishing the old dollar general building to house court and the council chambers, as we continue to grow in our 20 year plan we will need additional office. Krystal gave council the outline of the proposed agreement and asked council for some feedback and guidance.

Discussion continued.
No action taken.

Mayor Guthrie said item #3 on the Work Session agenda is:
Discussion on downtown Sidewalk Café and Carryout Licensing.

Presented by: Jared Cottle

This discussion is on the downtown Sidewalk Café and Carryout Licensing, which handouts were presented to the council for their review and discussion with feedback on the concerns or questions regarding this item.

Discussion continued.
No action taken.

Adjournment was called at 6:00 p.m.

Mayor

Attest

City Clerk

City of Bixby City Council Meeting Minutes

**City Hall Municipal Building
116 W Needles, Bixby, OK 74008
March 22nd, 2021 6:00 P.M.**

The agenda for the regularly scheduled meeting of the City Council of the City of Bixby was posted on the bulletin board at City Hall, 116 West Needles Avenue, Bixby, Oklahoma on March 19th on or before 6:00 p.m.

Mayor Guthrie called the meeting to order at 6:12 pm.

City Clerk Yvonne Adams called the roll and all members were present, except Vice Mayor Easton.

Members Present

Blair
Girard
Guthrie
Crawford

Staff Present

Jared Cottle, City Manager
Phil Frazier, City Attorney
Charles Barnes, Finance Dir.
Bea Aamodt, Public Works
Jennifer Rush, Events Coord
John Wood, Parks Director
Yvonne Adams, City Clerk

Pledge of Allegiance

Invocation was given by Phil Frazier.

Mayor Guthrie said Item #1 on the Consent Agenda is:

City Clerks Report

Consider and approve:

- a) Minutes of the City Council Regular meeting minutes dated 03/08/21.
- b) Minutes for the City Council meeting dated 03/08/21.
- c) Consider and/or approve purchase to Bob Howard Dodge in the amount of \$28,635 for one new patrol unit.
- d) Approve purchase order in the amount of \$25,744.29 to EST for materials testing services for the 121st and Memorial Widening Project.

Public comments are limited to items listed on the agenda.

Those wishing to speak on agenda items will need to appear in the City Council Chambers.

The first item to come before the council meeting was the Consent Agenda.

Mayor Guthrie asked for a motion on the Consent Agenda. Councilor Blair made motion to approve seconded by Councilor Crawford. The vote was taken with the following results:

Carried 4-0

Yes: Blair, Crawford, Girard, Guthrie.

No: None.

Mayor Guthrie asked to move to items 17, 18 and 12, 13 due to the length of the meeting.

Mayor Guthrie said item #1 on the Regular Agenda is:

Discussion and possible approval of Ordinance Number 2328, Bixby Comprehensive Plan-21.03, Amendment to the Comprehensive Plan in the southeast corner of 141st & Lewis to reconfigure the Commercial corner geometry in Section 17, Township 17N, Range 13E, located South of 141st Street South and East of South Yale Ave.

Presented by: Jared Cottle

Others that spoke: Jason Moher AAB Engineering LLC

This item was explained by City Manager Jared Cottle for a Comprehensive Plan Amendment located south of 141st Street South and East of South Yale Ave. This item was review by council from a presentation that was presented by Jared for the areas in question, this item was presented at the Planning Commission meeting and was approve unanimously.

Discussion continued.

Mayor Guthrie asked for a motion on item #1. Councilor Girard made motion to approve, seconded by Crawford. The vote was taken with the following results:

Carried 4-0

Yes: Girard, Crawford, Blair, Guthrie.

No: None.

Mayor Guthrie said on Item #2 on the Regular Agenda is:

Request to approve Emergency Clause for Ordinance No. 2328 and waiving second reading thereof.

Presented by: Jared Cottle

Mayor Guthrie asked for a motion on item #2. Councilor Girard made motion to approve, seconded by Councilor Crawford. The vote was taken with the following results:

Carried 4-0

Yes: Girard, Crawford, Blair, Guthrie.

No: None.

Mayor Guthrie said on Item #3 on the Regular Agenda is:

Consider and take action on Ordinance No. 2326 annexing the Northwest quarter of Section 17, Township 17, North Range 13 East, Tulsa County, into the City Limit of Bixby, Oklahoma, said parcel containing 160 acres. Location: 141 and So Lewis.

Presented by: Phil Frazier

This item comes from a petition by the owner for annexation subject property which is the same property that was discussed on items 1 and 2. Phil stated that this annexation is without objection and has been approved by Planning Commission for 160 acres with location at 141st and S. Lewis.

Discussion continued.

Representative Jason Mohler asked to be moved down on the agenda for more time to discuss some things with my client the pros and cons to move forward with the annexation.

Mayor Guthrie asked for a motion for item #3. Councilor Crawford made motion to approve, seconded by Mayor Guthrie. The vote was taken with the following results:

Carried 4-0

Yes: Crawford, Guthrie, Girard, Blair.

No: None.

Mayor Guthrie said on Item #4 on the Regular Agenda is:

Request to approve Emergency Clause for Ordinance No. 2326 and waiving second reading thereof.

Presented by: Phil Frazier

Mayor Guthrie asked for a motion on item 4. Councilor Girard made motion to approve, seconded by Councilor Crawford. The vote was taken with the following results:

Carried 4-0

Yes: Girard, Crawford, Blair, Guthrie.

No: None.

Mayor Guthrie said on Item #5 on the Regular Agenda is:

Discussion and possible approval of Ordinance Number 2329, Bixby Comprehensive Plan-21.01, Amendment to the Comprehensive Plan for *The Retreat*, Commercial to Medium Density Residential, to allow for RS-3 (Residential Single Family) zoning in the southeast corner of Bixby Planned Unit Development-21.01, contains 160.422 acres in Section 21, Township 17N, Range 13E, located North of 161st Street South and West of South Yale Ave.

Presented by: Mayor Guthrie

Others that spoke: Ricky Jones Tanner Consulting

This item was brought for discussion for the Bixby Comprehensive Plan Amendment for "The Retreat" to allow for RS-3 zoning for the location north of 161st Street South and West of South Yale Ave.

Tanner Consulting Representative Ricky Jones stated that there are several items on the agenda which he explained about each item relating to the item of question. Rickey stated that this is same piece of property the city voted to annex into the city last month, this did go to the Planning Commission with approval. Ricky gave council more details relating to the proposed project with any question that they might have.

Discussion continued.

Mayor Guthrie asked for a motion on item #5. Councilor Girard made motion to continue, seconded by Councilor Blair. The vote was taken with the following results:

Carried 4-0

Yes: Girard, Blair, Crawford, Guthrie.

No: None.

This item was continued.

Mayor Guthrie stated that we will continue items 5-11 .

Mayor Guthrie said on Item #6 on the Regular Agenda is:

Request to approve Emergency Clause for Ordinance No. 2329 and waiving second reading thereof.

Presented by: Jared Cottle

This item was continued.

Mayor Guthrie said on Item #7 on the Regular Agenda is:

Discussion and possible approval of Ordinance number 2330 Bixby Zoning-21.01, Rezoning for *The Retreat*, proposed amendment to a zoning district in the City of Bixby, from Agriculture to (RS-2.5 and RS-3) Residential Single Family, to allow for a Residential Development in Bixby Planned Unit Development-21.01, contains 160.422 acres in Section 21, Township 17N, Range 13E, located North of 161st Street South and West of South Yale Ave.

Presented by: Jared Cottle

This item was continued.

Mayor Guthrie said on Item #8 on the Regular Agenda is:

Request to approve Emergency Clause of Ordinance No. 2330 and waiving second reading thereof.

Presented by: Mayor Guthrie

This item was continued.

Mayor Guthrie said on Item #9 on the Regular Agenda is:

Discussion and possible approval of Ordinance number 2331 Bixby Planned Unit Development-21.01, Planned Unit Development for *The Retreat*, containing Four (4) Development Areas, 160.422 acres, in Section 21, Township 17N, Range 13E, located North of 161st Street South and West of South Yale Ave.

Presented by: Jared Cottle

This item was continued.

Mayor Guthrie said on Item #10 on the Regular Agenda is:

Request to approve Emergency Clause for Ordinance number 2331 and waiving second reading thereof.

Presented by: Jared Cottle

This item was continued.

Mayor Guthrie said on Item #11 on the Regular Agenda is:

Discussion and possible approval of Bixby Preliminary Plat (BXPT) number 21.01, for *The Retreat*, 160.422 acres, containing Four (4) Development Areas with four hundred seventeen (417) lots, nine (9) blocks, and six (6) reserve areas, in Section 21, Township 17N, Range 13E, located North of 161st Street South and West of South Yale Ave.

Presented by: Jared Cottle

This item was continued.

Mayor Guthrie said on Item #12 on the Regular Agenda is:

Discussion and possible approval of Ordinance number 2332 Minor Amendment to the Bixby Planned Unit Development - 2332 Boardwalk on Memorial, allowing for a previously excluded Use Unit and modifications to building setback lines, located in Lot One (1), Block (1), The Boardwalk on Memorial, Section 1, Township 17N, Range 13E, 12345 South Memorial Drive.

Presented by: Jared Cottle

This item is brought before council and what this is the applicate is looking for a modification on the back of the east end of the Boardwalk. Jared stated that he applicant has been to the Planning Commission and it was approved unanimously and would like council to approve this amendment.

Discussion continued.

Mayor Guthrie asked for a motion on item #12. Councilor Girard made motion to deny, seconded by Mayor Guthrie. The vote was taken with the following results:

Deny 3-1

Yes: Girard, Guthrie, Blair.

No: Crawford.

Mayor Guthrie said on Item #13 on the Regular Agenda is:

Request to approve Emergency Clause for Ordinance number 2332 and waiving second reading thereof.

Presented by: Jared Cottle

No action taken.

Mayor Guthrie said on Item #14 on the Regular Agenda is:

Discuss and/or take action on awarding contract to Cherokee Pride Construction for the Haikey Creek 2019 Flood Damage Rehabilitation Project.; Cherokee Pride Construction submitted the lowest and best bid of \$1,391,021.

Presented by: Bea Aamodt

This item is awarding contract to Cherokee Pride Construction for the Haikey Creek 2019 Flood Damage Rehabilitation Project.

Discussion continued.

Mayor Guthrie asked for a motion on item #14. Councilor Girard made motion to approve, seconded by Councilor Blair. The vote was taken with the following results:

Carried 4-0

Yes: Girard, Blair, Crawford, Guthrie.

No: None.

Mayor Guthrie said on Item #15 on the Regular Agenda is:

Discussion and recommendation on non-housing community development needs for the City of Bixby. The City of Bixby is planning to submit a FY 2021 application to Tulsa County in the Metro Cities category. If awarded funds, the City is anticipating on receiving approximately \$98,160.13 in Tulsa County FY 2021 CDBG funds from the U.S. Department of Housing and Urban Development.

Presented by: Justin Dowd

This item is to discussion and recommendation on the non-housing community development needs for the City of Bixby.

Mayor Guthrie asked for a motion on item #15. Councilor Blair made motion to approve, seconded by Councilor Crawford. The vote was taken with the following results:

Carried 4-0

Yes: Blair, Crawford, Girard, Guthrie.

No: None.

Mayor Guthrie said on Item #16 on the Regular Agenda is:

Discussion and recommendation on non-housing community development needs for the City of Bixby and 2021 Community Development Block Grant (CDBG) funds.

Presented by: Justin Dowd

Mayor Guthrie asked for a motion on item #16. Councilor Blair made motion to approve, seconded by Councilor Crawford. The vote was taken with the following results:

Carried 4-0

Yes: Blair, Crawford, Girard, Guthrie.

No: None.

Mayor Guthrie said on Item #17 on the Regular Agenda is:

Consider, discuss, and approve Ordinance Number 2327, Bixby Easement Closure (Bxec) number 21.01 ALLEN. An easement closure of a utility easement in the side yard of a property located in Section 12 Township 17 Range 13 in the City of Bixby.

Presented by: Justin Dowd

This item was brought before council to approve Ordinance Number 2327 Bixby Easement Closure. The applicant is in the process of selling here home and discovered there was an encroachments into our easements and all utilities have signed off on it and would like for your approval.

Mayor Guthrie asked for a motion on item #17. Councilor Blair made motion to approve, seconded by Councilor Girard. The vote was taken with the following results:

Carried 4-0

Yes: Blair, Girard, Crawford, Guthrie.

No: None

Mayor Guthrie said on Item #18 on the Regular Agenda is:

Request to approve Emergency Clause for Ordinance number 2327 and waiving second reading thereof.

Presented by: Justin Dowd

Mayor Guthrie asked for a motion on item #18. Councilor Blair made motion to approve, seconded by Councilor Crawford. The vote was taken with the following results:

Carried 4-0

Yes: Blair, Crawford, Girard, Guthrie.

No: None.

Mayor Guthrie said on Item #19 on the Regular Agenda is:

City Mangers' Report

- March 25th Food Trucks for kids-Bixby Outreach event at the Charley Young Park.
- Easter egg hunt at Haikey Creek Park-Bixby Community Center is sponsor, March 27th at 9:45 am and 10:00 am.
- Free Landfill days April 16-17 starting Friday 6am-5:30 pm & Saturday 7 am-1pm at the Quarry Landfill, 13720 E. 46th St North.
- Councilor Blair stated that on March 26th at Washington Irving Park will be celebrating Arbor Day stating at 10:00 am

Mayor Guthrie said on Item #20 on the Regular Agenda is:

New Business

There being none.

Adjournment was called at 8:15 p.m.

Mayor

Attest

City Clerk

CONSENT ITEM COMMENTARY

ITEM TITLE: Discuss and/or approve the Proclamation for the National Telecommunicators Week 2021.

INITIATOR: Chief Ike Shirley

STAFF INFO.SOURCE : Angela Williams

BACKGROUND: To recognize National Telecommunicators Week 2021, in honor of the men and women whose diligence and professionalism keep the City of Bixby and our citizens safe. National Telecommunicators Week is to be observed the week of April 11th -17th of 2021.

EXHIBITS: Proclamation

KEY ISSUE: Acceptance of Proclamation

COUNCIL ACTION: Approve or Deny

RECOMMENDATION: Approve the Proclamation for the National Telecommunicators Week 2021.

ITEM NO: _____

MEETING DATE: 4/12/2021

MEETING: CITY

Proclamation

National Public Safety Telecommunicators Week

April 11-17, 2021

Whereas, emergencies can occur at anytime that require police, fire or emergency medical services;
and,

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

Whereas, the safety of our police officers and firefighters is dependent upon the quality
and accuracy of information obtained from citizens who telephone the
Bixby police-fire communications center; and,

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

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

Whereas, Public Safety Telecommunicators of the Bixby Police Department have contributed
substantially to the apprehension of criminals, suppression of fires and treatment of patients; and,

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

Therefore, Be It resolved that the City Council of Bixby declares the week of
April 11 -17, 2021 to be National Public Safety Telecommunicators Week in Bixby,
in honor of the men and women whose diligence and professionalism keep our city and citizens safe.

Mayor Brian Guthrie

CONSENT ITEM COMMENTARY

ITEM TITLE: Consider and take action on declaring property at 224 East Breckenridge Ave, South, Bixby, Oklahoma, a/k/a Lots 1 and 2, Block 33, Midland Addition Subdivision, to constitute a public nuisance and to direct abatement to proceed pursuant to the Bixby City Code.

INITIATOR: Asst. Chief Andy Choate

STAFF INFO. SOURCE : Angela Williams

BACKGROUND: The property located at 224 E. Breckenridge Ave. has either been abandoned or neglected and become a nuisance, as well has a health and safety hazard to the neighboring properties and the City of Bixby. The property owners have not maintained the property to city code.

EXHIBITS:

KEY ISSUE: Abatement

COUNCIL ACTION: Approve or Deny

RECOMMENDATION: Approve abatement declaring 224 E. Breckenridge Ave. a public nuisance.

ITEM NO: _____

MEETING DATE: 4/12/21

MEETING: CITY

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Discuss and/or take action on accepting the Roadway Reconstruction East 131st Street South between Mingo Road and Garnett Road; final project amount of \$191,610.27

INITIATOR: Justin Dowd, Engineering

STAFF INFORMATION SOURCE: Jon Brown, Construction Project Manger

BACKGROUND: The South Bixby Drainage Pads located between Mingo Road and Memorial included Clearing and Grubbing, establishing building pads, tree removal, and retention pond. The original contract amount was \$389,016.97. Project conditions required a reduction of task in various areas. We eliminated vegetation from task, and will close the Project at \$354,041.97

EXHIBITS: None

KEY ISSUE: Approval

COUNCIL ACTION: Approve or deny

RECOMMENDATION: Approve

ITEM NO: _____

MEETING DATE: 04-12-2021

MEETING: City Council

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Discuss and/or approve Agreement with ONG for the relocation of ONG facilities to accommodate the proposed 121st and Mingo Intersection Widening Project.

INITIATOR: Justin Dowd, Engineering

STAFF INFORMATION SOURCE: Justin Dowd, Engineering

BACKGROUND: The City is widening the intersection of 121st and Mingo. In order to accommodate the widening, ONG must relocate certain facilities. These facilities are located in private easements pre-dating the City's rights-of-way. The City must share the cost of the necessary relocations at a cost of \$151,988.00.

EXHIBITS: Agreement

KEY ISSUE: Approval

COUNCIL ACTION: Approve or deny

RECOMMENDATION: Approve

ITEM NO: _____

MEETING DATE: 04-12-21

MEETING: Council

**AGREEMENT
GAS FACILITIES RELOCATION
INTERSECTION RECONSTRUCTION PROJECT
121ST ST. S. AND MINGO ROAD
CITY OF BIXBY
TULSA COUNTY**

Oklahoma Natural Gas Company, a Division of ONE Gas, Inc., hereinafter called "Company," owns various medium-pressure distribution natural gas pipelines within the construction limits of the referenced project in the City of Bixby, Tulsa County, Oklahoma, which Company utilizes in the discharge of its duties as a public service corporation.

City of Bixby, Oklahoma, a municipal corporation, hereinafter called "City," has requested Company to relocate these facilities to accommodate the proposed construction of the referenced project as shown on plans therefore, the latest of which were received electronically by Company on June 1, 2012. City agrees to reimburse Company in the extent and manner hereinafter stated for that portion of the cost of relocating said facilities which is for the benefit of City.

Company proposes to perform the necessary relocation of its facilities in substantial accordance with the eight plan sheets and the cost estimate, dated February 19, 2021, of which four copies each are attached. Company will bear the cost of relocating the portions of the facilities which do not occupy private rights-of-way. The City's share of the estimated cost of the necessary relocation will be \$151,988.00, all of which is to be reimbursed to Company by City.

City by accepting the proposal agrees that City shall reimburse Company for its share of the total actual relocation costs, said costs being arrived at in the same manner as used in Company's estimated cost of the project attached hereto.

Such relocation costs will be based upon, but not necessarily limited to, material suppliers', work contractors', and equipment-rental invoices; and at then-current rates and prices, company's transfer and stores expense charges for warehoused materials; payroll time sheets; indirect labor charges; auto, truck, and equipment use records; expense statements; and standard allocated overhead charges. Company's award of and payment for contracted work will be based upon competitive bids or continuing contract, whichever appears to the Company will be most practical and economical.

It is further understood, and City by accepting this proposal agrees, that City will reimburse the Company in accordance with this agreement within thirty (30) days after the said relocation work has been completed and Company's statement for City's costs thereof has been submitted. Company agrees that in the event Company should determine prior to commencement of construction that the revised estimated amount of the reimbursement by the City may exceed the estimated cost as stated herein, Company shall notify the City of such determination in writing. City shall have the right to terminate this agreement within ten (10) days of receipt of such said written notice. If City elects to so terminate, City shall pay Company the City's share of any engineering cost incurred to date of termination. If the City does not terminate the agreement within the ten (10) days, it shall remain in full force and effect.

The Company by agreeing to or by abandoning, relocating, or modifying any of its facilities pursuant to this agreement shall not thereby be deemed to have abandoned, modified, released, or otherwise destroyed any of its rights existing at the time of the execution of this agreement under valid and subsisting private right-of-way easements granted to, obtained by or through condemnation, or otherwise vested in the Company unless the Company shall have released same by written instrument.

Further, should the Company in the course of relocating the above-described facilities relocate any of such facilities presently located on private right-of-way onto public right-of-way, the Company shall be deemed in respect to such facilities to have retained sufficient easement and other rights such that if said facilities are encompassed within any future governmental project requiring relocation, adjustment, or abandonment of such facilities, that the Company shall

be entitled to reimbursement for the cost of such relocation, adjustment, or abandonment from the governmental agency requiring the same; provided, however, this provision shall not be construed as requiring reimbursement by the City of Bixby except when such relocation, adjustment, or abandonment is required for a project of the City of Bixby.

Any changes made by the City in this proposal as submitted by the Company shall be subject to the written acceptance thereof by the Company before there is any binding contract between the parties.

City by accepting this proposal warrants that it now has or will have unencumbered funds available with which to pay the relocation costs to the extent herein above provided.

If this proposal is not accepted by the City within one (1) year from the date of this letter, this proposal shall automatically terminate and thereafter shall not be subject to acceptance by the City unless the proposal is reinstated by Company.

Company respectfully requests that the City of Bixby agree to the terms of this proposal by signing in the space provided below and returning one executed copy to us.

ATTEST:

**OKLAHOMA NATURAL GAS COMPANY,
A DIVISION OF ONE Gas, Inc.**


Secretary

Dated: Mar 22, 2021

By: Mar 22, 2021 Jim Jarrett
Jim Jarrett
Vice President Operations

APPROVED as to form and legality this _____ day of _____, 2021.

City Attorney – Phil Frazier



Mar 22, 2021


Chris A. Carr (Mar 22, 2021 08:58 CDT)


Chris A. Carr (Mar 22, 2021 08:58 CDT)

CITY OF BIXBY, OKLAHOMA

City Manager – Jared Cottle

ATTEST:

City Clerk – Yvonne Adams

This _____ day of _____, 2021.

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Approve renewing mowing contract with BOCA Outdoors for FY21 to mow R-O-W

INITIATOR: Bea Aamodt

STAFF INFORMATION SOURCE: Bea Aamodt

BACKGROUND: The original contracts to mow the ROW was bid in 2019 with the option of yearly renewal with Council approval as following:

- **Group G:**
 - **Haikey Creek Flood Protection Channel Mowing** - **\$8,500.00/per pass**
 - **Spraying** - **\$4,050.00/per pass**

EXHIBITS: None

KEY ISSUE: property maintenance.

COUNCIL ACTION: Approve or deny

RECOMMENDATION: Approve.

ITEM NO: _____

MEETING DATE: 04-12-2021

MEETING: City Council

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Approve renewing mowing contract with Source One for FY21 to mow the Haikey Levee

INITIATOR: Bea Aamodt

STAFF INFORMATION SOURCE: Bea Aamodt

BACKGROUND: The original contracts to mow the Hikey Levee was bid in 2020 with the option of yearly renewal with Council approval as following:

- **Group G:**
 - **Haikey Creek Levee Mowing** - **\$1,495.00/per pass**
 - **Spraying** - **\$3,995.00/per application**

EXHIBITS: None

KEY ISSUE: property maintenance.

COUNCIL ACTION: Approve or deny

RECOMMENDATION: Approve.

ITEM NO: _____

MEETING DATE: 04-12-2021

MEETING: City Council

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Approve renewing mowing contract for FY21 to mow Bixby Cemetery

INITIATOR: Bea Aamodt

STAFF INFORMATION SOURCE: Bea Aamodt

BACKGROUND: The original contract was bid in 2016 with the option of yearly renewal with Council approval as following:

1) Heartland Lawn Care

- **Group G - Cemetery** - **\$1,300.00/per pass**

EXHIBITS: None

KEY ISSUE: property maintenance.

COUNCIL ACTION: Approve or deny

RECOMMENDATION: Approve.

ITEM NO: _____

MEETING DATE: 04-12-2021

MEETING: City Council

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Approve renewing mowing contract with Precision Fencing for FY21 to mow Fry Creek channels, Bixby Creek channel, and R-O-W

INITIATOR: Bea Aamodt

STAFF INFORMATION SOURCE: Bea Aamodt

BACKGROUND: The original contracts to mow the storm water facilities and ROW were bid in 2015, 2016, and 2018 with the option of yearly renewal with Council approval as following:

Group A – North Detention	\$ 885.00/per pass
Group B - North Arterial Streets & Memorial	\$2,085/per pass
Group C – South Bixby Highways	\$1,585/per pass
Sandusky - North of 151st	\$ 565.00/per pass
Group E	
• Bixby Creek Flood Protection Channel - Mowing -	\$ 4,285.00/per pass
• Bixby Creek Spraying	\$ 7,172.00/per pass
Group F –	
• Fry Ditch 1-Mowing	\$ 2,985/per pass
• Fry Ditch 1-Spraying	\$ 4,999/per pass
• Fry Ditch 2-Mowing	\$ 3,085/per pass
• Fry Ditch 2-Spraying	\$ 4,650/per pass
• Fry Ditch Tributary-Mowing	\$ 210.00/per pass

EXHIBITS: None

KEY ISSUE: property maintenance.

COUNCIL ACTION: Approve or deny

RECOMMENDATION: Approve.

ITEM NO: _____

MEETING DATE: 04-12-2021

MEETING: City Council

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Approve renewing mowing contract with Prodigy Lawn and Care for FY21 to mow R-O-W

INITIATOR: Bea Aamodt

STAFF INFORMATION SOURCE: Bea Aamodt

BACKGROUND: The original contracts to mow the ROW was bid in 2018 with the option of yearly renewal with Council approval as following:

- **Group D – South Bixby Arterials** - **\$1,350/per pass**

EXHIBITS: None

KEY ISSUE: property maintenance.

COUNCIL ACTION: Approve or deny

RECOMMENDATION: Approve.

ITEM NO: _____

MEETING DATE: 04-12-2021

MEETING: City Council

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Accept the infrastructure at 126 Memorial Development, located at 126th and Memorial, into the City's infrastructure

INITIATOR:

Bea Aamodt

STAFF INFORMATION SOURCE:

Jon Brown

BACKGROUND: 126 Memorial Development is located on Memorial south of 126th Street. The infrastructure been completed, a final inspection performed on April 1st, 2021. The punch list items have been addressed.

Public infrastructure:

Water distribution –

1. 1,098 LF 6" C900 PVC
2. 1,200 LF 8" C900 PVC

Sanitary Sewer –

1. 816 LF 8" SDR35
2. 622 LF 8" DR14

Storm Sewer –

1. 280 LF 42" RCP

All Appurtenances

EXHIBITS: None

KEY ISSUE: City Infrastructure

COUNCIL ACTION: Approve

RECOMMENDATION: Approve

ITEM NO: _____

MEETING DATE: 4-12-2021

MEETING: Council

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Accept the infrastructure at Bungalows at Willows Subdivision, located at 126th and Memorial, into the City's infrastructure

INITIATOR:

Bea Aamodt

STAFF INFORMATION SOURCE:

Jon Brown

BACKGROUND: Bungalows at Willow Creek Blks. 10, 11, 12 (Phase 3A) is located at 134th & Mingo. The infrastructure been completed, a final inspection performed on April 5th, 2021. The punch list items have been addressed.

Owner: Willow Creek Development LLC

Public infrastructure:

Water distribution –

1. 2,791 LF 6" C900 PVC

Sanitary Sewer –

1. 3,250 LF 8" SDR26
2. 60 LF 8" DR14

Storm Sewer –

1. 257 LF 18" RCP
2. 80 LF 30" RCP
3. 36 LF 36" RCP
4. 253 LF 18" HPP
5. 152 LF 24" HPP
6. 344 LF 30" HPP
7. 195 LF 36" HPP

Streets – All streets and appurtenances

EXHIBITS: None

KEY ISSUE: City Infrastructure

COUNCIL ACTION: Approve

RECOMMENDATION: Approve

ITEM NO: _____

MEETING DATE: 4-12-2021

MEETING: Council

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Discuss and/or take action on accepting the Roadway Reconstruction East 131st Street South between Mingo Road and Garnett Road; final project amount of \$191,610.27

INITIATOR: Justin Dowd, Engineering

STAFF INFORMATION SOURCE: Jon Brown, Construction Project Manger

BACKGROUND: The South Bixby Drainage Pads located between Mingo Road and Memorial included Clearing and Grubbing, establishing building pads, tree removal, and retention pond. The original contract amount was \$389,016.97. Project conditions required a reduction of task in various areas. We eliminated vegetation from task, and will close the Project at \$354,041.97

EXHIBITS: None

KEY ISSUE: Approval

COUNCIL ACTION: Approve or deny

RECOMMENDATION: Approve

ITEM NO: _____

MEETING DATE: 04-12-2021

MEETING: City Council

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Approve purchase order in the amount of \$9,752.63 to PPI Testing for materials testing services for the 131st St Reconstruction Project

INITIATOR: Bea Aamodt

STAFF INFORMATION SOURCE: Bea Aamodt

BACKGROUND: PPI provided the materials testing for the 131st Reconstruction Project

Testing included:

- Soils, Aggregates, Concrete, Asphalt

EXHIBITS: None

KEY ISSUE: required materials testing.

COUNCIL ACTION: Approve purchase order.

RECOMMENDATION: Approve purchase order.

ITEM NO: _____

MEETING DATE: 04-12-21

MEETING: Council

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Approve final acceptance of the Bentley Park Sign Package Project and a final contract amount of \$125,386.53

INITIATOR:

Bea Aamodt

STAFF INFORMATION SOURCE:

Jon Brown

BACKGROUND: The projects consisted of the installation of two signs – one at 148th and Memorial and the other one at the Bentley Park on 151st Street.

The original contract amount was \$144,900.

EXHIBITS: None

KEY ISSUE: City Project acceptance and release of retainage

COUNCIL ACTION: Approve

RECOMMENDATION: Approve

ITEM NO: _____

MEETING DATE: 4/7/2021

MEETING: Council

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Discuss and/or approve Change Order #3 for the Bixby Water Reclamation Facility for extension of time; adding an additional 76 days to the contract, for a total contract time of 806 days

INITIATOR: Bea Aamodt

STAFF INFORMATION SOURCE: Bea Aamodt

BACKGROUND: This Change Order serves to extend contract time based on weather days due to February snowstorm, Covid-19 delays, additional sludge removal time, and project scope changes up to March 31st. Change Order No. 2 added 30 days to the contract. The project time has been extended by 106 days.

EXHIBITS: Change Order Backup information

KEY ISSUE: Project Scope and Time extension

COUNCIL ACTION: Approve or deny

RECOMMENDATION: Approve.

ITEM NO: _____

MEETING DATE: 04-12-21

MEETING: Council



CHANGE ORDER

No. 003

Date of Issuance: 03/31/2021

Effective Date: 03/31/2021

Project: Bixby Water Reclamation Facility

Owner: City of Bixby

Owner's Contract No.: ORF-14-0003-CW

Contract: Bixby Water Reclamation Facility

Date of Contract: 10/16/2019

Contractor: Wynn Construction Co., Inc.

Engineer's Project No.: 014-0742

The Contract Documents are modified as follows upon execution of this Change Order:

Description:

Revise Contract Documents to add 39 calendar days to Contract. 8 days are associated with sludge removal, 17 days are related to Covid-19 cases, and 14 are weather days.

Attachments: (List documents supporting change): See attached.

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$ 0.00

[Increase] [Decrease] from previously approved Change Orders
No. 0 to No. 0:

\$ 0.00

Contract Price prior to this Change Order:

\$ 0.00

[Increase] [Decrease] of this Change Order:

\$ 0.00

Contract Price incorporating this Change Order:

\$ 0.00

CHANGE IN CONTRACT TIMES:

Original ☐ Working days ☒ Calendar days

Substantial completion (days or date): 700

[Increase] [Decrease] from previously approved Change Orders:

Substantial completion (days or date): 67

Contract Times prior to this Change Order/Work Change Directive:

Substantial completion (days or date): 767

[Increase] [Decrease] of this Change Order:

Substantial completion (days or date): 39

Contract Times with all approved Change Orders/Work Change Directives:

Substantial completion (days or date): 806

RECOMMENDED:

By:

Engineer (Authorized Signature)

Date: 03/18/2021

Approved by Funding Agency (if applicable):

ACCEPTED:

By:

Owner (Authorized Signature)

Date:

ACCEPTED:

By:

Contractor (Authorized Signature)

Date:

Date:

ATTACHMENT 1



Wynn Construction Co., Inc.

11901 N. Eastern Ave. • Oklahoma City, OK 73131
Phone (405) 753-1120 • Fax (405) 753-1159
E-mail: wynn@wynnconstruction.com

March 18, 2021

Mr. Nicholas Duncan
Olsson
11600 Broadway Extension, Suite 300
Oklahoma City, Oklahoma 73114

Re: Bixby WRF request for change order to extend contract time.

Nick,

Wynn Construction request contract days be extended for the following items as addressed in the August 11, 2020 progress meeting.

1. Twenty (20) Days – Work Change Directives No. 6, No. 9, No. 10, and No. 14
2. Fourteen (14) Days – Severe winter storm and temperature extended time Feb. 5, 2021 Thru Feb. 24, 2021. Authorized at the March 9, 2021 monthly progress meeting.

A total of 34 days is requested in this change order.

Regards,

Kevin Lang

Vice President

ATTACHMENT 2

Summary of days added to Contract because of Change Orders and Work Change Directives:

Document	Date Issued	Contract Days Prior to Execution	Days Added to Contract	Contract Days w/ Approved WCD/CO	Desc. Of Work
WCD 002	2/12/2020	700	10	710	12" Waterline relocation
CO 2	4/23/2020	710	30	740	Upgrade Storm Sewer System
WCD 005	10/8/2020	740	5	745	Front entry storm drain modification
WCD 006	10/14/2020	745	14	759	Ductwork/louver relocation
WCD 009	1/26/2021	759	3	762	Outfall Manhole adjustment
WCD 010	1/26/2021	762	1	763	Steel reinforcement modification for hatches
WCD 011	2/3/2021	763	4	767	Admin entry mod (1 day); Insert valve installation (3 days)
CO 3	3/31/2021	767	39	806	8 add'l days for sludge removal; 17 days Covid-19; 14 weather days

ATTACHMENT 3



WORK CHANGE DIRECTIVE

No. 002

Date of Issuance: 02/12/2020

Effective Date: 02/12/2020

Project: Bixby Water Reclamation Facility	Owner: City of Bixby	Owner's Contract No.: ORF-14-0003-CW
Contract: Bixby Water Reclamation Facility	Date of Contract: 10/16/2019	Notice to Proceed: 01/09/2020
Contractor: Wynn Construction Co., Inc.	Engineer's Project No.: 014-0742	

The Contract Documents are modified as follows upon execution of this Change Order:

Description: During field investigations completed by Contractor, a 12" water line was discovered that conflicts with construction of outfall structure. 12" water line will be re-routed to allow for construction of outfall structure. Funds are to be drawn from General Construction Allowance provided with Contract.

Attachments: (List documents supporting change):

- 1) Exhibit A - Proposed layout of relocated 12" water line.
- 2) Exhibit B - 2020-02-12 Proposal provided by Wynn Construction Co., Inc.

CHANGE IN GENERAL CONSTRUCTION ALLOWANCE:

Original Construction Allowance:

\$ 300,000.00

[Increase] [Decrease] from previously approved Change Orders
No. 0 to No. 0

\$ 0.00

Construction Allowance prior to this Change Order:

\$ 300,000.00

[Increase] [Decrease] of this Change Order:

\$ 29,544.00

Construction Allowance incorporating this Change Order:

\$ 270,456.00

CHANGE IN CONTRACT TIMES:

Original ☐ Working days ☒ Calendar days

Work Complete (days or date): 12/06/2021

[Increase] [Decrease] from previously approved Change Orders
No. 0 to No. 0

Work Complete (days or date): 12/06/2021

Contract Times prior to this Change Order:

Work Complete (days or date): 12/06/2021

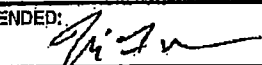
[Increase] [Decrease] of this Change Order:

Work Complete (days or date): 10

Contract Times with all approved Change Orders:

Work Complete (days or date): 12/16/2021

RECOMMENDED:

By: 
Engineer (Authorized Signature)

Date: 2/12/2020

ACCEPTED:

By: 
Owner (Authorized Signature)

Date: 2/12/2020

ACCEPTED:

By: 
Contractor (Authorized Signature)

Date: 2-13-20

Approved by Funding Agency (if applicable):

Date:

EXHIBIT A

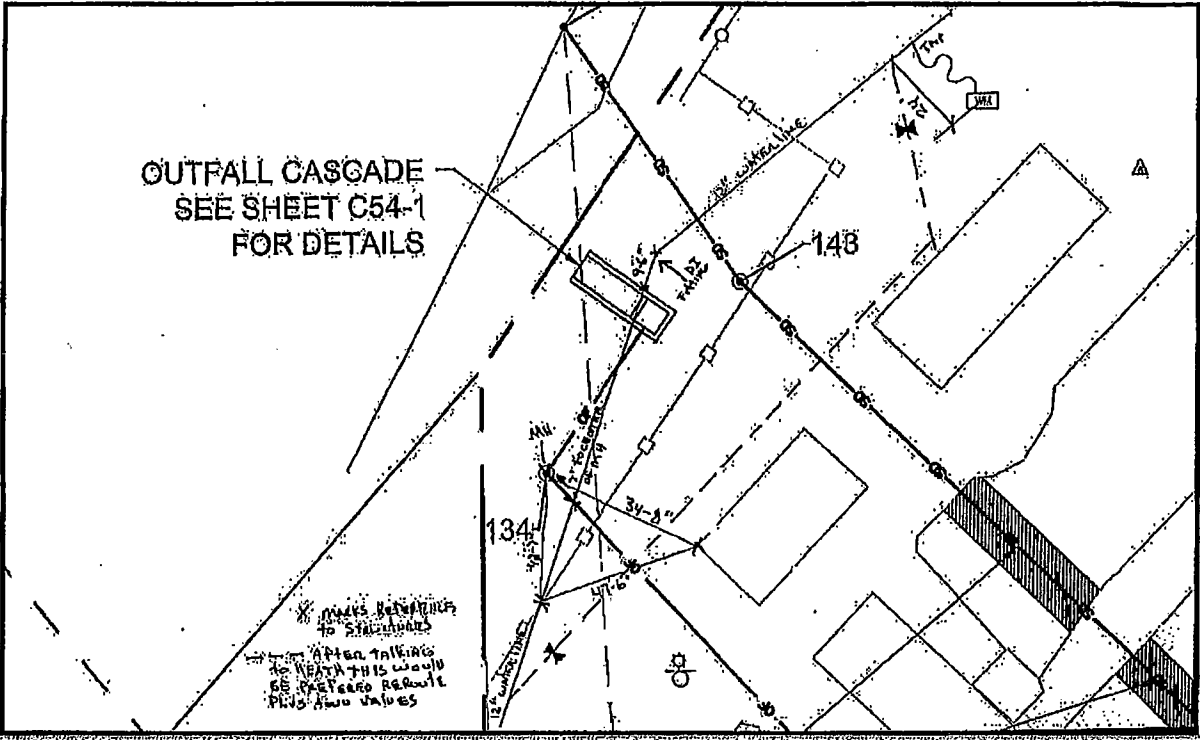


EXHIBIT B

12-Feb-20
 Babby Water Reclamation Facility
 Babby Oklahoma
 628,554.00
 Change Proposal No 1
 Re-scale 12" Water Line at Cascade Structure

CODE	DESCRIPTION	QUANTITY	UNIT	COST	MATERIAL	COST	LABOR	COST	EQUIPMENT	COST	SUB-CONTR.
PAGE 1											
GENERAL CONDITIONS											
1101	SUPERVISION/TRUCK/FUEL	1	WKS	0.00	0.00	2,250.00	450	0.00	0.00	0.00	0.00
1115	SAFETY INSPECTOR	0.2325581	MO.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1123	TRAVEL EXPENSES/SUBSIST.	0.2325581	MO.	650.00	1,612.00	0.00	0.00	0.00	0.00	0.00	0.00
1141	UTILITIES - ELECTRICAL	0.2325581	MO.	300.00	70.00	0.00	0.00	0.00	0.00	0.00	0.00
1143	UTILITIES - TELEPHONE	0.2325581	MO.	300.00	70.00	0.00	0.00	0.00	0.00	0.00	0.00
1145	UTILITIES - TOILET	0.2325581	MO.	75.00	17.00	0.00	0.00	0.00	0.00	0.00	0.00
1155	FIELD OFFICE	0.2325581	MO.	0.00	40.00	0.00	0.00	475	110.00	0.00	0.00
1161	ICE/WATER	0.2325581	MO.	60.00	12.00	50.00	12.00	0.00	0.00	0.00	0.00
TOTALS:											
				2,845.75	1,803.50	2,250.00	450	0.00	0.00	0.00	0.00
GENERAL CONDITIONS-TOOLS/EQUIPMENT SPEC											
1203	SMALL TOOLS	FORMULA		0.00	0.00	0.00	0.00	189.00	0.00	0.00	0.00
	AS-BUILT DRAWINGS	1	LS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTALS:											
				0.00	0.00	0.00	0.00	189.00	0.00	0.00	0.00
Re-scale 12" waterline @ Cascade Structure											
MATERIAL											
1203	12" DR 14 C900 PVC Pipe	150	LF	20.87	3,167.00	11.52	2,074.00	13.44	2,418.00	0.00	0.00
	12" MJ 45 Bend	2	EA	425.00	850.00	60.00	180.00	105	210.00	0.00	0.00
	12" MJ 22 1/2 Bend	1	EA	301.00	301.00	60.00	90.00	105	105.00	0.00	0.00
	12" PVC Manholes	10	EA	175.00	1,750.00	35.00	350.00	21	210.00	0.00	0.00
	12" MJ Gate Valves	2	EA	1,918.00	3,836.00	144.00	288.00	168	336.00	0.00	0.00
	Valve Box	4	EA	155.00	310.00	72.00	144.00	84	168.00	0.00	0.00
	12" MJ x IPS Transition Gaskets	2	EA	12.00	24.00	18.00	36.00	0	0.00	0.00	0.00
	AJ Thread Rods	4	EA	140.00	560.00	20.00	80.00	5	20.00	0.00	0.00
	Bedding material	60	Ton	28.00	1,680.00	5.40	324.00	6.10	378.00	0.00	0.00
	Backfill Testing	1	LS	100.00	100.00	288.00	288.00	0.00	0.00	0.00	0.00
	Concrete Trust Bedding	3	CY	125.00	375.00	60.00	180.00	60.00	180.00	0.00	0.00
TOTALS:											
				13,223.00	4,014.00	3,999.00	0.00	0.00	0.00	0.00	0.00
SUMMARY											
MATERIAL											
				420.25	667.75	140.00	37.75	0.00	0.00	0.00	0.00
LABOR											
				0.00	0.00	189.00	0.00	0.00	0.00	0.00	0.00
EQUIPMENT											
				13,223.00	4,014.00	3,999.00	0.00	0.00	0.00	0.00	0.00
SUB-CONTRACT											
				13,643.25	4,581.75	4,325.00	37.75	0.00	0.00	0.00	0.00
ESTIMATE SUMMARY											
				TOTAL MATERIAL	13,943.25						
				TOTAL LABOR (PAYROLLS)	4,581.75						
				TOTAL EQUIPMENT & MISC	4,325.00						
				TOTAL SUB-CONTRACT	37.75						
				SUB-TOTAL (ON-JOB COST)	22,867.75						
				SALES TAX ON MATERIALS	0.00						
				TAX ON PAYROLLS	1,603.61						
				ALL INSURANCE EXCEPT BUILDER RISK	224.00						
				BUILDERS RISK ON INCREASE TO TIME	918.00						
				BUILDERS RISK ON CHANGE ORDER AMOUNT	85.64						
				SUB-TOTAL (ACTUAL COST)	25,421.30						
				BOND PREMIUM - GENERAL CONTRACT	240.00						
				2 YR MAINTENANCE BOND	37.70						
				SUB-TOTAL (ADJUSTED JOB COST)	25,699.00						
				OVERHEAD/PROFIT 16 %	3,855.00						
				TOTAL	29,554.00						





CHANGE ORDER

No. 002

Date of Issuance: 04/23/2020

Effective Date: 04/23/2020

Project: Bixby Water Reclamation Facility	Owner: City of Bixby	Owner's Contract No.: ORF-14-0003-CW
Contract: Bixby Water Reclamation Facility		Date of Contract: 10/16/2019
Contractor: Wynn Construction Co., Inc.		Engineer's Project No.: 014-0742

The Contract Documents are modified as follows upon execution of this Change Order:

Description: As part of the Bixby Water Reclamation Facility Project, an 18" drainage pipe was to be installed to drain the areas adjacent to the Plant. However, Staff determined that an upgraded storm pipe system will facilitate future expansion to alleviate local flooding at the 151st and Mingo area.

Attachments: (List documents supporting change): See attached.

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$ 24,429,532.00

[Increase] [Decrease] from previously approved Change Orders
No. 1 to No. 1:

\$ 0.00

Contract Price prior to this Change Order:

\$ 24,429,532.00

[Increase] [Decrease] of this Change Order:

\$ 182,881.81

Contract Price incorporating this Change Order:

\$ 24,612,413.81

CHANGE IN CONTRACT TIMES:

Original ☐ Working days ☒ Calendar days

Substantial completion (days or date): 700

[Increase] [Decrease] from previously approved Change Orders/Work
Change Directives

Substantial completion (days or date): 10

Contract Times prior to this Change Order:

Substantial completion (days or date): 710

[Increase] [Decrease] of this Change Order:

Substantial completion (days or date): 30

Contract Times with all approved Change Orders:

Substantial completion (days or date): 740

RECOMMENDED:

By: [Signature]
Engineer (Authorized Signature)

Date: 4/23/2020

Approved by Funding Agency (if applicable):

ACCEPTED:

By: _____
Owner (Authorized Signature)

Date: _____

ACCEPTED:

By: _____
Contractor (Authorized Signature)

Date: _____

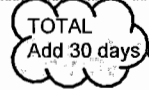
Date: _____

***** **

Contractor	Wynn Construction Co. Inc.	4/22/2020	Proposal to:
Project	Bixby Water Reclamation Facility		Change 18" Stormwater pipe to 48" and 60"
	Bixby Oklahoma		

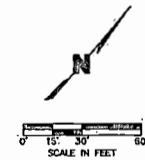
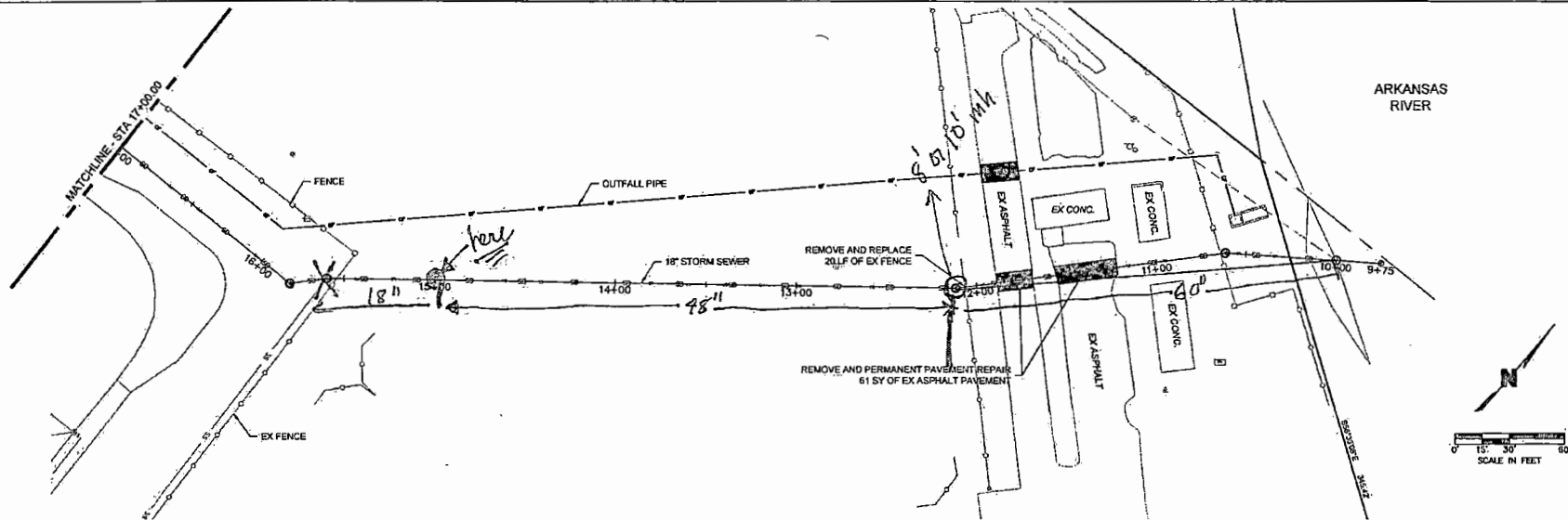
Engineer Olsson \$182,881.81

ITEM	DESCRIPTION	QUANTITY	UNIT	Total
*****	*****	*****	*****	*****
	Revised Storm Per Sketch received 4/9/20			
*****	*****	*****	*****	*****
1	Install provided 48" Pipe Station 12+11.71 to Sta. 15+00 Includes survey,trench excavation and shoring, pipe bedding, pipe installation,backfill and compaction.	1 L. Sum		42,022.00
2	Install Provided 60" Pipe Station 10+00 to Sta. 12.11.71 Includes survey,trench excavation and shoring, pipe bedding, pipe installation,backfill and compaction.	1 L. Sum		53,400.00
3	ST-HW -01- Simular to ODOT CET 45-3 @ Sta. 10+00 Includes survey, excavation, subgrade, cast-in-place concrete, backfill and compaction	1 Each		16,104.00
4	Structure PB-03 Precast Box Includes surveying, precast structure with ring and cover, excavation, aggregate base, cast-in-place concrete pipe collars, backfill and compaction	1 Each		24,210.00
5	Structure PB -04 Precast Box Includes surveying, precast structure with ring and cover, excavation, aggregate base, cast-in-place concrete pipe collars, backfill and compaction	1 Each		18,411.00
6	Manhole No. 5 New 4' 0" diameter cone Includes adjusting MH elevation, excavation, cone installation , backfill and compaction.	1 Each		4,880.66
SUB-TOTAL (ADJUSTED JOB COST)				159,027.66
OVERHEAD/PROFIT 15 %				23,854.15
*****				*****
TOTAL				182,881.81


 TOTAL
 Add 30 days to contract.

48" Pipe over 300 LF - \$165.00 per LF
 60" Pipe over 220 LF -\$239.00 Per LF

DWG: F:\Projects\014-0742\0-Design\AutoCAD\Draw Plans\Sheet\0-10742.dwg USER: mchick
 DATE: Oct 01, 2019 2:35pm XREF: T:\P&E\0-10742 V:\P&E\0-10742 C:\TUX\0742



OLSSON ASSOCIATES

201 N.W. 10th Ave., Suite 100
 Oklahoma City, OK 73102
 Tel: 405.521.1000
 Fax: 405.521.1001

9/11/2018

REGISTERED PROFESSIONAL ENGINEER
 STATE OF OKLAHOMA
 No. 12345

REV.	DATE	REVISION DESCRIPTION	CONFORMED DRAWINGS
1	09/11/2018	DESIGNER: J. L. OLSSON	2018

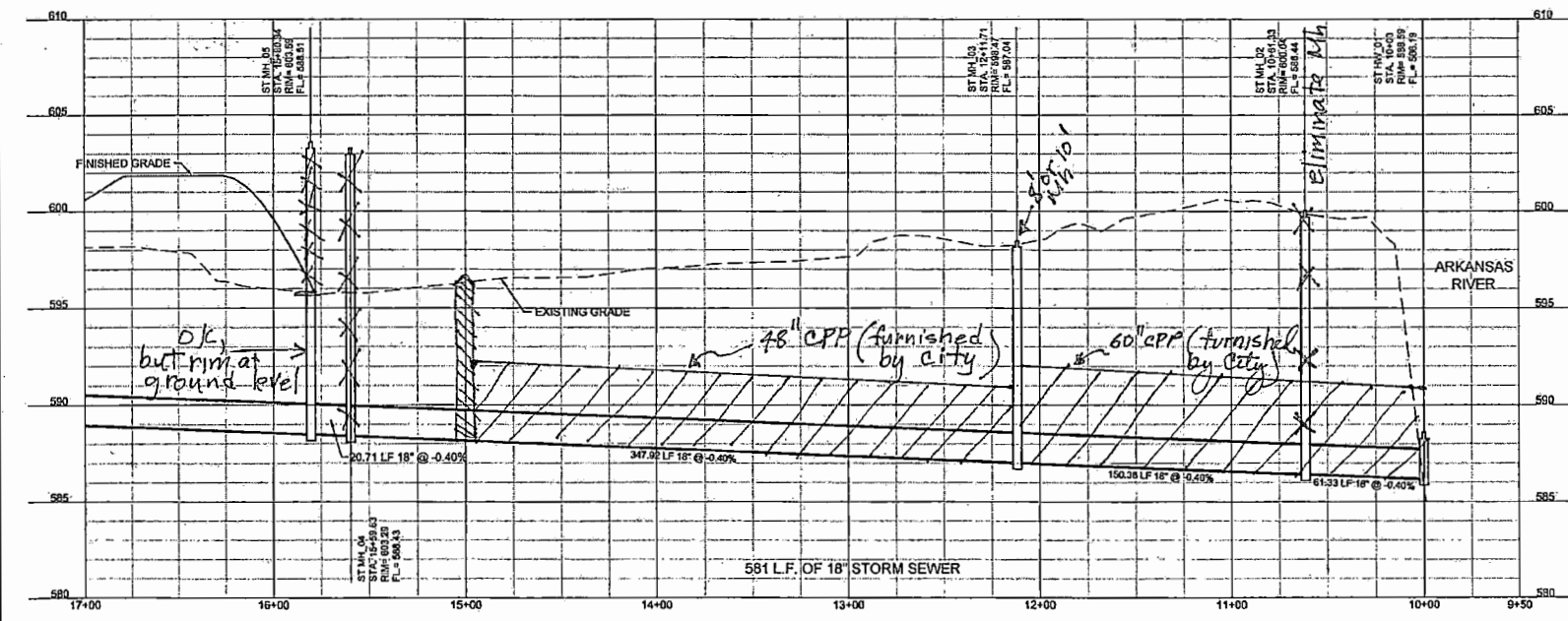
STORM SEWER PLAN AND PROFILE

BIXBY WATER RECLAMATION FACILITY

BIXBY, OKLAHOMA

Drawn by: [Signature]
 Checked by: [Signature]
 Project No.: 014-0742
 Drawing No.: 001-001

SHEET C47-1





CHANGE ORDER

No. 003

Date of Issuance: 8/24/2020

Effective Date: 8/24/2020

Project: Bixby Water Reclamation Facility

Owner: City of Bixby

Owner's Contract No.: ORF-14-0003-CW

Contract: Bixby Water Reclamation Facility

Date of Contract: 10/16/2019

Contractor: Wynn Construction Co., Inc.

Engineer's Project No.: 014-0742

The Contract Documents are modified as follows upon execution of this Change Order:

Description: Revise Contract Documents to add calendar days to Contract.

Attachments: (List documents supporting change): See attached.

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$ 0.00

[Increase] [Decrease] from previously approved Change Orders:
No. 0 to No. 0

\$ 0.00

Contract Price prior to this Change Order:

\$ 0.00

[Increase] [Decrease] of this Change Order:

\$ 0.00

Contract Price incorporating this Change Order:

\$ 0.00

CHANGE IN CONTRACT TIMES:

Original ☐ Working days ☒ Calendar days

Substantial completion (days or date): 700

[Increase] [Decrease] from previously approved Change Orders/Work:
Change Directives:

Substantial completion (days or date): 40

Contract Times prior to this Change Order/Work Change Directive:

Substantial completion (days or date): 740

[Increase] [Decrease] of this Change Order:

Substantial completion (days or date): 25

Contract Times with all approved Change Orders/Work Change Directives:

Substantial completion (days or date): 765

RECOMMENDED:

By:

Engineer (Authorized Signature)

Date: 08/24/2020

Approved by Funding Agency (if applicable):

ACCEPTED:

By:

Owner (Authorized Signature)

Date: 9/16/2020

ACCEPTED:

By:

Contractor (Authorized Signature)

Date: 08/28/2020

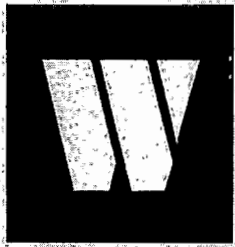
Date:



7/21/2020

C-941-1





Wynn Construction Co., Inc.

11901 N. Eastern Ave. • Oklahoma City, OK 73131

Phone (405) 753-1120 • Fax (405) 753-1159

E-mail: wynn@wynnconstruction.com

August 19, 2020

Mr. Nicholas Duncan

Olsson

11600 Broadway Extension, Suite 300

Oklahoma City, Oklahoma 73114

Re: Bixby WRF request for change order to extend contract time.

Nick,

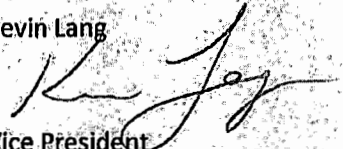
Wynn Construction request contract days be extended for the following items as addressed in the August 11, 2020 progress meeting.

1. Eight (8) Days – Volume of sludge removal from lagoon cell no. 1 caused activity to extend project.
2. Seventeen (17) Days – COVID-19 related delays to date.
 - a. Fourteen (14) Days, storm structure and return lift station fabricator stopped production due to positive test of employee. Project waited for delivery of precast to continue working. June 16, 2020 thru July 10, 2020.
 - b. Three (3) Days, Wynn operator positive COVID test. Project stopped for testing. July 31, 2020 thru August 3, 2020.

A total of 25 days is requested in this change order.

Regards,

Kevin Lang


Vice President



WORK CHANGE DIRECTIVE

No. 005

Date of Issuance: 10/06/2020

Effective Date: 10/08/2020

Project: Bixby Water Reclamation Facility	Owner: City of Bixby	Owner's Contract No.: ORF-14-0003-CW
Contract: Bixby Water Reclamation Facility	Date of Contract: 10/16/2019	Notice to Proceed: 01/06/2020
Contractor: Wynn Construction Co., Inc.	Engineer's Project No.: 014-0742	

The Contract Documents are modified as follows upon execution of this Work Change Directive:

Description: As directed by the City, portion of equipment allowance to be used to modify entry drain.

Attachments: (List documents supporting change):

1) Proposal provided by Wynn Construction.

CHANGE IN GENERAL ALLOWANCE:

Original Allowance:

\$ 300,000.00

[Increase] [Decrease] from previously approved Work Change Directives pertaining to Allowance:

\$ 52,344.00

Allowance prior to this Work Change Directive:

\$ 247,656.00

[Increase] [Decrease] of this Work Change Directive:

\$ 18,833.96

General Allowance incorporating this Work Change Directive:

\$ 228,822.04

CHANGE IN CONTRACT TIMES:

Original ☐ Working days ☒ Calendar days

Original Contract Times:

Substantial completion (days or date): 700

[Increase] [Decrease] from previously approved Change Orders/Work Change Directives:

Substantial completion (days or date): 65

Contract Times prior to this Work Change Directive:

Substantial completion (days or date): 765

[Increase] [Decrease] of this Work Change Directive:

Substantial completion (days or date): 5

Contract Times with all approved Change Orders/Work Change Directives:

Substantial completion (days or date): 770

RECOMMENDED:

By: [Signature]
Engineer (Authorized Signature)

Date: 10/08/2020

Approved by Funding Agency (if applicable):

ACCEPTED:

By: [Signature]
Contractor (Authorized Signature)

Date: 10/8/2020

ACCEPTED:

By: _____
Owner (Authorized Signature)

Date: _____

Date: _____

**WORK CHANGE DIRECTIVE NO. 5
FOR
Bixby Water Reclamation Facility Project
PROJECT NO. ORF-14-0003-CW / SS-34-1501**

PAY ITEM	ESTIMATED QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	ALLOWANCE DEDUCTION	TOTAL PRICE
28	1	ALLOW	GENERAL CONSTRUCTION ALLOWANCE	\$ 300,000.00		\$ 300,000.00
			WCD NO. 1 - 12" WATERLINE REROUTE		\$ (29,544.00)	\$ (29,544.00)
			WCD NO. 2 - EPOXY COATING INFLUENT STRC.		\$ (22,800.00)	\$ (22,800.00)
			WCD NO. 5 - ENTRY DRAINAGE CHANGE		\$ (18,833.96)	\$ (18,833.96)
					TOTAL AMOUNT	\$ 247,656.00

Portion of allowance to be used to modify entry drain per Owner's request.

AUTHORIZED CONTRACTOR SIGNATURE: _____

AUTHORIZED OWNERS SIGNATURE: _____

Bixby WRF
Bixby, Oklahoma
Olsson
06-Oct-20
\$18,833.95

Change Proposal No. 5
Revision No. 1
Modify entry drive storm drainage

CODE	DESCRIPTION	QUANTITY	UNIT	COST	MATERIAL	COST	LABOR	COST	EQUIPMENT	COST	SUB-CONTR.
DIV. 1	GENERAL CONDITIONS										PAGE 1
1101	SUPERVISION /TRUCK	0.5	WKS		0.00	2,250	1,125.00	450	225.00		0.00
1115	SAFETY INSPECTOR	0.1162791	MO		0.00		0.00		0.00	650	76.00
1123	TRAVEL EXPENSES/SUBSIST.	0.1162791	MO	6500	756.00		0.00		0.00		0.00
					0.00		0.00		0.00		0.00
	TOTALS:				756.00		1,125.00		225.00		76.00
DIV. 1	GENERAL CONDITIONS-TOOLS/EQUIPMENT										
1203	SMALL TOOLS		FORMULA		0.00		0.00		97.00		0.00
					0.00		0.00		0.00		0.00
	TOTALS:				0.00		0.00		97.00		0.00
DIV. 2	Modify entry storm drain										
2000	Delete 30" Storm drain pipe	60	LF		0.00	9.25	(555.00)	11.00	(660.00)		0.00
2001	Delete 30" Precast end Section	2	EA		0.00	125.00	(250.00)	85.00	(170.00)		0.00
2002	Delete Curb Inlet for 30" Pipe	2	EA		0.00	85.00	(170.00)	55.00	(110.00)		0.00
2003	48" Drain Pipe	40	LF	60.00	2,400.00	18.90	756.00	22.50	900.00		0.00
	Additional Grout for 48" pipe	20	Bgs	25.00	500.00	18.00	360.00		0.00		0.00
2004	Design 2 Curb Inlet	2	EA	3,040.00	5,080.00	176.00	352.00	325.00	650.00		0.00
2071	12" steel casing pipe	34	LF	26.00	884.00	9.41	320.00	10.59	360.00		0.00
					0.00		0.00		0.00		0.00
					0.00		0.00		0.00		0.00
	TOTALS:				9,864.00		613.00		970.00		0.00
	SUMMARY										
DIV. 1	GENERAL CONDITIONS				756.00		1,125.00		225.00		76.00
DIV. 1	TOOLS & EQUIPMENT				0.00		0.00		97.00		0.00
DIV. 2	Modify entry storm drain				9,864.00		613.00		970.00		0.00
	TOTALS ("On-Job Cost")				10,620.00		1,938.00		1,292.00		76.00

ESTIMATE SUMMARY

TOTAL MATERIAL		10,620.00
TOTAL LABOR (PAYROLLS)		1,938.00
TOTAL EQUIPMENT & MISC.		1,292.00
TOTAL SUB-CONTRACT		76.00
SUB-TOTAL (ON-JOB COST)		13,926.00
SALES TAX ON MATERIALS	FACTOR:	0
TAX ON PAYROLLS	FACTOR:	35%
ALL INSURANCE EXCEPT BUILDER RISK	FACTOR:	7.727
BUILDER'S RISK ON INCREASE TO TIME	FACTOR:	0.015
BUILDERS RISK ON CHANGE ORDER AMOUNT	FACTOR:	0.015
SUB-TOTAL (ACTUAL COST)		15,974.36
BOND PREMIUM - GENERAL CONTRACT		348.00
2 YR MAINTENANCE BOND		54.60
SUB-TOTAL (ADJUSTED JOB COST)		16,376.96
OVERHEAD/PROFIT 15 %		2,457.00
TOTAL		18,833.95
Add 5 days		



Quotation Contract

P.O. Box 116
5601 Washington Ave. E
Piedmont, OK 73078

Phone: (405) 373-1800

Fax: (405) 373-1803

Office

Project: WRF Driveway Change

Quote Number: 7623

Bid Date:

Quote to: Wynn Construction CO
11901 N. Eastern Ave
Oklahoma City, OK 73131

Customer ID WYN001
Phone : (405) 753-1120
Fax: (405) 753-1159
Email:

Contact:

Quotation Date 9/22/2020

Quotation Expiration: 10/22/2020

Terms: NET 30

ShipVia:

Bid Item	Structure Description	Unit	Qty	Unit Price	Extension
01 -- Design 2 Curb Inlet					
*Includes Castings					
	Bd	EA	1	\$3,041.84	
	Be	EA	1	\$3,036.64	
			2	\$3,039.24	\$6,078.48
Taxable					\$6,078.47
Non-Taxable					\$0.00
Sub Total					\$6,078.48
Tax					\$542.01
Total					\$6,620.49

DELIVERY - Pricing includes delivery to the jobsite, assuming FULL TRUCK LOADS. If we are asked to do partial shipments, additional freight will be applied.

LEAD TIME - We can typically start production 2-3 weeks after we receive approved submittals. Our submittals typically take 5-7 days to turn around. Lead times can fluctuate however, sometimes allowing us to produce more quickly, other times running longer.

RETURNS - Only stock items (4' blank risers, flat tops, cones, pipe) will be accepted for returns, assuming they are in re-sellable condition. Freight and a 30% re-stock fee will be applied to all returns.

This estimate, including its prices in the estimate, is expressly made in reliance on the terms and conditions of the Nance Precast Concrete Products Purchase Agreement which is incorporated by reference herein as if it were set forth in its entirety. Acceptance of any order will be expressly conditioned upon the Purchaser agreeing to the terms and conditions of the Purchase Agreement. Copies of the Purchase Agreement are available on the Nance Precast Concrete Products website at www.npcp.net, or can be provided upon request. Nance Precast Concrete Products reserves the right to reject any order and/or amend this estimate, including pricing, contained herein if terms and conditions different from the Purchase Agreement are required of and accepted by Nance Precast Concrete Products subsequent to the effective date of this estimate.

Sincerely,

Accepted by:

Brandon Gauthre _____ Date _____
Nance Precast Concrete Products
(405) 834-8571
brandon@npcp.net

(Customer Signature) _____ Date _____
Printed name:
Title:
Company:



WORK CHANGE DIRECTIVE

No. 006

Date of Issuance: 10-14-2020

Effective Date: 10-14-2020

Project: Bixby Water Reclamation Facility	Owner: City of Bixby	Owner's Contract No.: ORF-14-0003-CW
Contract: Bixby Water Reclamation Facility	Date of Contract: 10/16/2019	Notice to Proceed: 01/06/2020
Contractor: Wynn Construction Co., Inc.	Engineer's Project No.: 014-0742	

The Contract Documents are modified as follows upon execution of this Work Change Directive:

Description: As directed by the City, portion of equipment allowance to be used to re-route upper level ductwork and louvers and add additional windows to south face of new facility.

Attachments: (List documents supporting change):

- 1) Proposal provided by Wynn Construction.

CHANGE IN GENERAL ALLOWANCE:

Original Allowance:

\$ 300,000.00

[Increase] [Decrease] from previously approved Work Change Directives pertaining to Allowance:

\$ -76,685.96

Allowance prior to this Work Change Directive:

\$ -223,314.04

[Increase] [Decrease] of this Work Change Directive:

\$ 22,225.40

Equipment Allowance incorporating this Work Change Directive:

\$ 201,088.64

CHANGE IN CONTRACT TIMES:

Original ☐ Working days ☒ Calendar days

Original Contract Times:

Substantial completion (days or date): 700

[Increase] [Decrease] from previously approved Change Orders/Work Change Directives:

Substantial completion (days or date): 70

Contract Times prior to this Work Change Directive:

Substantial completion (days or date): 770

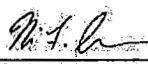
[Increase] [Decrease] of this Work Change Directive:

Substantial completion (days or date): 14

Contract Times with all approved Change Orders/Work Change Directives:

Substantial completion (days or date): 784

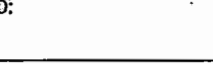
RECOMMENDED:

By: 
Engineer (Authorized Signature)

Date: 10-14-2020

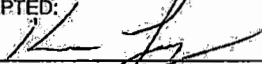
Approved by Funding Agency (if applicable):

ACCEPTED:

By: 
Owner (Authorized Signature)

Date:

ACCEPTED:

By: 
Contractor (Authorized Signature)

Date: 10/14/20

Date:

**WORK CHANGE DIRECTIVE NO. 6
FOR
Bixby Water Reclamation Facility Project
PROJECT NO. ORF-14-0003-CW / SS-34-1501**

PAY ITEM	ESTIMATED QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	ALLOWANCE DEDUCTION	TOTAL PRICE
28	1	ALLOW	GENERAL CONSTRUCTION ALLOWANCE	\$ 300,000.00		\$ 300,000.00
			WCD NO. 1 - 12" WATERLINE REROUTE		\$ (29,544.00)	\$ (29,544.00)
			WCD NO. 2 - EPOXY COATING INFLUENT STRC.		\$ (28,308.00)	\$ (28,308.00)
			WCD NO. 5 - ENTRY DRAINAGE CHANGE		\$ (18,833.96)	\$ (18,833.96)
			WCD NO. 6 - LOUVER/WINDOW RELOCATION		\$ (22,225.40)	\$ (22,225.40)
					TOTAL AMOUNT	\$ 201,088.64

Portion of allowance to be used to modify routing of ductwork and relocating louvers and windows per Owner's request.

AUTHORIZED CONTRACTOR SIGNATURE: _____

AUTHORIZED OWNERS SIGNATURE: _____

09-Oct-20
Bixby Water Reclamation Facility
Bixby Oklahoma
\$22,225.40
Olsson

Change Proposal No 4 Revision No. 1
Relocation of louvers per June 24, 2020 request by Owner
Aluminum Duct Option

CODE	DESCRIPTION	QUANTITY	UNIT	COST	MATERIAL	COST	LABOR	COST	EQUIPMENT	COST	SUB-CONTR.
DIV. 1	GENERAL CONDITIONS										PAGE 1
1101	SUPERVISION /TRUCK	1	WKS		0.00	2,250	2,250.00	450	450.00		0.00
1115	SAFETY INSPECTOR	0	MO.		0.00		0.00		0.00	650	0.00
					0.00		0.00		0.00		0.00
	TOTALS:				0.00		2,250.00		450.00		0.00
DIV. 1	GENERAL CONDITIONS-TOOLS/EQUIPMENT SPEC										
1203	SMALL TOOLS		FORMULA		0.00		0.00		82.00		0.00
	AS-BUILT DRAWINGS	1	LS		0.00		0.00		0.00		150.00
					0.00		0.00		0.00		0.00
	TOTALS:				0.00		0.00		82.00		150.00
Div. 8	Relocate Louvers										
	Architectural Glazing Installation	1	LS		0.00		0.00		0.00		7,322.37
	HVAC Modifications - Aluminum Duct	1	LS		0.00		0.00		0.00		0.00
	Adjust Metal Framing	1	LS		785.00		0.00		0.00		0.00
	Modify Wall Panels & Trim	1	LS		1,380.00		0.00		0.00		0.00
	Sleeve for HVAC openings in CMU	1	LS		725.00		485.00		500.00		0.00
	CMU Lintel modifications	1	LS		0.00		0.00		0.00		2,500.00
	TOTALS:				2,890.00		485.00		500.00		9,822.37
	SUMMARY										
DIV. 1	GENERAL CONDITIONS				0.00		2,250.00		450.00		0.00
DIV. 1	TOOLS & EQUIPMENT				0.00		0.00		82.00		150.00
Div. 8	Relocate Louvers				2,890.00		485.00		500.00		9,822.37
TOTALS ("On-Job Cost")					2,890.00		2,735.00		1,032.00		9,972.37

ESTIMATE SUMMARY

TOTAL MATERIAL 2,890.00
TOTAL LABOR (PAYROLLS) 2,735.00
TOTAL EQUIPMENT & MISC 1,032.00
TOTAL SUB-CONTRACT 9,972.37

SUB-TOTAL (ON-JOB COST)

SALES TAX ON MATERIALS FACTOR: 0 0.00
TAX ON PAYROLLS FACTOR: 35% 957.25
1010 ALL INSURANCE EXCEPT BUILDER RISK FACTOR: 7.727 312.00
1011 BUILDER'S RISK ON INCREASE TO TIME FACTOR: 0.015 919.00
BUILDERS RISK ON CHANGE ORDER AMOUNT 0.015 121.26

SUB-TOTAL (ACTUAL COST)

1020 BOND PREMIUM - GENERAL CONTRACT 18,938.88
2 YR MAINTENANCE BOND 335.00
52.52

SUB-TOTAL (ADJUSTED JOB COST)

OVERHEAD/PROFIT 15 % 2,899.00

TOTAL 22,225.40
This Item is now on Critical Path
Days to be added are from 10/1/20 until approval to proceed/ release materials.

Architectural Glazing Concepts

COR #1

Description

Add (3) W2 Elevations

Tubelite Quote \$ 2,266.08

Glass

Sq/FT	\$/Sq/Ft	
96	\$ 20.11	\$ 1,930.56

Labor

Hrs	Rate	
30	\$ 35.00	\$ 1,050.00

Perdiem \$ 150.00

Lodging \$ 230.00

Subtotal	\$ 5,626.64
(10%) Markup	\$ 562.66
Total	\$ 6,189.30



1120 Main Parkway
Catoosa, OK 74015
Phone: 918.739.3611
Fax: 918.739.3611
miked@tristarglass.com

Quote - 11194

Quote valid for 6 Months from original quote date.
Please add 6% per quarter after quote expires

Customer: Architectural Glazing Concepts LLC
Contact: Kevin Majors
Project: Bixby Water Treatment
City: Nixa **State:** MO **Zip:** 65714
Phone: (417) 725-2577

Misc
Date: November 8, 2019
Quote by: Mike Dreesen
Rep: Mike Dreesen

Qty	Description	SQFT	SQFT\$	Total Price
1.0	GL - 1 O.B. 1/4"[6mm] Vitro Solargray Tempered - A.S. Argon 1/2"[12mm] Mill finish Spacer - I.B. 9/16"[13.52mm] Vitro Solarban 60 Clear #3 Heat Strengthened Laminated 1/4" 0.06"PVB 1/4"			
Please Review TriStar Glass Comments on COMMENTS page				

TOTAL

• F.O.B. TriStar Glass. Freight included to the project job site area in full truckload shipments only.

Energy Surcharge Included

All Pricing is based on a 5 sq. ft. minimum per each piece/unit.

Standard Boxing Standard Boxing = 2,000 lbs per crate. If quote includes boxing, less than 2,000 lbs crates are subject to additional charges. Special Request Boxing Charge = \$200.00 per crate.

1. All Quotes are based on customer take off and do not consider specific glazing installation requirements, or project conditions which may contribute to thermal stress related breakage. It is the recommendation of Tristar that all medium and high performance coated and non coated glasses have thermal stress evaluation for in-service conditions to minimize the risk of thermal related breakage. Tristar does not warranty breakage of any kind. 2. Prices are quoted based on the take off submitted for quotation and may vary subject to actual job requirements or variances from the quoted take off. 3. All quotes are subject to Tristar Glass Products Standard Terms and Conditions of Sale to Apply; refer to www.tristarglass.com to view our Terms and Conditions. 4. Quote is subject to credit approval. 5. This document does NOT guarantee acceptance of an order for the glass described. All purchase orders must be reviewed for compliance and production capabilities prior to acceptance. 6. Quote request must have a job name, location and approximate date material will be required on jobsite. 7. Pricing covers energy surcharge "No Hidden Charges". 8. A copy of quote must be sent with order, or the job will be billed at book price. 9. Tristar Glass Products offers warranties from date of manufacture (either five years or ten years depending on the product). Extended warranties are available for most products at an additional cost.



Air Conditioning • Heating • Ventilation
1020 Virginia Drive
Oklahoma City, Oklahoma 73107
(405) 946-2766 • FAX (405) 946-2765
www.HintonOKC.com
Oklahoma Mechanical License # 26540

PROPOSAL SUBMITTED TO: Wynn Construction Company, Inc.	PHONE (405) 753-1120	DATE October 9, 2020
STREET 11901 N Eastern Avenue	JOB NAME Bixby Water Reclamation Facility	
CITY, STATE AND ZIP CODE Oklahoma City, OK 73131	JOB LOCATION Bixby, Oklahoma	
ATTENTION: Kevin Lang	FAX (405) 753-1159	JOB PHONE

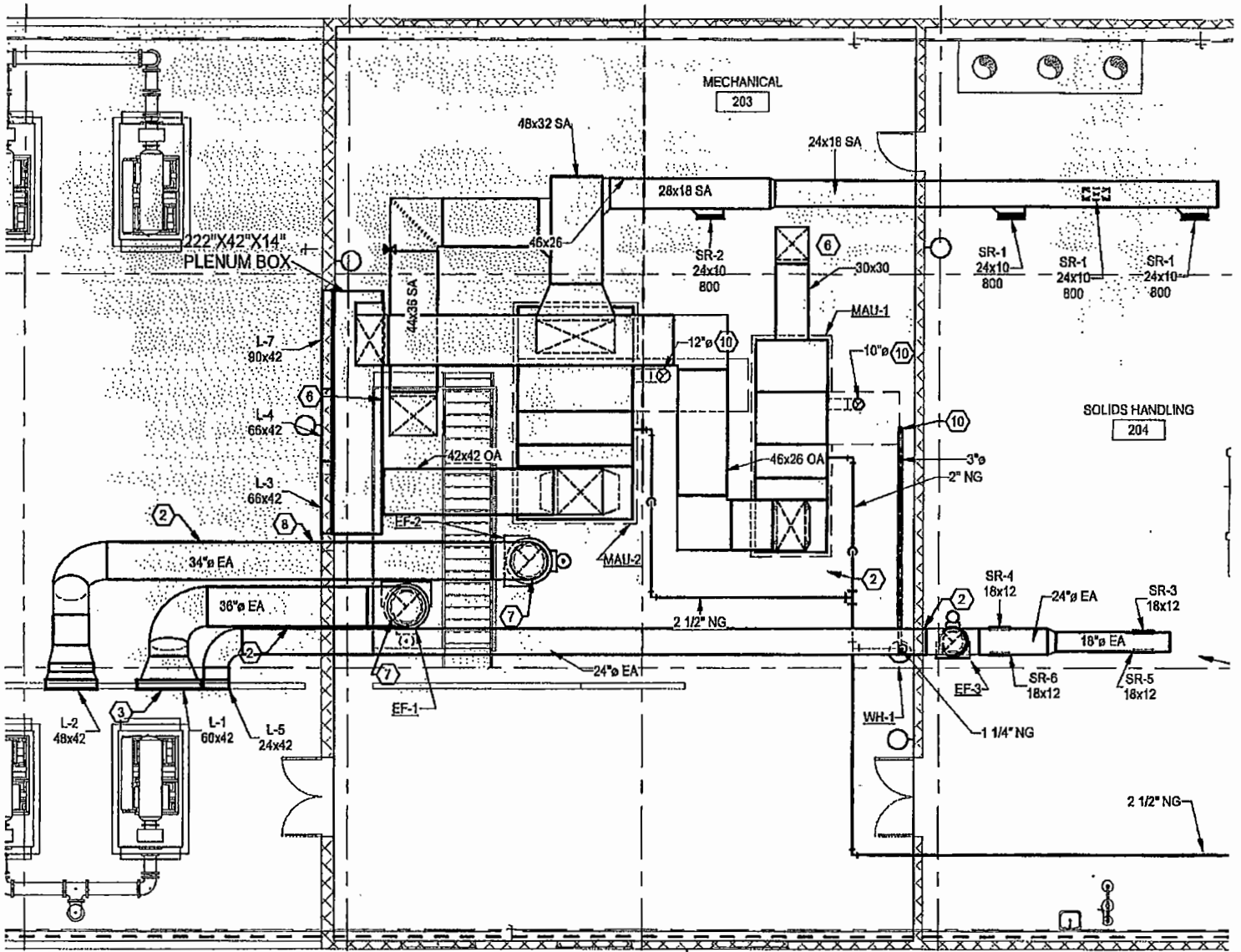
Hinton Refrigeration Co. agrees to the following changes:

RE: Relocation Louvers/Windows Revision #1

For the additional required ductwork, hangers and related items to relocate the louvers tagged L-3, L-4 and L-7 to the west wall of the mechanical mezzanine level at column line D, requiring approximately an additional 40 lineal feet of ductwork plus fittings and plenum box. And for the relocation EF-3 in conjunction with the louver tagged L-5 being relocated approximately 74 feet to the west requiring approximately an additional 52 lineal feet of ductwork plus fittings.

To facilitate this change at a net zero, all process building metal ductwork to be aluminum, louvers L-3, L-4 and L-7 have been changed to a two-piece single louver. It will be divided to the correct sizes internal of the 222"x42" plenum box and the motorized dampers for these louvers have been removed since they will be inaccessible over the stairs and the make-up air units have integral motorized outside air dampers. All lentils and structural reinforcement is by others.

Please advise if the changes in scope are acceptable.



The Rock Construction & Masonry LLC.

1809 Lancaster Cr. Edmond, OK. 405-308-9354 karl.bullard1@gmail.com

October 1, 2020

RE: Bixby Water Reclamation

Change Order

Per Drawings 9-25-20

Three HVAC openings in the 12" CMU (L7 = 90x42, L4 = 66x42, L3 = 66x42)

All three requiring Lintels for 12" openings

Building the Lintels opposed to running the 12' wall

<u>Material and Labor</u>	<u>\$2,500.00</u>
----------------------------------	--------------------------

Karl Bullard



WORK CHANGE DIRECTIVE

No. 008

Date of Issuance: 1/20/2021

Effective Date: 1/20/2021

Project: Bixby Water Reclamation Facility	Owner: City of Bixby	Owner's Contract No.: ORF-14-0003-CW
Contract: Bixby Water Reclamation Facility	Date of Contract: 10/16/2019	Notice to Proceed: 01/06/2020
Contractor: Wynn Construction Co., Inc.	Engineer's Project No.: 014-0742	

The Contract Documents are modified as follows upon execution of this Work Change Directive:

Description: An existing 8" line at the south end of Lagoon No. 2 (South WWTP Site) conflicts with the new 30" bypass line to the return lift station. WCD No. 8 includes the cost to install an InsertaValve on the existing 8" line to complete the installation of the new 30" bypass line. Per Owner's request, this cost shall be deducted from the General Allowance.

Attachments: (List documents supporting change):

- 1) Work Change Directive form provided by City.
- 2) Change Proposal provided by Wynn Construction.
- 3) Email correspondence between Owner, Engineer, and Contractor.

CHANGE IN ALLOWANCE:

Original Allowance:

\$ 300,000.00

[Increase] [Decrease] from previously approved Work Change Directives pertaining to Allowance:

\$ 81,763.36

Allowance prior to this Work Change Directive:

\$ 218,236.64

[Increase] [Decrease] of this Work Change Directive:

\$ 31,473.56

General Allowance incorporating this Work Change Directive:

\$ 186,763.08

CHANGE IN CONTRACT TIMES:

Original ☐ Working days ☒ Calendar days

Original Contract Times:

Substantial completion (days or date): 700

[Increase] [Decrease] from previously approved Change Orders/Work Change Directives:

Substantial completion (days or date): 65

Contract Times prior to this Work Change Directive:

Substantial completion (days or date): 784

[Increase] [Decrease] of this Work Change Directive:

Substantial completion (days or date): 0

Contract Times with all approved Change Orders/Work Change Directives:

Substantial completion (days or date): 784

RECOMMENDED:

By: [Signature]
Engineer (Authorized Signature)

Date: 1/20/2021

ACCEPTED:

By: Beatriz Amador
Owner (Authorized Signature)

Date: 1/25/21

ACCEPTED:

By: [Signature]
Contractor (Authorized Signature)

Date: 1/20/21

Approved by Funding Agency (if applicable):

Date:

WORK CHANGE DIRECTIVE NO. 8
FOR
Bixby Water Reclamation Facility Project
PROJECT NO. ORF-14-0003-CW / SS-34-1501

PAY ITEM	ESTIMATED QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	ALLOWANCE DEDUCTION	TOTAL PRICE
28	1	ALLOW	GENERAL CONSTRUCTION ALLOWANCE	\$ 300,000.00		\$ 300,000.00
			WCD NO. 1 - 12" WATERLINE REROUTE		\$ (29,544.00)	\$ (29,544.00)
			WCD NO. 2 - EPOXY COATING INFLUENT STRC.		\$ (28,308.00)	\$ (28,308.00)
			WCD NO. 5 - ENTRY DRAINAGE CHANGE		\$ (18,833.96)	\$ (18,833.96)
			WCD NO. 6 - LOUVER/WINDOW RELOCATION		\$ (22,225.40)	\$ (22,225.40)
			WCD NO. 7 - WORK REMOVED ENTRY DRAINAGE IMPROVEMENTS		\$ 17,148.00	\$ 17,148.00
			WCD NO. 8 - INSERTA-VALVE INSTALLATION		\$ (31,473.56)	\$ (31,473.56)
					TOTAL AMOUNT	\$ 186,763.08

Installation of InsertaValve to isolate existing 8" line at south end of Lagoon No. 2 (South Facility). Existing 8" line conflicts with new 30" bypass line.
Per Owner's request, cost shall be deducted from General Allowance.

AUTHORIZED CONTRACTOR SIGNATURE: _____

AUTHORIZED OWNERS SIGNATURE: _____

Change Proposal No. 8
8" insert-a-valve on existing lines blocking 30" to Return LS

CODE	DESCRIPTION	QUANTITY	UNIT	COST	MATERIAL	LABOR	EQUIPMENT	SUB-CONTR.
DIV. 1	GENERAL CONDITIONS							PAGE 1
1101	SUPERVISION /TRUCK	0.4	WKS		0.00	2,250	900.00	180.00
1115	SAFETY INSPECTOR	0.0930233	MO.		0.00		0.00	60.00
1123	TRAVEL EXPENSES/SUBSIST.	0.0930233	MO.	6500	605.00		0.00	0.00
					0.00		0.00	0.00
	TOTALS:				605.00		900.00	180.00
DIV. 1	GENERAL CONDITIONS-TOOLS/EQUIPMENT							
1203	SMALL TOOLS		FORMULA		0.00		108.00	0.00
1204	PPE	1	LS		375.00		0.00	0.00
	TOTALS:				375.00		108.00	0.00
DIV. 2	8" Insert-a-valve							
	Core & Main 12" Insert-a- valve	1	EA	4.00	18,195.00		0.00	0.00
	Excavator	1	LS		0.00		400.00	0.00
	Air Compressor				0.00		300.00	0.00
	Scaffold				0.00		400.00	0.00
	Operator				0.00	340.00	0.00	0.00
	Laborer				0.00	190.00	0.00	0.00
					0.00	0.00	0.00	0.00
	TOTALS:				18,195.00		1,100.00	0.00
DIV. 2	Remove Sludge from Influent Structure							
	Hydraulic power 6" Pump - Mobile Mini	1	LS		2,408.00		0.00	0.00
	Excavator	1	Day		0.00		400.00	0.00
	Operator				0.00	340.00	0.00	0.00
	Laborer				0.00	190.00	0.00	0.00
					0.00	190.00	0.00	0.00
	TOTALS:				2,408.00		400.00	0.00
	SUMMARY							
DIV. 1	GENERAL CONDITIONS				605.00		900.00	60.00
DIV. 1	TOOLS & EQUIPMENT				375.00		108.00	0.00
DIV. 2	8" Insert-a-valve				18,195.00		1,100.00	0.00
DIV. 2	10" Insert-a-valve				2,408.00		400.00	0.00
	TOTALS ("On-Job Cost")				21,583.00		2,150.00	60.00
	ESTIMATE SUMMARY							
	TOTAL MATERIAL				21,583.00			
	TOTAL LABOR (PAYROLLS)				2,150.00			
	TOTAL EQUIPMENT & MISC				1,788.00			
	TOTAL SUB-CONTRACT				60.00			
	SUB-TOTAL (ON-JOB COST)				25,581.00			
	SALES TAX ON MATERIALS		FACTOR:	0	0.00			
	TAX ON PAYROLLS		FACTOR:	35%	752.50			
1010	ALL INSURANCE EXCEPT BUILDER RISK		FACTOR:	7.727	371.00			
	BUILDERS RISK ON CHANGE ORDER AMOUNT			0.015	144.06			
	SUB-TOTAL (ACTUAL COST)				26,848.56			
1020	BOND PREMIUM - GENERAL CONTRACT				520.00			
	SUB-TOTAL (ADJUSTED JOB COST)				27,368.56			
	OVERHEAD/PROFIT		15 %		4,105.00			
	TOTAL				31,473.56			
	Add 3 days							

Run Date: 1/14/21

Quote



Sold To:
WYNN CONSTRUCTION
STOCK-OKLAHOMA CITY
11901 N EASTERN AVE
OKLAHOMA CITY, OK 73131 3010

Ship To:
WYNN CONSTRUCTION
11901 N EASTERN AVE
OKLAHOMA CITY, OK 73131

Customer # 138004
Order # N601332
Date Ordered 01/14/21
Job #
Job Name BIXBY WRF
Purchase Order #
Method of Shipment OUR TRUCK
Contract Order # 0000000
Ordered By CARL
Ship Via CORE & MAIN LP

Branch:
OWASSO, OK
BRANCH 343
14701 E 116th ST N
OWASSO, OK 74055

Phone: 918-586-7100

Bid Seq#	Product Code	Description	Qty Ordered	Qty Shipped	Qty B/O	Net Price	UOM	Ext Price
	97TAPFEE	TAP FEE	1			400.00000	EA	400.00
	5112EZ	12" EZ VALVE CI/DI/C-900 O/L 13.20-13.30 OD RANGE	1			16800.00000	EA	16800.00
	5112EZINSTALL /30016393713	INSTALL FOR 12" EZ VALVE GBU-12 INCREASE/DECREASE GATE	1			N/C 995.00000	EA	995.00

Terms in accordance with shipping manifest.

Special Instructions/Comments:
WARNING-HEAVY ITEM-LIFT ASSISTANCE REQ'D

Total Ordered: 18195.00
Tax Amount: 1569.32
Other Charges: .00
Total: 19764.32



918-586-7100

Date

Customer:

Phone:

Fax:

Attention:

RE: DI/PVC/CI EZ VALVE

CONTRACT #:_

1.) **GENERAL:**

Subject to the terms and conditions below, we are pleased to submit this contract to furnish, supervision, labor, equipment and materials (as needed) to perform the following pressure installation(s):

<u>QTY</u>	<u>SIZE/TYPE OF MAT'L</u>	<u>PRICE</u>
<u>1</u>	DI/PVC/CI EZ VALVE INSTALL	\$.00 EA
_____	Provide O.D. _____	TOTAL BID PRICE: \$.00 TOTAL

The above price is based on: (1) man, (1) 4 hours per install (1) trip for all installations

PLEASE NOTE: Any and all additional insurance costs over and above Core & Main LP ("Core & Main") normal insurance limitations – as well as and cost(s) for additional specialized training requirements will be billed on a cost plus 15% basis.

2.) **MATERIALS BY Core & Main:**

Core & Main will provide AVT EZ VALVE(s) based upon information provided in regard to opening direction and outside diameter of piping.



918-586-7100

*****PLEASE CIRCLE DIRECTION FOR VALVE TO OPEN*****



YOU ARE RESPONSIBLE FOR OBTAINING O. D. OF PIPE PRIOR TO DISPATCH OF TECHNICIAN

OUTSIDE DIAMETER OF PIPE ____

PIPING MATERIAL (PVC/DI/CI/STEEL) ____

3. TERMINATION:

If you, or your designate, terminate this agreement after Core & Main has commenced work, you will be responsible for the following:

A.) You will pay Core & Main the contract price of the valve once production has commenced.

B.) You will reimburse Core & Main for all reasonable out of pocket mobilization expenses incurred (including travel and transportation costs for Core & Main personnel and equipment at an hourly rate of \$100.00/hr) if Core & Main has mobilized its personnel or agents in connection with the project.

4. EQUIPMENT, LABOR AND SUPERVISION BY Core & Main:

Core & Main will provide all drilling equipment, technicians and machinery to perform the pressure installation(s).

5. MATERIALS, LABOR AND EQUIPMENT BY OTHERS (customer or other designee of customer):

A. Crane (backhoe/boom truck) or other suitable and safe means of raising and setting machinery and valve. Approximately 110 lbs. equipment/ up to 300lbs-valve.

B. Air compressor to pressure test valve.

C. Assistance as needed. It will be your responsibility to provide scaffolding/temporary work platform (if necessary) and a safe work site.

D. One (1) dedicated laborer to assist technician



918-586-7100

E. Perform all excavation, cleaning of all pipe surfaces, backfill and site restoration. Provide necessary barricades, sheeting and temporary shoring and bracing as required by OSHA guidelines for safety.

5. MATERIALS, LABOR AND EQUIPMENT BY OTHERS (customer or other designee of customer) :

(CONTINUED)

F. Maintain a "workable environment". Including, but not limited to: dry, workable trench for underground installations; blankets or external heat source for equipment during cold weather; protection from inclement weather; security for equipment (when left in place or site overnight). If you expect any unusual circumstances that may performance or if environmental conditions change during the job, **CONTACT OUR OFFICES IMMEDIATELY** for advice on your specific responsibilities.

G. Arrange and pay for all local permits, licenses and inspection fees.

H. Provide a suitable roadway from public thoroughfare to a point where the pressure installation is to be made. If conditions are such that our trucks require assistance in and out, you, or someone on your behalf, will provide that assistance.

I. All environmental protection required.

J. Make necessary trade-union agreements. Our technicians are unaffiliated.

K. All necessary design and labor for concrete blocking bracing and thrust restraint.

Core & Main IS NOT RESPONSIBLE FOR DAMAGE TO UTILITIES AFTER SATISFACTORY COMPLETION OF CONTRACTED WORK.

6. DURATION AND DELIVERY:

Price is based upon expeditious completion of the work once dispatched to job site. Reasonable charges will be assessed to cover equipment and standby expenses after the number of hours/days listed in Section 1, due to delays beyond control.

7. DELAYS:

A. In the event process is delayed on the job site, or the job is rescheduled for reasons beyond Core & Main control. The following charges will apply:

1. A charge of \$750.00/day to cover equipment and standby expenses.
2. A mileage charge of \$2.50/mile one-way from Owasso, OK.



918-586-7100

B. In the event of a delay in completing a job due to inclement weather (rain, lightning, extreme cold, etc...), a per diem charge of \$175.00/day per employee of Core & Main will apply.

C. Anytime over (8) eight hours will be billed as \$60.00/hour per employee of Core & Main.

8. **TERMS:**

A. Standard Core & Main terms apply (net 30).

9. **ACCEPTANCE OF TERMS:**

If contract is acceptable, please sign as indicated and return (1) one signed copy to Branch #343 Owasso, OK (FAX: 918-586-7101). Core & Main personnel will perform no work unless a signed copy of contract is received. By signing said contract, signee verifies authority to represent customer. Prices are based upon acceptance within (30) thirty days of quotation. Any delays or damage to Core & Main equipment, due to negligence, inclement weather, acts of God, etc., are the responsibility of the customer.

**THIS CONTRACT MUST BE SIGNED AND RETURNED
BEFORE ANY WILL IS SCHEDULED OR PERFORMED**

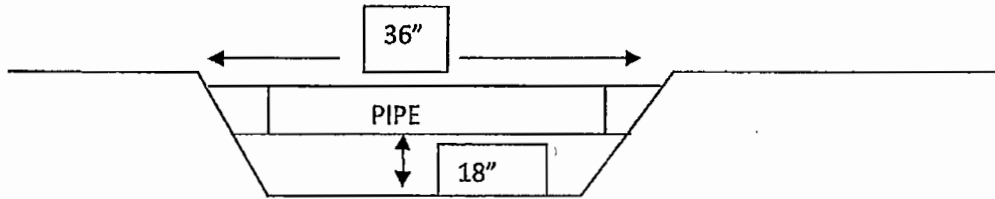
Print Name Kevin Lang
Signature [Handwritten Signature] Date 1/15/21
Municipality/Company representing Wynn Const. Co.

SITE REQUIREMENTS

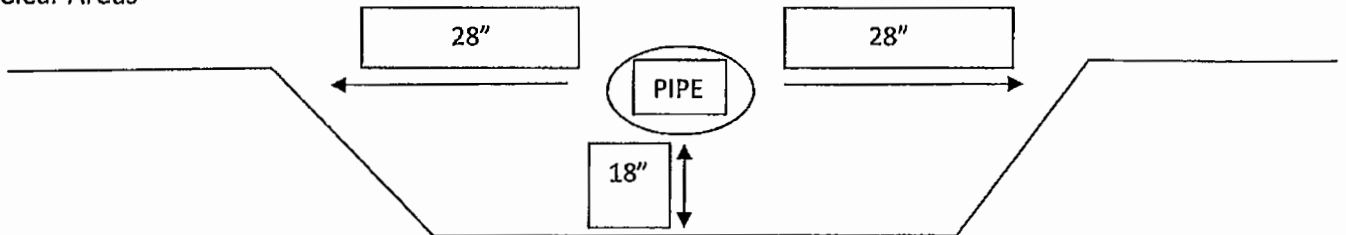


918-586-7100

Clean Pipe



Clear Areas





Quotation

www.mobilemini.com/en/tank-and-pump

Branch Location:

250 W 53rd St N,
Park City, Kansas 67204
Salesperson Name: Jake Sowders
Phone #: (316) 448-6063 Ext #:
Fax #:
Email: jsowders@mobilemini.com

Customer: WYNN CONSTRUCTION COMPANY, INC Chris Metcalf cmetcalf@wynnconstruction.com 11901 N EASTERN AVE OKLAHOMA CITY, OK 73131-3010 405-315-6339	Deliver To: WYNN CONSTRUCTION COMPANY, INC 12044 E Pine St Tulsa, OK 74116-2027	Quotation: Core - By-Pass Pumping Number: 0001457012 No Of Days: 1 Delivery Date: 01/25/2021 End Date: 01/25/2021 Quote expires: 02/18/2021
---	---	--

Product Description	Qty	Daily	Weekly	Monthly	One Time	Totals
PUMP-DSL-HYD PWR UNIT-6"	1.00	\$ 364.00	\$ 1,092.00	\$ 3,276.00	--	\$ 364.00
PUMP-HYD-SUB-TRSH-6"	1.00	\$ 165.00	\$ 495.00	\$ 1,485.00	--	\$ 165.00
HOSE-4"X10'-HP-BAUER	3.00	\$ 75.00	\$ 225.00	\$ 675.00	--	\$ 75.00
DELIVERY HOURS	1.00	--	--	--	\$ 600.00	\$ 600.00
Delivery Fuel Surcharge	1.00	--	--	--	\$ 0.00	\$ 0.00
PICKUP HOURS	1.00	--	--	--	\$ 600.00	\$ 600.00
Pickup Fuel Charge	1.00	--	--	--	\$ 0.00	\$ 0.00
Totals		\$ 604.00	\$ 1,812.00	\$ 5,436.00	\$ 1,200.00	\$ 1,804.00
Plus other fees and charges						

Tax						\$ 51.44
Grand Totals		\$ 604.00	\$ 1,812.00	\$ 5,436.00	\$ 1,200.00	\$ 1,855.44

Nicholas Duncan

From: Bea Aamodt <BAamodt@BixbyOK.gov>
Sent: Friday, January 15, 2021 11:47 AM
To: Kevin Lang; Nicholas Duncan; Paul Gunderson
Cc: Heath. Wright.; Carl Metcalf; Jared Cottle
Subject: RE: [External] Bixby WRF work stoppage

Nick:

Please put together a Work Directive for Signature. We will deduct from the Allowance.

Kevin:

You may proceed.

Thank you.

Bea Aamodt, P.E.
Public Works Director
City of Bixby
116 West Needles Avenue, P.O. Box 70
Bixby, OK 74008
T: 918-366-4430
E: baamodt@bixbyok.gov

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

From: Kevin Lang [mailto:KLang@wynnconstruction.com]
Sent: Thursday, January 14, 2021 3:23 PM
To: Bea Aamodt <BAamodt@BixbyOK.gov>; nduncan@olsson.com; Paul Gunderson <info@casiok.com>
Cc: Heath. Wright. <HeathWright@olp.net>; Carl Metcalf <CMetcalf@wynnconstruction.com>
Subject: RE: [External] Bixby WRF work stoppage

Bea

The price for the 12" inserta-valve is

Core & Main \$18,195.00 (Quote and scope of work Wynn has to perform attached) Excavator (lifting and setting Core & Main equipment) \$400.00 Air Compressor \$300.00 Scaffolding \$400.00 Operator \$340.00 Laborer \$190.00

Cost \$19,825.00
GC & Mark-up \$4110.00

Total for 12" Insert-a valve \$23,935.00 Each

The 10" Insert- a- valve will be same price \$23,935.00 Each

Please let us know if we should proceed?

Regards,
Kevin Lang
Wynn Construction
11901 N. Eastern
Oklahoma City, Oklahoma 73131
(405) 753 1120

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

From: Bea Aamodt <BAamodt@BixbyOK.gov>
Sent: Wednesday, January 13, 2021 4:55 PM
To: Kevin Lang <KLang@wynnconstruction.com>; nduncan@olsson.com; Paul Gunderson <info@casiok.com>
Cc: Heath. Wright. <HeathWright@olp.net>; Carl Metcalf <CMetcalf@wynnconstruction.com>
Subject: RE: [External] Bixby WRF work stoppage

Kevin:

Please provide a cost to do the insert-a-valve option. Thanks.

Bea

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

From: Kevin Lang [mailto:KLang@wynnconstruction.com]
Sent: Wednesday, January 13, 2021 4:36 PM
To: Bea Aamodt <BAamodt@BixbyOK.gov>; nduncan@olsson.com; Paul Gunderson <info@casiok.com>
Cc: Heath. Wright. <HeathWright@olp.net>; Carl Metcalf <CMetcalf@wynnconstruction.com>
Subject: RE: [External] Bixby WRF work stoppage

Bea,

Pumping concrete into line might be possible but you will not know how successful it is until line is cut. If concrete levels out and leaves a gap at top of concrete nothing is really accomplished.
Do we have an idea what line pressure is?

Probable costs to try this

12" x 2" tap saddle \$350.00
2" Corp stop \$100.00
Tap 2" \$300.00
Fitting for pump connection \$300.00
Concrete line pump \$300.00 per hour probably 4 hour min. \$1200.00 Concrete chip mix 2 cubic yards @ 150.00 = \$300.00
3 man crew \$1900.00
Equipment \$3400.00
Expendables \$350.00

Cost \$8200.00
GC & Mark-up \$1700.00
\$9,900.00 if it works.

Our issue is we do not want to assume the risk if it does not work because we are not certain it will.

We could try one if you want and see if it works?

Regards,
Kevin Lang
Wynn Construction
11901 N. Eastern
Oklahoma City, Oklahoma 73131
(405) 753 1120

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

From: Bea Aamodt <BAamodt@BixbyOK.gov>
Sent: Wednesday, January 13, 2021 4:05 PM
To: Kevin Lang <KLang@wynnconstruction.com>; nduncan@olsson.com; Paul Gunderson <info@casiok.com>
Cc: Heath. Wright. <HeathWright@olp.net>; Carl Metcalf <CMetcalf@wynnconstruction.com>
Subject: RE: [External] Bixby WRF work stoppage

Kevin:

That's why you are the expert. If I could do your job, I would not need you.

I know Nick also floated the idea around of filling the pipe with concrete; is that feasible?

Heath:

Please can you answer any of these questions?

Thanks.

Bea

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

From: Kevin Lang [mailto:KLang@wynnconstruction.com]
Sent: Wednesday, January 13, 2021 3:53 PM
To: Bea Aamodt <BAamodt@BixbyOK.gov>; nduncan@olsson.com; Paul Gunderson <info@casiok.com>
Cc: Heath. Wright. <HeathWright@olp.net>; Carl Metcalf <CMetcalf@wynnconstruction.com>
Subject: RE: [External] Bixby WRF work stoppage

Bea

Is Bixby going to perform this activity?

On both the 12" line at the 30" to the return station and the 10" line at the 24" outfall?

Will there be contractor need for additional excavation/ backfill?

Will there be a contractor need for lifting and staging Core & Main equipment in the insert a-valve location?

Is line under pressure only on one side of the proposed valve?

How much water is down stream that will need to be pumped if not under pressure?

Who will handle this dewatering operation?

Just trying to make sure everything is accounted for.

Regards,
Kevin Lang
Wynn Construction
11901 N. Eastern
Oklahoma City, Oklahoma 73131
(405) 753 1120

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

From: Bea Aamodt <BAamodt@BixbyOK.gov>
Sent: Wednesday, January 13, 2021 3:40 PM
To: nduncan@olsson.com; Paul Gunderson <info@casiok.com>; Kevin Lang <KLang@wynnconstruction.com>
Cc: Heath. Wright. <HeathWright@olp.net>
Subject: FW: [External] Bixby WRF work stoppage

All:

FYI. Thanks.

Bea Aamodt, P.E.
Public Works Director
City of Bixby
116 West Needles Avenue, P.O. Box 70
Bixby, OK 74008
T: 918-366-4430
E: baamodt@bixbyok.gov

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

From: Heath Wright [mailto:heathwright@olp.net]
Sent: Tuesday, January 12, 2021 4:43 PM
To: Bea Aamodt <BAamodt@BixbyOK.gov>
Subject: RE: Bixby WRF work stoppage

Bea, cost on the insert-a-valve is \$1400. Per inch so \$16,800.00 would be the cost for core and main to install one.

Heath

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

From: Bea Aamodt [mailto:BAamodt@BixbyOK.gov]
Sent: Tuesday, January 12, 2021 4:35 PM
To: Kevin Lang <KLang@wynnconstruction.com>
Cc: Heath. Wright. <HeathWright@olp.net>; nduncan@olsson.com; Kevin Rood <krOOD@olsson.com>; Carl Metcalf <CMetcalf@wynnconstruction.com>; Jared Cottle <JCottle@BixbyOK.gov>
Subject: RE: Bixby WRF work stoppage

Kevin:

Thank you for the summary.

Item #1 - Heath is in contact with Lot Maintenance and is looking at the availability of other contractors this week.

Item #2 - Option 3 is not feasible due to lack of manpower. According to Heath, this work should cost around \$12k-\$15k per Core & Main.

Item #3 - Heath will be potholing the line in the morning to verify if it is connected to the lagoon.

On Item No.4, we'll go ahead and delete the work.

Thank you.

Bea

From: Kevin Lang [mailto:KLang@wynnconstruction.com]
Sent: Tuesday, January 12, 2021 4:17 PM
To: Bea Aamodt <BAamodt@BixbyOK.gov>
Cc: Heath. Wright. <HeathWright@olp.net>; nduncan@olsson.com; Kevin Rood <krOOD@olsson.com>; Carl Metcalf <CMetcalf@wynnconstruction.com>
Subject: Bixby WRF work stoppage

Bea

As a follow-up to todays meeting, Wynn Construction is at a work stoppage in four locations.

Equipment at stand still- excavator, loader, trench boxes, rock boxes, pipe laser, trench compactor, cut-off saw, water pumps.

Work Stoppage No. 1. 30" force main from influent structure to process building.

Bixby court- pump out trash from influent structure.

Work stoppage no. 2. 30" force main influent structure to return lift station has 12" pipe in pipe alignment.

Olsson/ Bixby court - Discussion today with Kevin Rood, Nick Duncan, Carl Metcalf, and Kevin Lang on options.

Option 1. Inline valve / line stop, Wynn obtaining price. Anticipated around \$25,000.00

Option 2. Tap sleeve with corp stop, connect trash pump to corp stop and pump as much back to lagoon as possible while crew cut pipe and install MJ plug on end of line. Kevin Lang working on price.

Option 3. Bixby line maintenance crew preform like a line break and complete removal/ capping of line.

Option 4 combination of option 2 and option 3.

Work stoppage no. 3 - 30" outfall line approx.. sta. 20+00 10" live sewer line in conflict with outfall line installation.

Option 1. Inline valve / line stop, Wynn obtaining price. Anticipated around \$25,000.00

Option 2. Tap sleeve with corp stop, connect trash pump to corp stop and pump as much back to lagoon as possible while crew cut pipe and install MJ plug on end of line. Kevin Lang working on price.

Option 3. Bixby line maintenance crew preform like a line break and complete removal/ capping of line.

Option 4 combination of option 2 and option 3.

Work Stoppage No. 4 - Front entry, storm sewer installation- ONG gas line relocation

Option 1. Bixby work with ONG to relocate gas line

Option2. Adjust flow line location of storm

Option 3 delete entry work from contract and include with storm project. Kevin working on price to deduct scope.

Kevin Lang
Wynn Construction
11901 N. Eastern
Oklahoma City, Oklahoma 73131
(405) 753 1120

[cid:image001.png@01D6E900.4BB89C70]

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This email has been checked for viruses by AVG.

https://urldefense.proofpoint.com/v2/url?u=https-3A__www.avg.com&d=DwIFAg&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=VosIDBMjQ91HY5zfdAhzOE2IDNxmNmJkGzEqTS9dYZY&m=PXZZQuS-1Gf5wJSa-x62H6j8wm0UGn05GiqbeCHVYIU&s=b-EOOgwG2QmTw3rhdhusnWVXPxlkzE5q8vM5lwOvjK0&e=



WORK CHANGE DIRECTIVE

No. 009

Date of Issuance: 1/26/2021

Effective Date: 1/26/2021

Project: Bixby Water Reclamation Facility

Owner: City of Bixby

Owner's Contract No.: ORF-14-0003-CW

Contract: Bixby Water Reclamation Facility

Date of Contract: 10/16/2019

Notice to Proceed: 01/06/2020

Contractor: Wynn Construction Co., Inc.

Engineer's Project No.: 014-0742

The Contract Documents are modified as follows upon execution of this Work Change Directive:

Description: Installation of manhole risers for 24" outfall line.

Attachments: (List documents supporting change):

- 1) Work Change Directive form provided by City.
- 2) Change Proposal provided by Wynn Construction.
- 3) RFI 063 (12/9/2020)

CHANGE IN ALLOWANCE:

Original Allowance:

\$ 300,000.00

Increase Decrease from previously approved Work Change Directives pertaining to Allowance:

\$ 113,236.92

Allowance prior to this Work Change Directive:

\$ 186,763.08

Increase Decrease of this Work Change Directive:

\$ 14,579.36

General Allowance Incorporating this Work Change Directive:

\$ 172,183.72

CHANGE IN CONTRACT TIMES:

Original ☐ Working days ☒ Calendar days

Original Contract Times:

Substantial completion (days or date): 700

Increase Decrease from previously approved Change Orders/Work Change Directives:

Substantial completion (days or date): 84

Contract Times prior to this Work Change Directive:

Substantial completion (days or date): 784

Increase Decrease of this Work Change Directive:

Substantial completion (days or date): 785

Contract Times with all approved Change Orders/Work Change Directives:

Substantial completion (days or date): 787

RECOMMENDED:

By: [Signature]
Engineer (Authorized Signature)

Date: 01/26/2021

Approved by Funding Agency (if applicable):

ACCEPTED:

By: _____
Owner (Authorized Signature)

Date: _____

ACCEPTED:

By: [Signature]
Contractor (Authorized Signature)

Date: 1/26/21

Date: _____

**WORK CHANGE DIRECTIVE NO. 9
FOR
Bixby Water Reclamation Facility Project
PROJECT NO. ORF-14-0003-CW / SS-34-1501**

PAY ITEM	ESTIMATED QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	ALLOWANCE DEDUCTION	TOTAL PRICE
28	1	ALLOW	GENERAL CONSTRUCTION ALLOWANCE	\$ 300,000.00		\$ 300,000.00
			WCD NO. 1 - 12" WATERLINE REROUTE		\$ (29,544.00)	\$ (29,544.00)
			WCD NO. 2 - EPOXY COATING INFLUENT STRC.		\$ (28,308.00)	\$ (28,308.00)
			WCD NO. 5 - ENTRY DRAINAGE CHANGE		\$ (18,833.96)	\$ (18,833.96)
			WCD NO. 6 - LOUVER/WINDOW RELOCATION		\$ (22,225.40)	\$ (22,225.40)
			WCD NO. 7 - WORK REMOVED ENTRY DRAINAGE IMPROVEMENTS		\$ 17,148.00	\$ 17,148.00
			WCD NO. 8 - INSERTA-VALVE INSTALLATION		\$ (31,473.56)	\$ (31,473.56)
			WCD NO. 9 - INSTALL MANHOLE RISERS		\$ (14,579.36)	\$ (14,579.36)
					TOTAL AMOUNT	\$ 172,183.72

Installation of additional manhole risers for 24" outfall line.

AUTHORIZED CONTRACTOR SIGNATURE: _____

AUTHORIZED OWNERS SIGNATURE: _____

Change Proposal No. 6 Revision No. 1
Modify 24" outfall per RFI No. 63

CODE	DESCRIPTION	QUANTITY	UNIT	COST	MATERIAL	COST	LABOR	COST	EQUIPMENT	COST	SUB-CONTR.
DIV. 1	GENERAL CONDITIONS										PAGE 1
1101	SUPERVISION /TRUCK	0.5 WKS			0.00	2,250	1,125.00	450	225.00		0.00
1115	SAFETY INSPECTOR	0.1162791 MO.			0.00		0.00		0.00	650	76.00
1123	TRAVEL EXPENSES/SUBSIST.	0.1162791 MO.		6500	756.00		0.00		0.00		0.00
					0.00		0.00		0.00		0.00
	TOTALS:				756.00		1,125.00		225.00		76.00
DIV. 1	GENERAL CONDITIONS-TOOLS/EQUIPMENT				MATERIAL		LABOR		EQUIPMENT		SUB-CONT.
1203	SMALL TOOLS	FORMULA			0.00		0.00		168.00		0.00
					0.00		0.00		0.00		0.00
	TOTALS:				0.00		0.00		168.00		0.00
DIV. 2	Modify 24" Outfall line				MATERIAL		LABOR		EQUIPMENT		SUB-CONT.
	Additional Trench Depth	138.47498 CY	1.25		173.00	4.32	598.00	5.04	698.00		0.00
	Additional Agg Base	50.606111 Ton	28.00		1,417.00	5.40	273.00	6.30	319.00		0.00
	Additional Backfill	113.17192 CY	2.85		323.00	7.20	815.00	8.40	951.00		0.00
	Additional Depth Manholes	10 VTF	136.36		1,364.00	55.00	550.00	60.00	600.00		0.00
					0.00		0.00		0.00		0.00
	TOTALS:				3,277.00		2,236.00		2,568.00		0.00
	SUMMARY				MATERIAL		LABOR		EQUIPMENT		SUB-CONT.
DIV. 1	GENERAL CONDITIONS				756.00		1,125.00		225.00		76.00
DIV. 1	TOOLS & EQUIPMENT				0.00		0.00		168.00		0.00
DIV. 2	Modify 24" Outfall line				3,277.00		2,236.00		2,568.00		0.00
	TOTALS ("On-Job Cost")				4,033.00		3,361.00		2,961.00		76.00
	ESTIMATE SUMMARY										
	TOTAL MATERIAL				4,033.00						
	TOTAL LABOR (PAYROLLS)				3,361.00						
	TOTAL EQUIPMENT & MISC				2,961.00						
	TOTAL SUB-CONTRACT				76.00						
	SUB-TOTAL (ON-JOB COST)				10,431.00						
	SALES TAX ON MATERIALS	FACTOR:	0		0.00						
	TAX ON PAYROLLS	FACTOR:	35%		1,176.35						
1010	ALL INSURANCE EXCEPT BUILDER RISK	FACTOR:	7.727		127.00						
1011	BUILDER'S RISK ON INCREASE TO TIME	FACTOR:	0.015		735.00						
	BUILDERS RISK ON CHANGE ORDER AMOUNT	FACTOR:	0.015		49.56						
	SUB-TOTAL (ACTUAL COST)				12,518.91						
1020	BOND PREMIUM - GENERAL CONTRACT				137.00						
	2 YR MAINTENANCE BOND				21.45						
	SUB-TOTAL (ADJUSTED JOB COST)				12,677.36						
	OVERHEAD/PROFIT 15 %				1,902.00						
	TOTAL Add 3 days				14,579.36						



REQUEST FOR INFORMATION

CWSRF Project No:	ORF-14-0003-CW
Olsson Project No:	014-0742
Project:	Bixby Water Reclamation Facility
Subject:	Outfall Line
RFI No:	063

REQUEST:

Request By:	Wynn	Request Date:	11/25/2020
<u>Pipe PP66-7 Reuse supply basin</u> Pipe PP66-7 Reuse supply basin to outfall 24" wall sleeve is cast in at elevation 593.83' centerline per drawing P-37-4. Drawing C41-1 24" outfall line connects to process building at flow line elevation of 599.83'. That is a difference of 7' 0" from C41-1 flow line to P37-4 flow line.			

RESPONSE:

Response By:	Nicholas Duncan	Response Date:	12/09/2020
Plan and profile for 24" outfall has been revised. Sheet C41-1 is attached.			



WORK CHANGE DIRECTIVE

No. 010

Date of Issuance: 1/26/2021

Effective Date: 1/26/2021

Project: Bixby Water Reclamation Facility

Owner: City of Bixby

Owner's Contract No.: ORF-14-0003-CW

Contract: Bixby Water Reclamation Facility

Date of Contract: 10/16/2019

Notice to Proceed: 01/06/2020

Contractor: Wynn Construction Co., Inc.

Engineer's Project No.: 014-0742

The Contract Documents are modified as follows upon execution of this Work Change Directive:

Description: Modification of steel reinforcement to accommodate installation of hatches.

Attachments: (List documents supporting change):

- 1) Work Change Directive form provided by City.
- 2) Change Proposal provided by Wynn Construction.
- 3) RFI 066 (12/4/2020)

CHANGE IN ALLOWANCE:

Original Allowance:

\$ 300,000.00

~~[Increase]~~ ~~[Decrease]~~ from previously approved Work Change Directives pertaining to Allowance:

\$ 127,816.28

Allowance prior to this Work Change Directive:

\$ 172,816.28

~~[Increase]~~ ~~[Decrease]~~ of this Work Change Directive:

\$ 3,629.52

General Allowance incorporating this Work Change Directive:

\$ 168,554.20

CHANGE IN CONTRACT TIMES:

Original ☐ Working days ☒ Calendar days

Original Contract Times:

Substantial completion (days or date): 700

~~[Increase]~~ ~~[Decrease]~~ from previously approved Change Orders/Work Change Directives:

Substantial completion (days or date): 788

Contract Times prior to this Work Change Directive:

Substantial completion (days or date): 787

~~[Increase]~~ ~~[Decrease]~~ of this Work Change Directive:

Substantial completion (days or date): 1

Contract Times with all approved Change Orders/Work Change Directives:

Substantial completion (days or date): 788

RECOMMENDED:

By: [Signature]

Engineer (Authorized Signature)

Date: 01/26/2021

ACCEPTED:

By: _____

Owner (Authorized Signature)

Date: _____

ACCEPTED:

By: [Signature]

Contractor (Authorized Signature)

Date: 1/26/21

Approved by Funding Agency (if applicable): _____

Date: _____

WORK CHANGE DIRECTIVE NO. 10
FOR
Bixby Water Reclamation Facility Project
PROJECT NO. ORF-14-0003-CW / SS-34-1501

PAY ITEM	ESTIMATED QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	ALLOWANCE DEDUCTION	TOTAL PRICE
28	1	ALLOW	GENERAL CONSTRUCTION ALLOWANCE	\$ 300,000.00		\$ 300,000.00
			WCD NO. 1 - 12" WATERLINE REROUTE		\$ (29,544.00)	\$ (29,544.00)
			WCD NO. 2 - EPOXY COATING INFLUENT STRC.		\$ (28,308.00)	\$ (28,308.00)
			WCD NO. 5 - ENTRY DRAINAGE CHANGE		\$ (18,833.96)	\$ (18,833.96)
			WCD NO. 6 - LOUVER/WINDOW RELOCATION		\$ (22,225.40)	\$ (22,225.40)
			WCD NO. 7 - WORK REMOVED ENTRY DRAINAGE IMPROVEMENTS		\$ 17,148.00	\$ 17,148.00
			WCD NO. 8 - INSERTA-VALVE INSTALLATION		\$ (31,473.56)	\$ (31,473.56)
			WCD NO. 9 - INSTALL MANHOLE RISERS		\$ (14,579.36)	\$ (14,579.36)
			WCD NO. 10 - REINFORCEMENT MODIFICATION		\$ (3,629.52)	\$ (3,629.52)
					TOTAL AMOUNT	\$ 168,554.20

Modification to steel reinforcement to accommodate installation of hatches.

AUTHORIZED CONTRACTOR SIGNATURE: _____

AUTHORIZED OWNERS SIGNATURE: _____

Submitted 12/14/20

Bixby WRF
Bixby, Oklahoma
Olsson

14-Dec-20

\$3,629.52

Change Proposal No. 8
Modify reinforcing for floor hatches per RFI No. 66

CODE	DESCRIPTION	QUANTITY	UNIT	cost	MATERIAL	cost	LABOR	cost	EQUIPMENT	cost	SUB-CONTR.
DIV. 1	GENERAL CONDITIONS										PAGE 1
1101	SUPERVISION /TRUCK	0.2	WKS		0.00	2,250	450.00	450	90.00		0.00
1115	SAFETY INSPECTOR	0.0465116	MO.		0.00		0.00		0.00	650	30.00
1123	TRAVEL EXPENSES/SUBSIST.	0.0465116	MO.	6500	302.00		0.00		0.00		0.00
					0.00		0.00		0.00		0.00
	TOTALS:				302.00		450.00		90.00		30.00
DIV. 1	GENERAL CONDITIONS-TOOLS/EQUIPMENT				MATERIAL		LABOR		EQUIPMENT		SUB-CONT.
1203	SMALL TOOLS		FORMULA		0.00		0.00		47.00		0.00
					0.00		0.00		0.00		0.00
	TOTALS:				0.00		0.00		47.00		0.00
DIV. 2	Modify reinforcing for hatches				MATERIAL		LABOR		EQUIPMENT		SUB-CONT.
	Rework reinforcing steel	12	MH	4.00	48.00	40.25	483.00	12.00	144.00		0.00
	Additional L Bars	1	LS		425.00		0.00		0.00		0.00
					0.00		0.00		0.00		0.00
	TOTALS:				473.00		483.00		144.00		0.00
	SUMMARY				MATERIAL		LABOR		EQUIPMENT		SUB-CONT.
DIV. 1	GENERAL CONDITIONS				302.00		450.00		90.00		30.00
DIV. 1	TOOLS & EQUIPMENT				0.00		0.00		47.00		0.00
DIV. 2	Modify reinforcing for hatches				473.00		483.00		144.00		0.00
	TOTALS ("On-Job Cost")				775.00		933.00		281.00		30.00
	ESTIMATE SUMMARY										
	TOTAL MATERIAL				775.00						
	TOTAL LABOR (PAYROLLS)				933.00						
	TOTAL EQUIPMENT & MISC				281.00						
	TOTAL SUB-CONTRACT				30.00						
	SUB-TOTAL (ON-JOB COST)				2,019.00						
	SALES TAX ON MATERIALS		FACTOR:	0	0.00						
	TAX ON PAYROLLS		FACTOR:	35%	326.55						
1010	ALL INSURANCE EXCEPT BUILDER RISK		FACTOR:	7.727	29.00						
1011	BUILDER'S RISK ON INCREASE TO TIME		FACTOR:	0.015	735.00						
	BUILDERS RISK ON CHANGE ORDER AMOUNT		0.015		11.16						
	SUB-TOTAL (ACTUAL COST)				3,120.71						
1020	BOND PREMIUM - GENERAL CONTRACT				31.00						
	2 YR MAINTENANCE BOND				4.81						
	SUB-TOTAL (ADJUSTED JOB COST)				3,156.52						
	OVERHEAD/PROFIT 15 %				473.00						
	TOTAL				3,629.52						
	Add 1 days										

TOTAL
Add 1 days



P.O. Box 892280
Oklahoma City, OK 73189
Phone: (405) 576-3270

Invoice

Invoice No / Date: IN-G700491 11/25/2020
Bill of Lading No / Date: BL-G700377 11/24/2020
Sales Order No: SO-G700355
Customer: G-Wynn Const
Job: 20744

hold

Sold To	Ship To
Wynn Construction Co, Inc. EMAIL INVOICES: AP@wynnconstruction.com Agent for City of Bixby, Oklahoma 11901 N. Eastern Ave. Oklahoma City, OK 73131	Bixby Water Reclamation Carl 405-315-6339 ****MILL CERTS REQUIRED**** 9499 East 151st St Tulsa, OK 74107

899
3700M
KC

Customer P.O.	Ship Via	F.O.B.	Terms	
19-899-3700-M	Customer Pickup	Pick-Up	Net 30 Days	
Item	Description	Qty Shipped	Price	Amount

Reinforcing Steel Per Release CC 22JC, Release 42, EXTRA-REVISED TIES @ ALUMINUM HATCH
RB Rebar Black

*** Lump Sum *** 425.00

Total Weight: 1,119 Lbs

Bixby Water Reclamation - Change Order

For Billing and Customer Service questions, please contact Ellen Duckworth at 405-603-3730 or ellen@greatplainsrebar.com

IMPORTANT NOTICE If sales tax has been charged on an exempt transaction, tax-exempt documentation must be provided within 15 days of the invoice date. Otherwise, sales tax will not be refunded.

Subtotal	425.00
Freight	0.00
GEX GOVT Tax	0.00
Payment/Credit Amount	0.00
Balance	425.00



REQUEST FOR INFORMATION

CWSRF Project No:	ORF-14-0003-CW
Olsson Project No:	014-0742
Project:	Bixby Water Reclamation Facility
Subject:	Hatches Conflict
RFI No:	066

REQUEST:

Request By:	Wynn	Request Date:	11/30/2020
<u>Hatches Conflict</u> Hatches conflict with beam reinforcing on the 4'x6' floor hatches. See drawing S05-4 and attached sketch.			

RESPONSE:

Response By:	Nicholas Duncan	Response Date:	12/04/2020
Trim stirrups back as needed, move longitudinal top bars as needed or divert bar downward to clear hatch frame, and provide new L-bar matching size and spacing of trimmed stirrup for all trimmed stirrup. See comments on attached sketch.			

MAXWELL SUPPLY COMPANY

500 W. PLD • ENID, OK 73501

(405) 943-3388

TOLL FREE 1-800-354-3388

FAX 1-405-947-1539

www.maxok.com

MAXWELL SUPPLY COMPANY

1500 SW 11TH STREET • LAWTON, OK 73501

(580) 248-3333

TOLL FREE 1-800-767-3333

FAX 1-580-248-3333

www.maxok.com

MAXWELL SUPPLY OF TULSA

1719 NORTH SHERIDAN • TULSA, OK 74103

(918) 838-8506

TOLL FREE 1-800-999-8506

FAX 1-918-534-3845

www.maxtula.com

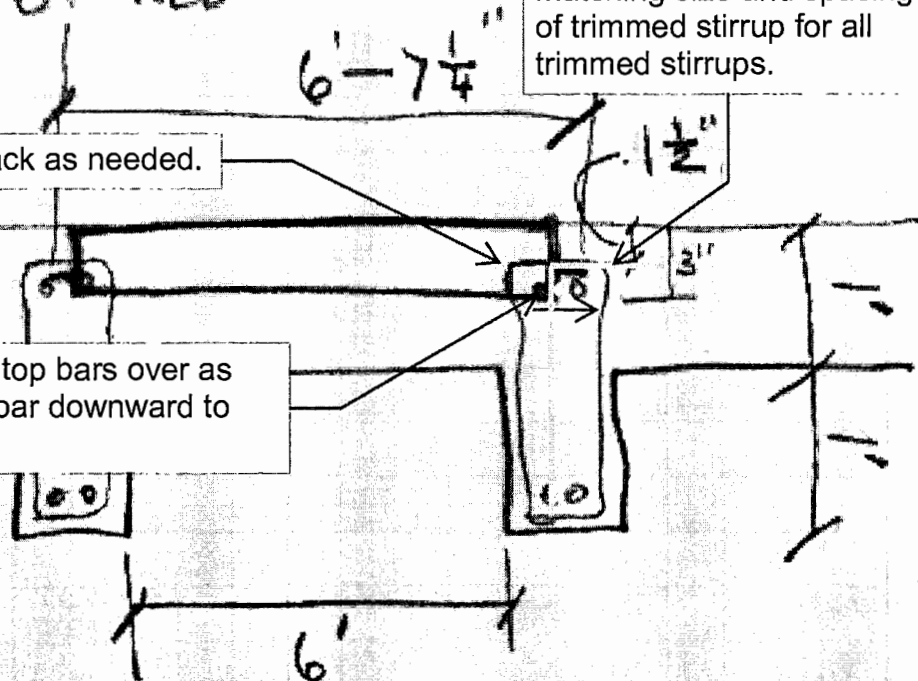
TYPICAL OF BOTH 4x6 HATCHES

BOTH THE 4 FOOT SIDE &
6' SIDE OF HATCH ARE AFFECTED
BY REBAR

Provide new L-bar
matching size and spacing
of trimmed stirrup for all
trimmed stirrups.

Trim stirrups back as needed.

Move longitudinal top bars over as
needed, or divert bar downward to
clear hatch frame.



6 Foot SIDE REPRESENTATION
BEAMS AFFECTED

B 252

B 249

B 252

B 248





WORK CHANGE DIRECTIVE

No. 011

Date of Issuance: 02/03/2021

Effective Date: 02/03/2021

Project: Bixby Water Reclamation Facility	Owner: City of Bixby	Owner's Contract No.: ORF-14-0003-CW
Contract: Bixby Water Reclamation Facility	Date of Contract: 10/16/2019	Notice to Proceed: 01/06/2020
Contractor: Wynn Construction Co., Inc.	Engineer's Project No.: 014-0742	

The Contract Documents are modified as follows upon execution of this Work Change Directive:

Description: Admin Building Door, Frame & Windows (Installation & Materials).

Attachments: (List documents supporting change):

- 1) Work Change Directive form provided by City.
- 2) Change Proposal provided by Wynn Construction.
- 3) Change Proposal for WCD 008 accounting for change in Contract times.
- 4) Submittal 08800.01 - Glazing (Architect Review)

CHANGE IN ALLOWANCE:

Original Allowance:

\$ 300,000.00

Increase Decrease from previously approved Work Change Directives pertaining to Allowance:

\$ 131,445.80

Allowance prior to this Work Change Directive:

\$ 168,554.20

Increase Decrease of this Work Change Directive:

\$ 6,471.20

General Allowance Incorporating this Work Change Directive:

\$ 162,083.00

CHANGE IN CONTRACT TIMES:

Original ☐ Working days ☒ Calendar days

Original Contract Times:

Substantial completion (days or date): 700

Increase Decrease from previously approved Change Orders/Work Change Directives:

Substantial completion (days or date): 88

Contract Times prior to this Work Change Directive:

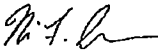
Substantial completion (days or date): 788

Increase Decrease of this Work Change Directive:

Substantial completion (days or date): 4

Contract Times with all approved Change Orders/Work Change Directives:

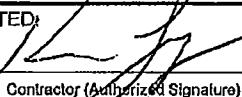
Substantial completion (days or date): 792

RECOMMENDED: 
By: _____
Engineer (Authorized Signature)

Date: 02/03/2021

ACCEPTED: _____
By: _____
Owner (Authorized Signature)

Date: _____

ACCEPTED: 
By: _____
Contractor (Authorized Signature)

Date: 2/4/21

Approved by Funding Agency (if applicable): _____

Date: _____

**WORK CHANGE DIRECTIVE NO. 11
FOR
Bixby Water Reclamation Facility Project
PROJECT NO. ORF-14-0003-CW / SS-34-1501**

PAY ITEM	ESTIMATED QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	ALLOWANCE DEDUCTION	TOTAL PRICE
28	1	ALLOW	GENERAL CONSTRUCTION ALLOWANCE	\$ 300,000.00		\$ 300,000.00
			WCD NO. 1 - 12" WATERLINE REROUTE		\$ (29,544.00)	\$ (29,544.00)
			WCD NO. 2 - EPOXY COATING INFLUENT STRC.		\$ (28,308.00)	\$ (28,308.00)
			WCD NO. 5 - ENTRY DRAINAGE CHANGE		\$ (18,833.96)	\$ (18,833.96)
			WCD NO. 6 - LOUVER/WINDOW RELOCATION		\$ (22,225.40)	\$ (22,225.40)
			WCD NO. 7 - WORK REMOVED ENTRY DRAINAGE IMPROVEMENTS		\$ 17,148.00	\$ 17,148.00
			WCD NO. 8 - INSERTA-VALVE INSTALLATION		\$ (31,473.56)	\$ (31,473.56)
			WCD NO. 9 - INSTALL MANHOLE RISERS		\$ (14,579.36)	\$ (14,579.36)
			WCD NO. 10 - REINFORCEMENT MODIFICATION		\$ (3,629.52)	\$ (3,629.52)
			WCD NO. 11 - ADMIN BLDG STOREFRONT		\$ (6,471.20)	\$ (6,471.20)
					TOTAL AMOUNT	\$ 162,083.00

Installation of Admin Building Door, Frame, and Windows.

AUTHORIZED CONTRACTOR SIGNATURE: _____

AUTHORIZED OWNERS SIGNATURE: _____

Change Proposal No. 7 Revision 3
Aluminum Storfront door per RFI No. 64

CODE	DESCRIPTION	QUANTITY	UNIT	COST	MATERIAL	LABOR	EQUIPMENT	SUB-CONTR.
DIV. 1	GENERAL CONDITIONS							PAGE 1
1101	SUPERVISION /TRUCK	0.2	WKS		0.00	2,250	450.00	90.00
1115	SAFETY INSPECTOR	0.0465116	MO.		0.00		0.00	30.00
1123	TRAVEL EXPENSES/SUBSIST.	0.0465116	MO.	6500	302.00		0.00	0.00
					0.00		0.00	0.00
	TOTALS:				302.00		450.00	90.00
DIV. 1	GENERAL CONDITIONS-TOOLS/EQUIPMENT				MATERIAL	LABOR	EQUIPMENT	SUB-CONT.
1203	SMALL TOOLS		FORMULA		0.00	0.00	23.00	0.00
					0.00	0.00	0.00	0.00
	TOTALS:				0.00	0.00	23.00	0.00
DIV. 2	Door No 12				MATERIAL	LABOR	EQUIPMENT	SUB-CONT.
	Aluminum Storefront Door & Hardware and change all glass to standard from rated	1	LS		4,086.04	0.00	0.00	0.00
			Ton		0.00	0.00	0.00	0.00
	TOTALS:				4,086.04	0.00	0.00	0.00
	SUMMARY				MATERIAL	LABOR	EQUIPMENT	SUB-CONT.
DIV. 1	GENERAL CONDITIONS				302.00	450.00	90.00	30.00
DIV. 1	TOOLS & EQUIPMENT				0.00	0.00	23.00	0.00
DIV. 2	Door No 12				4,086.04	0.00	0.00	0.00
	TOTALS ("On-Job Cost")				4,388.04	450.00	113.00	30.00
	ESTIMATE SUMMARY							
	TOTAL MATERIAL				4,388.04			
	TOTAL LABOR (PAYROLLS)				450.00			
	TOTAL EQUIPMENT & MISC				113.00			
	TOTAL SUB-CONTRACT				30.00			
	SUB-TOTAL (ON-JOB COST)				4,981.04			
	SALES TAX ON MATERIALS		FACTOR:	0	0.00			
	TAX ON PAYROLLS		FACTOR:	35%	157.50			
1010	ALL INSURANCE EXCEPT BUILDER RISK		FACTOR:	7.727	93.00			
1011	BUILDER'S RISK ON INCREASE TO TIME		FACTOR:	0.015	245.00			
	BUILDERS RISK ON CHANGE ORDER AMOUNT			0.015	36.06			
	SUB-TOTAL (ACTUAL COST)				5,512.60			
1020	BOND PREMIUM - GENERAL CONTRACT				99.00			
	2 YR MAINTENANCE BOND				15.60			
	SUB-TOTAL (ADJUSTED JOB COST)				5,627.20			
	OVERHEAD/PROFIT		15 %		844.00			
	TOTAL				6,471.20			
	Add 1 days							

Architectural Glazing Concepts

COR #2

Description

Add Door Elevation 12 with Glass and Hardware

Hardware to be 1" Diameter Push/ Pull, Continuous Hinge, Surface Closer, MS Lock, Sweep

Standard Center Set 2" X 4 1/2" Thermally Broken Storefront

Includes Deduction of Changing Impact Glass to Standard

Tubelite Quote \$ 2,809.95

Glass		
Sq/FT	\$/Sq/Ft	
51	\$ (11.87)	\$ (605.37)

Caulking \$ 80.00

Labor

Hrs	Rate	
30	\$ 35.00	\$ 1,050.00

Perdiem \$ 150.00

Lodging \$ 230.00

Subtotal	\$ 3,714.58
(10%) Markup	\$ 371.46
Total	\$ 4,086.04

www.ecoluminum.com

REVISION DATE
11/20/20
TODAY'S DATE
01/20/21

[illegible]

MANUFACTURER'S WARRANTY TABLE			
ENTER # OF ADDITIONAL YEARS FOR EXTENDED MANUFACTURER'S WARRANTY IN BOX (RIGHT)	5	\$	182.46

#REF!

GRAND TOTAL	\$ 2,809.95
--------------------	--------------------

TOTAL NET WT.	263.00
---------------	--------

TOTAL LIST PRICE \$

SHOP DRAWING TRANSMITTAL

olsson

Project Name: Bixby Water Reclamation Facility

Project No: 014-0742

Date: 11/12/2020

To: Wynn Construction Co., Inc.
Attn: Kevin Lang
11901 North Eastern Ave.
Oklahoma City, OK 73131

With reference to Submittal No. 08800.01

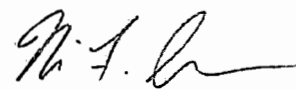
Date Received: 11/19/2019

We are taking the following action:

I.D. Number	Manufacturer	Description	DISPOSITION					COPIES TO				
			NO EXCEPTIONS NOTED	EXCEPTIONS NOTED	RETURNED FOR CORRECTION	RECORD COPY	SUBMIT REQUESTED DATA	CONTRACTOR	OWNER	OLSSON	OLSSON RPR	OTHER
	Tristar	Glazing		X				X	X	X		

Spec. Section: 08800 - Glazing

Remarks: Submittal is approved. See sketch elevation for Admin Bldg front entry.

BY: 

Bixby Water Reclamation Facility

Bixby, OK

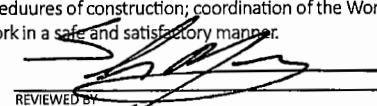
Division 8: Openings 08800 – Glazing

Submitted by:
Architectural Glazing Concepts, LLC
1275 Kinder St
Nixa, MO 65714
(417) 725-2577 Office

GENERAL CONTRACTOR
Wynn Construction Co., Inc.
Project # 19-899
11901 North Eastern Ave.
Oklahoma City, OK 73131
(405) 753-1120 Office
(405) 753-1159 Fax

Attached sketch elevation is
for administration building
front entry door, side lite,
and transom.

ENGINEER
Olsson Associates
Project # 014-0742
201 NW 63rd Street, Suite 130
Oklahoma City, OK 73116
(405) 242-6600 Office

RAD COLLABORATIVE, LLC		
☐ NO EXCEPTION TAKEN	☐ MAKE CORRECTIONS NOTED	☐ RESUBMIT
☐ REJECTED	☒ COMMENTS ATTACHED	☐ CONFIRM
This review is only for general conformance with the design concept of the project and general compliance with the information given in the Contract Documents. Corrections or comments made on the shop drawings during this review do not relieve the contractor from compliance with the requirements of the plans and specifications. Approval of a specific item shall not include approval of an assembly of which the item is a component. Contractor is responsible for: dimensions to be confirmed and correlated at the jobsite; information that pertains solely to the fabrication processes or to the means, methods, techniques, sequences and procedures of construction; coordination of the Work of all trades; and for performing all work in a safe and satisfactory manner.		
11.12.2020 DATE REVIEWED	 REVIEWED BY	
SHOP DRAWING REVIEW		

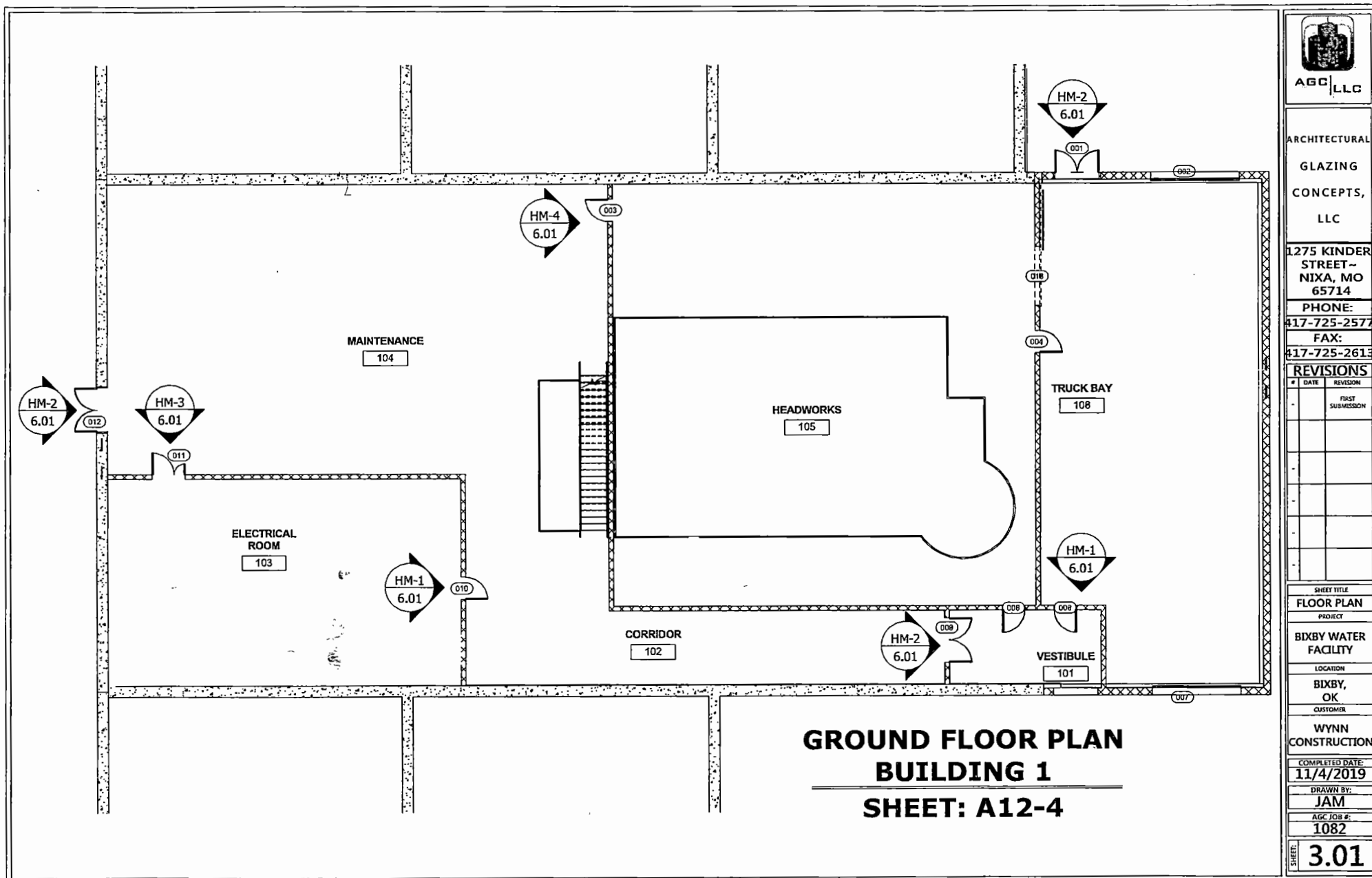
WYNN CONSTRUCTION CO., INC.
Contractor's Certificate of Compliance

This submittal data has received a cursory review to verify General compliance with all the contract documents and Field criteria.

PLEASE NOTE THAT APPROVAL OF THIS SUBMITTAL DATA DOES NOT RELIEVE THE SUPPLIER OR THE SUBCONTRACTOR OF THE RESPONSIBILITY TO FURNISH &/OR INSTALL ALL MATERIAL & SERVICES IN COMPLIANCE WITH ALL CONTRACT DOCUMENTS

☒	☐	☐
APPROVED AS SUBMITTED	APPROVED AS NOTED	REVISE & RESUBMIT

NAME: Kevin Lang
DATE: 12/18/19
SUBMITTAL # 08800.01



**GROUND FLOOR PLAN
BUILDING 1
SHEET: A12-4**



ABC | LLC

ARCHITECTURAL
GLAZING
CONCEPTS,
LLC

1275 KINDER
STREET~
NIXA, MO
65714

PHONE:

417-725-2577

FAX:

417-725-2613

REVISIONS

#	DATE	REVISION
1		FIRST SUBMISSION

SHEET TITLE

FLOOR PLAN

PROJECT

BIXBY WATER

FACILITY

LOCATION

BIXBY,

OK

CUSTOMER

WYNN

CONSTRUCTION

COMPLETED DATE:

11/4/2019

DRAWN BY:

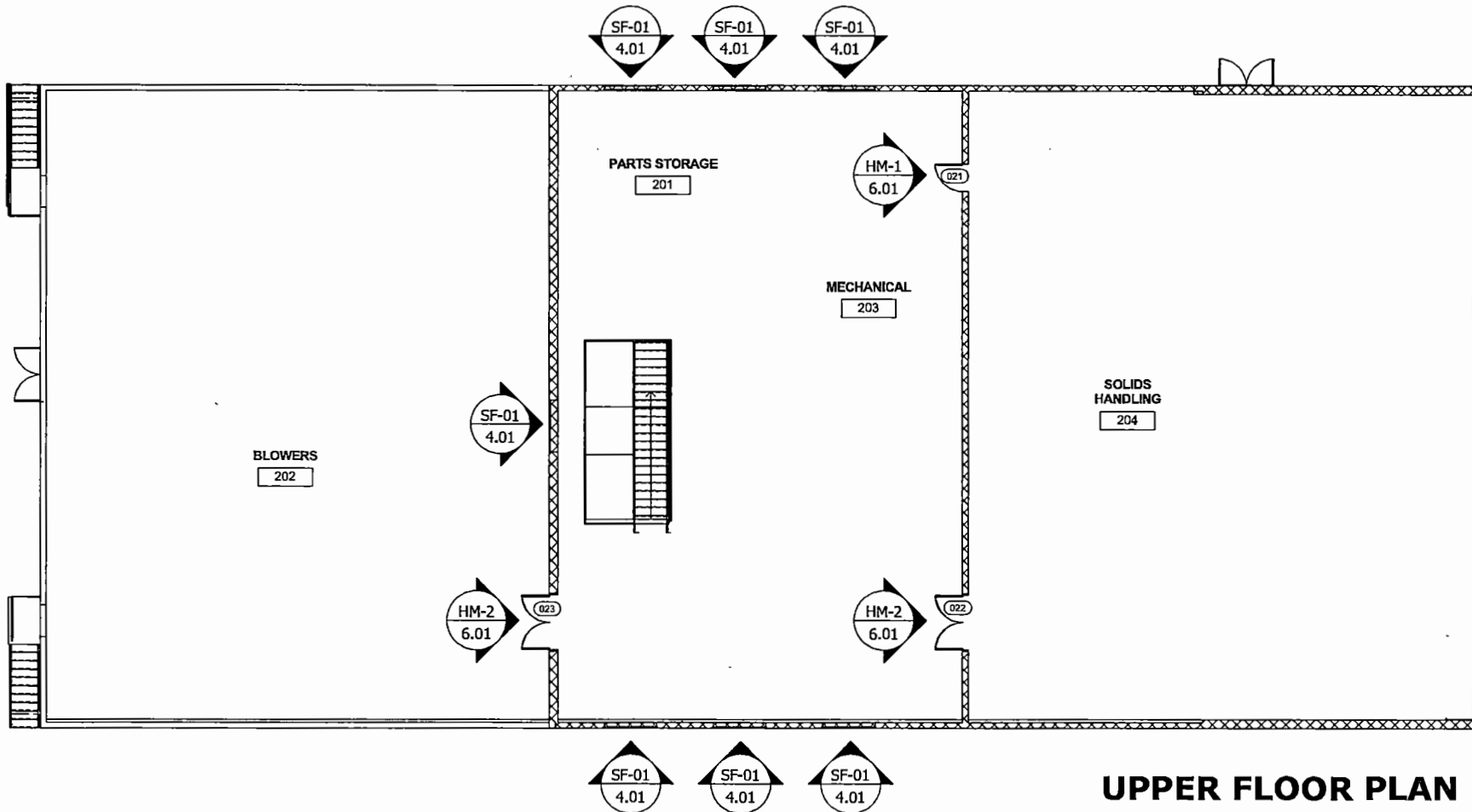
JAM

AGC JOB #:

1082

SHEET:

3.01



**UPPER FLOOR PLAN
BUILDING 1
SHEET: A13-4**



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LLC

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STREET~
NIXA, MO
65714

PHONE:
417-725-2577
FAX:
417-725-2613

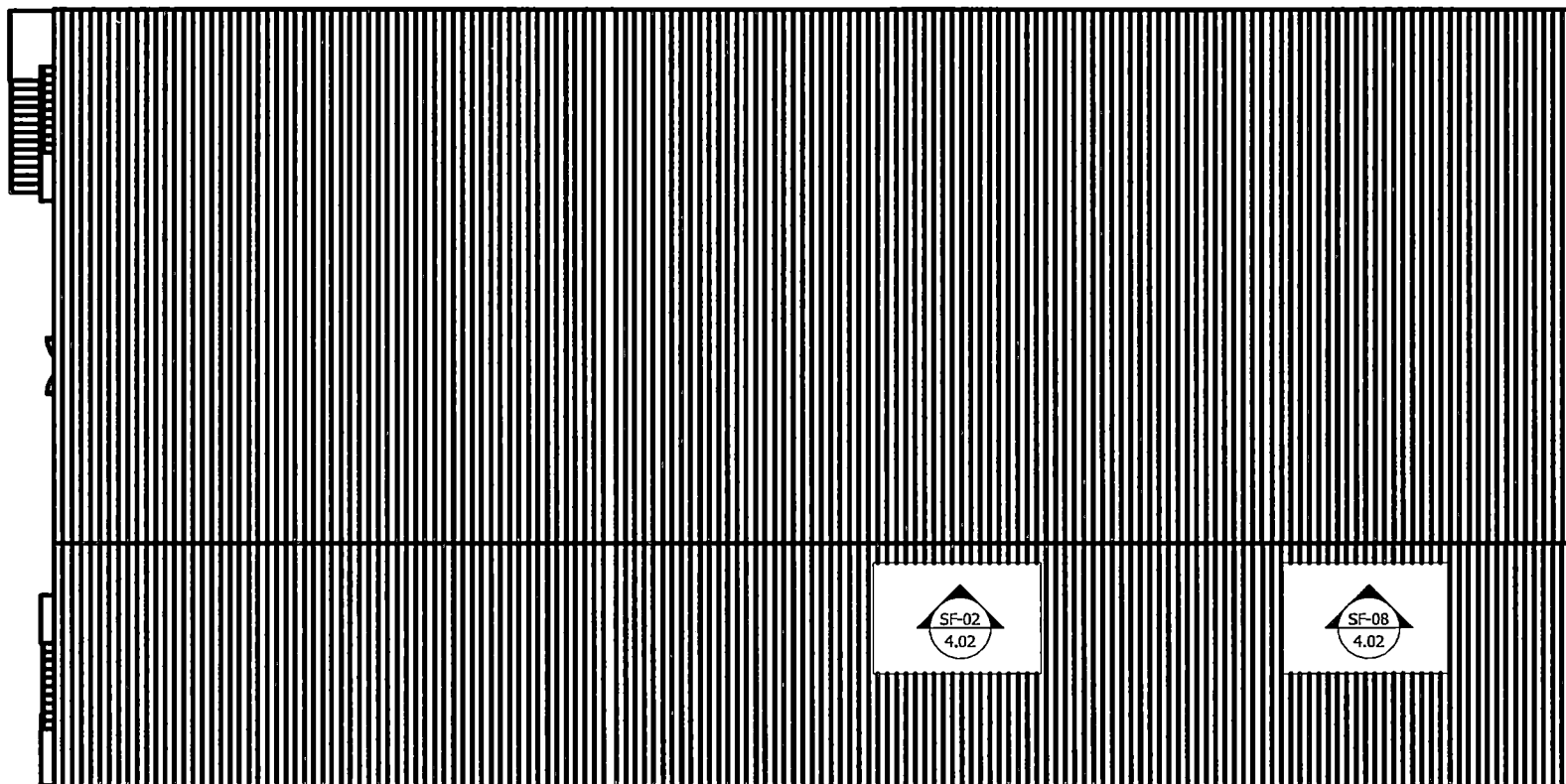
REVISIONS		
#	DATE	REVISION
1		FIRST SUBMISSION
2		
3		
4		
5		
6		
7		
8		
9		
10		

SHEET TITLE
FLOOR PLAN
PROJECT
**BIXBY WATER
FACILITY**
LOCATION
**BIXBY,
OK**
CUSTOMER

WYNN
CONSTRUCTION
COMPLETED DATE:
11/4/2019

DRAWN BY:
JAM
AGC JOB #:
1082

SHEET:
3.02



**ROOF PLAN
BUILDING 1**

SHEET: A17-4



AGC | LLC

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NIXA, MO
65714

PHONE:

417-725-2577

FAX:

417-725-2613

REVISIONS

#	DATE	REVISION
-		FIRST SUBMISSION
-		
-		
-		
-		
-		

SHEET TITLE

FLOOR PLAN

PROJECT

**BIXBY WATER
FACILITY**

LOCATION

**BIXBY,
OK**

CUSTOMER

**WYNN
CONSTRUCTION**

COMPLETED DATE:

11/4/2019

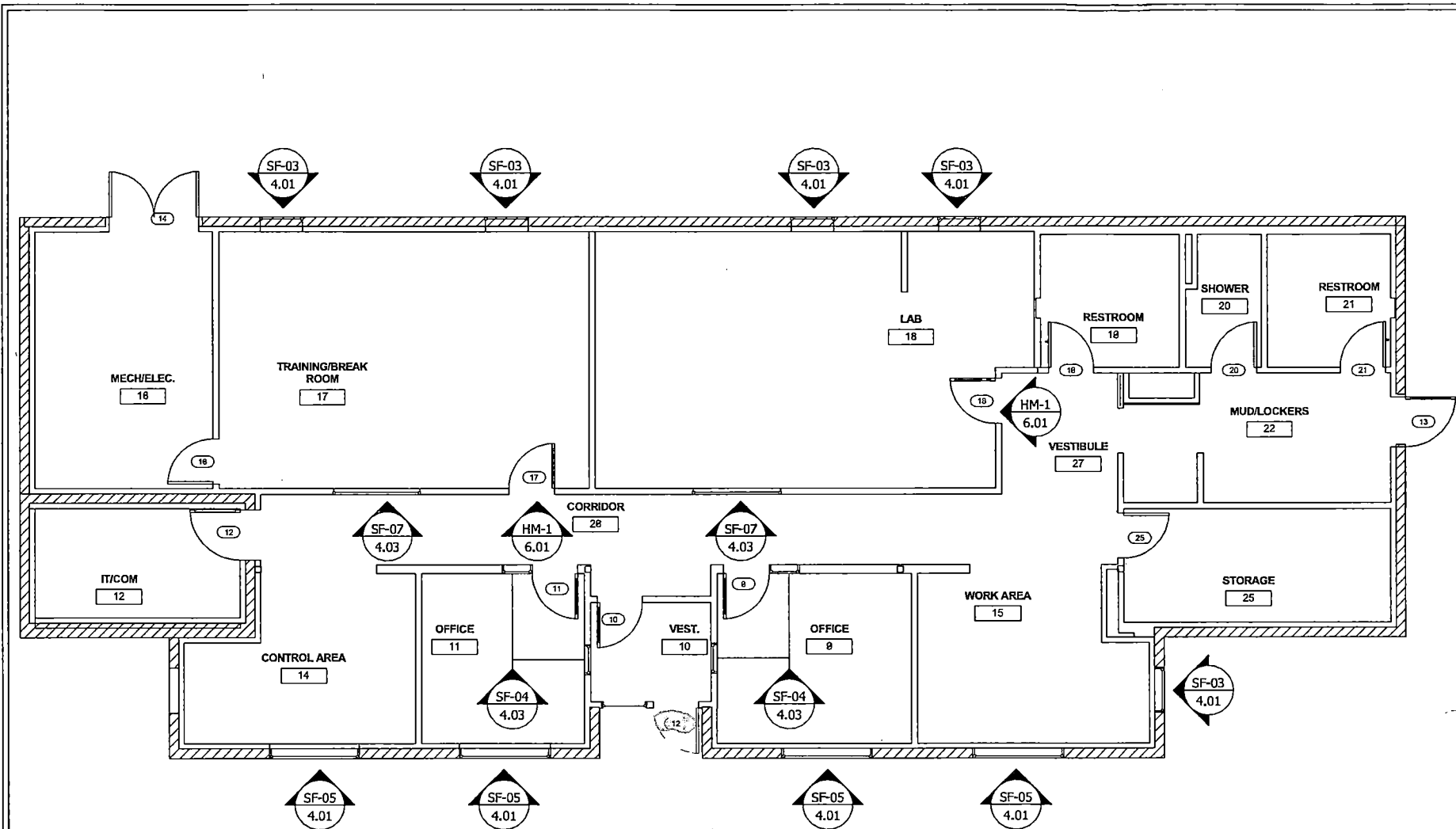
DRAWN BY:

JAM

AGC JOB #:

1082

SHEET: **3.03**



**FIRST FLOOR PLAN
BUILDING 2
SHEET: A10-10**

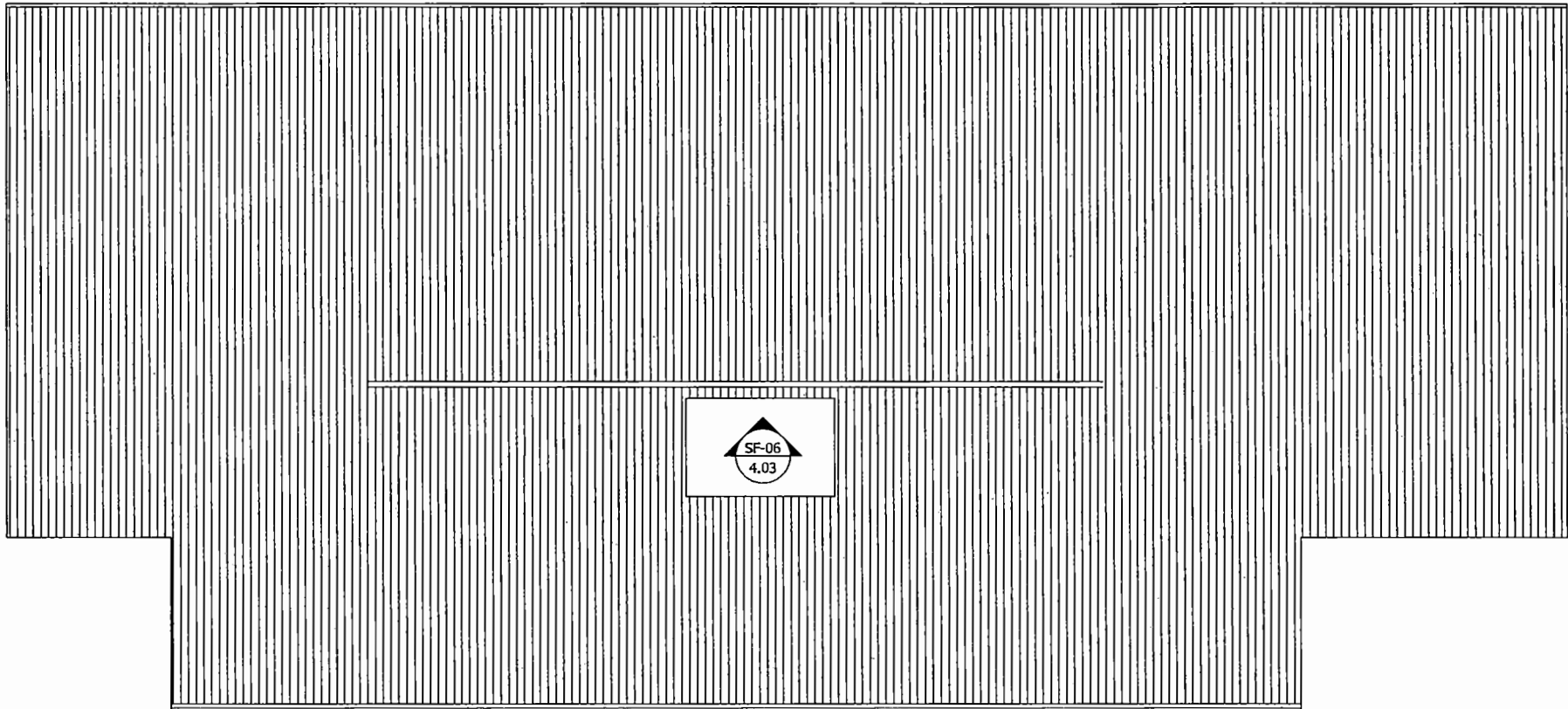


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LLC

1275 KINDER
STREET -
NIXA, MO
65714
PHONE:
417-725-2577
FAX:
417-725-2613

REVISIONS		
#	DATE	REVISION
1		FIRST SUBMISSION

SHEET TITLE	FLOOR PLAN
PROJECT	BIXBY WATER FACILITY
LOCATION	BIXBY, OK
CUSTOMER	WYNN CONSTRUCTION
COMPLETED DATE	11/4/2019
DRAWN BY:	JAM
AGC JOB #:	1082
SHEET:	3.04



**ROOF PLAN
BUILDING 2
SHEET: A17-10**



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FAX:
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REVISIONS

#	DATE	REVISION
-		FIRST SUBMISSION
-		
-		
-		
-		
-		

SHEET TITLE
FLOOR PLAN
PROJECT

**BIXBY WATER
FACILITY**

LOCATION

**BIXBY,
OK**

CUSTOMER

**WYNN
CONSTRUCTION**

COMPLETED DATE:
11/4/2019

DRAWN BY:
JAM

AGC JOB #:
1082

SHEET:
3.05



ARCHITECTURAL
GLAZING
CONCEPTS,
LLC

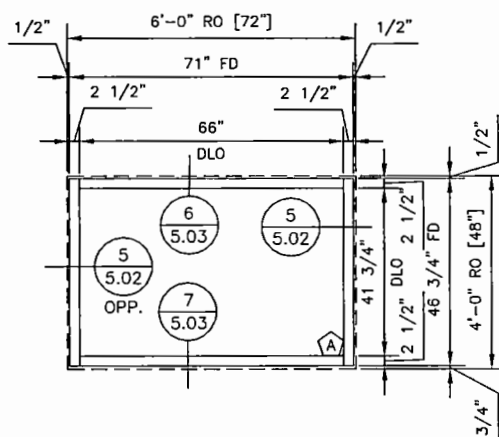
1275 KINDER
STREET--
NIXA, MO
65714

PHONE:
417-725-2577
FAX:
417-725-2613

REVISIONS	
#	DATE
1	DATE
2	DATE
3	DATE
4	DATE
5	DATE
6	DATE
7	DATE
8	DATE
9	DATE
10	DATE

SHEET TITLE
ELEVATIONS
PROJECT
BIXBY WATER FACILITY
LOCATION
BIXBY, OK
CUSTOMER
WYNN CONSTRUCTION

COMPLETED DATE:
11/4/2019
DRAWN BY:
JAM
AGC JOB #:
1082
SHEET:
4.01



"SF-01" STOREFRONT ELEVATION

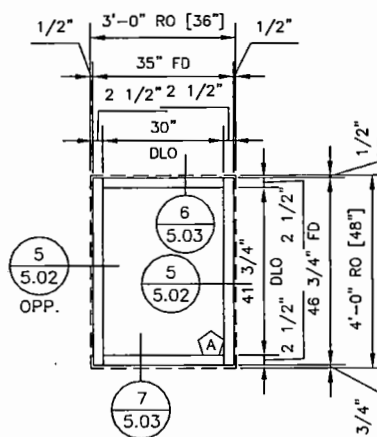
REQUIRED THUS: 7 (SEVEN)

LOCATION: EXTERIOR

ARCHITECTURAL REFERENCE: W1@A51-4

FRAMING MATERIAL
TUBELITE T34000 SERIES 2-1/2" X 5",
1-5/16" GLAZING, OUTSIDE GLAZED

FINISH
PAINTED-T.B.D.



"SF-03" STOREFRONT ELEVATION

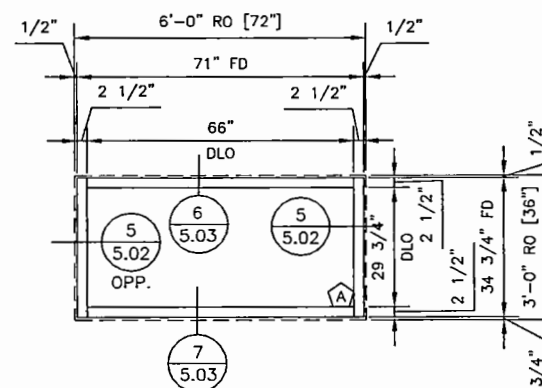
REQUIRED THUS: 5 (FIVE)

LOCATION: EXTERIOR

ARCHITECTURAL REFERENCE: W1@A51-10

FRAMING MATERIAL
TUBELITE T34000 SERIES 2-1/2" X 5",
1-5/16" GLAZING, OUTSIDE GLAZED

FINISH
PAINTED-T.B.D.



"SF-05" STOREFRONT ELEVATION

REQUIRED THUS: 4 (FOUR)

LOCATION: EXTERIOR

ARCHITECTURAL REFERENCE: W3@A51-10

FRAMING MATERIAL
TUBELITE T34000 SERIES 2-1/2" X 5",
1-5/16" GLAZING, OUTSIDE GLAZED

FINISH
PAINTED-T.B.D.



AGC LLC

ARCHITECTURAL
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LLC

1275 KINDER
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NIXA, MO
65714

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FAX:

417-725-2613

REVISIONS

#	DATE	REVISION
1		FIRST SUBMISSION

SHEET TITLE

ELEVATIONS

PROJECT

BIXBY WATER
FACILITY

LOCATION

BIXBY,
OK

CUSTOMER

WYNN
CONSTRUCTION

COMPLETED DATE:

11/4/2019

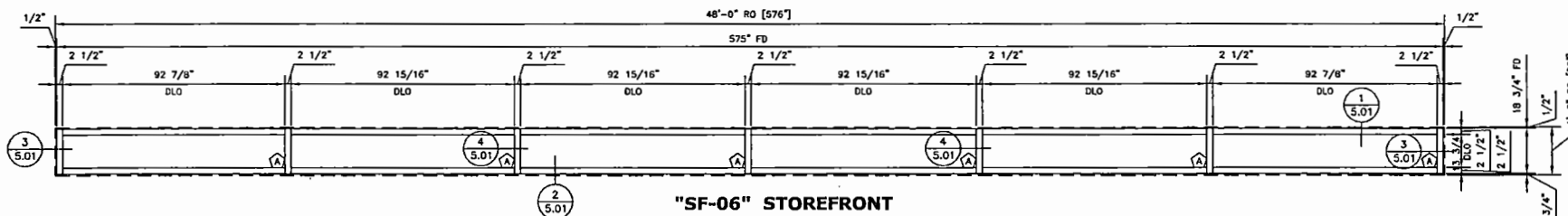
DRAWN BY:

JAM

AGC JOB #:

1082

SHEET
4.02



"SF-06" STOREFRONT ELEVATION

REQUIRED THUS: 6 (SIX)

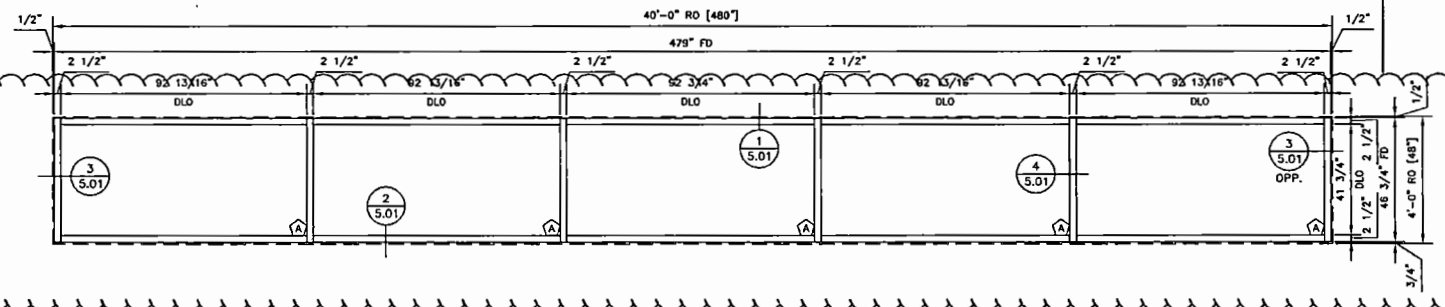
LOCATION: EXTERIOR

ARCHITECTURAL REFERENCE: W4@A51-10

FRAMING MATERIAL
TUBELITE T34000 SERIES 2-1/2" X 5",
1-5/16" GLAZING, OUTSIDE GLAZED

FINISH
PAINTED-T.B.D.

EIGHT (8) W2 NEEDED FOR "SF-02"; REFER
TO WORK CHANGE DIRECTIVE NO. 06



"SF-02" STOREFRONT ELEVATION

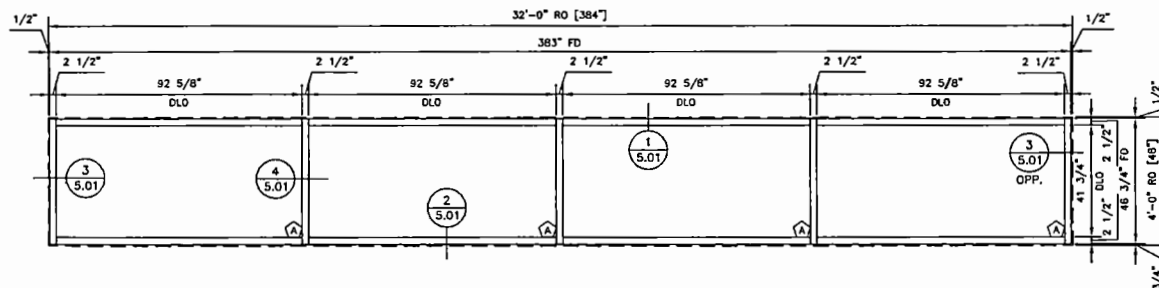
REQUIRED THUS: 1 (ONE)

LOCATION: EXTERIOR

ARCHITECTURAL REFERENCE: W2@A51-4

FRAMING MATERIAL
TUBELITE T34000 SERIES 2-1/2" X 5",
1-5/16" GLAZING, OUTSIDE GLAZED

FINISH
PAINTED-T.B.D.



"SF-08" STOREFRONT ELEVATION

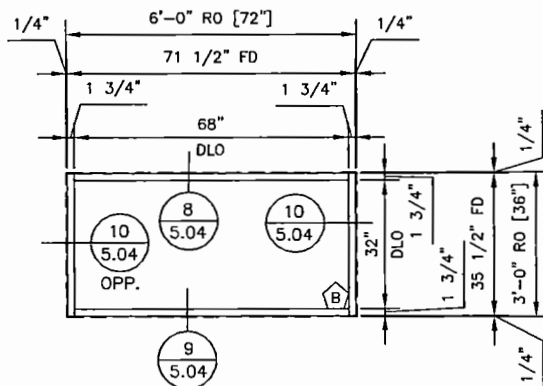
REQUIRED THUS: 1 (ONE)

LOCATION: EXTERIOR

ARCHITECTURAL REFERENCE: W2@A51-4

FRAMING MATERIAL
TUBELITE T34000 SERIES 2-1/2" X 5",
1-5/16" GLAZING, OUTSIDE GLAZED

FINISH
PAINTED-T.B.D.



**"SF-07" STOREFRONT
ELEVATION**

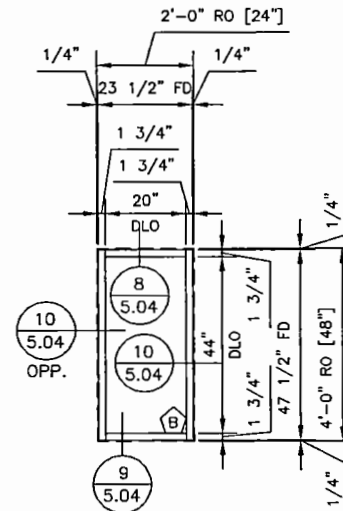
REQUIRED THUS: 2 (TWO)

LOCATION: INTERIOR

ARCHITECTURAL REFERENCE: W3@A51-10

FRAMING MATERIAL
TUBELITE E14000 SERIES 1-3/4" X 4-1/2",
1/4" GLAZING, OUTSIDE GLAZED

FINISH
PAINTED-T.B.D.



**"SF-04" STOREFRONT
ELEVATION**

REQUIRED THUS: 4 (FOUR)

LOCATION: INTERIOR

ARCHITECTURAL REFERENCE: W2@A51-10

FRAMING MATERIAL
TUBELITE E14000 SERIES 1-3/4" X 4-1/2",
1/4" GLAZING, OUTSIDE GLAZED

FINISH
PAINTED-T.B.D.



ABC LLC

ARCHITECTURAL

GLAZING
CONCEPTS,
LLC

1275 KINDER
STREET
NIXA, MO
65714

PHONE:

417-725-2577

FAX:

417-725-2613

REVISIONS

#	DATE	REVISION	FIRST SUBMISSION
-			
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-			
-			
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-			

SHEET TITLE

ELEVATIONS

PROJECT

BIXBY WATER
FACILITY

LOCATION

BIXBY,
OK

CUSTOMER

WYNN
CONSTRUCTION

COMPLETED DATE:

11/4/2019

DRAWN BY:

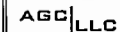
JAM

AGC JOB #:

1082

SHEET:

4.03

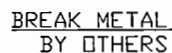


1275 KINDER
STREET~
NIXA, MO
65714

417-725-2613

SHEET TITLE
DETAILS
PROJECT
BIXBY WATER FACILITY
LOCATION
BIXBY, OK
CUSTOMER
WYNN CONSTRUCTION

SHEET: 5.01



STORE FRONT HEAD

ARCH. REFERENCE: 3/A41-4

LOCATION

EXTERIOR

FRAMING MATERIAL
TUBELITE T34000, 2-1/2" X 5"
SCREW SPLINE, OUTSIDE GLAZED, 1-5/16" INFILL
PAINTED: T.B.D.



STORE FRONT SILL

ARCH. REFERENCE: 4/A41-4

LOCATION

EXTERIOR

FRAMING MATERIAL
TUBELITE T34000, 2-1/2" X 5"
SCREW SPLINE, OUTSIDE GLAZED, 1-5/16" INFILL
PAINTED: T.B.D.



AGC|LLC

ARCHITECTURAL
GLAZING
CONCEPTS,
LLC

1275 KINDER
STREET~
NIXA, MO
65714

PHONE:

417-725-2577

FAX:

417-725-2613

REVISIONS

#	DATE	REVISION
-	-	FIRST SUBMISSION
-	-	
-	-	
-	-	
-	-	
-	-	
-	-	
-	-	
-	-	

SHEET TITLE

DETAILS

PROJECT

BIXBY WATER
FACILITY

LOCATION

BIXBY,
OK

CUSTOMER

WYNN
CONSTRUCTION

COMPLETED DATE:

11/4/2019

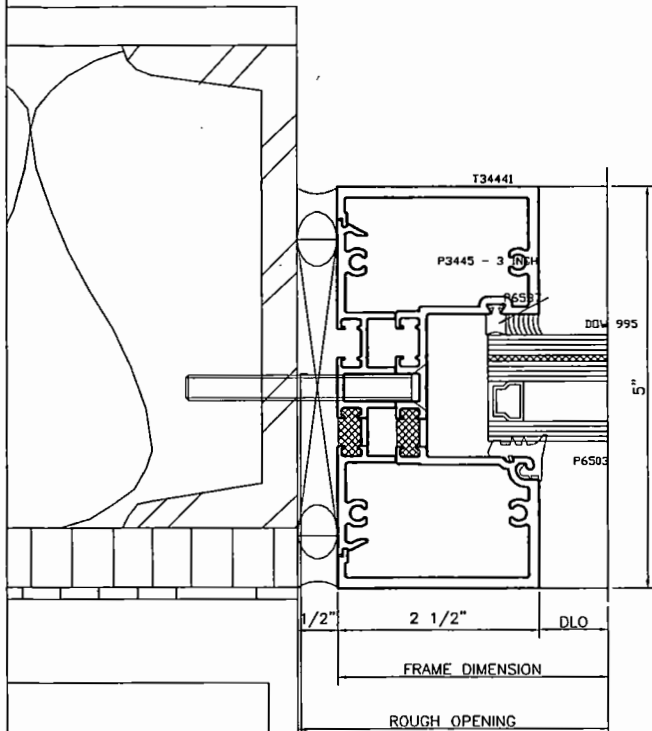
DRAWN BY:

JAM

AGC JOB #:

1082

SHEET: 5.02



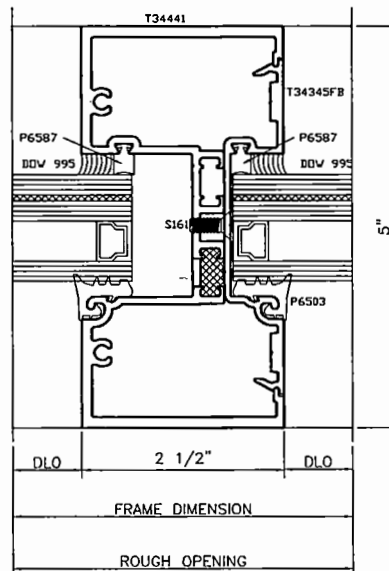
3
5.02

STORE FRONT JAMB

ARCH. REFERENCE: N/A

LOCATION
EXTERIOR

FRAMING MATERIAL
TUBELITE T34000, 2-1/2" X 5"
SCREW SPLINE, OUTSIDE GLAZED, 1-5/16" INFILL
PAINTED: T.B.D.



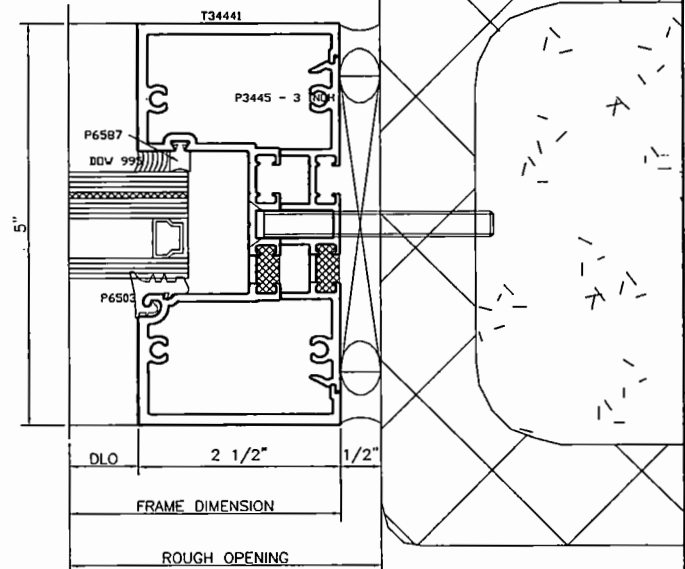
4
5.02

**STORE FRONT
INTERMEDIATE VERTICAL**

ARCH. REFERENCE: N/A

LOCATION
EXTERIOR

FRAMING MATERIAL
TUBELITE T34000, 2-1/2" X 5"
SCREW SPLINE, OUTSIDE GLAZED, 1-5/16" INFILL
PAINTED: T.B.D.



5
5.02

STORE FRONT JAMB

ARCH. REFERENCE: 18/A71-4

LOCATION
EXTERIOR

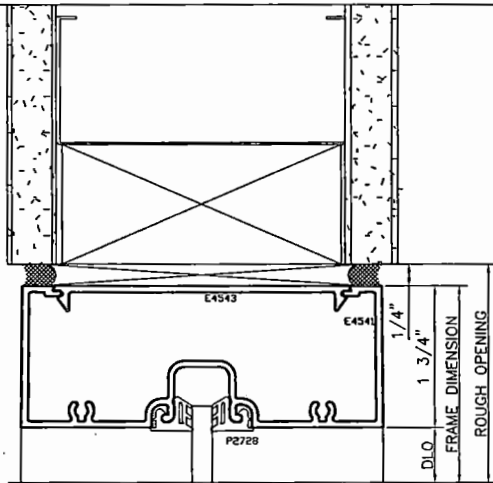
FRAMING MATERIAL
TUBELITE T34000, 2-1/2" X 5"
SCREW SPLINE, OUTSIDE GLAZED, 1-5/16" INFILL
PAINTED: T.B.D.



FRAMING MATERIAL
TUBELITE T34000 , 2-1/2" X 5"
SCREW SPLINE, OUTSIDE GLAZED, 1-5/16" INFILL
PAINTED: T.B.D.



FRAMING MATERIAL
TUBELITE T34000 , 2-1/2" X 5"
SCREW SPLINE, OUTSIDE GLAZED, 1-5/16" INFILL
PAINTED: T.B.D.



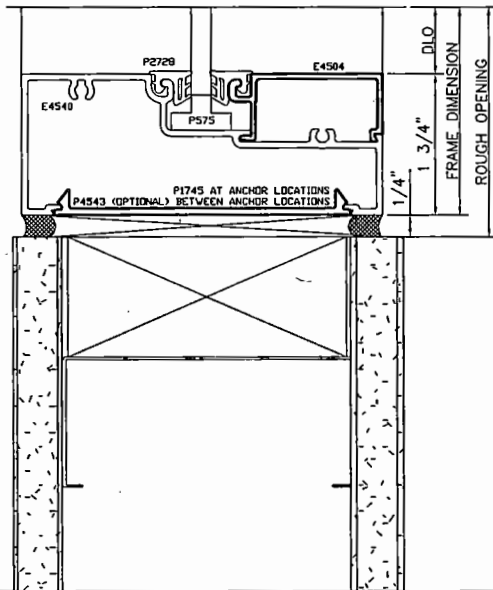
8
5.04

STORE FRONT HEAD

ARCH. REFERENCE: N/A

LOCATION
INTERIOR

FRAMING MATERIAL
TUBELITE 4500, 1-3/4" X 4-1/2"
SCREW SPLINE, OUTSIDE GLAZED, 1/4" INFILL
PAINTED: T.B.D.



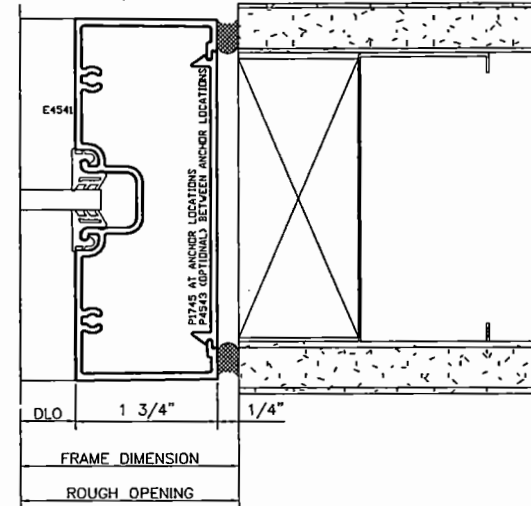
9
5.04

STORE FRONT SILL

ARCH. REFERENCE: N/A

LOCATION
INTERIOR

FRAMING MATERIAL
TUBELITE 4500, 1-3/4" X 4-1/2"
SCREW SPLINE, OUTSIDE GLAZED, 1/4" INFILL
PAINTED: T.B.D.



10
5.04

STORE FRONT JAMB

ARCH. REFERENCE: N/A

LOCATION
INTERIOR

FRAMING MATERIAL
TUBELITE 4500, 1-3/4" X 4-1/2"
SCREW SPLINE, OUTSIDE GLAZED, 1/4" INFILL
PAINTED: T.B.D.



AGC LLC

ARCHITECTURAL
GLAZING
CONCEPTS,
LLC

1275 KINDER
STREET ~
NIXA, MO
65714

PHONE:
417-725-2577

FAX:
417-725-2613

REVISIONS

#	DATE	REVISION
-		FIRST SUBMISSION
-		
-		
-		
-		
-		
-		
-		
-		

SHEET TITLE

DETAILS

PROJECT

BIXBY WATER
FACILITY

LOCATION

BIXBY,
OK

CUSTOMER

WYNN
CONSTRUCTION

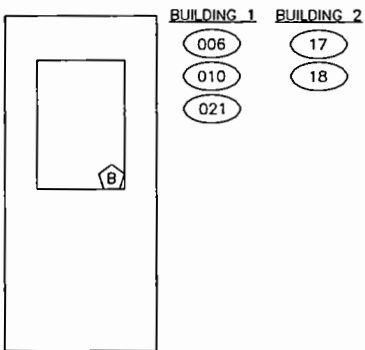
COMPLETED DATE:
11/4/2019

DRAWN BY:
JAM

AGC JOB #:
1082

SHEET:
5.04

**NOTE: HOLLOW METAL DOORS SUPPLIED AND INSTALLED BY OTHERS.
AGC TO SUPPLY AND INSTALL GLASS ONLY**

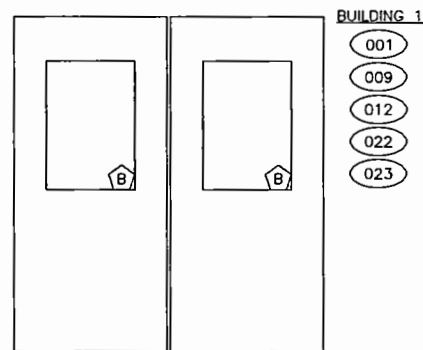


**"HM-1" HOLLOW METAL
DOOR ELEVATION**

REQUIRED THUS: 5 (FIVE)

LOCATION: INTERIOR

**ARCHITECTURAL REFERENCE:
A@A51-4; A@51-10**

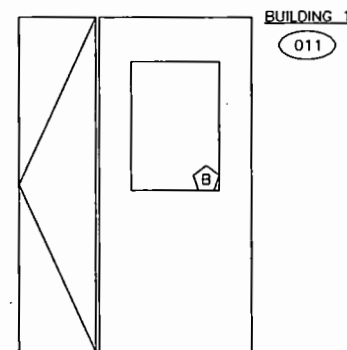


**"HM-2" HOLLOW METAL
DOOR ELEVATION**

REQUIRED THUS: 5 (FIVE)

LOCATION: INTERIOR

**ARCHITECTURAL REFERENCE:
D@A51-4**

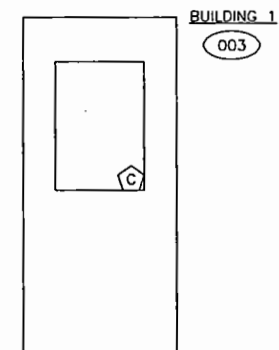


**"HM-3" HOLLOW METAL
DOOR ELEVATION**

REQUIRED THUS: 1 (ONE)

LOCATION: INTERIOR

**ARCHITECTURAL REFERENCE:
F@A51-4**



**"HM-4" FIRE RATED
HOLLOW METAL
DOOR ELEVATION**

REQUIRED THUS: 1 (ONE)

LOCATION: INTERIOR

**ARCHITECTURAL REFERENCE:
A@A51-4**



AGC|LLC

**ARCHITECTURAL
GLAZING
CONCEPTS,
LLC**

**1275 KINDER
STREET-
NIXA, MO
65714**

**PHONE:
417-725-2577**

**FAX:
417-725-2613**

REVISIONS		
#	DATE	REVISION
1		FIRST SUBMISSION

**SHEET TITLE
HOLLOW METAL**

**PROJECT
BIXBY WATER
FACILITY**

**LOCATION
BIXBY,
OK
CUSTOMER**

**WYNN
CONSTRUCTION**

**COMPLETED DATE:
11/4/2019**

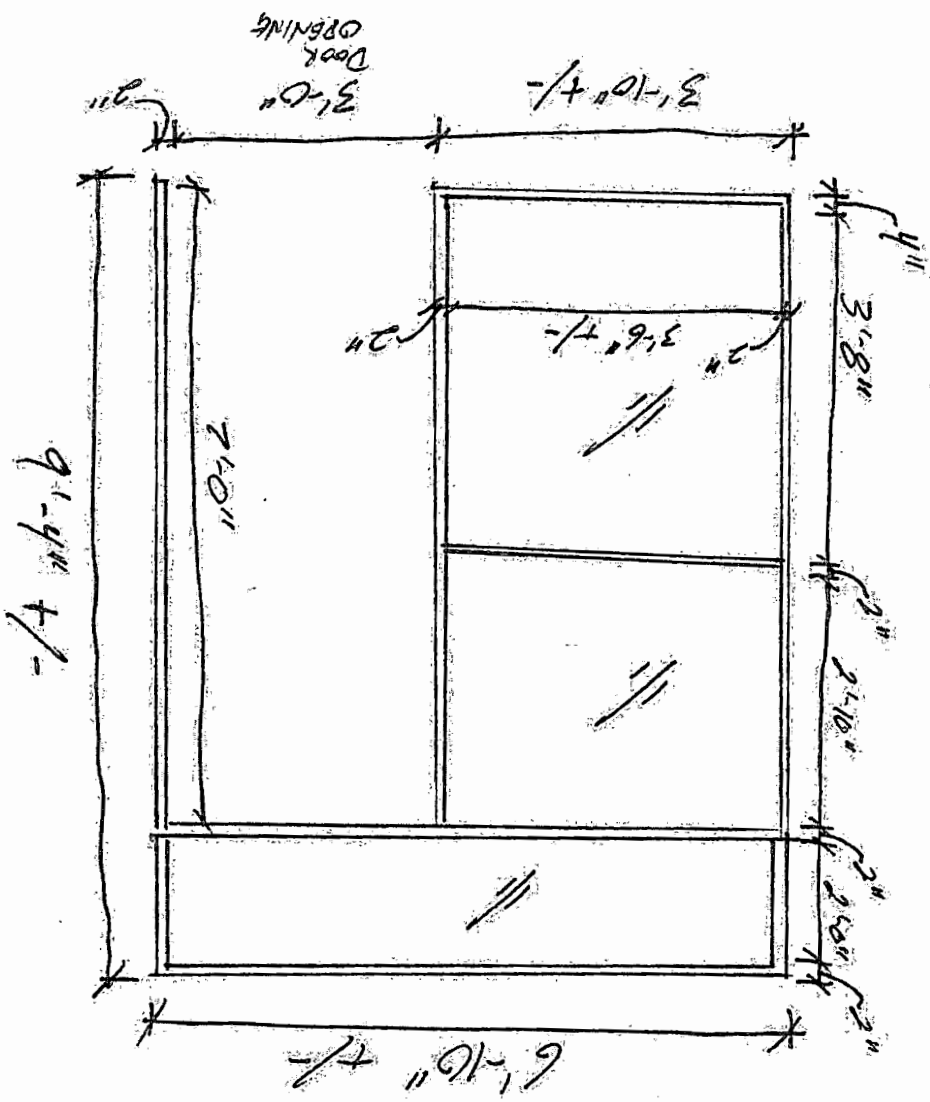
**DRAWN BY:
JAM**

**AGC JOB #:
1082**

**SHEET
6.01**

ADMINISTRATION BUILDING
 FRONT ENTRY DOOR
 ELEVATION.

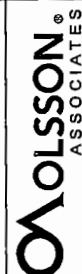
Door 12 FROM EXTERIOR
 ON SHEET A-10-10



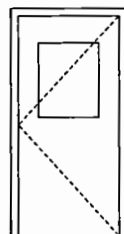
EXPANDED ALUMINUM DOOR
 & STOREFRONT ENTRY SYSTEM



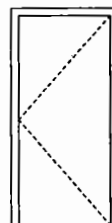
WALL TYPES		
ID	DESCRIPTION	DET.
C-1	TYPICAL PARTITION TO 8' ABOVE CEILING HEIGHT 3/8" X 2 GA. METAL STUDS @ 24" O.C. PER IBC100 # 1" EPS-4043 FROM FINISH FLOOR TO 8' ABOVE CEILING, W/ (1) LAYER OF 5/8" GYPSUM BOARD EACH SIDE	
C-5	TYPICAL PARTITION TO 8' ABOVE CEILING HEIGHT 6" X 20 GA. METAL STUDS @ 24" O.C. PER IBC100 #289-43-P FROM FINISH FLOOR TO 8' ABOVE CEILING, W/ 1/2" LAYER OF 5/8" GYPSUM BOARD EACH SIDE	
	FLOORING WALL 7/16" X 2 GA. METAL STUDS @ 24" O.C. PER IBC100 # ENC 4043-P FROM FINISH FLOOR TO 8' ABOVE CEILING, W/ 1/2" LAYER OF 5/8" GYPSUM BOARD EACH SIDE FLOORING WALLS MAY BE REDUCED TO 2 1/2" METAL STUDS AGAINST CONCRETE WALLS	
C-10	FULL HEIGHT WALL TO INCREASE OR DECREASE STANDING ROOM 6" X 20 GA. METAL STUDS @ 12" O.C. PER IBC100 #289-43-P FROM FINISH FLOOR TO UNDERFLOOR OF EXISTING ROOM, W/ (1) LAYER OF 5/8" GYPSUM BOARD EACH SIDE	
C-12	CMU WALL RE: STRUCTURAL	
	12" CMU	
C-8	8" CMU	



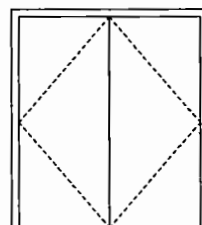
drawn by: _____ checked by: _____ approved by: _____ GWSG By: _____ printed by: _____ drawing no.: _____ date: 08/11/2018	11 LG 10 RS	
	SHEET A10-10	
	FLOOR PLAN	
	BIXBY WATER RECLAMATION FACILITY	
REV.	DATE	REVISION DESCRIPTION
1	10/24/2018	DESIGN SUBMITTAL SET
2	08/07/2018	ADD FOUNDING # 4
		CONFORMED DOCUMENTS
		2018



"A"



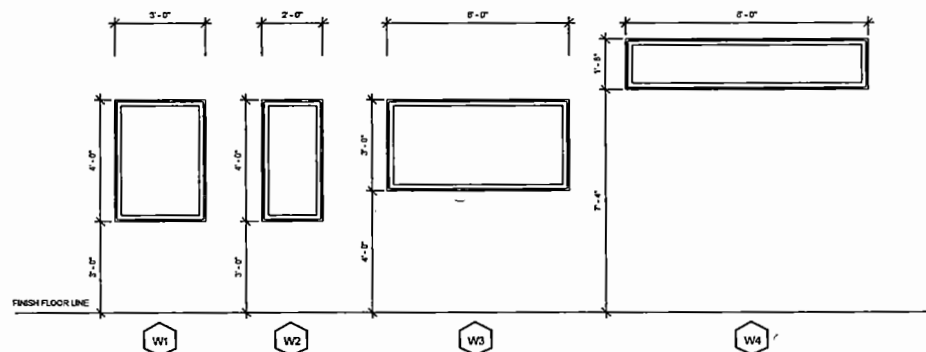
B



"D"

DOOR TYPES

DOORS AND FRAMES MUST MEET 1-HOUR FIRE RATING AT CORRIDOR OF ADMINISTRATION BUILDING



○ WINDOW SCHEDULE
1/2" = 1'-0"

○ WINDOW:
 $1/2^{\circ} = 1'-0"$

OLSSON®
ASSOCIATES

N.W. 33rd Street
Box 150
Abilene City, TX 79710

TEL 409.342.6900 OK CA #243 (D), 06/09/2018
FAX 409.342.2601 www.abileneassociates.com

[illegible][illegible]

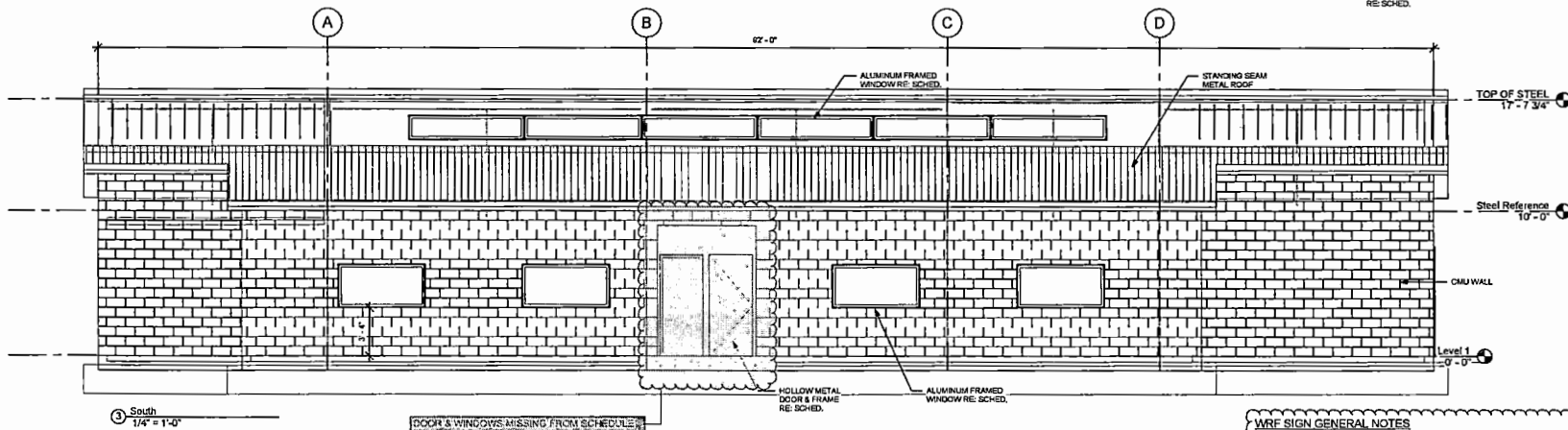
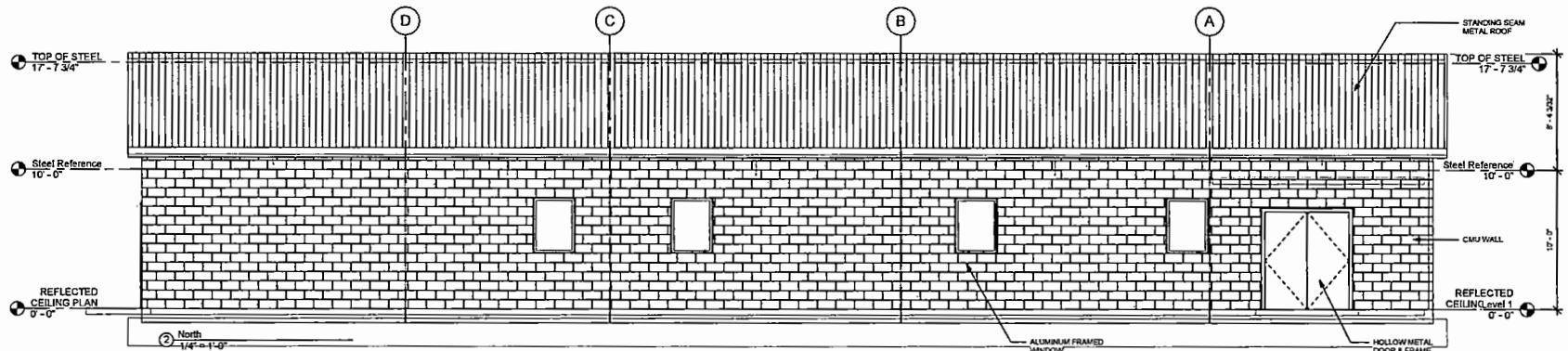
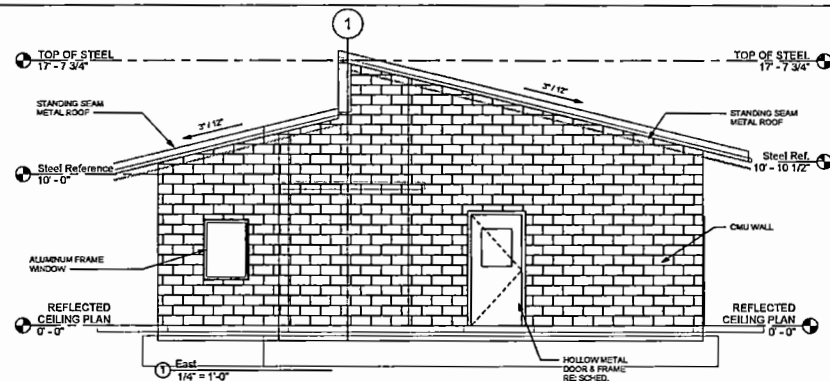
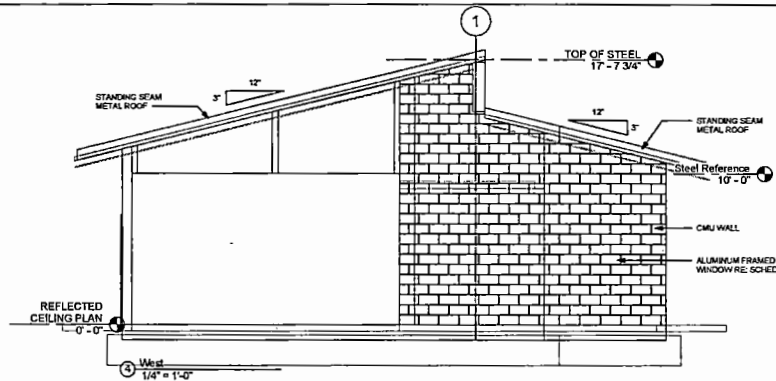
2018

SCHEDULES

BIBBY WATER RECLAMATION FACILITY

drawn by: _____
checked by: _____
approved by: _____
QA/QC by: _____
project no.: 014-074
drawing no.: _____
date: 02/11/2011

SHEET
A51-10



DOOR & WINDOWS MISSING FROM SCHEDULE

WRF SIGN GENERAL NOTES

1. WHETHER OR NOT ILLUSTRATED WITHIN THESE DOCUMENTS, CONTRACTOR SHALL PROVIDE AND INSTALL FACILITY SIGN, SIGN SHALL READ "BIKBY WATER RECLAMATION FACILITY".
2. LETTERS SHALL BE 12-INCH HANDED ALUMINUM, 1/2-INCH THICK, MOUNTED TO MASONRY OF THE STYLE AND COLOR SELECTED BY THE OWNER.

OLSSON ASSOCIATES
201 NW 3rd Street
Suite 120
Ocala, FL 32177
TEL 352.322.0000 FAX 352.322.0001
www.olsonassociates.com



REV.	DATE	DESCRIPTION
1	10/18/2018	ISSUED FOR SUBMITTAL SET
2	09/20/2018	ADDITIONAL NO. 7

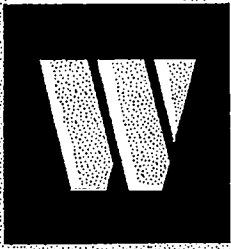
BUILDING ELEVATIONS

BIKBY WATER RECLAMATION FACILITY

2018

Drawn by: [blank]
Checked by: [blank]
Approved by: [blank]
Date: [blank]

SHEET
A21-10



Wynn Construction Co., Inc.

11901 N. Eastern Ave. • Oklahoma City, OK 73131

Phone (405) 753-1120 • Fax (405) 753-1159

E-mail: wynn@wynnconstruction.com

March 18, 2021

Mr. Nicholas Duncan

Olsson

11600 Broadway Extension, Suite 300

Oklahoma City, Oklahoma 73114

Re: Bixby WRF request for change order to extend contract time.

Nick,

Wynn Construction request contract days be extended for the following items as addressed in the August 11, 2020 progress meeting.

1. Twenty-two (22) Days – Work Change Directives No. 6, No. 9, No. 10, and No. 14
2. Fourteen (14) Days – Severe winter storm and temperature extended time Feb. 5, 2021 Thru Feb. 24, 2021. Authorized at the March 9, 2021 monthly progress meeting.

A total of 36 days is requested in this change order.

Regards,

Kevin Lang

Vice President

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Request to approve the contract of lawn care services for Fire Station 2, City Hall and the Dawes Building, from DreamScapes of Tulsa for a two-year term not to exceed \$6,480.00 per year with funding from 2021-2022 Operating Budget Fund.

INITIATOR: Joey Wiedel, Fire Chief

STAFF INFORMATION SOURCE: Joey Wiedel, Fire Chief

BACKGROUND: The contract will provide year around landscape services, mowing, tree and shrub trimming, and leaf removal. Contract will also include weed control twice a year and fertilization three time a year. Attached are three comparable quotes with DreamScapes of Tulsa being the lowest best offer.

EXHIBITS: See Attached

KEY ISSUE: The authorization to approve the contract of lawn care services for Fire Station 2, City Hall and the Dawes Building for a two-year term.

Funding Source: From 2021-2022 Operating Budget Fund.

COUNCIL ACTION: Approve or disapprove the contract of lawn care services for Fire Station 2, City Hall and the Dawes Building for a two-year term.

RECOMMENDATION: Approve the contract of lawn care services for Fire Station 2, City Hall and the Dawes Building, from DreamScapes of Tulsa for a two-year term.

Meeting Date: 4-12-2021
Location: City



Perfection Outdoor Solutions

4821 S Sheridan Rd Ste 204 | Tulsa OK 74145
918-98-GREEN | PerfectionOutdoor@gmail.com |
www.PerfectionOutdoor.com

RECIPIENT:

City of Bixby

116 West Needles Avenue
Bixby, Oklahoma 74008

Estimate #347
Sent on 03/26/2021
Total \$4,272.00

PRODUCT / SERVICE	DESCRIPTION	QTY	UNIT COST	TOTAL
Introduction	The annual contract includes all services listed below.			
1 - Landscape Maintenance Package	DESCRIPTION OF SERVICES CITY HALL & FIRE STATION 1 WEEKLY - April thru September (approx 30x/year) BI-MONTHLY - March, October, November Turf Mowing Turf Edging Trimming Blowing all areas Trash picked up MONTHLY - April thru September Detailing Weed pulling Shrub trimming Flower/Shrub Beds & tree well maintenance MONTHLY - December thru February Clean up and trash removal Leaf collection (as needed) 2x PER YEAR Mulch beds April & September 5x PER YEAR Weed Control - sidewalks & concrete/paved area Weed Control - pre and post emergent Fertilization - grass, flower/shrub beds & trees	12	\$241.00	\$2,892.00



Perfection Outdoor Solutions

4821 S Sheridan Rd Ste 204 | Tulsa OK 74145
918-98-GREEN | PerfectionOutdoor@gmail.com |
www.PerfectionOutdoor.com

PRODUCT / SERVICE	DESCRIPTION	QTY	UNIT COST	TOTAL
2 - Landscape Maintenance Package	DESCRIPTION OF SERVICES DAWES BUILDING WEEKLY - April thru September (approx 30x/year) BI-MONTHLY - March, October, November Turf Mowing Turf Edging Trimming Blowing all areas Trash picked up MONTHLY - April thru September Detailing Weed pulling Shrub trimming Flower/Shrub Beds & tree well maintenance MONTHLY - December thru February Clean up and trash removal Leaf collection (as needed) 2x PER YEAR Mulch beds April & September 5x PER YEAR Weed Control - sidewalks & concrete/paved area Weed Control - pre and post emergent Fertilization - grass, flower/shrub beds & trees	12	\$115.00	\$1,380.00

Total **\$4,272.00**

Terms:

Total Cost for Annual Maintenance Agreement is \$4,272 per year to be paid monthly in 12 payments of \$356 NET30.

Other fees described above will be billed upon completion of services.

This quote is valid for the next 30 days, after which values may be subject to change.

Signature: _____ Date: _____

Precision Lawn Care of Tulsa, llc

PO Box 1728
Sand Springs, OK 74063

Phone # 918-695-3857

precisionlawncareoftulsa@yahoo.c...

Estimate

Date	Estimate #
3/23/2021	6688

Name / Address
City of Bixby City Hall and Daws Bldg

Project
City Hall & Daws ...

Description	Qty	Rate	Total
12 Month Contract Contract Value: \$3,645.00 Monthly Payment: \$303.75 Service Location: City Hall & Daws Bldg Service Description: Weekly (30) Mowing, Weedeating, Cleaning off Debris, Flower Bed Maintenance \$105 per service (6) Weed Control Applications \$50 per Application (3) Fertilizer Applications \$65 per Application	1	303.75	303.75
Total			\$303.75

City Of Bixby

116 West Needles P.O. Box 70
Bixby, OK. 74008

Presented to:

City Of Bixby

Marc Kutz

mkutz@bixbyok.gov

116 West Needles P.O. Box 70
Bixby, OK. 74008
(918) 261-6422

Submitted by:

DreamScapes Of Tulsa, LLC.

Blake Fugett

blake@dreamscapesoftulsa.com

5257 East 161st South
Bixby, OK. 74008
(918) 600-9980

Landscape Service Proposal
Submitted 03/17/2021

Internal Ref#: 1657916-BFSCH
Site #: 6197837

Description of Landscape Services:

- Provide year round outdoor and landscape services.
- Fully insured and licensed, proof of insurance will be provided if contract is accepted.
- All contracts are on a two-year term and require a thirty-day notice of termination.
- DreamScapes Of Tulsa will provide weekly mowing, trimming, edging, & clean up of debris. Shrub trimming will be done throughout growing season. Oklahoma growing season is typically (March- October).
- Tree & shrub trimming will be up to seven feet throughout property and performed on a monthly basis or as needed according to growth.
- Contract includes two Pre-emergent & two Post-emergent applications for broadleaf weed control, & three fertilizations throughout the growing season.
- Leaf removal as needed throughout fall and winter months included in contract price.
- Bed cultivation throughout property including tree wells. Beds will be weed free throughout property.
- Sidewalks, breezeways, and parking lots will be free of debris throughout property.
- All cracks and crevasses will be treated with weed and grass killer to prevent unwanted growth.
- Irrigation start up and shut down will be included in contract price. All repairs to keep system maintained and running will be additional. Sprinkler repair rate is \$125.00 per man-hour and does not include parts.
- Snow removal & ice melt are not included in contract price. Plow truck rate is \$125.00 per hour, skid steer and tractor are \$100.00 per hour. Two-hour minimum.

Station One/Dawes Building

Monthly \$340.00 Yearly \$4,080.00

Station Two

Monthly \$200.00 Yearly \$2,400.00

DreamScapes Of Tulsa Authorized Signature: _____

City Of Bixby Authorized Signature: _____

Print Name: _____

Date Accepted: _____

The proposed prices, specifications and conditions are satisfactory and hereby accepted. DreamScapes Of Tulsa is authorized to perform the work as specified with proper equipment. Payment will be made in full upon completion of services. All contracts are on a yearly term unless specified otherwise. Payment for all materials will be required upon delivery. Prices are subject to change 30 days from the proposed date. Proposal may be withdrawn by DreamScapes Of Tulsa if not accepted within 15 days. Please allow as much as two weeks for scheduling from time of approval. All aspects of this proposal are property of Dreamscapes and may not be re-created in any way. All material is to be as specified. All work will be completed in a professional manner according to standard practices. All contracts have a thirty-day extermination policy. Any alterations deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, flood, and other necessary insurance. DreamScapes Of Tulsa insurance will be available upon requests.



Perfection Outdoor Solutions

4821 S Sheridan Rd Ste 204 | Tulsa OK 74145
918-98-GREEN | PerfectionOutdoor@gmail.com |
www.PerfectionOutdoor.com

RECIPIENT:**City of Bixby**

8300 East 121st Street South
Bixby, Oklahoma 74008

Estimate #348

Sent on 03/26/2021

Total \$4,488.00

PRODUCT / SERVICE	DESCRIPTION	QTY	UNIT COST	TOTAL
Introduction	The annual contract includes all services listed below.			
1 - Landscape Maintenance Package	DESCRIPTION O SERVICES FIRE STATION 2 WEEKLY - April thru September (approx 30x/year) BI-MONTHLY - March, October, November Turf Mowing Turf Edging Trimming Blowing all areas Trash picked up MONTHLY - April thru September Detailing Weed pulling Shrub trimming Flower/Shrub Beds & tree well maintenance MONTHLY - December thru February Clean up and trash removal Leaf collection (as needed) 2x PER YEAR Mulch beds April & September 5x PER YEAR Weed Control - sidewalks & concrete/paved area Weed Control - pre and post emergent Fertilization - grass, flower/shrub beds & trees	12	\$374.00	\$4,488.00

Total \$4,488.00

Terms:

Total Cost for Annual Maintenance Agreement is \$4,488 per year to be paid monthly in 12 payments of \$3574 NET30.

Other fees described above will be billed upon completion of services.

This quote is valid for the next 30 days, after which values may be subject to change.

Signature: _____ **Date:** _____

Precision Lawn Care of Tulsa, llc

PO Box 1728
Sand Springs, OK 74063

Phone # 918-695-3857

precisionlawncareoftulsa@yahoo.c...

Estimate

Date	Estimate #
3/23/2021	6687

Name / Address
City of Bixby Fire Dept

Project
Bixby Fire Depart...

Description	Qty	Rate	Total
12 Month Lawn Maintenance Contract Contract Value: \$3,795 Monthly Payment: \$316.25 Service Location: 121st Fire Dept Service Details: *Weekly (30) Mowing, Weedeating, Blowing off Debris, Flower Bed Maintenance \$105 per mow * (6) Weed Control Applications \$70 per App * (3) Fertilize Applications \$75 per App	1	316.25	316.25
Total			\$316.25

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Request to extend lease agreement with J&P Ventures LLC, (Cross Creek) for the purpose of additional storage capacity and COVID-19 preparations. Not to exceed \$1400.00 per month, total of \$16,800.00 for one year term.

INITIATOR: Joey Wiedel, Fire Chief

STAFF INFORMATION SOURCE: Joey Wiedel, Fire Chief

BACKGROUND: Provide additional climate controlled storage capacity for emergency equipment and location for COVID-19 response.

EXHIBITS: N/A

KEY ISSUE: Approval to extend lease agreement with J&P Ventures LLC.

Funding Source: Fire Department Operating Budget funds.

COUNCIL ACTION: Approve or disapprove to extend lease agreement with J&P Ventures LLC.

RECOMMENDATION: Approve the lease agreement.

Meeting Date: 4-12-2021

Location: City

REGULAR AGENDA ITEM COMMENTARY

ITEM TITLE: Alex Rossow Eagle Scout Project

INITIATOR: John Wood

STAFF INFORMATION SOURCE: Alex Rossow

BACKGROUND: Discuss Eagle Scout project at Bixhoma Lake

EXHIBITS:

KEY ISSUE: Approve

COUNCIL ACTION: Approve

RECOMMENDATION: Approve

ITEM NO: _____

MEETING DATE: 04/12/21

MEETING: City Council

REGULAR AGENDA ITEM COMMENTARY

ITEM TITLE: Consider, discuss, and approve Ordinance Number 2333, Bixby Easement Closure (Bxec) number 21.02 *TANNER-RUHL*. An easement closure of a utility easement in the side yard of a property located in Section 2 Township 17 North Range 13 East in the City of Bixby.

Request to approve Emergency Clause for Ordinance number 2333 and waiving second reading thereof.

INITIATOR: Justin Dowd, Engineering

STAFF INFORMATION SOURCE: City Code, GIS, Reserve at Addison Creek Plat, Record Drawings, and TAC Meeting

BACKGROUND: Tanner Consulting, LLC submitted an easement closure for the closure of two side yard easements between Lots 4 and 5, Block 1 of the Reserve at Addison Creek for the purpose of creating one lot for the construction of a residential home. The City does not have any utilities in this easement, the easement closure was presented to TAC, and all utilities have signed off on the easement closure. If the Easement Closure is approved by City Council, Tanner Consulting will need to go through district court in order to have the easement vacated since the City can only close an easement.

EXHIBITS: Ordinance Number 2333

KEY ISSUE: Approval

RECOMMENDATION: Staff recommends approval of the easement closure Bxec-21.02 *TANNER-RUHL*

ITEM NO: _____

MEETING DATE: 04-12-2021

MEETING: City Council

ORDINANCE Number 2333

AN ORDINANCE CLOSING A UTILITY EASEMENT BEING PART OF LOTS FOUR (4) AND FIVE (5), BLOCK ONE (1) OF THE RESERVE AT ADDISON CREEK, A SUBDIVISION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, AND DECLARING AN EMERGENCY.

WHEREAS Tanner Consulting, LLC has requested the closure of a Utility Easement described below to accommodate proposed improvements to the property; and,

WHEREAS the City of Bixby, Oklahoma, has determined that the utility easement is no longer needed to the property or adjacent properties due to the utility connections that have occurred since the access was dedicated; and,

WHEREAS, the various utility companies have been notified and have no objection to the same; and,

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BIXBY, OKLAHOMA, as follows:

The following described property, to wit:

A TRACT OF LAND THAT IS A PART OF LOTS FOUR (4) AND FIVE (5), BLOCK ONE (1), "RESERVE AT ADDISON CREEK", A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6760), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 13°58'48" WEST AND ALONG THE WEST LINE OF LOT 5, FOR A DISTANCE OF 17.50 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 76°01'12" EAST AND PARALLEL WITH THE NORTH LINE OF LOT 5, FOR A DISTANCE OF 5.00 FEET; THENCE SOUTH 13°58'48" WEST AND PARALLEL WITH SAID WEST LINE, FOR A DISTANCE OF 126.64 FEET; THENCE ALONG A 665.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 69°08'50" WEST, A CENTRAL ANGLE OF 0°52'01", WITH A CHORD BEARING AND DISTANCE OF NORTH 69°34'51" WEST FOR 10.06 FEET, FOR AN ARC DISTANCE OF 10.06 FEET; THENCE NORTH 13°58'48" EAST AND PARALLEL WITH THE EAST LINE OF SAID LOT 4, FOR A DISTANCE OF 125.51 TO A POINT THAT IS 17.50 FEET PERPENDICULARLY DISTANT FROM THE NORTH LINE OF LOT 4; THENCE SOUTH 76°01'12" EAST AND PARALLEL WITH SAID NORTH LINE, FOR A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 1,261 SQUARE FEET OR 0.029 ACRES.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE PLAT, "RESERVE AT ADDISON CREEK" (PLAT NO. 6760).

IS HEREBY CLOSED TO AS A UTILITY EASEMENT.

Approved this _____ day of _____, 2021

Since the immediate operation of the provisions of the Ordinance is necessary for the preservation of public health, welfare and safety, an emergency is hereby declared to exist and this ordinance shall be in full force and effect from and after its passage by the City Council.

Emergency Clause ruled upon separately this _____ day of _____, 2021

CITY OF BIXBY, OKLAHOMA

By: _____
Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney



City Council | Agenda Commentary

April 12, 2021

ITEM TITLE(S):

Discussion and possible approval of Ordinance Number 2329, Bixby Comprehensive Plan-21.01, Amendment to the Comprehensive Plan for The Retreat, Commercial to Medium Density Residential, to allow for Residential Single Family zoning in the southeast corner of Bixby Planned Unit Development-21.01, contains 160.422 acres in Section 21, Township 17N, Range 13E, located North of 161st Street South and West of South Yale Ave.

PRESENTER: Jared Cottle, City Manager

STAFF INFORMATION SOURCE: *Comprehensive Plan, Zoning Code*

BACKGROUND:

The applicant requests a modifying the Comprehensive Plan to show Residential rather than Commercial use on the northwest corner of 161st Street and Yale Ave.

Heard by Planning Commission at a Special Meeting on March 18, 2021.

- Presentation by Donna Crawford

EXHIBITS: Planning Commission Staff Report

KEY ISSUE: Approval

RECOMMENDATION: Staff recommends approval of the Comprehensive Plan Amendment request *BXCP-21.01, to show Residential rather than Commercial use on the northwest corner of 161st Street and Yale Ave..*



CITY OF BIXBY
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008
(918) 366-4430

STAFF REPORT

To: Bixby Planning Commission
From: City of Bixby, Planning Department
Date: Thursday, March 18, 2021
RE: ***THE RETREAT***
Location: Yale Ave. and 161st St. – NW corner
Applicant: Tanner Consulting LLC

REQUEST: **COMPREHENSIVE PLAN MAP AMENDMENT**
(BXCP-21.01) A major amendment is being requested to a change the **SOUTHEAST** corner of the property designations from Commercial and Neighborhood Commercial to Medium Density Residential.

REZONING
(BXZO-21.01)
Agriculture to Single-Family Residential

PLANNED UNIT DEVELOPMENT (PUD)
The Retreat (BXPUD 21.01)

PRELIMINARY PLAT
(BXPT-21.01)
Master Plan: 417 lots on 160.422 acres
▪ Phase 1: 228 lots on 93.800 acres
▪ Phase 2: 190 lots on 66.622 acres

EXISTING ZONING: (AG) Agriculture

PROPOSED ZONING: (RS-2.5, RS-3) Single-Family Residential within PUD

AREA: 160.422 Acres Total

STR: Section 21, Township 17N, Range 13E

EXISTING USE: Agriculture - Vacant

PROPOSED USE: Master Planned Residential Subdivision – An average lot width of 90 ft. wide, 70 ft. wide, 65 ft. wide, and 55 ft. wide single-family lots in their respective distinct neighborhood styles.

REQUESTED COMPREHENSIVE PLAN MAP AMENDMENT:

A major amendment to the Comprehensive Plan map is being requested to change the **SOUTHEAST** corner from “Commercial” and “Neighborhood Commercial” designations to “Medium Density Residential” designation to allow for zoning change (BXZO-21.01 (RS-2.5, RS-3)).

REQUESTED ZONING CHANGES:

Rezoning from Agricultural (AG) to Residential Single-Family (BXZO-21.01 (RS-2.5, RS-3)).

Planned Unit Development discussion for *The Retreat* (BXPUD-21.01)

STAFF REVIEW

ANNEXATION: Approved 02.22.2021

PROPOSED COMPREHENSIVE PLAN AMENDMENT

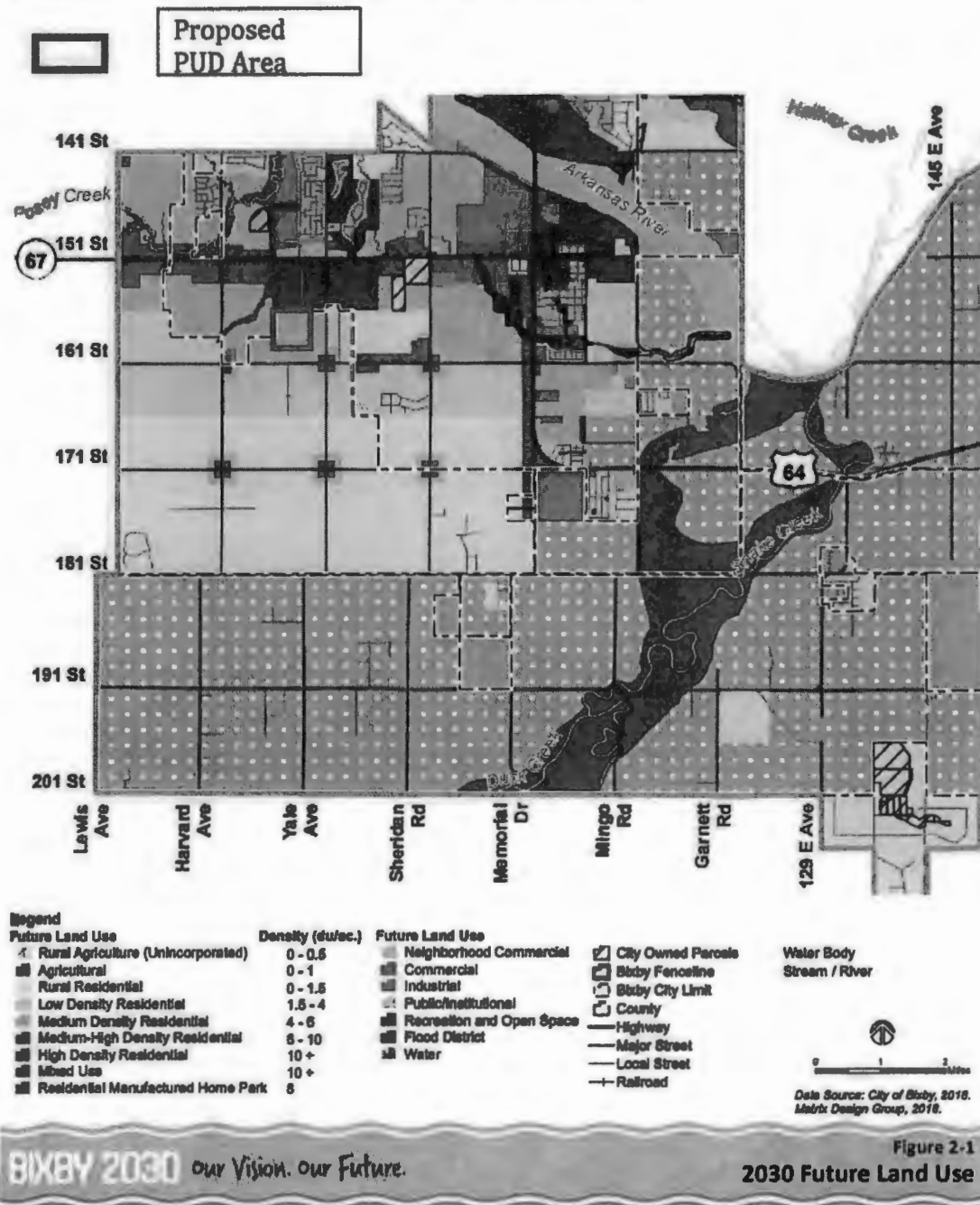
A major amendment to the Comprehensive Plan map is required to a change from Medium-Density Residential and Commercial to Medium-Density Residential to allow for zoning change (BXZO-21.01 (RS-2.5 and RS-3)).

Designation	Color	Land Use Description
Medium Density Residential		The Medium Density Residential designation denotes areas within Bixby where there is a sense of neighborhood cohesion. Medium Density Residential mostly consists of attached and detached single-family homes, but may also include other integrated land uses that support the neighborhood, such as shops, religious institutions, small offices, and educational institutions that reflect the neighborhood’s character. <i>Density: 4 to 6 du/ac</i> <i>Zoning: RS-2, RS-2.5, RS-3</i>

As depicted on Figure 1: The only area on the map to be amended is the small commercial corner depicted in red on the Comprehensive Plan Map.

EXISTING COMPREHENSIVE PLAN: Medium Density Residential and Commercial

Figure 1: Comprehensive Plan 2030 Future Land Use designation



SURROUNDING LAND USE:

North: Mixed-Use

East: Low Density Residential, Commercial, and Neighborhood Commercial

South: Low Density Residential, Commercial, and Neighborhood Commercial

West: Medium-Density Residential

EXISTING ZONING MAP: AGRICULTURAL

Figure 2: Existing zoning for surrounding areas.

Proposed
PUD Area



SURROUNDING ZONING AND CURRENT USE:

North: (AG) Agricultural; undeveloped agriculture

East: (AG) Agricultural; Community Services (Church)

South: (AG) Agricultural; Single-family residential

West: (AG) Agricultural; undeveloped agriculture

PLANNED UNIT DEVELOPMENT BXPUD-21.01

DEVELOPMENT STANDARDS: 160.422 acres, Residential Single-Family (RS-2.5 and RS-3).

All uses permitted by right in Residential Single-Family zoning.

Use Unit: 1 – Areawide Uses; 6 – Single-Family Dwelling

	RS-2.5	RS-3	PUD Dev A	Dev B
<i>Building Height</i>	48 ft.	48 ft.	35 ft.**	35 ft.**
<i>Minimum Lot Width</i>	70 ft.	65 ft.	55 ft. (avg)	65 ft. (Sec III.C.)
- <i>Front Yards</i>	35 ft.	35 ft.	20 ft (Sec III.C.)	20 ft (Sec III.C.)
- <i>Rear Yards</i>	25 ft.	20 ft.	15 ft.	20 ft.
- <i>Side Yards</i>	10/5 ft.	5 ft.	5/10 ft. (Sec. III.C.)	5/10 ft. (Sec. III.C.)
<i>Min Land Area per DU</i>	9,600 sf.	8,400 sf.	8,400 sf.*	9,600 sf*

Please see PUD for *Supplemental Development Standards (Section III.C.)* for more detailed information.

Figure 3: The Retreat Master Plan

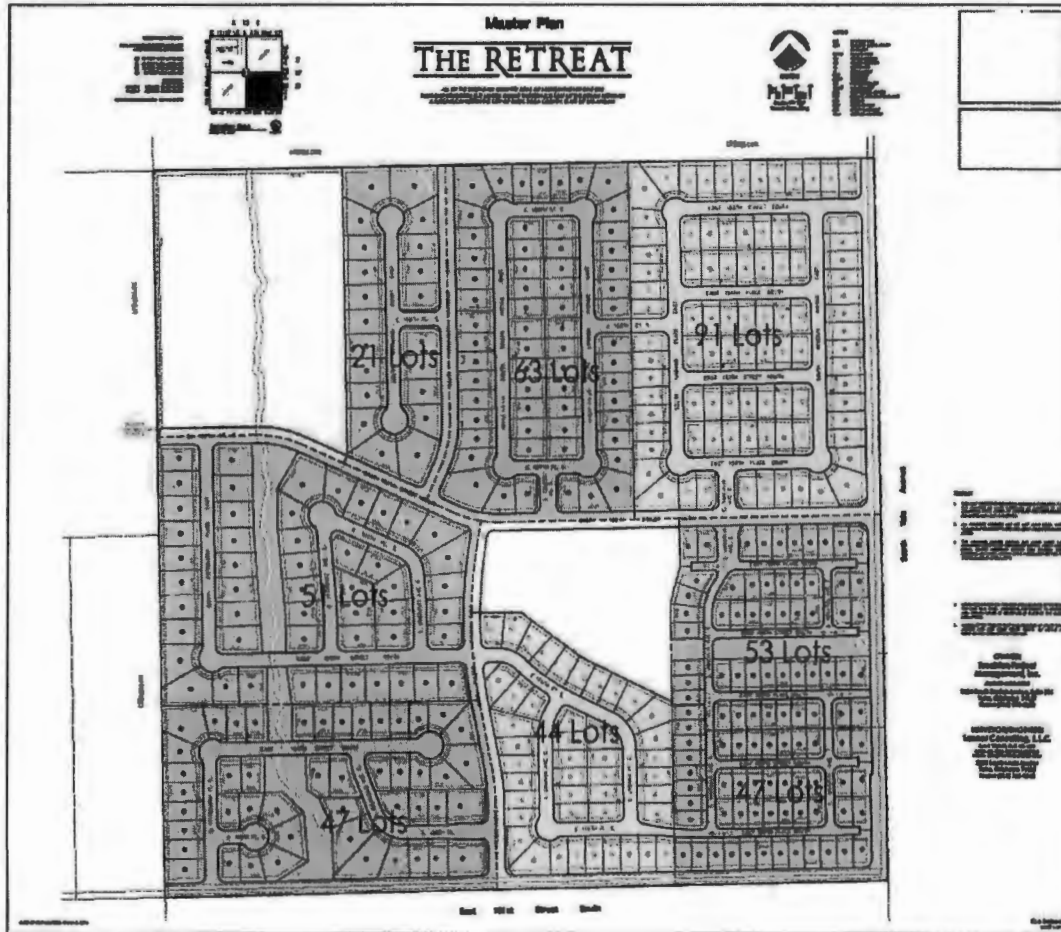
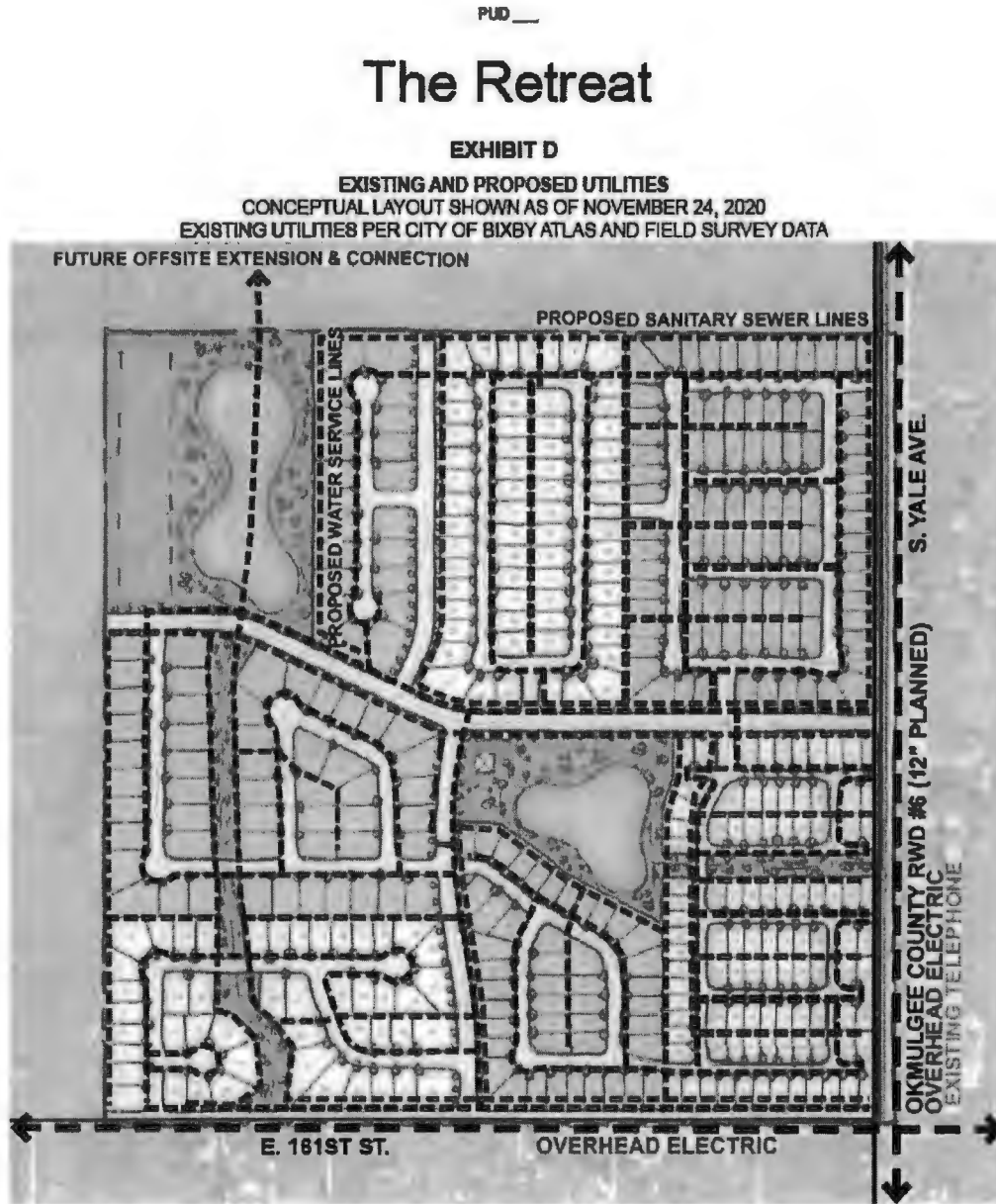


Figure 4: Conceptual Utility Plan



PRELIMINARY PLAT (PHASE 1):

Discuss and consider possible action, including approval, approval with modifications, continued to a certain date, or denial of a request by Precision Project Management, Inc. Developer; Tanner Consulting, L.L.C., Surveyor/Engineer; for Preliminary Plat of The Retreat Phase I, a subdivision of approximately 93.800 acres, more or less, with 228 lots. Part of Planned Unit Development PUD No. BXCP-21.01, with RS-2.5 Residential Single Family and RS-3 Residential Single-Family zoning.

Utilities/Site Area: The subdivision is proposed to be served by Okmulgee County Rural Water District #6 Water and City of Bixby Sewer with the Developer extension of the utility line. Windstream, ONG, AEP, Cox, AT & T, BTC, BPS, Creek County RWD #2, Central Electric and OG&E have all been notified.

STAFF COMMENTS:

1. Discussion regarding the topography of the property with storm water draining to the North West toward the Posey Creek tributary
2. Water will be provided by Okmulgee RWD #6 and smaller line along Yale Avenue being replaced with a 12" line. Sewer Line being extended to meet up with a proposed development or the line at 151st crossing
3. Discussion on the Parkway 64 alignment modification approved by City Council
4. Two gates desirable, one by the collector street, with one emergency gate for the "Gated" portion of development.
5. East Central Electric indicated they have a main feeder line and will be able to provide power to the development.

PUBLIC COMMENTS: No comments at time of this report

STAFF RECOMMENDATION:

- Planning Commission make a recommendation for approval to City Council based on the proposed Comprehensive Plan map amendment and zoning changes will allow the proposed PUD to take place and align well with the surrounding land use and future land use.
- Planning Commission make recommendation for approval to City Council based on the Preliminary Plat conforming with the proposed Comprehensive Plan map amendment and the Subdivision Regulations standards, requirements, and principles, and be in compliance with all applicable additional requirements of all governmental authorities and agencies, and with all applicable regulations of public utilities.

No roadwork and/or utility work shall begin until the city has received approved DEQ permits. All Performance, Maintenance, and Statutory Bonds are in place, sanitary sewer, water mains, storm sewer, and roads. The Infrastructure Inspector will need to do daily inspections as needed when construction starts on the utilities and roads.

ATTACHMENTS:

The Retreat Planned Unit Development dated January 2021

1. Preliminary Plat:
2. Master Plan dated March 5, 2021
3. Conceptual Utility Plan dated January 8, 2021
4. Preliminary Master Plat Deed of Dedication and Restrictive Covenants dated January 5, 2021

Comprehensive Plan Application



City of Bixby

APPLICATION TO THE CITY OF BIXBY FOR OF A COMPREHENSIVE PLAN AMENDMENT

CASE NUMBER: _____

SELECT CURRENT MAP DESIGNATION (C) | SELECT REQUESTED LAND USE (R)

FUTURE LAND USE | RESIDENTIAL

LAND USE INTENSITY

☐ RURAL AGRICULTURE (UNINCORPORATED)

☐ AGRICULTURAL

☐ RURAL RESIDENTIAL

☐ LOW DENSITY RESIDENTIAL

☒ MEDIUM DENSITY RESIDENTIAL

☐ MEDIUM-HIGH DENSITY RESIDENTIAL

☐ HIGH DENSITY RESIDENTIAL

☐ MIXED USE

☐ RESIDENTIAL MANUFACTURED HOME PARK

FUTURE LAND USE | COMMERCIAL | OTHER

LAND USE INTENSITY

☒ NEIGHBORHOOD COMMERCIAL

☒ COMMERCIAL

☐ INDUSTRIAL

☐ PUBLIC / INSTITUTIONAL

☐ RECREATIONAL / OPEN SPACE

☐ FLOOD DISTRICT

☐ WATER

PROPERTY INFORMATION:

Property Location: Northwest corner 161st St. S. + Yale Ave.

Legal Description: Subdivision Block

Parcel number: 97321-73-21-482 Plat name* (if applicable): N/A

*If unplatted: Attach legal description and electronic legal description in WORD format

Project Details (Include purpose of project, why the request, new proposal, etc.):

See request letter

Applicant (Name & Business): Tanner Consulting, LLC

Address: 5323 S. Lewis Ave

City: Tulsa

State: OK

Zip: 74105

Phone: (918) 745-9929

Email: eenyart@tannerbaitshop.com

Property Owner(s) of Record: MPR Family II LLC

Address: 920 Guinda St.

City: Palo Alto

State: CA

Zip: 94301

Phone: N/A

Email: N/A

SIGNATURE OF APPLICANT:

Erik Enyart

DATE: 03/15/2021

(TYPE OR PRINT NAME OF APPLICANT SIGNING)

Erik Enyart

request letter + fees paid 1/5/2021

CHECK IF ATTACHING OWNER'S SIGNATURE AUTHORIZATION FORM

- owner's authorization covered in

SIGNATURE OF PROPERTY OWNER(S):

DATE:

purchase agreement

(PRINT NAME OF OWNER(S) SIGNING)

(private)

DO NOT WRITE IN THIS BOX

BXCP- _____ DATE RECEIVED: _____

RECEIVED BY: _____

RECEIPT # _____

PLANNING COMMISSION DATE: _____

CITY COUNCIL DATE: _____

FEES: BASE FEE + ADDITIONAL _____

TOTAL: _____



5323 SOUTH LEWIS AVENUE
TULSA OKLAHOMA 74105-6539
OFFICE: 918.745.9929

Friday, March 5, 2021

Bixby City Council and
Bixby Planning Commission
PO Box 70
Bixby, OK 74008

**Re: "The Retreat" – Northwest corner 161st Street South and South Yale Avenue;
Comprehensive Plan Amendment**

Dear Mayor and Councilors, Chair and Commissioners:

Our firm has prepared a master plan for "The Retreat", a single-family residential development of the 160.422 acres at the northwest corner of 161st Street South and South Yale Avenue. The Retreat features four (4) distinct neighborhood styles connected by streets, sidewalks, trails, and ample, connected open space Reserve Areas. Neighborhood styles include larger, "Reserve" lots with typically 90' lot widths, "Estate" lots with customarily 70' lot widths, "Villas" lots with customarily 65' lot widths, and "Gated Cottage" lots with typically 55' lot widths.

The site is not presently within the Bixby City Limits; the annexation request from the owner is pending processing and consideration by the Bixby City Council.

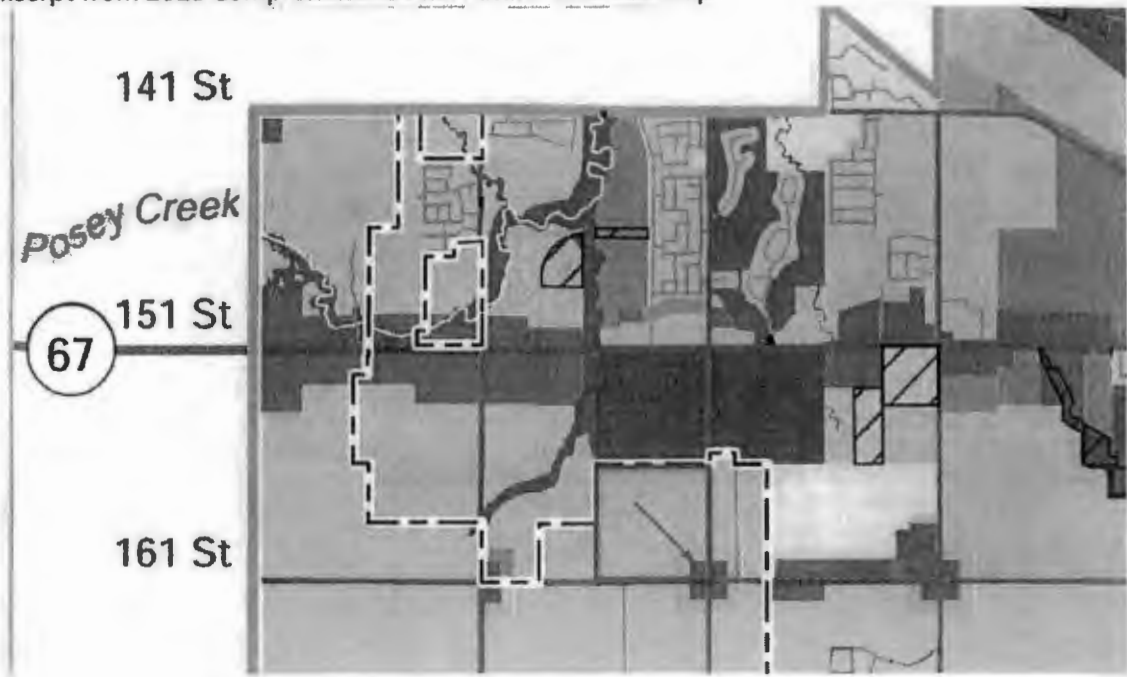
We have prepared applications for rezoning, Planned Unit Development (PUD), Comprehensive Plan Amendment, and Preliminary Plat. The City of Bixby 2018 Comprehensive Plan 2030 Future Land Use map provides that the requested underlying RS-2.5 and RS-3 zoning districts and the densities as proposed by the PUD are in accordance with the "Medium Density Residential" future land use designation. However, as the site is entirely dedicated to single-family residential, southeastern portion of the property is not presently consistent with the current "Commercial" or "Neighborhood Commercial" designations. Therefore, by this letter, we respectfully request an amendment to the Comprehensive Plan to redesignate such areas as "Medium Density Residential." The concerned area of the map is reproduced at the end of this letter.

Please contact me at (918) 745-9929 or eenyart@tannerbaitshop.com if you have any questions or need additional information.

Respectfully,

Erik Enyart, AICP, CFM

Excerpt from 2018 Comprehensive Plan Future Land Use map



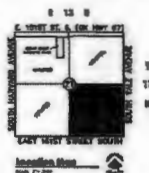
ALL OF THE FORESAID QUARTER (ONE OF SEVEN TWENTY-ONE (21)
TOWNSHIP SEVENTEEN (17) NORTH, RANGE SEVENTEEN (17) EAST OF THE PRIMA MERIDIAN
A LINDSEY WITHIN THE CITY OF BRFL, BULLA COUNTY, STATE OF OKLAHOMA

ALL OF THE FORESAID QUARTER (ONE OF SEVEN TWENTY-ONE (21)
TOWNSHIP SEVENTEEN (17) NORTH, RANGE SEVENTEEN (17) EAST OF THE PRINCE GEORGE
A MERIDIAN WITHIN THE CITY OF BRFL, BULLA COUNTY, STATE OF OREGON



DATE	DESCRIPTION	AMOUNT
1981	1/15/81	100.00
1982	2/15/82	200.00
1983	3/15/83	300.00
1984	4/15/84	400.00
1985	5/15/85	500.00
1986	6/15/86	600.00
1987	7/15/87	700.00
1988	8/15/88	800.00
1989	9/15/89	900.00
1990	10/15/90	1000.00
1991	11/15/91	1100.00
1992	12/15/92	1200.00
1993	1/15/93	1300.00
1994	2/15/94	1400.00
1995	3/15/95	1500.00
1996	4/15/96	1600.00
1997	5/15/97	1700.00
1998	6/15/98	1800.00
1999	7/15/99	1900.00
2000	8/15/00	2000.00
2001	9/15/01	2100.00
2002	10/15/02	2200.00
2003	11/15/03	2300.00
2004	12/15/04	2400.00
2005	1/15/05	2500.00
2006	2/15/06	2600.00
2007	3/15/07	2700.00
2008	4/15/08	2800.00
2009	5/15/09	2900.00
2010	6/15/10	3000.00
2011	7/15/11	3100.00
2012	8/15/12	3200.00
2013	9/15/13	3300.00
2014	10/15/14	3400.00
2015	11/15/15	3500.00
2016	12/15/16	3600.00
2017	1/15/17	3700.00
2018	2/15/18	3800.00
2019	3/15/19	3900.00
2020	4/15/20	4000.00
2021	5/15/21	4100.00
2022	6/15/22	4200.00
2023	7/15/23	4300.00
2024	8/15/24	4400.00
2025	9/15/25	4500.00
2026	10/15/26	4600.00
2027	11/15/27	4700.00
2028	12/15/28	4800.00
2029	1/15/29	4900.00
2030	2/15/30	5000.00

1. **THE COMPANY**
 2. **THE BOARD OF DIRECTORS**
 3. **THE OFFICERS**
 4. **THE STOCKHOLDERS**
 5. **THE CREDITORS**
 6. **THE PUBLIC**
 7. **THE ENVIRONMENT**
 8. **THE FUTURE**



London, 1992.

Unplanned

Unplanned

Unprotected

Unprotected

South Yafes Avenue

Methods

1. **Einzelne Personen** sind **unabhängig** voneinander. **Prinzipiell** sind sie **gleichberechtigt** und **gleichwertig**. **Prinzipiell** sind sie **gleichberechtigt** und **gleichwertig**. **Prinzipiell** sind sie **gleichberechtigt** und **gleichwertig**.
2. **Die einzelnen Personen** sind **gleichberechtigt** und **gleichwertig**. **Prinzipiell** sind sie **gleichberechtigt** und **gleichwertig**. **Prinzipiell** sind sie **gleichberechtigt** und **gleichwertig**.
3. **Die einzelnen Personen** sind **gleichberechtigt** und **gleichwertig**. **Prinzipiell** sind sie **gleichberechtigt** und **gleichwertig**. **Prinzipiell** sind sie **gleichberechtigt** und **gleichwertig**.
4. **Die einzelnen Personen** sind **gleichberechtigt** und **gleichwertig**. **Prinzipiell** sind sie **gleichberechtigt** und **gleichwertig**. **Prinzipiell** sind sie **gleichberechtigt** und **gleichwertig**.
5. **Die einzelnen Personen** sind **gleichberechtigt** und **gleichwertig**. **Prinzipiell** sind sie **gleichberechtigt** und **gleichwertig**. **Prinzipiell** sind sie **gleichberechtigt** und **gleichwertig**.
6. **Die einzelnen Personen** sind **gleichberechtigt** und **gleichwertig**. **Prinzipiell** sind sie **gleichberechtigt** und **gleichwertig**. **Prinzipiell** sind sie **gleichberechtigt** und **gleichwertig**.
7. **Die einzelnen Personen** sind **gleichberechtigt** und **gleichwertig**. **Prinzipiell** sind sie **gleichberechtigt** und **gleichwertig**. **Prinzipiell** sind sie **gleichberechtigt** und **gleichwertig**.
8. **Die einzelnen Personen** sind **gleichberechtigt** und **gleichwertig**. **Prinzipiell** sind sie **gleichberechtigt** und **gleichwertig**. **Prinzipiell** sind sie **gleichberechtigt** und **gleichwertig**.
9. **Die einzelnen Personen** sind **gleichberechtigt** und **gleichwertig**. **Prinzipiell** sind sie **gleichberechtigt** und **gleichwertig**. **Prinzipiell** sind sie **gleichberechtigt** und **gleichwertig**.
10. **Die einzelnen Personen** sind **gleichberechtigt** und **gleichwertig**. **Prinzipiell** sind sie **gleichberechtigt** und **gleichwertig**. **Prinzipiell** sind sie **gleichberechtigt** und **gleichwertig**.

**Diverse
Precision Project
Management, Inc.**

2004-05
1925 South Garden Avenue, Suite 200
Eden, Maryland 21037
Phone: (410) 290-0000

SURVEYOR/DRAWER:
Tanner Consulting, L.L.C.

SALES South Louisiana Division
Tulsa, Oklahoma 74105
Phone: (918) 742-0829

East 101st Street South

The School
NEXT 1992

Der Betrieb
März 1972

ALL OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-ONE (21)
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF INDIAN, TULSA COUNTY, STATE OF OKLAHOMA

SECTION III - PLANNED UNIT DEVELOPMENT DISTINCTIONS

WHEREFORE, THE OWNER/DEVELOPER DOES HEREBY SUPPORT THE FOLLOWING RECOMMENDATIONS AND COMMENTS WHICH SHALL BE COMMENTS BLANKING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HIGHLIGHTED BY PINK.

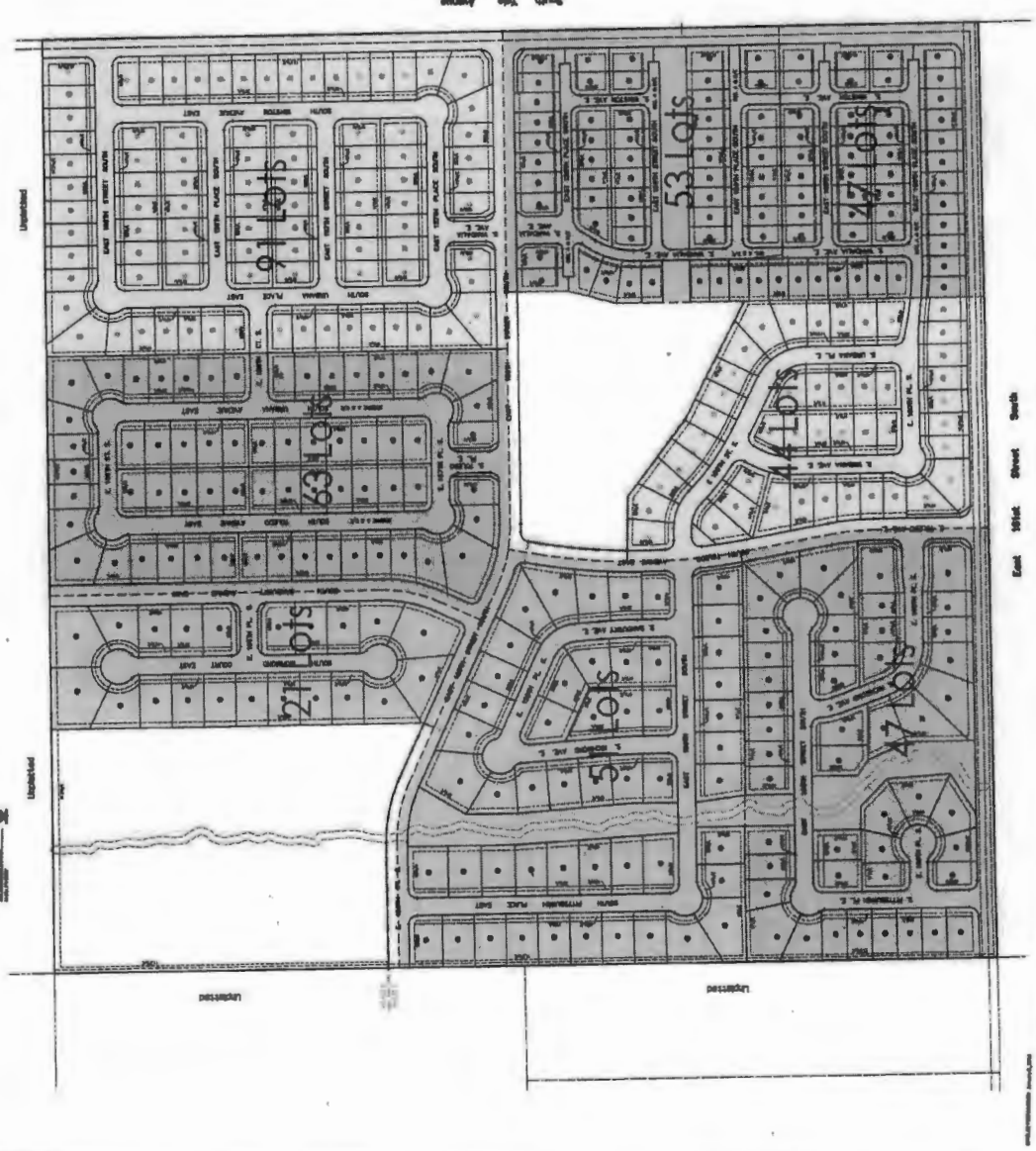
1. DEVELOPMENT AREA A

The Retreat
SWIFT 3 OF 3

Master Plan

THE RETREAT

ALL OF THE ABOVE-DESCRIBED CHANGES SHALL BE APPROVED BY THE CITY OF
KANSAS CITY, MISSOURI, AND THE KANSAS CITY, MISSOURI, PLANNING COMMISSION.
A REVISION TO THE MASTER PLAN FOR THE RETREAT DEVELOPMENT.



OWNER:
Pinnacle Management, Inc.
10000 N. 10th Street, Suite 100
Overland Park, Kansas 66213
Phone: (913) 666-1000

DESIGNER:
Pinnacle Management, Inc.
10000 N. 10th Street, Suite 100
Overland Park, Kansas 66213
Phone: (913) 666-1000

ENGINEER:
Pinnacle Management, Inc.
10000 N. 10th Street, Suite 100
Overland Park, Kansas 66213
Phone: (913) 666-1000



Conceptual Utility Plan THE RETREAT

ALL OF THE INFORMATION SHOWN HEREIN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY. THE INFORMATION IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE SURVEYOR'S FIELD NOTES. THE SURVEYOR'S FIELD NOTES ARE THE ONLY SOURCE OF TRUTH FOR THIS PLAN.

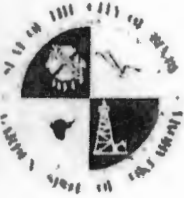


- Notes:**
1. The information shown on this plan is for informational purposes only and does not constitute a guarantee of accuracy. The information is based on the information provided by the client and the surveyor's field notes. The surveyor's field notes are the only source of truth for this plan.
 2. All dimensions shown on this plan are in feet and inches. All dimensions are rounded to the nearest foot and inch.
 3. All dimensions shown on this plan are in feet and inches. All dimensions are rounded to the nearest foot and inch.
 4. All dimensions shown on this plan are in feet and inches. All dimensions are rounded to the nearest foot and inch.
 5. All dimensions shown on this plan are in feet and inches. All dimensions are rounded to the nearest foot and inch.
 6. All dimensions shown on this plan are in feet and inches. All dimensions are rounded to the nearest foot and inch.
 7. All dimensions shown on this plan are in feet and inches. All dimensions are rounded to the nearest foot and inch.
 8. All dimensions shown on this plan are in feet and inches. All dimensions are rounded to the nearest foot and inch.
 9. All dimensions shown on this plan are in feet and inches. All dimensions are rounded to the nearest foot and inch.
 10. All dimensions shown on this plan are in feet and inches. All dimensions are rounded to the nearest foot and inch.

OWNER:
Purdum Project
Management, Inc.
1000 South Main Street, Suite 100
Tulsa, Oklahoma 74107
Phone: (918) 439-0000

SURVEYOR/ENGINEER:
Vossler Consulting, L.L.C.
1000 South Main Street, Suite 100
Tulsa, Oklahoma 74107
Phone: (918) 439-0000

See Sheet
1000-1001



City of Bixby Application for PUD

Applicant: Tanner Consulting LLC
Address: 5323 S. Lewis Ave., Tulsa, OK 74105
Telephone: (918) 745-9929 Cell Phone: - Email: eenyart@tannerbaitshop.com
Property Owner: MPR Family II, LLC If different from Applicant, does owner consent? YES
Property Address: Northwest corner 161st St. S. & Yale Ave.
Existing Zoning: AG Requested Zoning: RS-2.5/S Existing Use: vacant / agricultural
Proposed Use: single-family residential Use Unit #: N/A

LEGAL DESCRIPTION (If unplatted, attach a survey with legal description or copy of deed):

See attached Exhibit "A"

Does Record Owner consent to the filing of this application? ☒ YES ☐ NO
If Applicant is other than Owner, indicate interest: Engineer / Planner
Is subject tract located in the 100 year floodplain? ☐ YES ☒ NO
Are 5 copies of the PUD text and exhibits package attached? ☒ YES ☐ NO

Application for: ☒ PUD ☐ Major Amendment ☐ Minor Amendment ☐ Abandonment

BILL ADVERTISING CHARGES TO: Tanner Consulting, LLC
5323 S. Lewis Ave., Tulsa, OK 74105 (NAME) (918) 745-9929
(ADDRESS) (CITY) (ZIP) (PHONE)

I do hereby certify that the information submitted herein is complete, true and accurate:

Signature: [Signature] Date: 12/08/2020

APPLICANT - DO NOT WRITE BELOW THIS LINE

PUD _____ Date Received _____ Received By _____ Receipt # _____
Planning Commission Date _____ City Council Date _____

____ Sign(s) at \$ 110.00 each = \$ _____; Postage \$ _____; Total Sign + postage \$ _____

FEES:	BASE FEE	ADDITIONAL	TOTAL
	_____	_____	_____

PC Action _____ City Council Action _____

DATE / VOTE _____ DATE / VOTE _____
STAFF REC. _____ ORD. NO. _____

CITY OF BIXBY

Exhibit "A"
17003 The Retreat, Bixby, OK
PUD Boundary Description

THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-ONE (21), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

PUD ____

The Retreat

APPROXIMATELY 160.422 ACRES LOCATED AT THE NORTHWEST CORNER
OF EAST 161ST STREET SOUTH AND SOUTH YALE AVENUE, TULSA COUNTY, OKLAHOMA



JANUARY 2021

OWNER/DEVELOPER:
ASHER HOMES
9125 SOUTH BRADEN AVENUE
SUITE 201
TULSA, OK 74137
918-970-6102

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



Location Map
Scale: 1"=200'



CITY OF BIXBY



PUD ____
JANUARY 2021

TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2661
5323 S LEWIS AVE, TULSA, OK 74105 | 918.745.9929

JAN 5 2021

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I. PROPERTY DESCRIPTIONS

The Retreat consists of 160.422 acres located at the northwest corner of East 161st Street South and South Yale Avenue in the City of Bixby, Oklahoma, and is more particularly described with the following statement:

THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-ONE (21), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

The above described property will hereinafter be referred to as the "Site" or "Subject Property" and is depicted on Exhibit A, "Aerial Photography & Boundary Depiction."

Development Area A consists of 50.641 acres and is more particularly described with the following statement:

THE EAST 775.50 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) AND THE EAST 900.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4) OF SECTION TWENTY-ONE (21), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

Development Area B consists of 109.781 acres and is more particularly described with the following statement:

THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-ONE (21), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LESS AND EXCEPT THE EAST 775.50 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) AND LESS AND EXCEPT THE EAST 900.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4).

II. DEVELOPMENT CONCEPT

The Retreat is a master planned, single-family residential development of 160.422 acres located at the northwest corner of East 161st Street South and South Yale Avenue in the City of Bixby, Oklahoma. The Retreat features four (4) distinct neighborhood styles connected by streets, sidewalks, trails, and ample, connected open space Reserve Areas. Neighborhood styles include larger, "Reserve" lots with typically 90' lot widths, "Estate" lots with customarily 70' lot widths, "Villas" lots with customarily 65' lot widths, and "Gated Cottage" lots with typically 55' lot widths.

The Retreat is proposed as a Planned Unit Development (PUD) in order to enable the use of private, gated streets, the unique mix of neighborhood styles, and flexibility on development standards for Development Area A. Although subject to change, the initial design is reflected on Exhibit B "Conceptual Site Plan."

As outlined in the Bixby Zoning Code, this PUD is intended to provide a unified treatment of the development possibilities of the project site, to permit innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties, to permit flexibility within the development to best utilize the unique physical features of the subject property, to provide and preserve meaningful open space, and to achieve a continuity of function and design within the development.

A companion application is being filed to rezone the west half of the site to RS-2.5 Single-Family Residential District with the east half to be rezoned to RS-3 Single-Family Residential District. This zoning pattern will allow an appropriate transition between the lower density RS-2 zoning abutting to the west to the RS-3 zoning proposed for the east half of the site. Further, the Conceptual Site Plan shows a density transition from west to east, with lower-density (larger lot) neighborhoods primarily occupying the west half of the site and transitioning to the higher-density neighborhoods (smaller lots, more consistent with RS-3 zoning) primarily located within the east half of the site. Proposed zoning is reflected on Exhibit H of this PUD.

The City of Bixby 2018 Comprehensive Plan Future Land Use map provides that the requested underlying RS-2.5 and RS-3 zoning districts and the densities as proposed by this PUD are in accordance with the Medium Density Residential future land use designation. The "Commercial" and "Neighborhood Commercial" designations are requested by a companion Comprehensive Plan Amendment request to be redesignated Medium Density Residential, so that the entire site is fully consistent with the Comprehensive Plan. Exhibit I is an excerpt of the current Future Land Use map including the site.

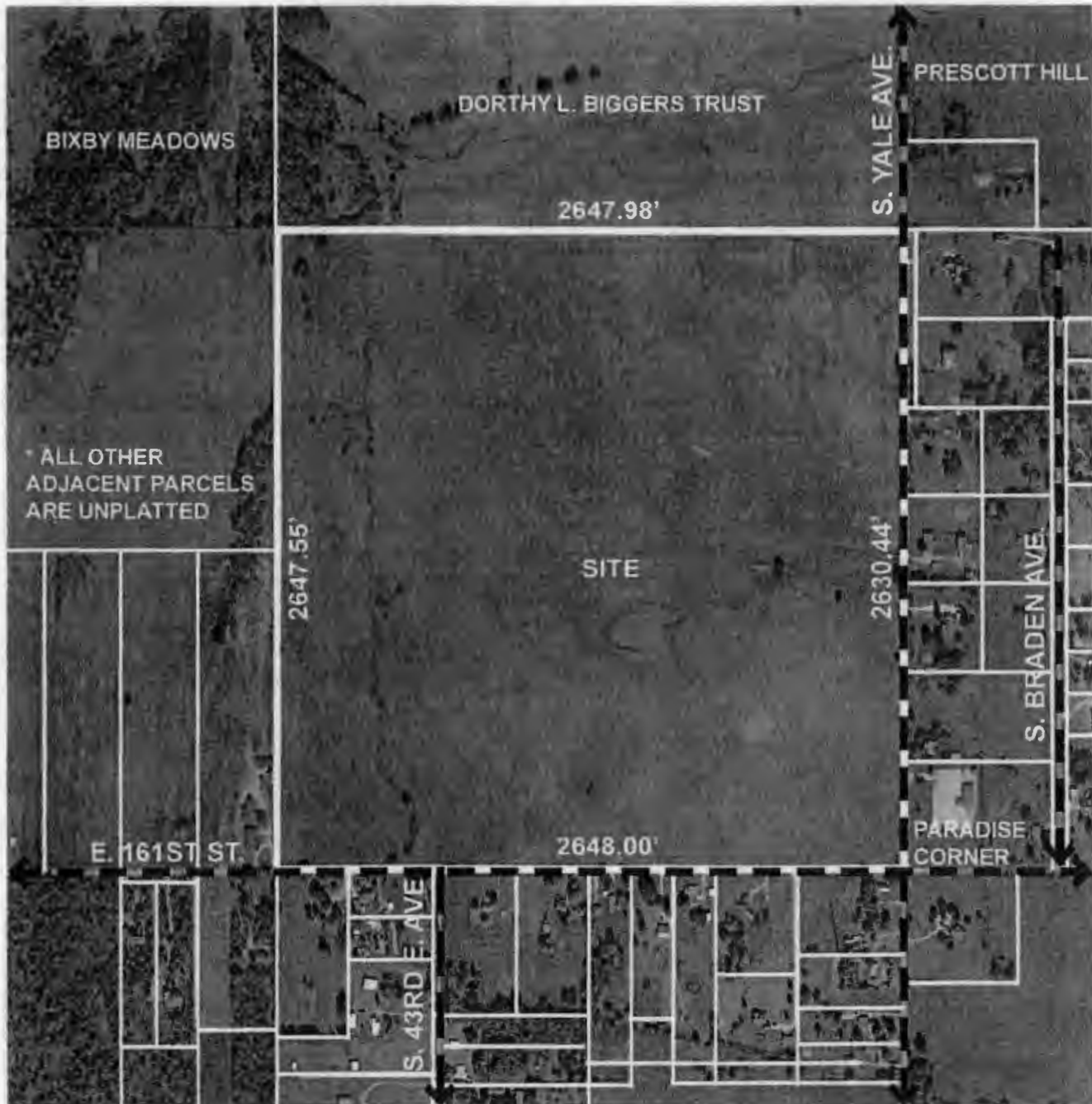
The PUD will allow the most efficient use of the land which is harmonious with the surrounding land uses, as represented on Exhibit A, "Aerial Photography & Boundary Depiction." A conceptual site plan depicting the design features is provided on Exhibit B "Conceptual Site Plan." Exhibit C reflects Development Areas A and B along with proposed underlying zoning. The PUD shall be developed in accordance with the use and development regulations of the City of Bixby Zoning Code, except as otherwise specified herein.

Although Zoning Code Sections 11-7I-5.A.1.b and 11-7B-4.A.1 Table 2 would permit 779 lots with the proposed straight RS-2.5 and RS-3 zoning, this PUD will restrict the development to 480 lots. In addition to lowering the density otherwise permitted, this PUD will impose higher development standards (lot widths and areas exceeding underlying zoning in Development Area B, minimum dwelling size and masonry requirements in Development Area A, requirements for minimum open space preservation for neighborhood amenities, limitation on maximum dwelling units, etc.) than if developed with straight residential zoning.

The Retreat

EXHIBIT A

AERIAL PHOTOGRAPHY & BOUNDARY DEPICTION
WITH ADJACENT DEVELOPMENTS LABELED



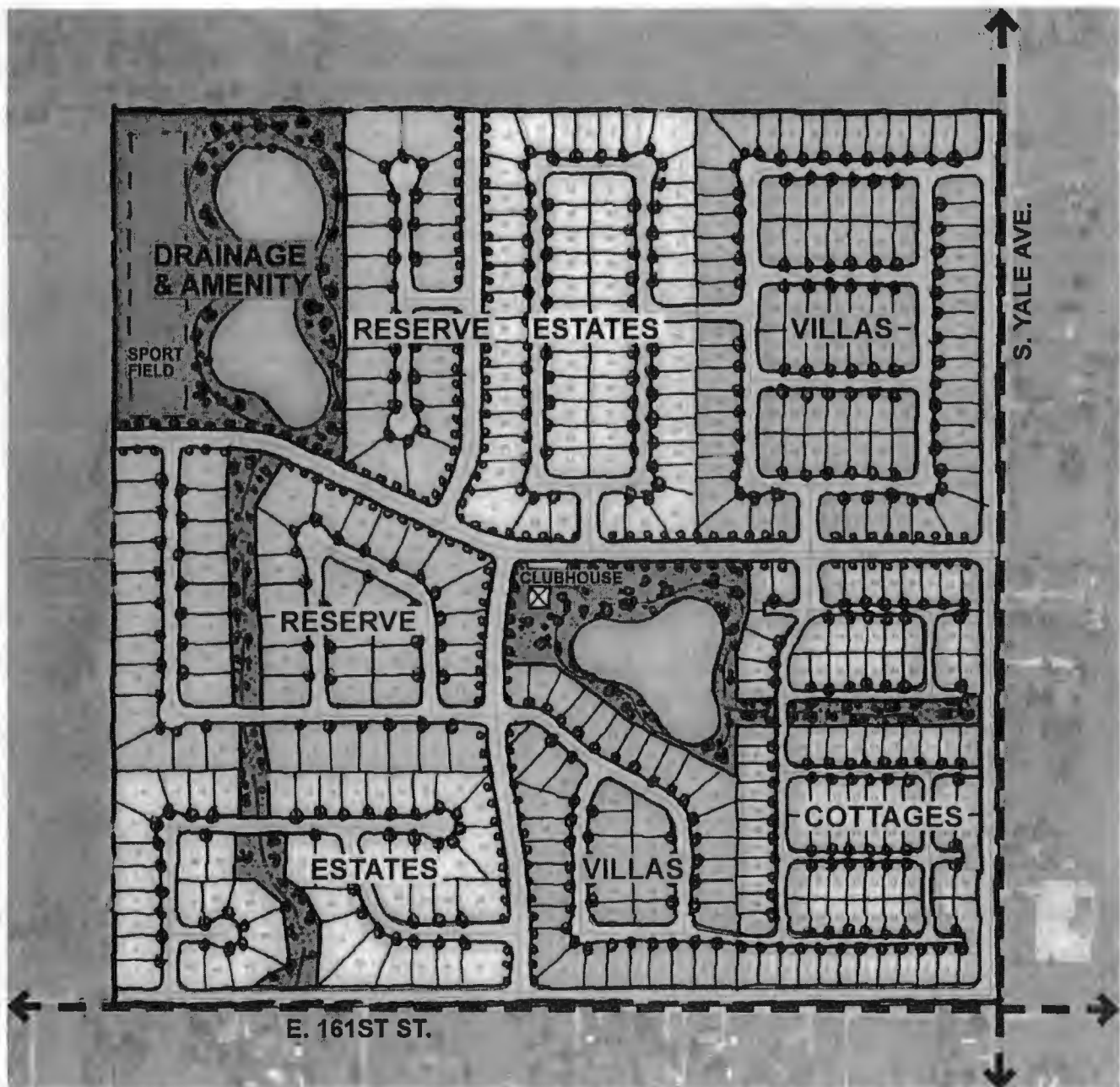
PUD ____

The Retreat

EXHIBIT B

CONCEPTUAL SITE PLAN

CONCEPTUAL LAYOUT DATED NOVEMBER 24, 2020



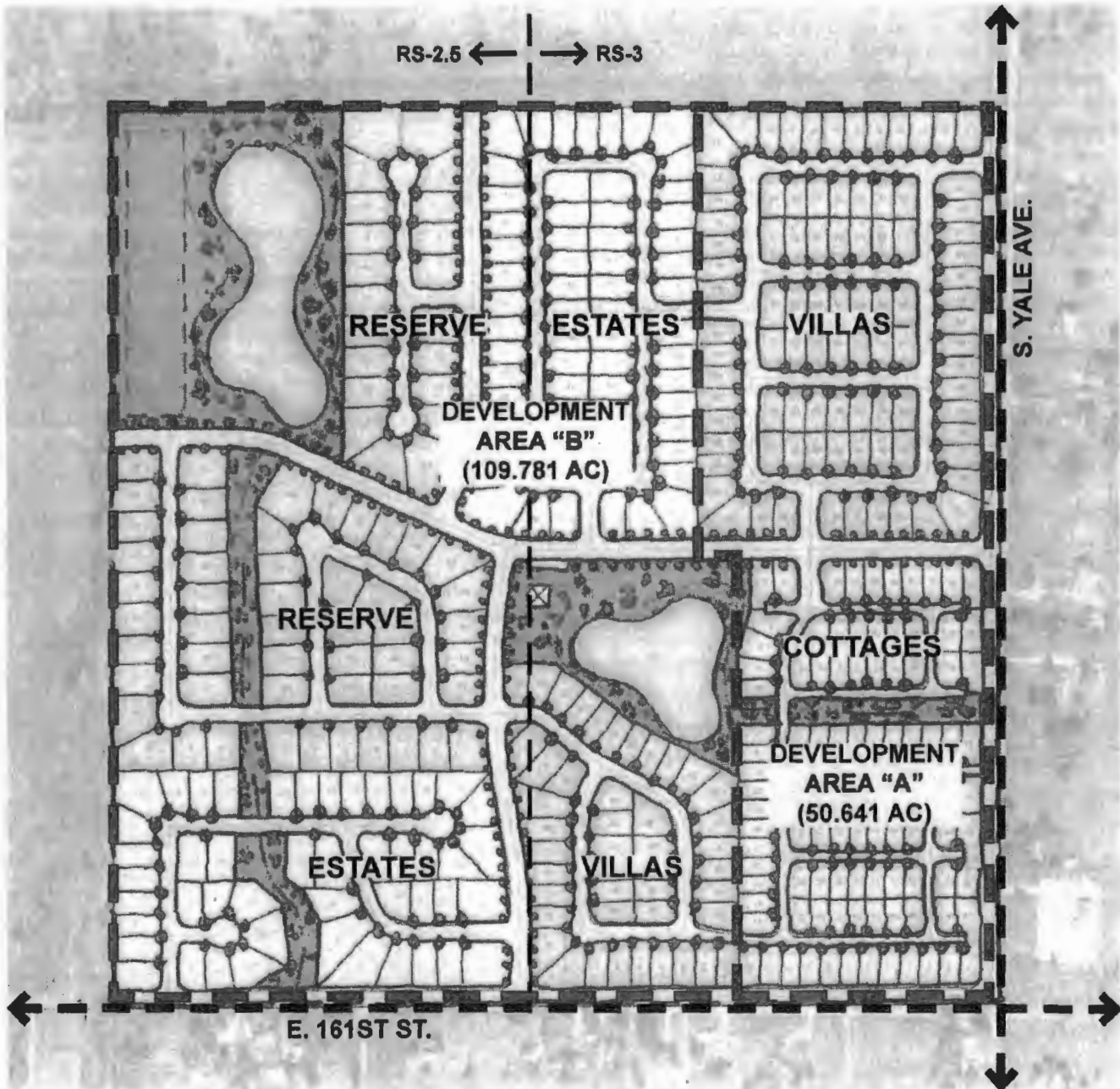
PUD ____

The Retreat

EXHIBIT C

DEVELOPMENT AREAS

CONCEPTUAL LAYOUT DATED NOVEMBER 24, 2020



III. DEVELOPMENT STANDARDS

III.A. DEVELOPMENT AREA A:

Gross Land Area:	2,205,932 SF	50.641 AC
Net Land Area:	2,205,932 SF	50.641 AC
Permitted Uses: Use Unit 6 detached single-family dwellings and customary accessory uses; Use Unit 5 common area facilities such as neighborhood park, playground, and recreational open space.		
Maximum Number of Lots:	220	
Minimum Lot Width †:	55 FT	
Minimum Lot Size:	5,500 SF	
Minimum Land Area per Dwelling Unit:	8,400 SF *	
Maximum Building Height:	2 Stories and 35 FT **	
Off-street Parking and Yard Coverage:	Minimum two (2) enclosed off-street parking spaces required per dwelling unit. Off-street parking shall not exceed 75% of the required front yard width or area.	
Minimum Livability Space	2,500 SF *** ††	
Minimum Yard Setbacks		
Front Yard:	20 FT ††	
Rear Yard:	15 FT	
Side Yard (Interior):	5 FT	
Side Yard Abutting a Street:	10 FT : 20 FT ††	
Other Bulk and Area Requirements:	As required within the RS-3 District	
Minimum Dwelling Size:	1,800 SF	
First Floor Exterior Materials:	100% masonry	

* Minimum land area per dwelling unit is satisfied by the proportion of maximum number of lots to gross land area as provided in Zoning Code Section 11-7I-5.A.1. Lots are therefore not subject to this requirement on an individual basis.

** Architectural features may extend a max. of five (5) feet above maximum permitted building height.

*** Livability space may be located on a lot or contained within common open space of the development, as per Section 11-7I-5.C of the Bixby Zoning Code.

† Defined as the average horizontal distance between the side lot lines, which is as it is presently defined in the Bixby Zoning Code.

†† See Section III.C. Residential Lot Ratios and Supplemental Development Standards.

III.B. DEVELOPMENT AREA B:

Gross Land Area:	4,782,058 SF	109.781 AC
Net Land Area:	4,782,058 SF	109.781 AC
Permitted Uses: Use Unit 6 detached single-family dwellings and customary accessory uses; Use Unit 5 common area facilities such as neighborhood park, playground, and recreational open space.		
Maximum Number of Lots:	260	
Minimum Lot Width †:	65 FT : 90 FT ††	
Minimum Lot Size:	6,900 SF : 12,000 SF ††	
Minimum Land Area per Dwelling Unit:	9,600 SF *	
Maximum Building Height:	2 Stories and 35 FT **	
Off-street Parking and Yard Coverage:	Minimum two (2) enclosed off-street parking spaces required per dwelling unit.	
Minimum Livability Space	4,000 SF ***	
Minimum Yard Setbacks		
Front Yard:	20 FT : 25 FT ††	
Rear Yard:	20 FT	
Side Yard (Interior):	5 FT	
Side Yard Abutting a Street:	10 FT : 20 FT ††	
Other Bulk and Area Requirements:	As required within the RS-3 District	

* Minimum land area per dwelling unit is satisfied by the proportion of maximum number of lots to gross land area as provided in Zoning Code Section 11-7I-5.A.1. Lots are therefore not subject to this requirement on an individual basis.

** Architectural features may extend a max. of five (5) feet above maximum permitted building height.

*** Livability space may be located on a lot or contained within common open space of the development, as per Section 11-7I-5.C of the Bixby Zoning Code.

† Defined as the average horizontal distance between the side lot lines, which is as it is presently defined in the Bixby Zoning Code.

†† See Section III.C. Residential Lot Ratios and Supplemental Development Standards.

III.C. RESIDENTIAL LOT RATIOS AND SUPPLEMENTAL DEVELOPMENT STANDARDS:

The following ratios and residential bulk and area development standards shall apply:

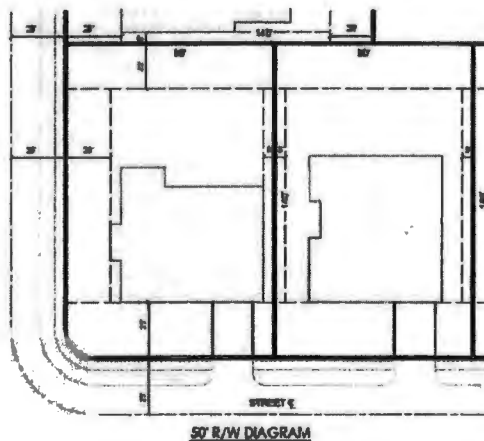
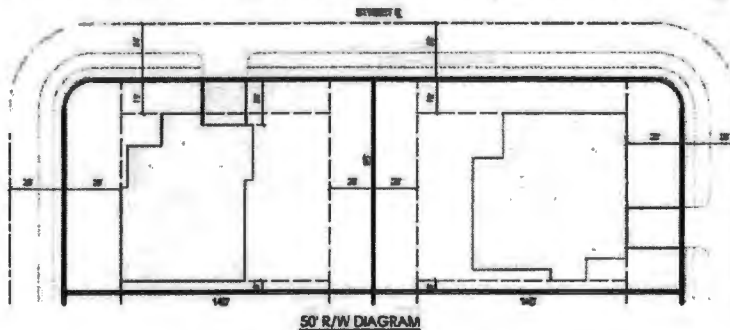
Reserve Lots:

Minimum lot type ratio:	10% of Development Area B
Maximum lot type ratio:	50% of Development Area B
Minimum lot width:	90 FT
Minimum lot size:	12,000 SF
Minimum livability open space per dwelling:	4,000 SF *
Minimum Yard Setbacks: **	
Front Yard:	25 FT
Rear Yard:	20 FT
Side Yard <u>Not</u> Abutting a Street:	5 FT
Side Yard Abutting a Street:	
Where rear yard backs to side yard	20 FT
Where rear yard backs to rear yard	15 FT
Garage facing side street:	20 FT

* Livability space may be located on a lot or contained within common open space of the development, as per Section 11-7I-5.C of the Bixby Zoning Code.

**In the event private streets with reduced right-of-way widths are platted, setbacks from streets shall increase 1 foot for each 2 feet right-of-way width is reduced from 50 feet.

Note: Written Development Standards take precedence over diagrams.



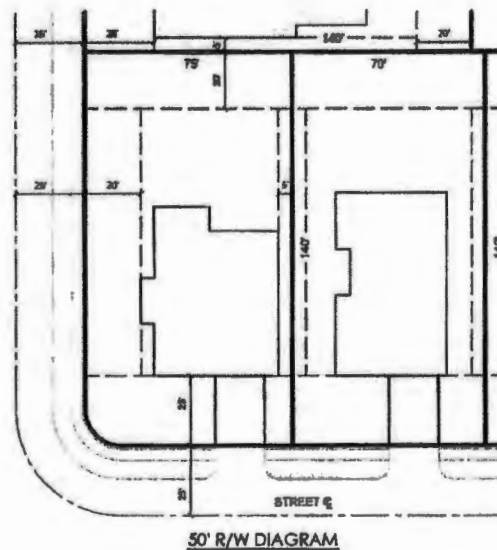
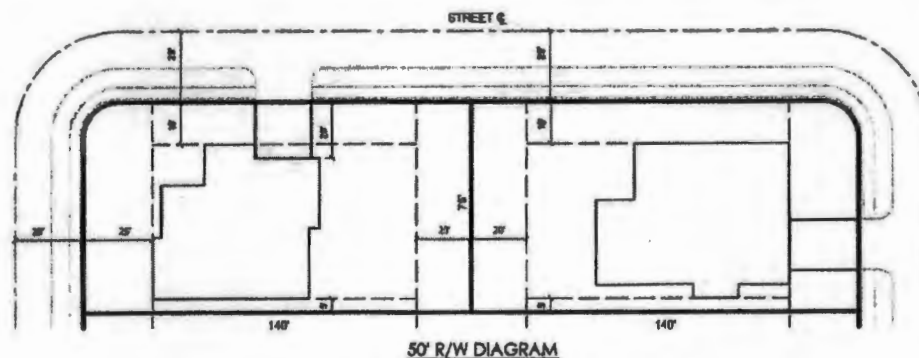
Estate Lots:

Minimum lot type ratio:	10% of Development Area B
Maximum lot type ratio:	50% of Development Area B
Minimum lot width:	70 FT
Minimum lot size:	9,500 SF
Minimum livability open space per dwelling:	4,000 SF *
Minimum Yard Setbacks: **	
Front Yard:	25 FT
Rear Yard:	20 FT
Side Yard <u>Not</u> Abutting a Street:	5 FT
Side Yard Abutting a Street:	
Where rear yard backs to side yard	20 FT
Where rear yard backs to rear yard	15 FT
Garage facing side street:	20 FT

* Livability space may be located on a lot or contained within common open space of the development, as per Section 11-71-5.C of the Bixby Zoning Code.

** In the event private streets with reduced right-of-way widths are platted, setbacks from streets shall increase 1 foot for each 2 feet right-of-way width is reduced from 50 feet.

Note: Written Development Standards take precedence over diagrams.



Villas Lots:

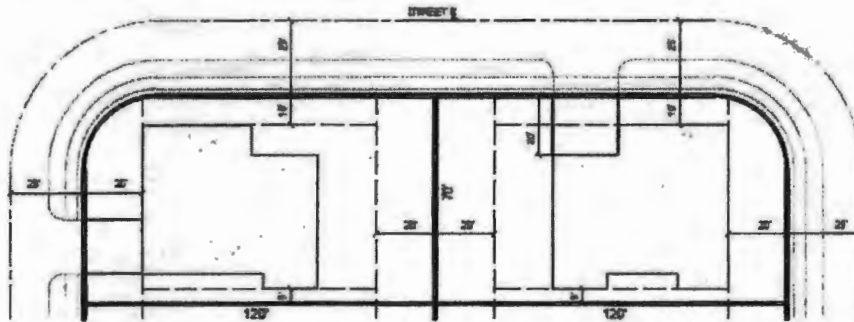
Minimum lot type ratio:	N/A *
Maximum lot type ratio:	65% of Development Area B
Minimum lot width:	65 FT
Minimum lot size:	7,200 SF
Minimum livability open space per dwelling:	4,000 SF **
Minimum Yard Setbacks: ***	
Front Yard:	20 FT
Rear Yard:	20 FT
Side Yard <u>Not</u> Abutting a Street:	5 FT
Side Yard Abutting a Street:	
Where rear yard backs to side yard	15 FT
Where rear yard backs to rear yard	10 FT
Garage facing side street:	20 FT

* A minimum of 15% of Development Area B shall consist of either Villas Lots or Gated Cottage lots, or some combination thereof.

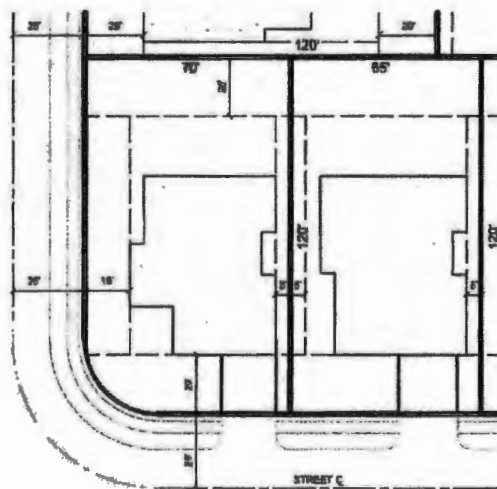
** Livability space may be located on a lot or contained within common open space of the development, as per Section 11-71-5.C of the Bixby Zoning Code.

*** In the event private streets with reduced right-of-way widths are platted, setbacks from streets shall increase 1 foot for each 2 feet right-of-way width is reduced from 50 feet.

Note: Written Development Standards take precedence over diagrams.



50' R/W DIAGRAM



50' R/W DIAGRAM

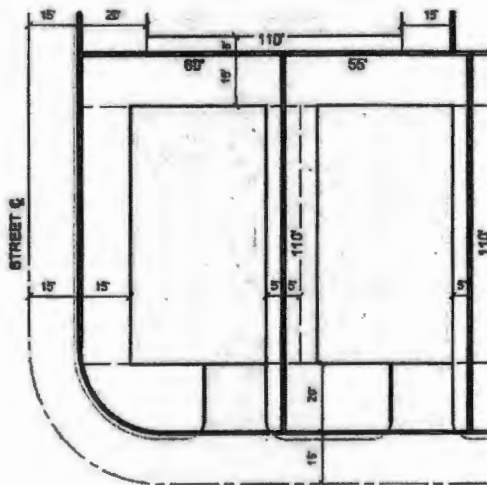
Gated Cottage Lots:

Minimum lot type ratio:	N/A *
Maximum lot type ratio:	45% of Development Area B
Minimum lot width:	55 FT
Minimum lot size:	5,500 SF
Minimum livability open space per dwelling:	2,500 SF **
Minimum Yard Setbacks:	
Front Yard:	20 FT
Rear Yard:	15 FT
Side Yard <u>Not</u> Abutting a Street:	5 FT
Side Yard Abutting a Street:	
Where rear yard backs to side yard	15 FT (no attached garage shall face side street)
Where rear yard backs to rear yard	10 FT (no attached garage shall face side street)

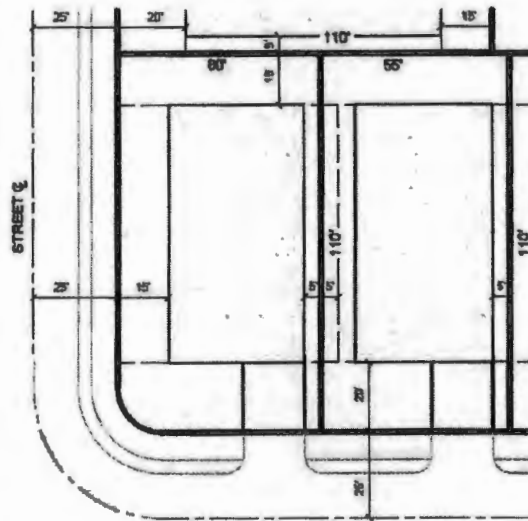
* A minimum of 15% of Development Area B shall consist of either Villas Lots or Gated Cottage lots, or some combination thereof.

** Each lot shall contain not less than 2,200 SF of livability open space. The balance required shall be established by plat within reserve areas with restrictive covenants preserving the areas as perpetual open space and guaranteeing access to all Gated Cottage lots.

Note: Written Development Standards take precedence over diagrams.

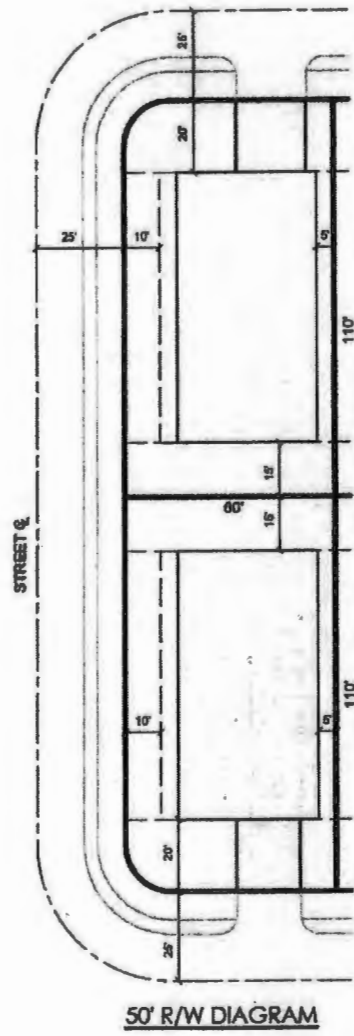
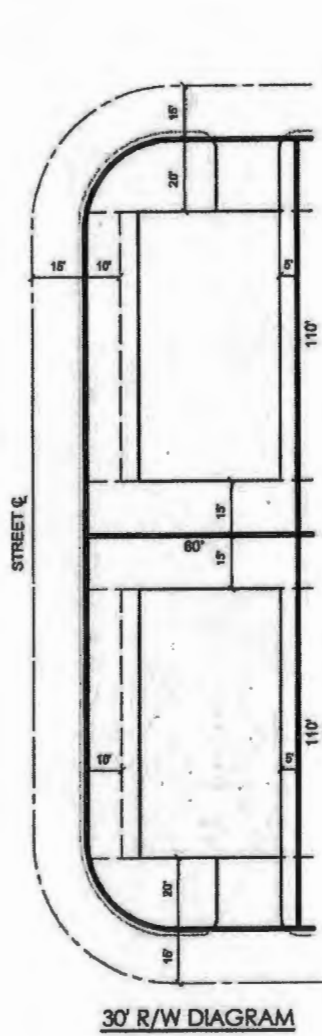


30' R/W DIAGRAM



50' R/W DIAGRAM

Gated Cottage Lots (Continued):



IV. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

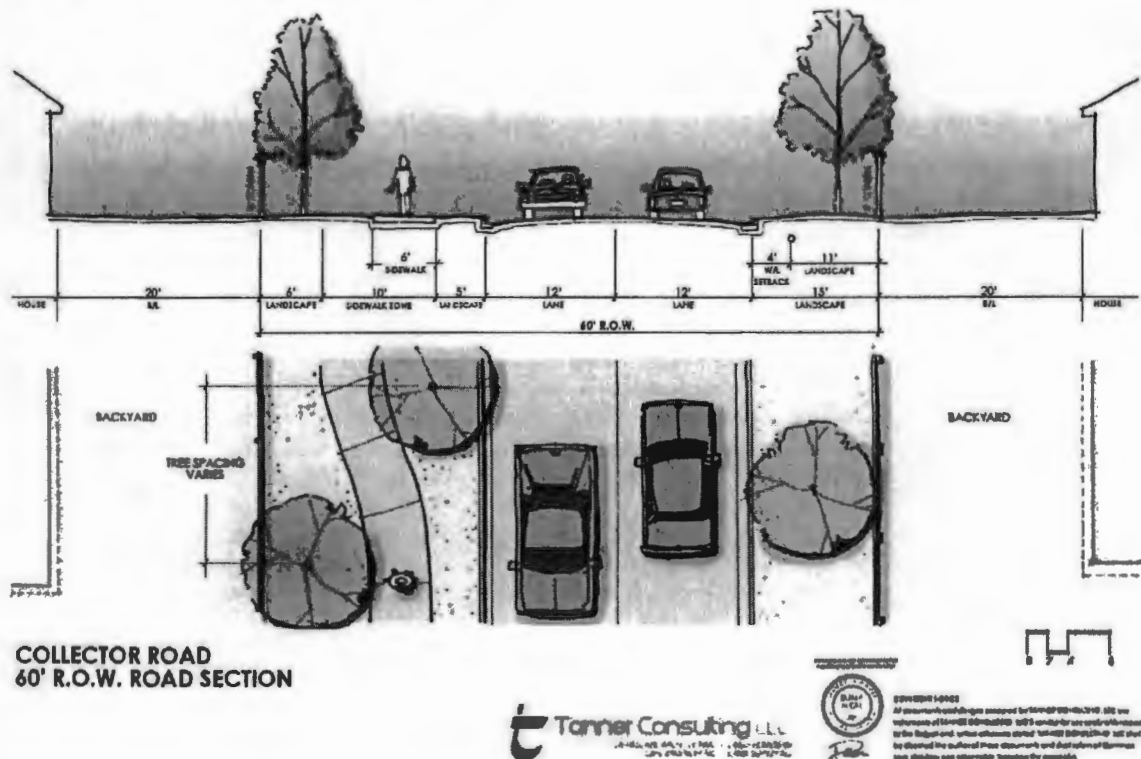
IV.A. SURROUNDING ZONING AND LAND USE: The site is presently zoned AG and is vacant/agricultural. The surrounding area is primarily zoned AG in unincorporated Tulsa County and within the Bixby City Limits, with RS-2 zoning abutting to the west. Existing zoning patterns are represented on Exhibit G of this PUD. The surrounding area currently consists of vacant/agricultural land and rural residential tracts, but several large tracts in the general area are in various stages of zoning approval and platting (e.g. "Bixby Meadows," the Dorothy L. Biggers Trust tract, "Yale Village of Bixby," "Prescott Hill").

IV.B. ACCESS AND CIRCULATION: As designed, the subdivision will have three (3) points of access to South Yale Avenue and two (2) points of access to East 161st Street South, along with one (1) Collector stub street to the west and 1 to the north. East-west and north-south Collector Streets are proposed. Rights-of-way will be dedicated for the South Yale Avenue and East 161st Street South Arterial Street frontages. All other streets within the subdivision will be local, minor residential streets.

Streets serving The Retreat are proposed to be public, with the exception of the Gated Cottage lot neighborhood and certain other neighborhoods, which will be served by private, gated streets. As phases develop, however, all neighborhoods will have the option of private, gated streets, per this PUD. Collector Streets will not be gated. Whether public or private, streets shall be constructed to meet the minimum standards of the City of Bixby for minor public streets; provided, however, the City of Bixby may approve alternative street design standards through platting including, but not limited to, private, gated streets with reduced right-of-way width and no sidewalks, or sidewalks on one side of the street. Any divided, boulevard streets separated by private landscaped islands may have one-way lanes meeting right-of-way width requirements in aggregate and shall otherwise be constructed to meet the minimum standards determined by the City of Bixby during the platting stage. Any gates serving private streets or drives shall be designed according to the Fire Code adopted by the City of Bixby and be approved by the Bixby Fire Marshal during the platting stage.

The 2018 Comprehensive Plan narrative on Page 4-4 and Figure 4-1 Future Roadway Network map on Page 4-5 propose the "Parkway 64" bypass roadway bisecting the site. A Comprehensive Plan Amendment request filed by others on the adjacent development site to the north may result in the removal of the "Parkway 64" from the Comprehensive Plan entirely, or for that development tract only. By Amendment to the Comprehensive Plan if necessary, or by reasonable interpretation of the Plan, we propose to construct a Parkway/Collector street system which essentially aligns with Parkway 64, within our development. The Parkway/Collector concept in the following figure is a variation from the standard Collector street section, and proposes 24' of paving, offset within a 60'-wide right-of-way, allowing an extra width, 6'-wide, often meandering sidewalk/trail on one side and generous landscaping on both sides. The Parkway/Collector street design does not allow driveway connections or on-street parking and minimizes street intersections. Together with the complete street design elements, these features will allow for efficient traffic movement and safe, walkable streets.

Figure 1 Parkway/Collector Street Concept



Except as otherwise provided in this PUD, sidewalks, including both internal and along exterior street frontages, shall be constructed by the developer or individual lot owners in accordance with the Bixby Subdivision Regulations. Sidewalks shall be a minimum of four (4) feet in width, shall be ADA compliant, and shall be approved by the City Engineer. Sidewalks which are proposed outside of public right-of-way shall be placed in a public sidewalk easement. Sidewalks/trails along the Parkway/Collector streets shall be constructed by the developer.

Limits of No Access (LNA) will be imposed by the future plat along both the South Yale Avenue and East 161st Street South frontages, except at approved street intersection(s). Parkway/Collector streets will also have LNAs imposed.

IV.C. SIGNS: Residential subdivision entrance signage shall be permitted along the arterial street frontage and shall comply with standards for same as provided in the Bixby Zoning Code. Entry signage will be integrated with the landscaped entries and contained within Reserve Areas or easements to be maintained by the Homeowners' Association. Signage serving residential neighborhood amenities, appropriate for purpose and neighborhood scale, shall be permitted within reserve areas containing neighborhood amenities. Signage shall otherwise comply with the Bixby Zoning Code.

IV.D. UTILITIES AND DRAINAGE: A 6" Okmulgee County Rural Water District # 6 waterline is located within the site and along the west side of the South Yale Avenue frontage; it is in the process of being replaced with a 12" waterline. Sanitary sewer will be extended to serve the site. The nearest gravity sanitary sewer is an 8" sewerline located at the northeast corner of "White Hawk Storage," and the current

plan is to extend sewer along the Posey Creek tributary to an 18" sewerline crossing under State Highway 67. Sanitary sewer and waterline extensions to and throughout the project will be designed during the platting stage. Waterlines shall be looped to provide water service and fire protection. Fire hydrant locations shall be coordinated with and approved by the Bixby Fire Marshal during platting.

Drainage and stormsewer are in design and are subject to the approval of Bixby City Staff.

Existing and proposed utilities are shown on Exhibit D of this PUD.

IV.E. ENVIRONMENTAL ANALYSIS AND TOPOGRAPHY: The subject property is moderately sloped and primarily drains to the northwest to a tributary of Posey Creek.

As represented on Exhibit F "FEMA Floodplain Map," the property is located within Unshaded Zone X, outside of the 500-year (0.2% Annual Chance) Floodplain, with the exception of a small portion in Shaded Zone X, the 500-year Floodplain (non-regulatory) at the northwest corner of the site and corresponding to the Posey Creek tributary.

The Soil Survey of Tulsa County, Oklahoma was used to help identify soils types and possible constraints to development. The site contains Dennis-Pharoah Complex, 1-3% slopes (59.8% of site), Radley Silt Loam, 0-1% slopes (14.4% of site), Dennis Silt Loam, 1-3% slopes (13.4% of site), Okemah-Parsons-Pharoah Complex, 0-1% slopes (11.8% of site) and Dennis-Radley Complex, 0-12% slope (0.6% of site). Development constraints associated with this soil type, and any other environmental constraint(s), will be addressed in the engineering design phase of the project. Prior to construction, a geotechnical report will be performed to recommend paving sections and subgrade design. Soil types and topography are shown on Exhibit E of this PUD.

IV.F. PLATTING AND SITE PLAN REQUIREMENTS: No building permit shall be issued until a subdivision plat has been submitted to and recommended upon by the Bixby Planning Commission and approved by the Council of the City of Bixby, and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved PUD and the City of Bixby shall be a beneficiary thereof. The plat will also serve as the site plan for all residential lots contained within the plat.

When fully platted, not less than 15% or 24 acres of The Retreat shall be preserved as open space for the enjoyment of the residents.

IV.G. CITY DEPARTMENT REQUIREMENTS: Standard requirements of the City of Bixby Fire Marshal, City Engineer, and City Attorney shall be met.

IV.H. SCHEDULE OF DEVELOPMENT: Development of the project is expected to commence and be phased and completed as market conditions permit.

PUD ____

The Retreat

EXHIBIT D

EXISTING AND PROPOSED UTILITIES

CONCEPTUAL LAYOUT SHOWN AS OF NOVEMBER 24, 2020

EXISTING UTILITIES PER CITY OF BIXBY ATLAS AND FIELD SURVEY DATA

FUTURE OFFSITE EXTENSION & CONNECTION

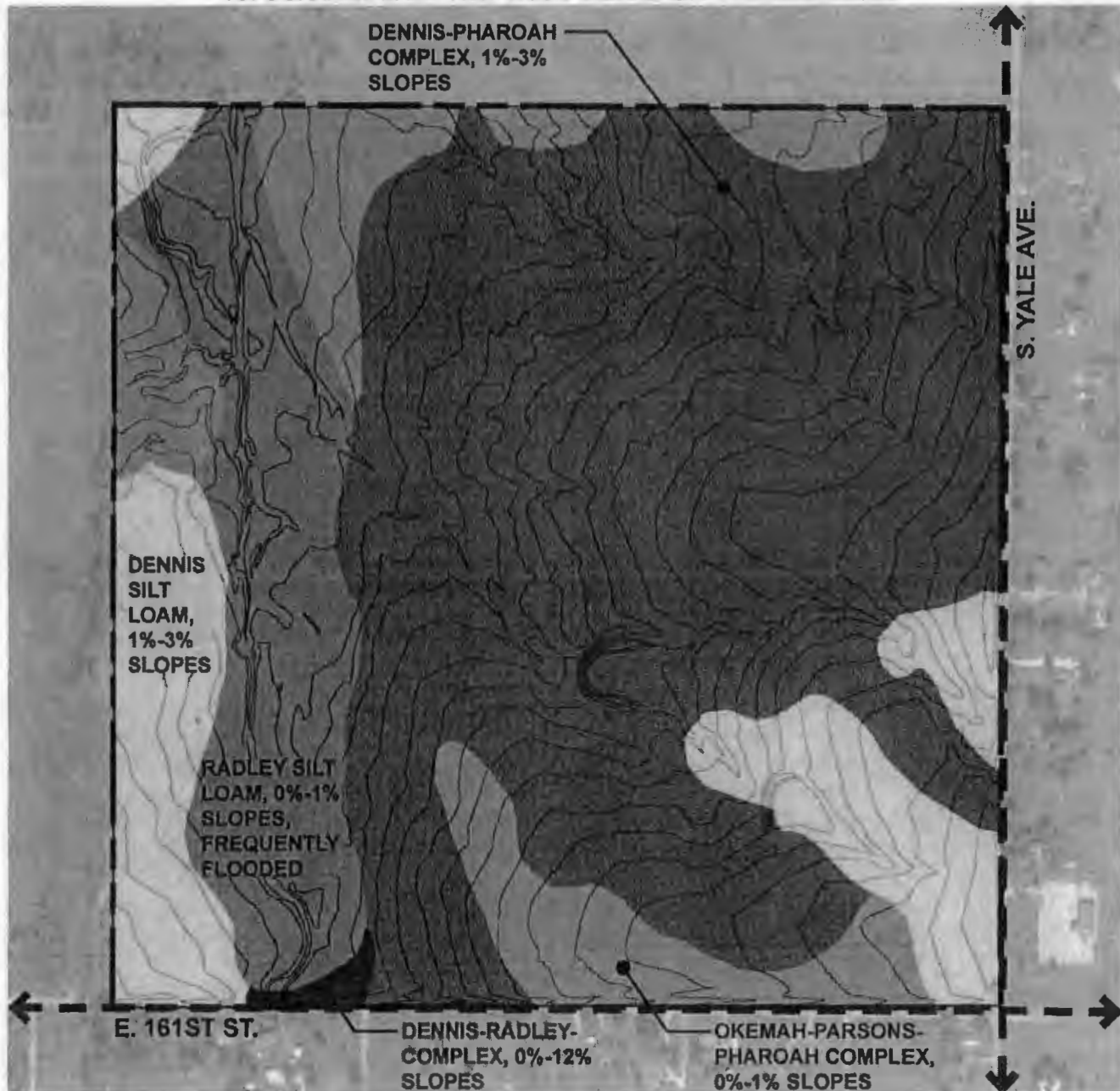


The Retreat

EXHIBIT E

EXISTING TOPOGRAPHY AND SOILS

SOIL DATA FROM USDA WEB SOIL SURVEY, ACCESSED NOVEMBER 24, 2020
TOPOGRAPHIC DATA FROM INCOG GIS AND IS APPROXIMATE ONLY



The Retreat

EXHIBIT F

FEMA FLOODPLAIN MAP

FLOODPLAIN DATA REFLECTS FEMA FIRM PANEL NO. 40143C0445L, EFFECTIVE 10/16/2012



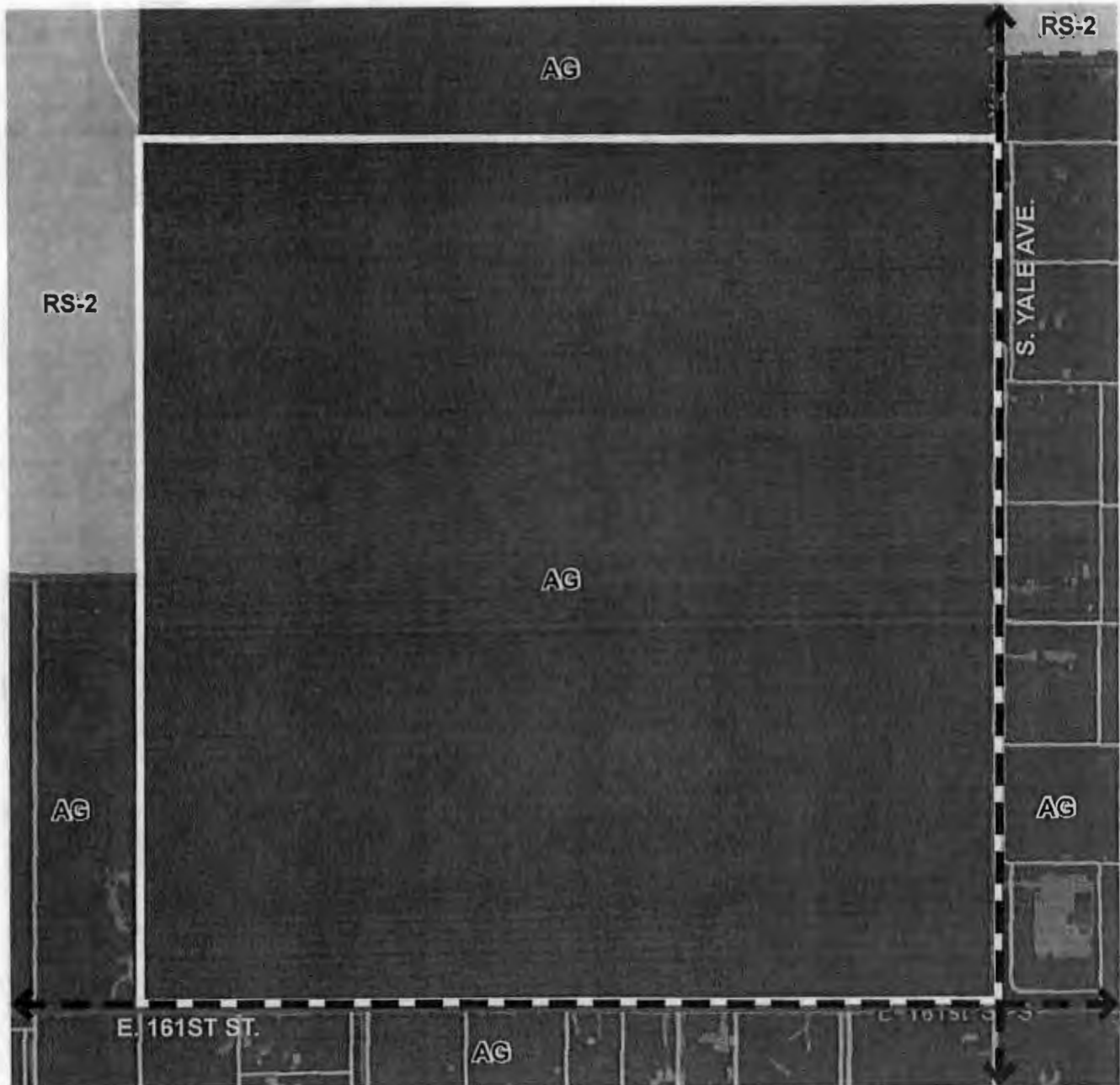
PUD ____

The Retreat

EXHIBIT G

EXISTING ZONING MAP

DATA OBTAINED FROM INCOG GIS, ACCESSED NOVEMBER 18, 2020



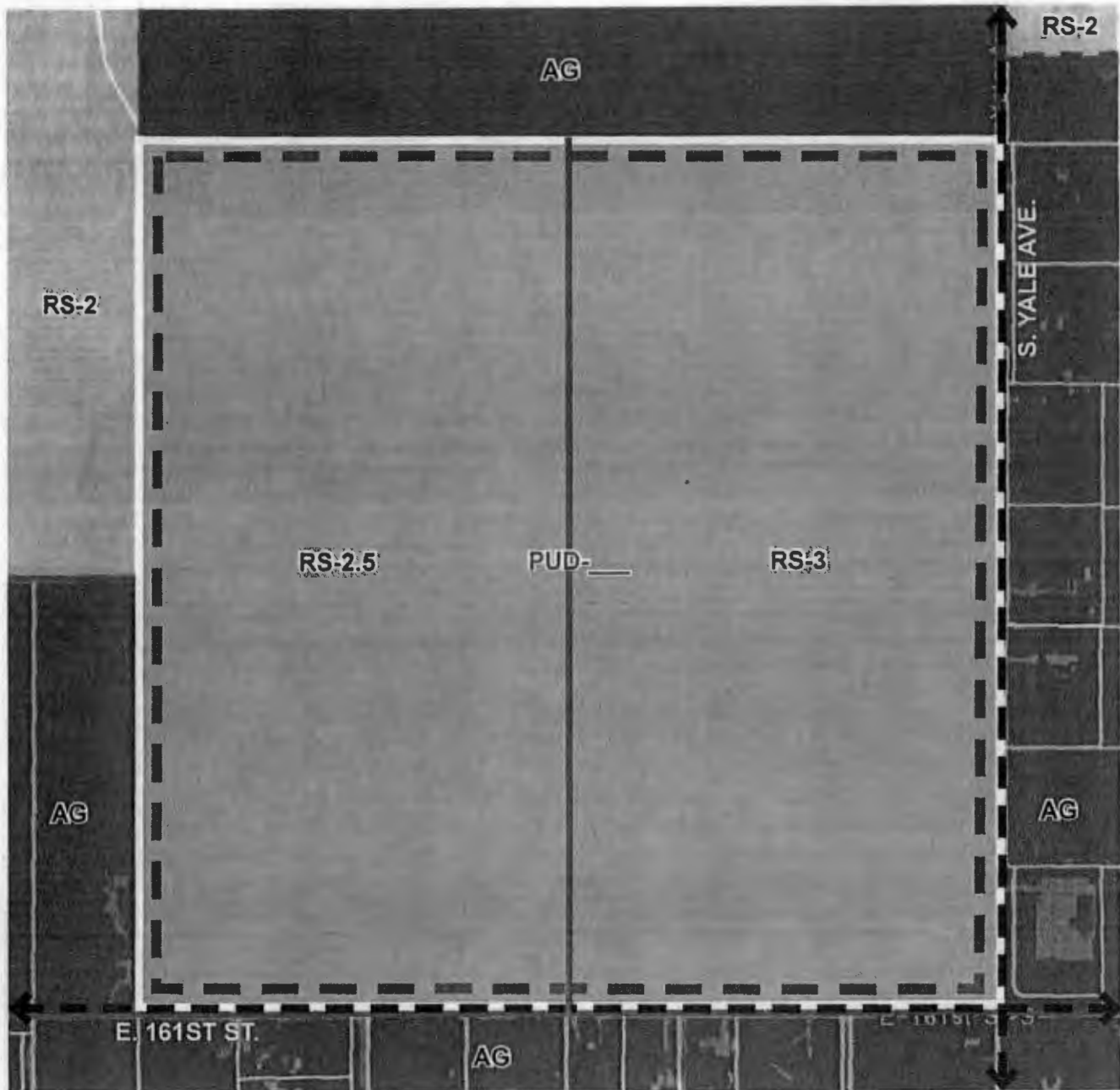
PUD ____

The Retreat

EXHIBIT H

PROPOSED ZONING MAP

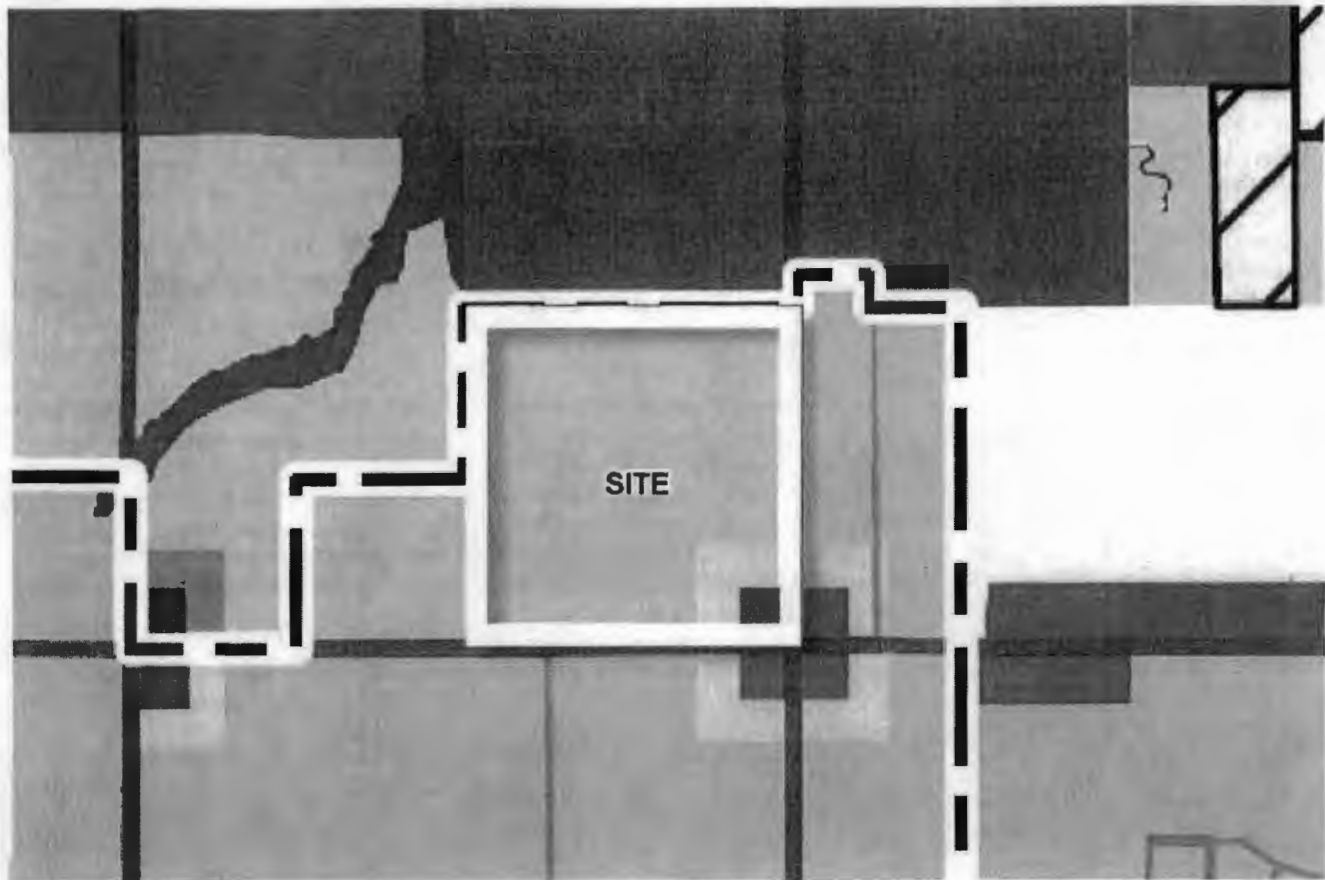
DATA OBTAINED FROM INCOG GIS, ACCESSED NOVEMBER 18, 2020 & MODIFIED



The Retreat

EXHIBIT I

COMPREHENSIVE PLAN MAP BIXBY 2030 COMPREHENSIVE PLAN



Legend

Future Land Use

- Rural Agriculture (Unincorporated)
- Agricultural
- Rural Residential
- Low Density Residential
- Medium Density Residential
- Medium-High Density Residential
- High Density Residential
- Mixed Use
- Residential Manufactured Home Park

Density (du/ac.)

- 0 - 0.5
- 0 - 1
- 0 - 1.5
- 1.5 - 4
- 4 - 6
- 6 - 10
- 10 +
- 10 +
- 8

Future Land Use

- Neighborhood Commercial
- Commercial
- Industrial
- Public/Institutional
- Recreation and Open Space
- Flood District
- Water



City of Bixby Application for Rezoning

Applicant: Tanner Consulting, LLC
Address: 5323 S. Lewis Ave., Tulsa, OK 74105
Telephone: (918) 745-9929 Cell Phone: - Email: eeayart@tannerconsulting.com
Property Owner: MPR Family II, LLC If different from Applicant, does owner consent? Yes
Property Address: Northwest corner 161st St. S. + Yale Ave.
Existing Zoning: AG Requested Zoning: RS-2.5/3 Existing Use: Vacant / agricultural
Proposed Use: single-family residential Use Unit #: N/A

LEGAL DESCRIPTION (If unplatted, attach a survey with legal description or copy of deed):

see attached Exhibit "A" for RS-2.5 and RS-3 descriptions

Does Record Owner consent to the filing of this application? ☒ YES ☐ NO

If Applicant is other than Owner, indicate interest: Engineer / Planner

Is subject tract located in the 100 year floodplain? ☐ YES ☒ NO

BILL ADVERTISING CHARGES TO: Tanner Consulting, LLC
5323 S. Lewis Ave., Tulsa, OK 74105 (NAME) (918) 745-9929
(ADDRESS) (CITY) (ZIP) (PHONE)

I do hereby certify that the information submitted herein is complete, true and accurate:

Signature: [Signature] Date: 12/08/2020

APPLICANT - DO NOT WRITE BELOW THIS LINE

BZ- _____ Date Received _____ Received By _____ Receipt # _____
Planning Commission Date _____ City Council Date _____

_____ Sign(s) at \$ 110.00 each = \$ _____; Postage \$ _____; Total Sign + postage \$ _____

FEES:	BASE FEE	ADDITIONAL	TOTAL
	_____	_____	_____

PC Action	_____	City Council Action	_____
DATE / VOTE	_____	DATE / VOTE	_____
STAFF REC.	_____	ORD. NO.	_____
Building Permit #	_____	Case Reference #	_____

CITY OF BIXBY

Exhibit "A"
17003 The Retreat, Bixby, OK
Rezoning Descriptions

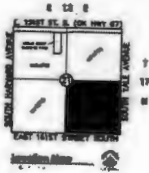
RS-2.5:

THE WEST HALF OF THE SOUTHEAST QUARTER (W/2 SE/4) OF SECTION TWENTY-ONE (21), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

RS-3:

THE EAST HALF OF THE SOUTHEAST QUARTER (E/2 SE/4) OF SECTION TWENTY-ONE (21), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

APPROVED FOR RECORDATION
BY THE CLERK OF THE DISTRICT COURT
OF THE DISTRICT OF COLUMBIA



Preliminary Master Plat

THE RETREAT

ALL OF THE SOUTHWEST QUARTER, PART OF SECTION TWENTY-ONE (21),
TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY (20) EAST OF THE MERIDIAN
A SUBDIVISION WITHIN THE CITY OF WEST DES MOINES, STATE OF IOWA



OWNER:
Praction Project
Management, Inc.
1515 South Lincoln Avenue, Suite 201
Iowa, City, Iowa 50202
Phone (515) 251-0000



- Notes:**
1. All lots shown on this plat are subject to the same conditions and restrictions as the lots shown on the plat of the same name and date, and to the same conditions and restrictions as the lots shown on the plat of the same name and date, and to the same conditions and restrictions as the lots shown on the plat of the same name and date.
 2. All lots shown on this plat are subject to the same conditions and restrictions as the lots shown on the plat of the same name and date, and to the same conditions and restrictions as the lots shown on the plat of the same name and date, and to the same conditions and restrictions as the lots shown on the plat of the same name and date.
 3. All lots shown on this plat are subject to the same conditions and restrictions as the lots shown on the plat of the same name and date, and to the same conditions and restrictions as the lots shown on the plat of the same name and date, and to the same conditions and restrictions as the lots shown on the plat of the same name and date.
 4. All lots shown on this plat are subject to the same conditions and restrictions as the lots shown on the plat of the same name and date, and to the same conditions and restrictions as the lots shown on the plat of the same name and date, and to the same conditions and restrictions as the lots shown on the plat of the same name and date.
 5. All lots shown on this plat are subject to the same conditions and restrictions as the lots shown on the plat of the same name and date, and to the same conditions and restrictions as the lots shown on the plat of the same name and date, and to the same conditions and restrictions as the lots shown on the plat of the same name and date.

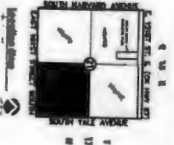
OWNER:
Praction Project
Management, Inc.
1515 South Lincoln Avenue, Suite 201
Iowa, City, Iowa 50202
Phone (515) 251-0000

SURVEYOR/ENGINEER:
Turner Consulting, L.L.C.
1000 North 1st Street, Suite 100
Iowa, City, Iowa 50202
Phone (515) 251-0000

Master Plan

THE RETREAT

USE OF THE UNIMPROVED CHANGING AREA OF THE RETREAT SHALL BE LIMITED TO THE FOLLOWING: 1. RESIDENTIAL USE ONLY; 2. COMMERCIAL USE ONLY; 3. INDUSTRIAL USE ONLY; 4. RECREATION USE ONLY; 5. PUBLIC USE ONLY; 6. OTHER USES AS APPROVED BY THE BOARD OF SUPERVISORS.



Legend

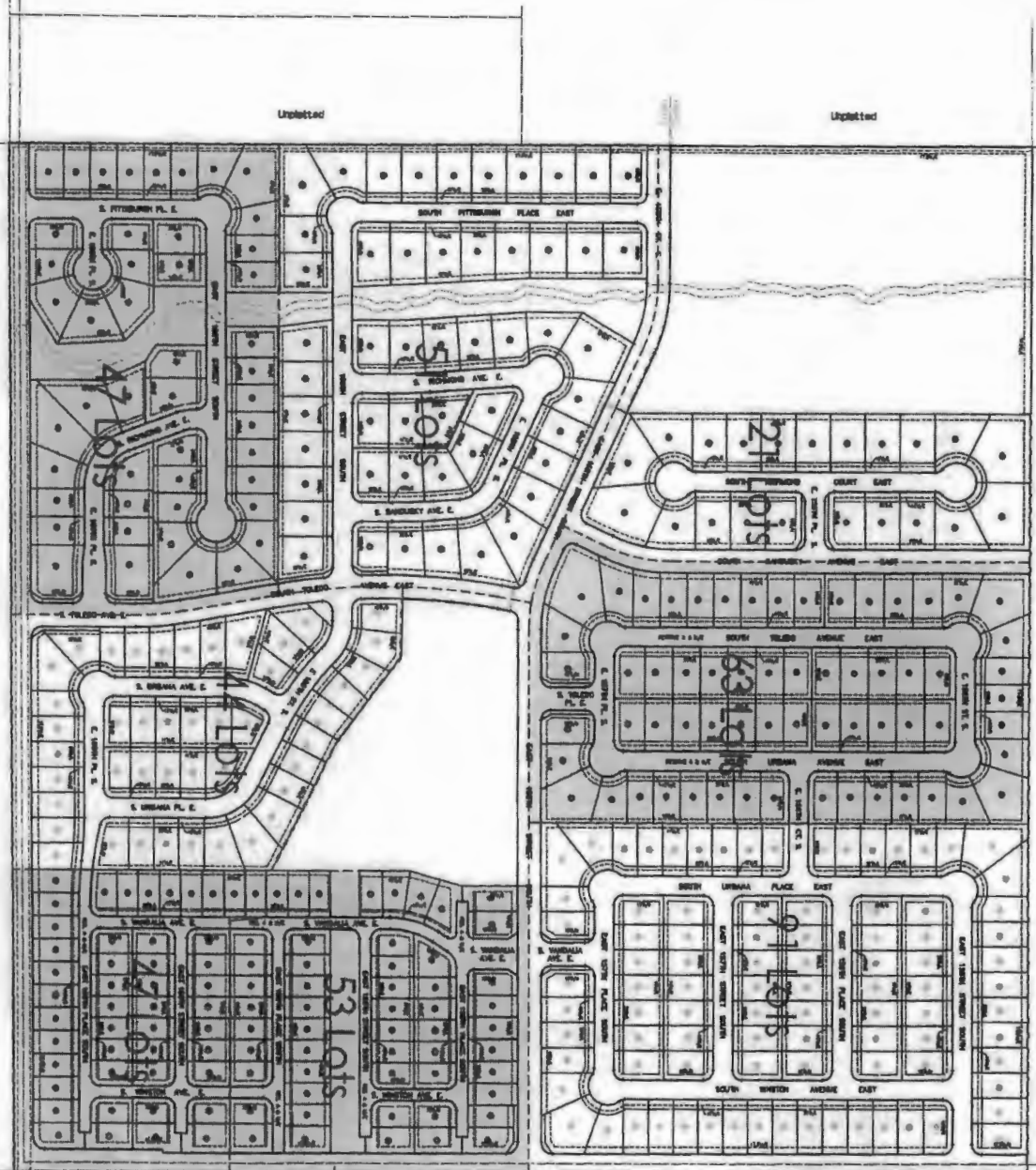
- 1. UNIMPROVED
- 2. IMPROVED
- 3. RESIDENTIAL
- 4. COMMERCIAL
- 5. INDUSTRIAL
- 6. RECREATION
- 7. PUBLIC
- 8. OTHER

UNIMPROVED

UNIMPROVED

South Yale Avenue

East 18th Street South



Notes:

1. ALL LOT AREAS SHOWN ARE BASED ON THE LATEST AVAILABLE AERIAL PHOTOGRAPHY.
2. ALL LOT AREAS SHOWN ARE BASED ON THE LATEST AVAILABLE AERIAL PHOTOGRAPHY.
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OWNER:
Piedmont Project
Management, Inc.
10000 Piedmont Avenue
Piedmont, CA 94621

DESIGNER:
SUNCOAST CONSULTING, LLC
10000 Piedmont Avenue
Piedmont, CA 94621

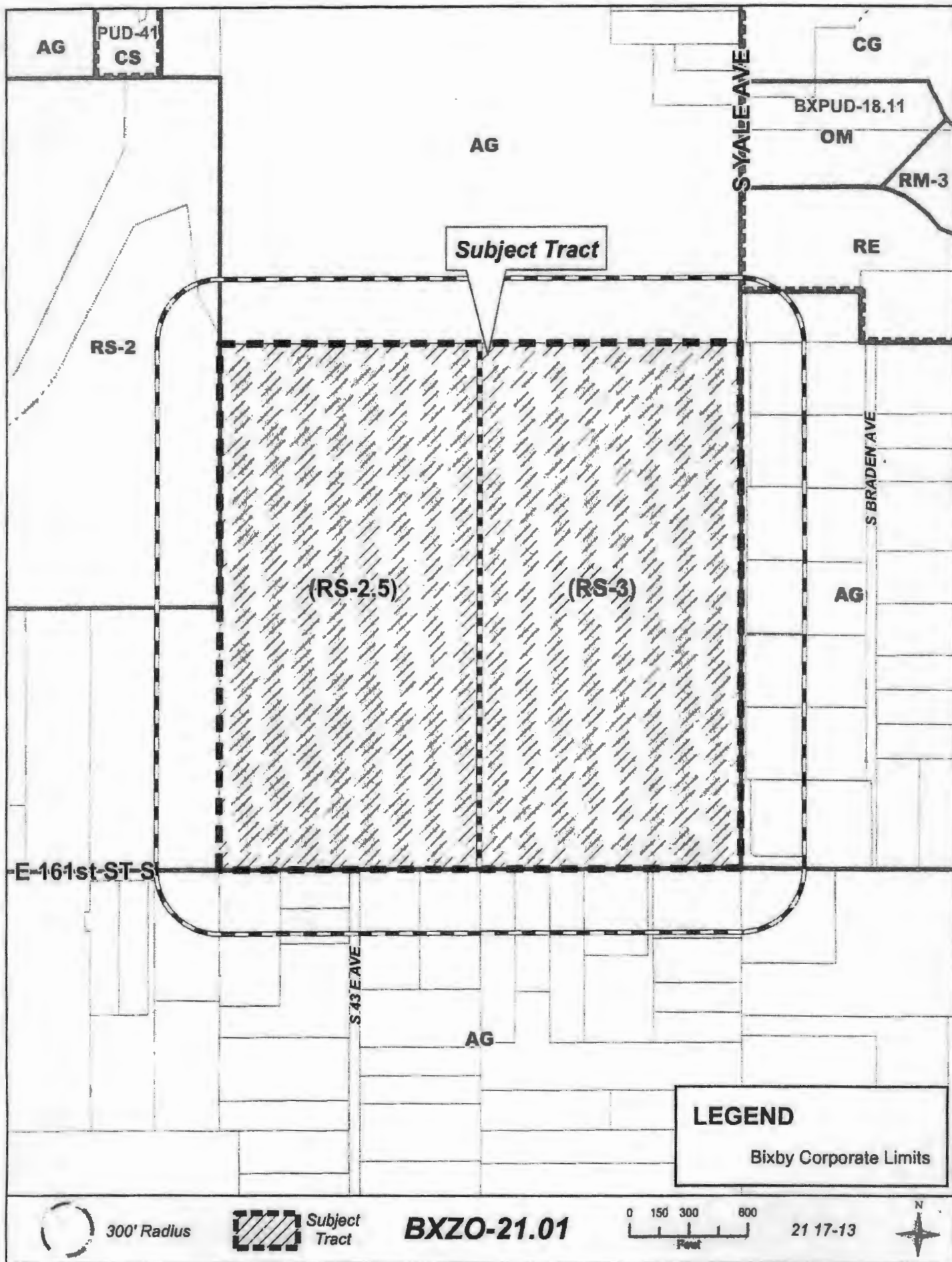
Exhibit "A"
17003 The Retreat, Bixby, OK
Rezoning Descriptions

RS-2.5:

THE WEST HALF OF THE SOUTHEAST QUARTER (W/2 SE/4) OF SECTION TWENTY-ONE (21), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

RS-3:

THE EAST HALF OF THE SOUTHEAST QUARTER (E/2 SE/4) OF SECTION TWENTY-ONE (21), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.





City of Bixby Application for Plat Approval

Applicant: Tanner Consulting, LLC
Address: 5323 S. Lewis Ave., Tulsa, OK 74105
Telephone: (918) 745-9929 Cell Phone: - Email: eenyart@tannerbaitshop.com
Property Owner: MPR Family II, LLC c/o Precision Project Management, Inc.
Property Address: 9128 S. Braden Ave., Ste. 201, Tulsa, OK 74137
Legal Description: see attached plat

Existing Zoning: AG (CRS-2.5, RS-3, + PUD requested)
Existing Use: vacant / agriculture Use Unit #: N/A

APPROVAL REQUESTED: (Check all that apply)

- ☐ SKETCH PLAT: A sketch plat application is voluntary. Application review fee is \$150.00.
☒ PRELIMINARY PLAT: Application review fee is \$350.00.
☐ FINAL PLAT: Application review fee is \$350.00.

PROPOSED SUBDIVISION / PLAT NAME: The Retreat

ENGINEER'S NAME: Tanner Consulting, LLC ADDRESS: 5323 S. Lewis Ave. Tulsa, OK 74105
PHONE NUMBER: (918) 745-9929 EMAIL: eenyart@tannerbaitshop.com
SURVEYOR'S NAME: - same - ADDRESS: - same -
PHONE NUMBER: - same - EMAIL: - same -

Area being platted: 160.472 acres. Number of lots: 417 Average lot size: 6050:13,500 SF (typ)
Is property subject to a PUD? pending PUD # pending Average lot width: 55': 90' (typ)
Other Case Number(s): -

Type of Water Supply: ☐ City Main ☒ Rural Water District ☐ Wells
Type of Sanitation: ☒ City Sewer ☐ Lagoon ☐ Septic System ☐ Other -
Type of Street surfacing Proposed: ☐ Portland Cement ☒ Asphalt ☐ Other -

Does Record Owner consent to the filing of this application? ☒ YES ☐ NO
If Applicant is other than Owner, indicate interest: Engineer / Surveyor / Planner
Is subject tract located in the 100 year floodplain? ☐ YES ☒ NO

I do hereby certify that the information submitted herein is complete, true and accurate:

Signature: [Signature] Date: 01/05/2021

* FOR STAFF USE ONLY *

Application Received: - By: -
Application Fee Amount: -
Date Fee Paid: - Rept. #: -
Planning Commission Approval Date: -
City Council Approval Date: -
Date City Signatures Issued: -
Date Plat Recorded: - Plat #: -

APPROVAL LETTERS:
Electricity: -
Natural Gas (ONG): -
Telephone: -
Cable: -
Other: -

CITY OF BIXBY
JAN 5 2021
RECEIVED



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Published in the Tulsa World,
City of Tulsa, Tulsa County, Oklahoma _____, 2021

ORDINANCE NO. 2329

AN ORDINANCE AMENDING ORDINANCE NUMBER 2267; A MAJOR AMENDMENT TO THE 2018 COMPREHENSIVE PLAN AS LOCATED IN SECTION TWENTY-ONE (21), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U'S. GOVERNMENT SURVEY THEREOF; REMOVING THE PROPOSED "COMMERCIAL" AND "NEIGHBORHOOD COMMERCIAL" DESIGNATIONS AND AMENDING THEM TO "MEDIUM DENSITY RESIDENTIAL", (BXCP-21.01); AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BIXBY, OKLAHOMA:

Section 1. That Ordinance No. 2267 be and the same is now amended and the following described, to-wit:

AMENDMENT OF THE 2018 COMPREHENSIVE PLAN, "BIXBY 2030, OUR VISION, OUR FUTURE" INCLUDING:

REMOVAL OF PROPOSED "COMMERCIAL" AND "NEIGHBORHOOD COMMERCIAL" DESIGNATIONS AND AMENDING THEM TO "MEDIUM DENSITY RESIDENTIAL" FROM SECTION TWENTY-ONE (21), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U'S. GOVERNMENT SURVEY THEREOF.

Section 2. SEVERABILITY CLAUSE. If any section, sentence, clause or phrase of this ordinance or any part is for any reason found to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance or any part thereof.

Section 3. EMERGENCY CLAUSE. That because this Ordinance is essential to the proper and orderly growth of the City of Bixby, an Emergency is now declared to exist for the preservation of the public peace, health and safety, by reason whereof second reading of this ordinance is waived and this Ordinance shall take effect and be in force immediately upon its passage.

APPROVED in an open meeting of the Bixby City Council and PASSED by an affirmative majority vote of the entire membership of the City Council, to-wit: ____-YES, ____-NO, ____-ABSTAINING, ____-ABSENT, on this 11th day of January 2021.

Mayor of the City of Bixby, Oklahoma

APPROVED as an Emergency Measure ruled upon separately and PASSED by an affirmative majority vote of at least four-fifths (4/5) of the entire membership of the Bixby City Council, to wit: ____-YES, ____-NO, ____-ABSTAINING, ____-ABSENT, on this 11th day of January 2021.

Mayor of the City of Bixby, Oklahoma

(Seal)
ATTEST:

City Clerk

APPROVED:

City Attorney



City Council | Agenda Commentary

April 12, 2021

ITEM TITLE(S):

Discussion and possible approval of Ordinance number 2330 Bixby Zoning-21.01, Rezoning for The Retreat, proposed amendment to a zoning district in the City of Bixby, from Agriculture to (RS-2.5 and RS-3) Residential Single Family, to allow for a Residential Development in Bixby Planned Unit Development-21.01, contains 160.422 acres in Section 21, Township 17N, Range 13E, located North of 161st Street South and West of South Yale Ave.

PRESENTER: Jared Cottle, City Manager

STAFF INFORMATION SOURCE: *Comprehensive Plan, Zoning Code*

BACKGROUND:

The applicant requests that the Agriculture zoning be modified to (RS-2.5 and RS-3) Residential Single Family on the northwest corner of 161st Street and Yale Ave.

Heard by Planning Commission at a Special Meeting on March 18, 2021.

- Presentation by Donna Crawford

EXHIBITS: Planning Commission Staff Report

KEY ISSUE: Approval

RECOMMENDATION: Staff recommends approval of amending the zoning from Agriculture to (RS-2.5 and RS-3) Residential Single Family in accordance with request *BXZO-21.01 on the northwest corner of 161st Street and Yale Ave..*

ORDINANCE NO 2330

AN ORDINANCE AMENDING ORDINANCE NUMBER 272; REZONING A TRACT OF LAND, AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE, FROM AN AG CLASSIFICATION TO RS-2.5 AND RS-3 CLASSIFICATIONS (BXZO-21.01); REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BIXBY, OKLAHOMA:

Section 1. That Ordinance No. 272 be and the same is now amended and the following described property, to-wit:

OVERALL TRACT

THE RETREAT CONSISTS OF 160.422 ACRES LOCATED AT THE NORTHWEST CORNER OF EAST 161ST STREET SOUTH AND SOUTH YALE AVENUE IN THE CITY OF BIXBY, OKLAHOMA, AND IS MORE PARTICULARLY DESCRIBED WITH THE FOLLOWING STATEMENT:

THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-ONE (21), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

DEVELOPMENT AREA A (RS-3) SINGLE-FAMILY RESIDENTIAL | CONSISTS OF 50.641 ACRES AND IS MORE PARTICULARLY DESCRIBED WITH THE FOLLOWING STATEMENT:

THE EAST 775.50 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) AND THE EAST 900.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST (NE/4 SE/4) OF SECTION TWENTY-ONE (21), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

DEVELOPMENT AREA B (RS-2.5) SINGLE-FAMILY RESIDENTIAL | CONSISTS OF 109.781 ACRES AND IS MORE PARTICULARLY DESCRIBED WITH THE FOLLOWING STATEMENT:

THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-ONE (21), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LESS AND EXCEPT THE EAST 775.50 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) AND LESS AND EXCEPT THE EAST 900.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4).

Located at or near the Northwest corner of East 161st Street South and South Yale Avenue, be and the same is now designated and re-zoned from AG | Agriculture to Single-Family Residential (RS-2.5 RS-3).

Be, and the same is hereby amended to reflect the Supplemental Zoning of Planned Unit Development (BXPUD-21.01) for "THE RETREAT."

Section 2. That BXPUD-21.01 and its Outline Development Plan shall be subject to the development standards and conditions approved by the City Council on the date of this ordinance.

Section 3. SEVERABILITY CLAUSE. If any section, sentence, clause or phrase of this ordinance or any part is for any reason found to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance or any part thereof.

Section 4. EMERGENCY CLAUSE. That because this Ordinance is essential to the proper and orderly growth of the City of Bixby, an Emergency is now declared to exist for the preservation of the public peace, health and safety, by reason whereof second reading of this ordinance is waived and this Ordinance shall take effect and be in force immediately upon its passage.

APPROVED in an open meeting of the Bixby City Council and PASSED by an affirmative majority vote of the entire membership of the City Council, to-wit: ____-YES, ____-NO, ____-ABSTAINING, ____-ABSENT, on this 22nd day of March 2021.

Mayor of the City of Bixby, Oklahoma

APPROVED as an Emergency Measure ruled upon separately and PASSED by an affirmative majority vote of at least a four-fifths (4/5) of the entire membership of the Bixby City Council, to wit: ____-YES, ____-NO, ____-ABSTAINING, ____-ABSENT, on this 22nd day of March 2021.

Mayor of the City of Bixby, Oklahoma

(Seal)

ATTEST:

City Clerk

APPROVED:

City Attorney



City Council | Agenda Commentary

April 12, 2021

ITEM TITLE(S):

Discussion and possible approval of Ordinance number 2331 Bixby Planned Unit Development-21.01, Planned Unit Development for The Retreat, containing Four (4) Development Areas, 160.422 acres, in Section 21, Township 17N, Range 13E, located North of 161st Street South and West of South Yale Ave.

PRESENTER: Jared Cottle, City Manager

STAFF INFORMATION SOURCE: *Comprehensive Plan, Zoning Code*

BACKGROUND:

The annexation of this parcel into the City of Bixby was approved at the regularly scheduled City Council meeting on February 22, 2021 with an emergency clause approval.

Heard by Planning Commission at a Special Meeting on March 18, 2021.

- Presentation by Donna Crawford

EXHIBITS: Staff Report (Including PUD)

KEY ISSUE: Approval

RECOMMENDATION: Staff recommends approval of the Planned Unit Development request *BXPUD-21.01, The Retreat* per Planning Commission and Staff comments, pending review and approval by City Attorney.

ORDINANCE NO. 2331

AN ORDINANCE AMENDING ORDINANCE NUMBER 272; APPROVING BXPUD-21.01, REZONING A TRACT OF LAND, AT THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-ONE (21), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF., FROM AN AG CLASSIFICATION TO RS-2.5 AND RS-3 CLASSIFICATIONS (BXZO-21.01);AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY;AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BIXBY, OKLAHOMA:

Section 1. That Ordinance No. 272 be and the same is now amended and the following described property, to-wit:

DEVELOPMENT AREA A (RS-3) SINGLE-FAMILY RESIDENTIAL | CONSISTS OF 50.641 ACRES AND IS MORE PARTICULARLY DESCRIBED WITH THE FOLLOWING STATEMENT:

THE EAST 775.50 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) AND THE EAST 900.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST (NE/4 SE/4) OF SECTION TWENTY-ONE (21), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

DEVELOPMENT AREA B (RS-2.5) SINGLE-FAMILY RESIDENTIAL | CONSISTS OF 109.781 ACRES AND IS MORE PARTICULARLY DESCRIBED WITH THE FOLLOWING STATEMENT:

THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-ONE (21), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LESS AND EXCEPT THE EAST 775.50 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) AND LESS AND EXCEPT THE EAST 900.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4).

Located at or near Northwest corner of East 161st Street South and South Yale Avenue in Bixby Oklahoma, having been submitted as a Planned Unit Development (PUD), BXPUD-21.01, for further development as a Planned Unit, Development Area A and Development Area B, be and the same is designated and supplementary rezoned as BXPUD-21.01

Section 2. SEVERABILITY CLAUSE. If any section, sentence, clause or phrase of this ordinance or any part is for any reason found to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance or any part thereof.

Section 3. EMERGENCY CLAUSE. That because this Ordinance is essential to the proper and orderly growth of the City of Bixby, an Emergency is now declared to exist for the preservation of the public peace, health and safety, by reason whereof second reading of this ordinance is waived and this Ordinance shall take effect and be in force immediately upon its passage.

APPROVED in an open meeting of the Bixby City Council and PASSED by an affirmative majority vote of the entire membership of the City Council, to-wit: ____-YES, ____-NO, ____-ABSTAINING, ____-ABSENT, on this 22nd day of March 2021.

Mayor of the City of Bixby, Oklahoma

APPROVED as an Emergency Measure ruled upon separately and PASSED by an affirmative majority vote of at least four-fifths (4/5) of the entire membership of the Bixby City Council, to wit: ____-YES, ____-NO, ____-ABSTAINING, ____-ABSENT, on this 22nd day of March 2021.

Mayor of the City of Bixby, Oklahoma

(Seal)
ATTEST:

City Clerk

APPROVED:

City Attorney



City Council | Agenda Commentary

April 12, 2021

ITEM TITLE(S):

Discussion and possible approval of Bixby Preliminary Plat (BXPT) number 21.01, for The Retreat, 160.422 acres, containing Four (4) Development Areas with four hundred seventeen (417) lots, nine (9) blocks, and six (6) reserve areas, in Section 21, Township 17N, Range 13E, located North of 161st Street South and West of South Yale Ave.

PRESENTER: Jared Cottle, City Manager

STAFF INFORMATION SOURCE: *Comprehensive Plan, Zoning Code, Subdivision Regulations*

BACKGROUND:

The applicant requests a Preliminary Plat approval for The Retreat, a 160.422 acre development a Preliminary Plat containing Four (4) Development Areas with four hundred seventeen (417) lots, nine (9) blocks, and six (6) reserve areas.

Heard by Planning Commission at a Special Meeting on March 18, 2021.

- Presentation by Donna Crawford

EXHIBITS: Planning Commission Staff Report

KEY ISSUE: Approval

RECOMMENDATION: Staff recommends approval of Preliminary Plat for The Retreat *on the northwest corner of 161st Street and Yale Ave.*



City Council | Agenda Commentary

April 12, 2021

ITEM TITLE(S):

Reconsideration of Ordinance number 2332 Minor Amendment to the Bixby Planned Unit Development 29-A, Boardwalk on Memorial, allowing for a previously excluded Use Unit and modifications to building setback lines, located in Lot One (1), Block (1), The Boardwalk on Memorial, Section 1, Township 17N, Range 13E, 12345 South Memorial Drive.

PRESENTER: Jared Cottle, City Manager

STAFF INFORMATION SOURCE: *Zoning Code*

BACKGROUND:

The applicant requests the following modifications to the PUD29-A:

1. Lifting of restrictions on Use Unit 15 to allow construction of an exterior storage facility at the east end of Boardwalk on Memorial.
2. Modification of the south building setback line to 0', corresponding to the storage building alignment constructed on the adjacent property
3. Modification of the east building setback line to 0' to allow construction of an office building immediately adjacent to the next door storage facility,

The applicant was directed by Staff to meet with and advise adjacent property owners of the project proposal.

Heard by Planning Commission at a Special Meeting on March 18, 2021.

- Presentation by Donna Crawford

EXHIBITS: Planning Commission Staff Report

KEY ISSUE: Approval

RECOMMENDATION: Staff recommends approval of the PUD Minor Amendment request for Boardwalk on Memorial, allowing for a previously excluded Use Unit and modifications to building setback lines, located in Lot One (1), Block (1), pending review and approval by City Attorney.

(Published in the Tulsa World,
City of Tulsa, Tulsa County, Oklahoma
_____, 2021.)

ORDINANCE NO. 2332

AN ORDINANCE AMENDING ORDINANCE NUMBER 272; APPROVING A MINOR AMENDMENT TO PLANNED UNIT DEVELOPMENT (PUD) NUMBER PUD-29A; SUPPLEMENTALLY REZONING OF A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK ONE (1), OF THE BOARDWALK ON MEMORIAL, A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE PLAT THEREOF; FROM COMMERCIAL SHOPPING (CS) OFFICE LOW-DENSITY TO COMMERCIAL SHOPPING (CS) OFFICE LOW-DENSITY WITH EXPANDED USES; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BIXBY, OKLAHOMA:

Section 1. That Ordinance No. 272 be and the same is now amended and the following described property, to-wit:

A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK ONE (1), OF THE BOARDWALK ON MEMORIAL, A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE PLAT THEREOF; FROM COMMERCIAL SHOPPING (CS) OFFICE LOW-DENSITY TO COMMERCIAL SHOPPING (CS) OFFICE LOW-DENSITY WITH EXPANDED USES TO ALLOW FOR PREVIOUSLY EXCLUDED USE UNIT AND MODIFICATIONS TO BUILDING SETBACK LINES

Located at or near 12345 South Memorial Drive #120 in Bixby, Oklahoma, having been submitted as a Minor Amendment to an existing Planned Unit Development (PUD), PUD-29A, for further development as a planned unit, be and the same is now designated and supplementary rezoned as BXPUD-21.03.

Section 2. That BXPUD-21.03 shall be subject to the development standards and conditions recommended by the City of Bixby Planning Commission in Case No. BXPUD-21.03, as set forth within the record and minutes of the Planning Commission meeting of March 22, 2021, and approved by the City Council on March 22, 2021.

Section 3. EMERGENCY CLAUSE. That because this Ordinance is essential to the proper and orderly growth of the City of Bixby, an Emergency is now declared to exist for the preservation of the public peace, health and safety, by reason whereof this Ordinance shall take effect and be in force immediately upon its passage.

Section 4. SEVERABILITY CLAUSE. If any section, sentence, clause or phrase of this ordinance or any part is for any reason found to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance or any part thereof.

APPROVED in an open meeting of the Bixby City Council and PASSED by an affirmative majority vote of the entire membership of the City Council, to-wit: ____-YES, ____-NO, ____-ABSTAINING, ____-ABSENT, on this 22nd day of March, 2021.

Mayor of the City of Bixby, Oklahoma

APPROVED as an Emergency Measure ruled upon separately and PASSED by an affirmative majority vote of at least a four-fifths (4/5) of the entire membership of the Bixby City Council, to wit: ____-YES, ____-NO, ____-ABSTAINING, ____-ABSENT, on this 22nd day of March, 2021.

Mayor of the City of Bixby, Oklahoma

(Seal)
ATTEST:

City Clerk

APPROVED:

City Attorney



CITY OF BIXBY
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008
(918) 366-4430

STAFF REPORT

To: Bixby Planning Commission
From: Donna Crawford, Assistant City Planner
Date: Thursday, March 18, 2021
RE: **BOARDWALK ON MEMORIAL**
Location: 12345 So. Memorial Dr.#120, Bixby, OK 74008
LOT ONE (1), BLOCK ONE (1) THE BOARDWALK ON
MEMORIAL

Applicant | Select Design | Ryan McCarty

REQUEST: **PLANNED UNIT DEVELOPMENT 29A (PUD)**
(BXPUD 21.03) A minor amendment is being requested to a
modify restrictions on the **EAST** approximately **100'** as
follows:

- Allow for 1,350 SF of enclosed storage within the Commercial Shopping (CS) District. PUD29- A currently excludes this use from Use Unit 15 – other Trades and Services.
- Decrease minimum building setback distance from adjacent residential zoning
- Decrease minimum building setback distance from adjacent PUD-77 zoning to the east.

EXISTING ZONING: **Commercial Shopping (CS) | Office Low-Density**

PROPOSED ZONING: **Commercial Shopping (CS) | Office Low-Density**
with expanded uses

AREA: 3.11

STR: SECTION 1, TOWNSHIP 17N, RANGE 13E

EXISTING USE: Parking

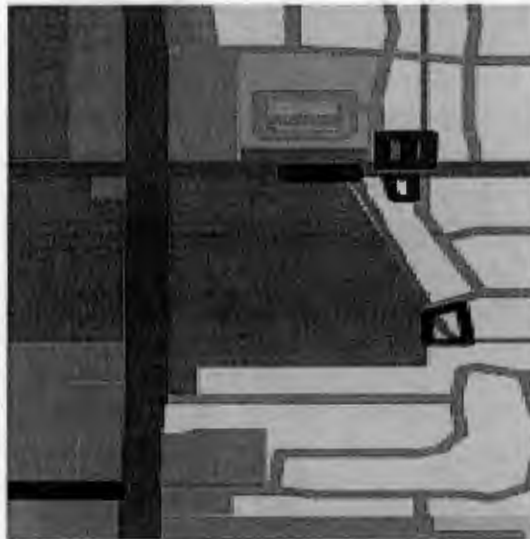
PROPOSED USE: Office and enclosed storage.

PUBLIC INPUT: No comments at time of this report. Notices not required.

BACKGROUND INFORMATION:

The property was previously platted as Lot 1, Block 1 of The Boardwalk on Memorial with underlying zoning Commercial Shopping (CS) District and Office Low-Density (OL) District provided by PUD 29-A, approved by the Bixby Planning Commission on April 21, 2003 and Bixby City Council on April 28, 2003. The original platted lot has been split in the past and the property outlined in this amendment is the western portion of said lot which contains 3.11 acres. The remaining property (to the east) shall not be made part of this amendment. The property has 192.2 feet of frontage on the east side of South Memorial Drive approximately 0.3 miles south of East 121st Street South.

COMPREHENSIVE PLAN: MIXED USE, COMMERCIAL, LOW DENSITY RESIDENTIAL



SURROUNDING LAND USE:

NORTH: CS (COMEMRCIAL SHOPPING),
RM-3 (HIGH DENSITY RESIDENTIAL)

SOUTH: CS, OFFICE LIGHT (OL)

WEST: CG (COMMERCIAL GENERAL)

EAST: OFFICE LIGHT (OL)

STAFF COMMENTS:

STAFF REPORT: *BOARDWALK ON MEMORIAL* | 3/18/2021 | PAGE 2 OF 3

1. Coordination with adjacent property owners required
2. Building finishes must meet Corridor Appearance standards
3. Utility easement vacation will not permitted on areas east of the Minor Amendment
4. Storm water management must be addressed in the Site Plan and Building Permit applications

PUBLIC COMMENTS: No comments at time of this report

STAFF RECOMMENDATION:

- Planning Commission make a recommendation for approval to City Council provided Applicant has coordinated with adjacent land owners to review the project scope and building finishes.

ATTACHMENTS:

Application for PUD Amendment, including:

- Vicinity Map
- Aerial Photograph
- Design Survey
- Plat Exhibit
- Conceptual Site Plan
- Conceptual Floor Plan
- Current Zoning Map
- Development Standards



City of Bixby Application for PUD

Applicant: Select Design / Ryan McCarty
Address: P.O. Box 548 Bixby, OK 74008
Telephone: 918-798-8356 Cell Phone: _____ Email: rmccarty.selectdesign@gmail.com
Property Owner: 12345 S. Memorial, LLC If different from Applicant, does owner consent? YES
Property Address: 12345 S. Memorial Dr, Suite 120 Bixby, OK 74008
Existing Zoning: CS / PUD 29-A Requested Zoning: PUD 29-B Existing Use: Office / Rest
Proposed Use: Office / Storage Use Unit #: _____

LEGAL DESCRIPTION (If unplatted, attach a survey with legal description or copy of deed):

SEE ATTACHED

Does Record Owner consent to the filing of this application? ☒ YES ☐ NO
If Applicant is other than Owner, indicate Interest: Consultant
Is subject tract located in the 100 year floodplain? ☒ YES ☐ NO
Are 5 copies of the PUD text and exhibits package attached? ☒ YES ☐ NO

Application for: ☐ PUD ☐ Major Amendment ☒ Minor Amendment ☐ Abandonment

BILL ADVERTISING CHARGES TO: Karen Brenneman

12345 S. Memorial Dr, Suite 120 Bixby, OK 74008 (NAME)
(ADDRESS) (CITY) (ZIP) 918-803-7038 (PHONE)

I do hereby certify that the information submitted herein is complete, true and accurate:

Signature: [Signature] Date: 1/18/2021

APPLICANT - DO NOT WRITE BELOW THIS LINE

PUD _____ Date Received _____ Received By _____ Receipt # _____
Planning Commission Date _____ City Council Date _____

____ Sign(s) at \$ 110.00 each = \$ _____; Postage \$ _____; Total Sign + postage \$ _____

FEES:	BASE FEE	ADDITIONAL	TOTAL
	_____	_____	_____

PC Action _____ City Council Action _____

DATE / VOTE _____ DATE / VOTE _____
STAFF REC. _____ ORD. NO. _____

Legal Description (General Warranty Deed – Document #2016008461)

LOT ONE (1), BLOCK ONE (1), THE BOARDWALK ON MEMORIAL, A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

LESS AND EXCEPT:

A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK ONE (1), OF THE BOARDWALK ON MEMORIAL, A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

STARTING AT THE EASTERNMOST SOUTHEAST CORNER OF SAID LOT ONE (1), SAID POINT SHALL ALSO BE THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE N 89°59'21" W FOR 471.88 FEET; THENCE N 00°00'39" E FOR 170.00 FEET; THENCE S 89°59'21" E FOR 473.04 FEET; THENCE S 00°24'08" W FOR 170.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

Planned Unit Development No. 29-B

THE BOARDWALK ON MEMORIAL

Minor Amendment to PUD 29-A

City of Bixby, Oklahoma

March 16, 2021



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Exhibit E – Conceptual Site Plan	8
Exhibit F – Conceptual Floor Plan	9
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I. Development Concept

The property was previously platted as Lot 1, Block 1 of The Boardwalk on Memorial with underlying zoning Commercial Shopping (CS) District and Office Low-Density (OL) District provided by PUD 29-A, approved by the Bixby Planning Commission on April 21st, 2003 and Bixby City Council on April 28th, 2003. The original platted lot has been split in the past and the property outlined in this amendment is the western portion of said lot which contains 3.11 acres. The remaining property (to the east) shall not be made part of this amendment. The property has 192.2 feet of frontage on the east side of South Memorial Drive approximately 0.3 miles south of East 121st Street South.

Objectives:

1. Allow for 1,350 SF of enclosed storage within the Commercial Shopping (CS) District. PUD 29-A currently excludes this use from Use Unit 15 – Other Trades and Services.
2. Decrease the minimum building setback distance from adjacent residential zoning along the easternmost south boundary of Lot 1. If this proposal is approved, a request will be made to vacate a portion of the existing 10' utility easement along the easternmost south boundary and adjacent to the northern boundary of Lot 5 and 6, Block 1 of Gre-Mac Acres.
3. Decrease the minimum building setback distance from adjacent PUD-77 zoning to the east.

Legal Description (General Warranty Deed – Document #2016008461)

LOT ONE (1), BLOCK ONE (1), THE BOARDWALK ON MEMORIAL, A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

LESS AND EXCEPT:

A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK ONE (1), OF THE BOARDWALK ON MEMORIAL, A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

STARTING AT THE EASTERNMOST SOUTHEAST CORNER OF SAID LOT ONE (1), SAID POINT SHALL ALSO BE THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE N 89°59'21" W FOR 471.88 FEET; THENCE N 00°00'39" E FOR 170.00 FEET; THENCE S 89°59'21" E FOR 473.04 FEET; THENCE S 00°24'08" W FOR 170.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

EXHIBIT A
VICINITY MAP



EXHIBIT B
AERIAL PHOTO



SURVEYOR'S DESCRIPTION

A TRACT OF LAND BEING A PART OF DEVELOPMENT AREA 'A', LOT 1, BLOCK 1, THE BOARDWALK ON MEMORIAL, A SUBDIVISION TO THE CITY OF BOXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

GENERAL NOTES

1. NO CURRENT TITLE OPINION OR COMMENT FOR TITLE INSURANCE WAS PROVIDED TO THE SURVEYOR. THEREFORE, NO CERTIFICATION IS MADE OR IMPLIED THAT ALL EASEMENTS, DEDICATIONS OF ENCUMBRANCES ARE SHOWN OR NOTED HEREON.
2. DATE OF LAST FIELD VISIT: SEPTEMBER 24, 2020
3. ALL CORNERS WERE SET USING 3/8" X 16" NEWMARK WITH A YELLOW CAP (Y/C) STAMPED "T.S. CA 8036", UNLESS OTHERWISE NOTED.
4. BIDS OF BIDDING SHOWN HEREON BEING THE WEST LINE OF LOT 1, BLOCK 1, BOARDWALK ON MEMORIAL, BEING NORTH 00°36'57" WEST.
5. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND MAKES NO CERTIFICATION THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA.
6. SURVEYOR HAS EXAMINED A MAP BY THE FEDERAL AGENCY MANAGEMENT ADMINISTRATION, PLANS DIVISION, TULSA COUNTY, OKLAHOMA AND UNINCORPORATED AREAS, MAP 481-430-0432, EFFECTIVE DATE OCTOBER 18, 2013, WHICH SHOWS A PORTION OF THE PROPERTY DESCRIBED HEREON AS LOCATED INSIDE ZONE X (SHADED).
7. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE BOARD OF LICENSING FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

LEGEND

	ASPHALT
	CONCRETE
	GRAVEL
	UNDERGROUND TELEPHONE
	UNDERGROUND GAS
	OVERHEAD ELECTRIC
	FENCE

	INCHDIAMETER TREE
	POWER POLE
	GUY WIRE
	TELEPHONE PEDISTAL
	MAIL BOX
	GAS METER
	C. COLLARS
	GAS VALVE
	FOUND MONUMENT
	SET MONUMENT

I, JOSHUA R. LOMB, HEREBY STATE THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT TO BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION.

for R 2

9/24/20

JOSHUA R. LOMB
CROSSING-PCS REG. 1629



DESIGN SURVEY

A PART OF
DEVELOPMENT AREA 'A', LOT 1, BLOCK 1
THE BOARDWALK ON MEMORIAL
A SUBDIVISION TO THE CITY OF BOXBY
TULSA COUNTY, STATE OF OKLAHOMA

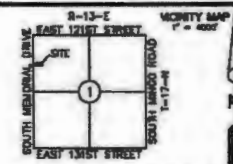
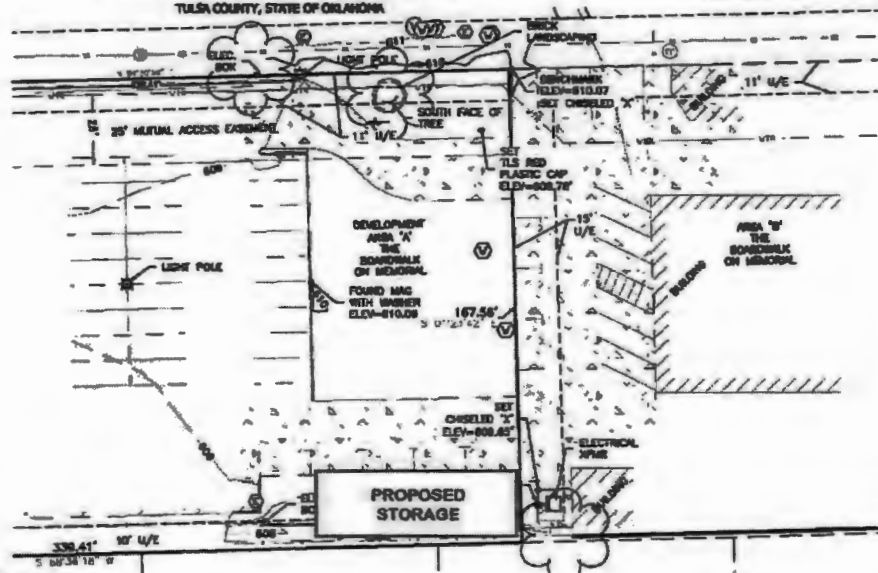


EXHIBIT C
DESIGN SURVEY

TULSA LAND SURVEYING LLC
2112 E 15TH ST
TULSA, OK 74104
(918) 794-8777
CA 8038
EXPIRES 6/30/2021
DRAWING PREPARED: SEPT. 25, 2020
T.S. NO.: 28-125 - BOARDWALK



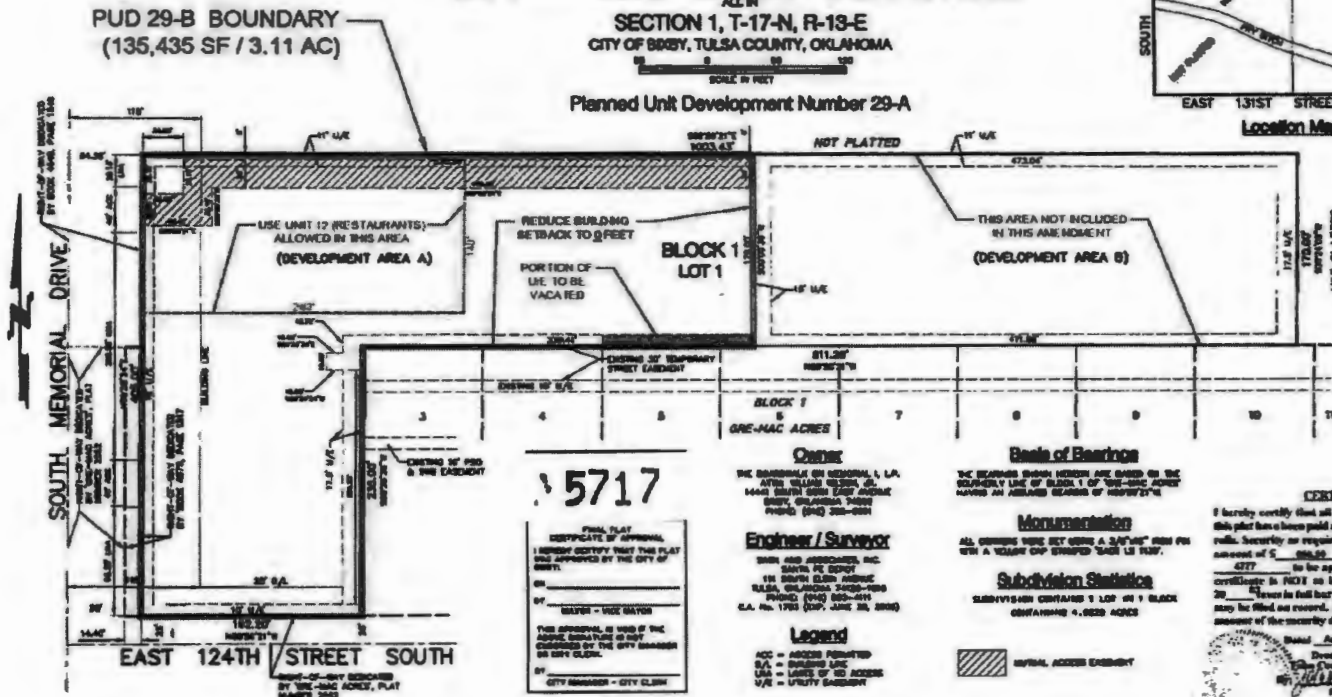
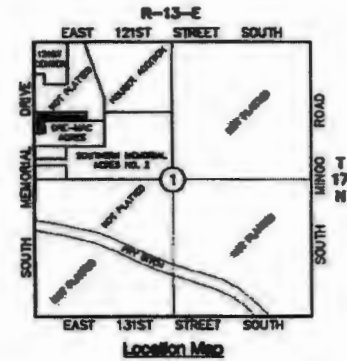
FINAL PLAT
CERTIFICATE OF APPROVAL
 I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED
 BY THE CITY COUNCIL OF THE CITY OF OKLAHOMA
 ON August 19, 2003
 BY Mayor
 MAYOR - VICE MAYOR
 THIS APPROVAL IS VOID IF THE ABOVE SIGNATURE
 IS NOT SIGNED BY THE CITY ENGINEER OR
 CITY CLERK.
Maury White
 CITY ENGINEER - CITY CLERK

5717

The Boardwalk on Memorial

A SUBDIVISION OF A PART OF THE
 N/2 OF THE SW/4 OF THE NW/4
 AND
 A RESUBDIVISION OF A PART OF
 LOT 1 AND ALL OF LOT 2 IN BLOCK 1 OF 'GRE-MAC ACRES'
 SECTION 1, T-17-N, R-13-E
 CITY OF BERRY, TULSA COUNTY, OKLAHOMA

Planned Unit Development Number 29-A



5717

FINAL PLAT
CERTIFICATE OF APPROVAL
 I HEREBY CERTIFY THAT THIS PLAT
 WAS APPROVED BY THE CITY OF
 BERRY.
 BY Mayor
 MAYOR - VICE MAYOR
 THIS APPROVAL IS VOID IF THE
 ABOVE SIGNATURE IS NOT
 SIGNED BY THE CITY ENGINEER OR
 CITY CLERK.
Maury White
 CITY ENGINEER - CITY CLERK

Owner
 THE BOARDWALK ON MEMORIAL, L.P.
 ATTN: WILLIAM GIBSON, JR.
 1440 SOUTH 20TH EAST AVENUE
 BERRY, OKLAHOMA 74004
 PHONE: (918) 330-0001

Engineer / Surveyor
 BERRY AND ASSOCIATES, INC.
 191 SOUTH ELGIN AVENUE
 TULSA, OKLAHOMA 74103-0906
 PHONE: (918) 583-4111
 O.A. No. 1783 (EXP. JUNE 30, 2005)

Legend
 ACC = ACRES PERMITTED
 S.A. = SURVEYED AREA
 L.A. = LOTS OF 50 ACRES
 V/S = VACUITY SHOWN

Block of Bearings
 THE BEARINGS SHOWN HEREON ARE BASED ON THE
 SOUTHERLY LINE OF BLOCK 1 OF THE 'GRE-MAC ACRES'
 HAVING AN AVERAGE BEARING OF N89°21'14"

Monumentation
 ALL CORNERS WERE SET USING A 3/4" IRON PIPE
 WITH A TIGHTENING CAP 1/2" DIA.

Subdivision Statistics
 SUBDIVISION CONTAINS 1.00 AC IN 1 BLOCK
 CONTAINING 4.000 ACRES

INITIAL ACRES EXHIBIT

CERTIFICATE
 I hereby certify that all real estate taxes involved in
 this plat have been paid as reflected by the current tax
 rolls. Security or required has been provided in the
 amount of \$ 500.00 per acre receipt on
4/27 to be applied to 20 03 taxes. This
 certificate is FILED as to be construed on payment of
 20 03 taxes in full but is given in order that this plat
 may be filed as record. 20 03 taxes may exceed the
 amount of the security deposit.

Dated August 19, 2003
 Dennis Sawyer
 County Treasurer
Dennis Sawyer
 Deputy

EXHIBIT D
 PLAT EXHIBIT

EXHIBIT E

CONCEPTUAL SITE PLAN

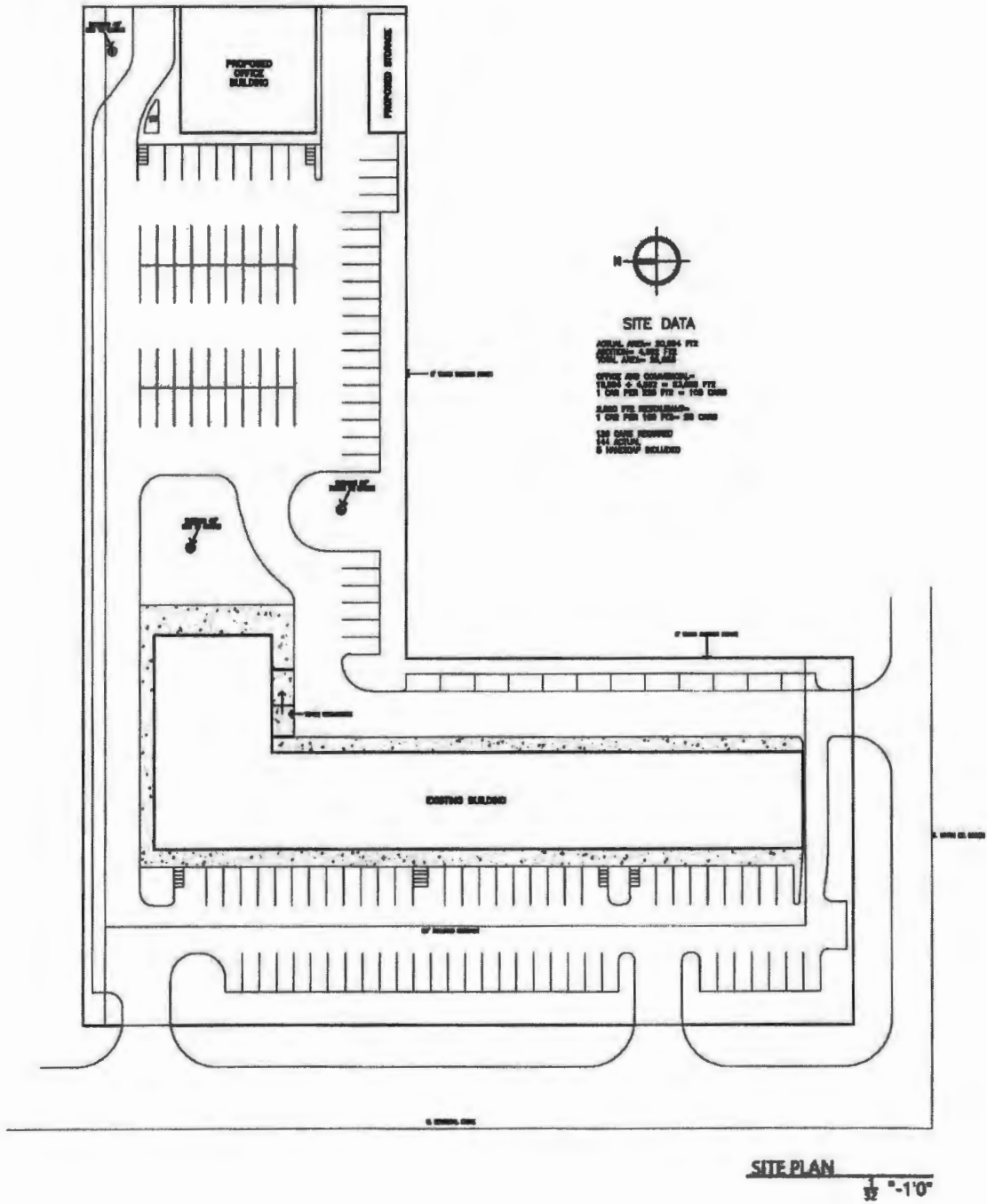


EXHIBIT F
CONCEPTUAL FLOOR PLAN

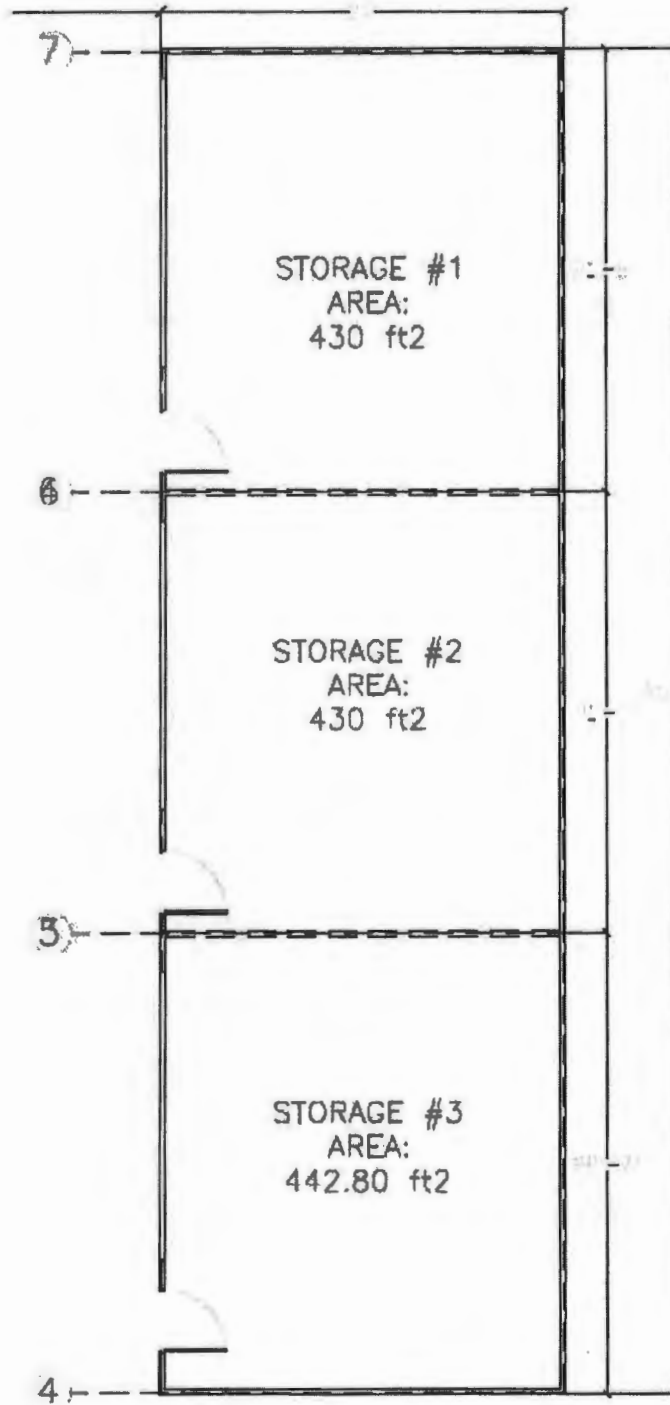


EXHIBIT G
CURRENT ZONING MAP



II. Development Standards

Land Area: 135,435 SF (3.11 AC)

Zoning: Shopping Center District (CS)

Permitted Uses:

USE UNIT 11 - OFFICES AND STUDIOS

USE UNIT 12 - RESTAURANTS

- Allowed in the northern 140' of the west 280' of said development area

USE UNIT 13 - CONVENIENCE GOODS AND SERVICES

USE UNIT 14 - SHOPPING GOODS AND SERVICES

USE UNIT 15 - OTHER TRADES AND SERVICES

Excluded Uses:

- Adult entertainment establishments

Maximum floor area: 30,000 square feet

Maximum building height: 1 story / 25 feet

Minimum building setbacks:

From centerline of 124th Street: 50 feet

From centerline of Memorial Drive: 115 feet

From north boundary: 25 feet

From residential boundary along the north line of Block 1 of Gre-Mac Acres: ** 0 feet

From all other residential boundaries: 45 feet

From common boundaries within PUD (east line of Lot 1 / west line of Lot 2): ** 0 feet

** Denotes change from previously approved PUD

Parking ratio:

Office and Commercial Use: 1 parking space per 225 square feet

Restaurant: 1 parking space per 100 square feet

Minimum landscaped area: 15% of net area (20,315 square feet)

- A. **Building Design Limitations:** The buildings shall be constructed in substantial accordance with the Corridor Appearance District.
- B. **Operational Limitations:**
- Business hours shall be limited to the period of 6:00 a.m. to 10:00 p.m.
 - Restaurant patrons shall not be seated outdoors after 9:00 p.m. and indoors after 10:00 p.m.
 - Alcoholic beverages shall not be served after seating hours
 - Noise levels for outside dining area shall be kept to a minimum
 - Any outdoor music must be limited to background music only, no loud event music will be permitted.
- C. **Lighting:** Parking area lighting shall be a maximum height of 12 feet and limited to shielded fixtures designed to direct light downward and away from residential properties.
- D. **Signs:** Existing signs shall remain in place as permitted within previously approved PUD 29-A. Wall signs shall be based on the 2 square feet per lineal foot of wall, with no signs on the east or south facing walls.
- E. **Building Material Requirements:**
1. **OFFICE & COMMERCIAL / RESTAURANT USE**
- EXTERIOR WALLS: The exterior walls of the structure shall be one hundred percent (100%) masonry: rock or cementitious material, provided, however that the area of all windows and doors located in said exterior walls shall be excluded in the determination of the area of exterior walls.
- AWNINGS, CANOPIES AND OVERHANGS: Structural awnings are encouraged at the ground level to enhance articulation of the structures.
2. **STORAGE USE**
- EXTERIOR WALLS: The exterior walls of the structure shall be one hundred percent (100%) metal material, provided, however that the area of all windows and doors located in said exterior walls shall be excluded in the determination of the area of exterior walls.
- F. **Utilities:** All proposed utility lines shall be located underground.

III. Anticipated Construction Schedule

Construction shall commence with 6 months from the date the PUD is approved by City Council.



City Council | Agenda Commentary

April 12, 2021

ITEM TITLE(S):

Discussion and possible approval of Ordinance Number 2334, Bixby Comprehensive Plan-21.02, Amendment to the Comprehensive Plan for Dollar General, Residential Single-Family to Commercial Shopping, contains 2.25 acres in Section 25, Township 17N, Range 13E, located at 16841 South Memorial Drive East.

PRESENTER: Jared Cottle, City Manager

STAFF INFORMATION SOURCE: *Comprehensive Plan, Zoning Code*

BACKGROUND:

The applicant requests a modifying the Comprehensive Plan to show Commercial rather than Residential use for the tract of land located at 16841 South Memorial Drive East.

Heard by Planning Commission at a Special Meeting on March 18, 2021.

- Presentation by Donna Crawford

EXHIBITS: Planning Commission Staff Report

KEY ISSUE: Approval

RECOMMENDATION: Staff recommends approval of the Comprehensive Plan Amendment request *BXCP-21.02, to show Commercial rather than Residential use for the tract of land located at 16841 South Memorial Drive East.*



CITY OF BIXBY
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008
(918) 366-4430

STAFF REPORT

To: Bixby Planning Commission
From: City of Bixby, Planning Department
Date: Thursday, March 18, 2021
RE: ***DOLLAR GENERAL*** – (BXPUD-21.02)
Location: 16841 S. Memorial Drive East
(East side of Hwy 64, north end of curve)
Applicant: AAB Engineering, LLC.

REQUEST: **COMPREHENVE PLAN MAP AMENDMENT:**
(BXCP-21.02)
A major amendment is being requested to a change
from Low Density Residential to Neighborhood
Commercial to allow for zoning change (BXZO-21.02
(CS)).

REZONING:
(BXZO-21.02 (CS))
Residential Single-Family (RS-1) to Commercial
Shopping (CS)

PLANNED UNIT DEVELOPMENT (PUD):
(BXPUD-21.02)

- *Dollar General*
- Commercial retail development

EXISTING ZONING: (RS-1) Large Lot Single-Family Residential

PROPOSED ZONING: (CS) Neighborhood Commercial

AREA: 2.25 Acres Total

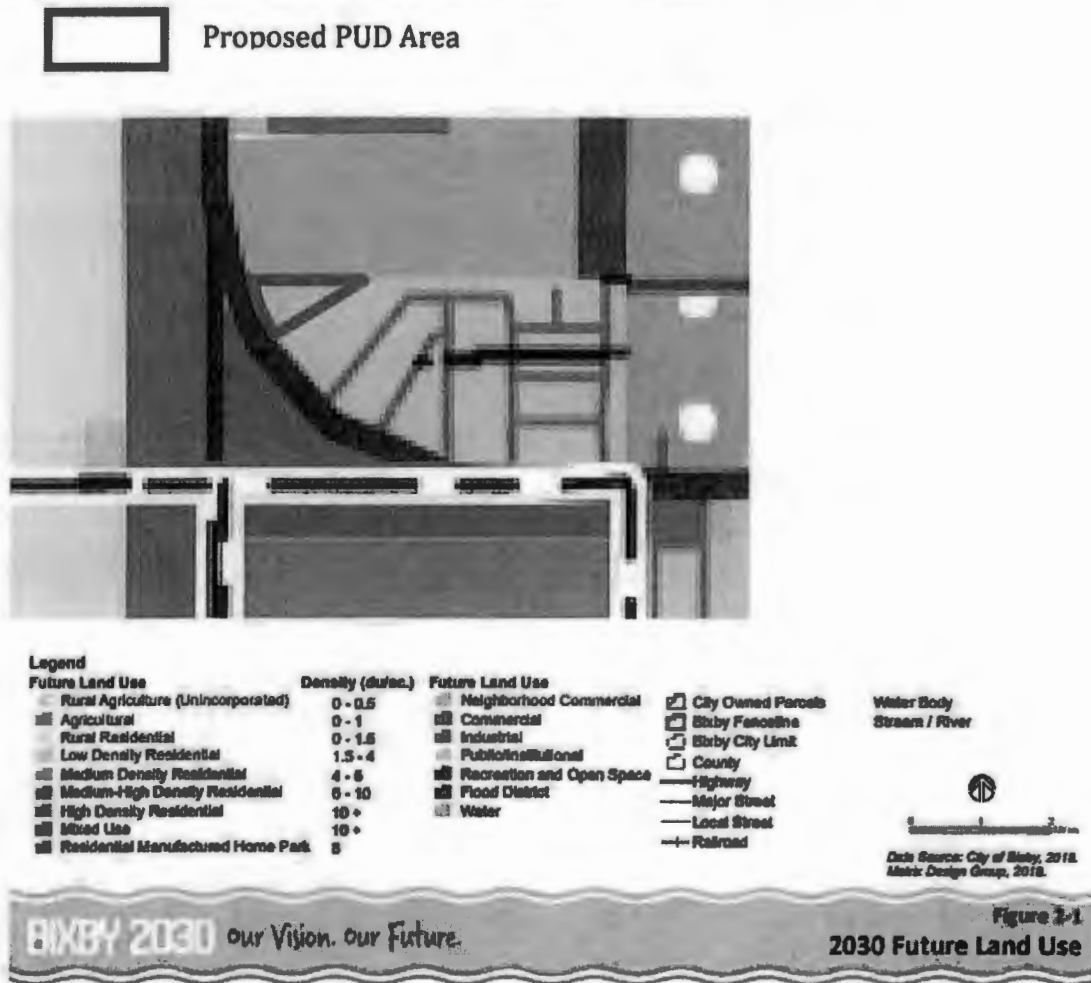
STR: Section 25, Township 17N, Range 13E

EXISTING USE: Unplatted residential – (Two Single-Family homes)

PROPOSED USE: Commercial Development – A Dollar General retail store

EXISTING COMPREHENSIVE PLAN MAP: Low Density Residential

Figure 3: Comprehensive Plan 2030 Future Land Use designation



PROPOSED COMPREHENSIVE PLAN MAP AMENDMENT

A major amendment to the Comprehensive Plan map is being requested to a change from Low Density Residential to Neighborhood Commercial to allow for zoning change (BXZO-21.02 (CS)).

Designation	Color	Land Use Description
Neighborhood Commercial		The Neighborhood Commercial designation denotes areas that provide goods and services to meet the frequent shopping needs of residents. Development shall have access to major roads, and provide opportunities for walking and biking from nearby residential areas. Zoning: CS, OL

DEVELOPMENT STANDARDS for BXPUD-21.02: 2.25 acres, Commercial Shopping (CS). All uses permitted by right in CS zoning. Use Units: 1, 4, 5, 10, 11, 12, 13, 14, and 19.

PUD	
<i>Building Height</i>	30 ft.
<i>Minimum Lot Width</i>	150 ft.
- <i>Front Yards</i>	50 ft.
- <i>Rear Yards</i>	10 ft.
- <i>Side Yards</i>	10 ft.
<i>Maximum Building Area</i>	15,000 sf.

The proposed PUD setbacks closely align with Commercial Shopping (CS) Bulk and Area Requirements.

(Please reference Title 11- City of Bixby Zoning Regulations, Chapter 7, 11-7D-4 - Bulk and Area Requirements – Table 1.)

Figure 1: Dollar General Site Plan

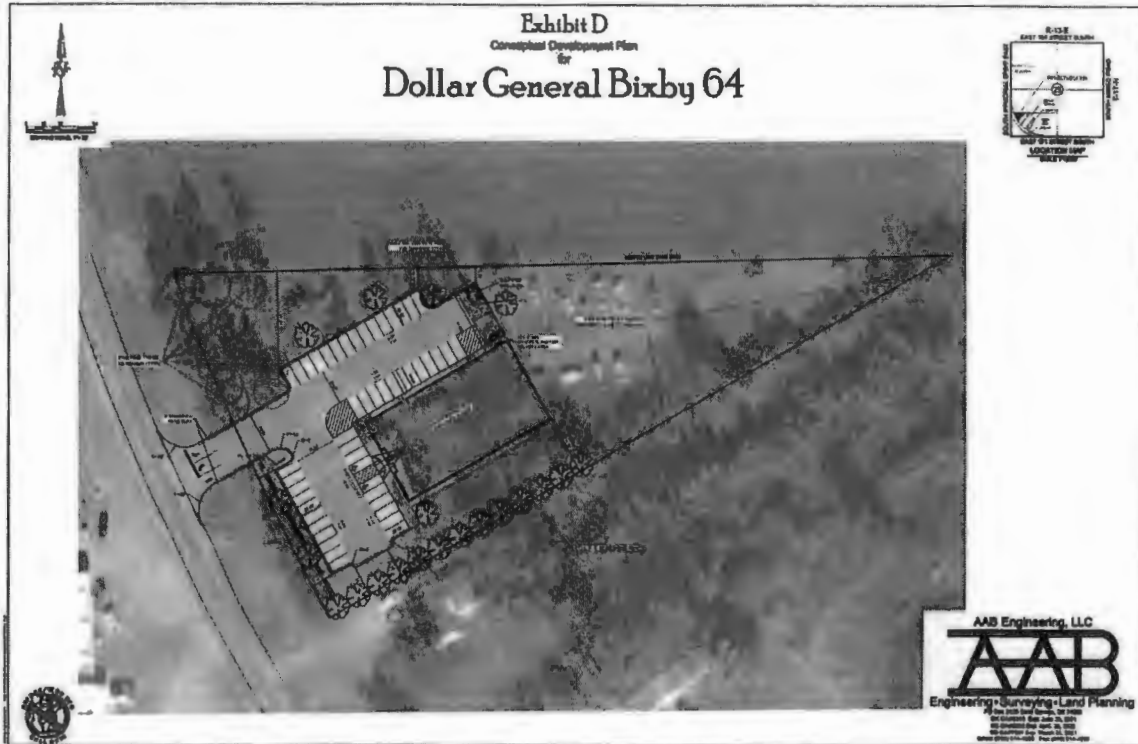
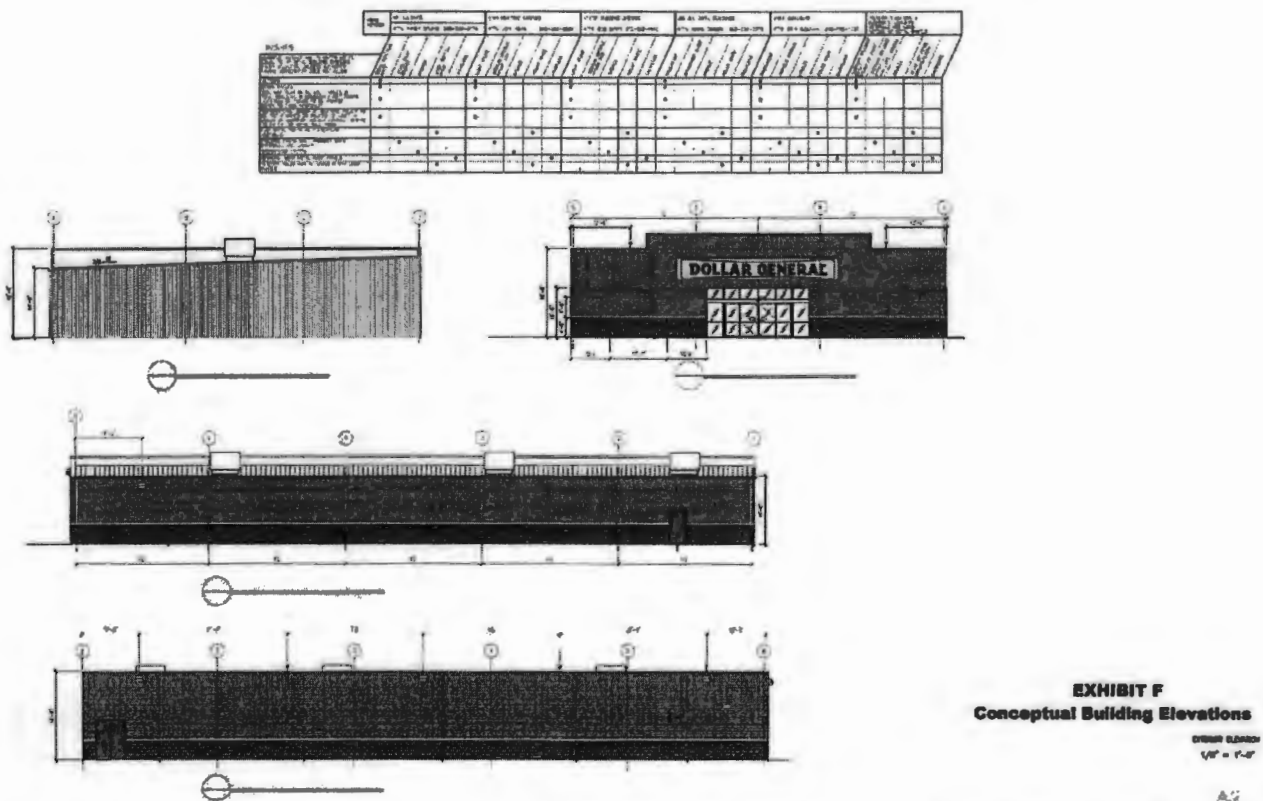


Figure 2: Proposed Dollar General building elevations



SURROUNDING ZONING AND LAND USE:

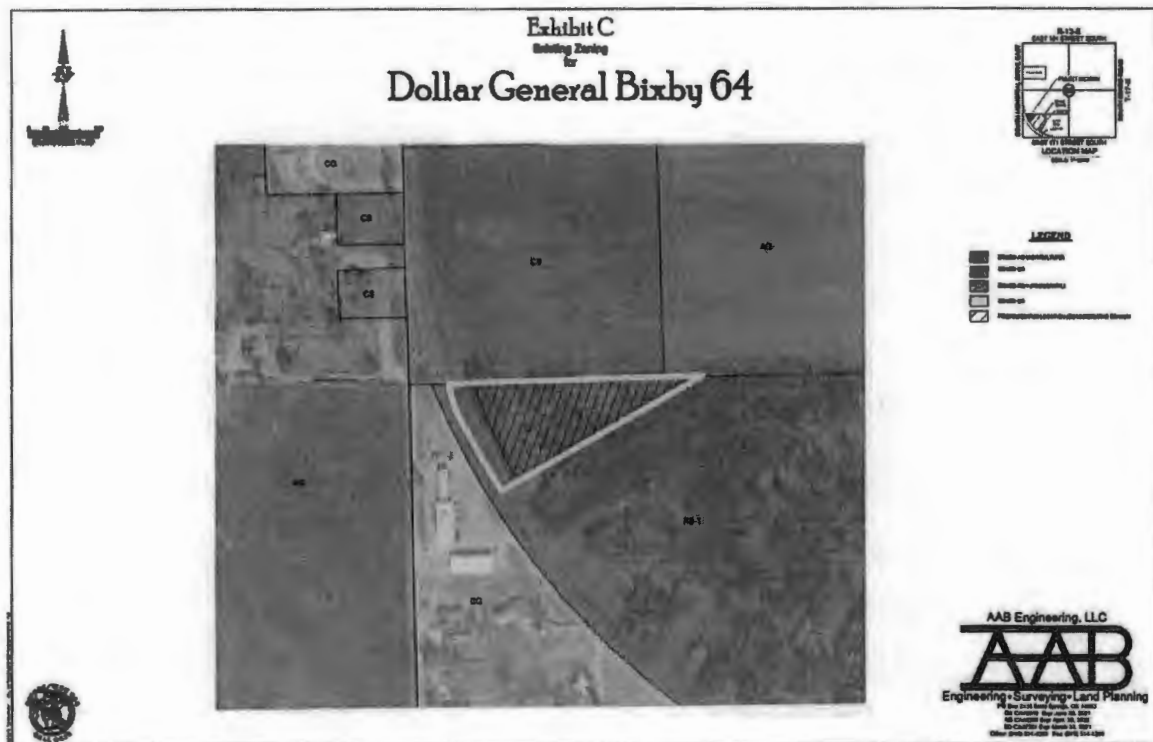
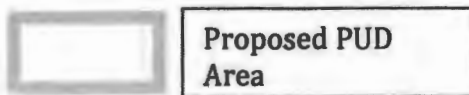
North: (CS) Commercial Shopping, & (AG) Agricultural

East: (RS-1) Residential Single-Family

South: (RS-1) Residential Single-Family

West: (CG) Commercial General

Figure 3: Existing zoning for surrounding areas.



ATTACHMENTS:

1. Dollar General Planned Unit Development (BXPUD-21.02)

STAFF COMMENTS:

1. A Major Comprehensive Plan amendment application required for the case could move forward.
 - a. The Comprehensive Plan procedures state that major amendments are to be heard by City Council quarterly. Since the TAC meeting, the applicant has submitted the Major Comprehensive Plan map amendment application and the City Manager has approved the application to move forward with the PUD. The case is scheduled to be heard by the Planning Commission on Thursday, March 18th and City Council on Monday, March 22, 2021.

2. Commercial zoning is required for the proposed project.
3. Platting of property is required for the proposed project.
4. Floodplain mitigation is required for this project. FEMA mapping information shows the majority of the property within the floodplain. Topographic information indicates that a central portion of the tract may already be above the 100-yr water surface elevation.
5. Storm water mitigation in the form of special detention or retention facilities will be required.

PUBLIC INPUT: No comments at time of this report

STAFF RECOMMENDATION: Planning Commission make a recommendation for approval to City Council.

Staff believes the proposed Comprehensive Plan map amendment and zoning changes will allow the proposed PUD to take place and is compatible with the surrounding land use and future land use.

Comprehensive Plan Application



City of Bixby

APPLICATION TO THE CITY OF BIXBY FOR OF A COMPREHENSIVE PLAN AMENDMENT

CASE NUMBER: BXCP-21.02

SELECT CURRENT MAP DESIGNATION (C) | SELECT REQUESTED LAND USE (R)

FUTURE LAND USE | RESIDENTIAL

LAND USE INTENSITY

☐ RURAL AGRICULTURE (UNINCORPORATED)

☐ AGRICULTURAL

☐ RURAL RESIDENTIAL

☒ LOW DENSITY RESIDENTIAL

☐ MEDIUM DENSITY RESIDENTIAL

☐ MEDIUM-HIGH DENSITY RESIDENTIAL

☐ HIGH DENSITY RESIDENTIAL

☐ MIXED USE

☐ RESIDENTIAL MANUFACTURED HOME PARK

FUTURE LAND USE | COMMERCIAL | OTHER

LAND USE INTENSITY

☒ NEIGHBORHOOD COMMERCIAL

☐ COMMERCIAL

☐ INDUSTRIAL

☐ PUBLIC / INSTITUTIONAL

☐ RECREATIONAL / OPEN SPACE

☐ FLOOD DISTRICT

☐ WATER

PROPERTY INFORMATION:

Property Location: 16841 South Memorial Drive Bixby, OK 74008

Legal Description: Unplatted - see attached legal

Parcel number: 97325-75-25-41690 Subdivision

Lot

Block

Plat name* (if applicable): N/A

***If unplatted: Attach legal description and electronic legal description in WORD format**

Project Details (Include purpose of project, why the request, new proposal, etc.):

Proposed commercial retail development

Applicant (Name & Business): AAB Engineering, LLC

Address: PO Box 2136

City: Sand Springs

State: Oklahoma

Zip: 74063

Phone: 918-514-4283

Email: jason@aabeng.com

Property Owner(s) of Record: Frank & Marianne Mc Elroy Co Trust

Address: 16841 South Memorial Drive

City: Bixby

State: Oklahoma

Zip: 74008

Phone: _____

Email: _____

SIGNATURE OF APPLICANT: J. C. Mohr

DATE: 2-5-2021

(TYPE OR PRINT NAME OF APPLICANT SIGNING):

Jason C. Mohr

CHECK IF ATTACHING OWNER'S SIGNATURE AUTHORIZATION FORM

SIGNATURE OF PROPERTY OWNER(S): _____

DATE: _____

(PRINT NAME OF OWNER(S) SIGNING): _____

DO NOT WRITE IN THIS BOX

BXCP- _____ DATE RECEIVED: _____

RECEIVED BY: _____

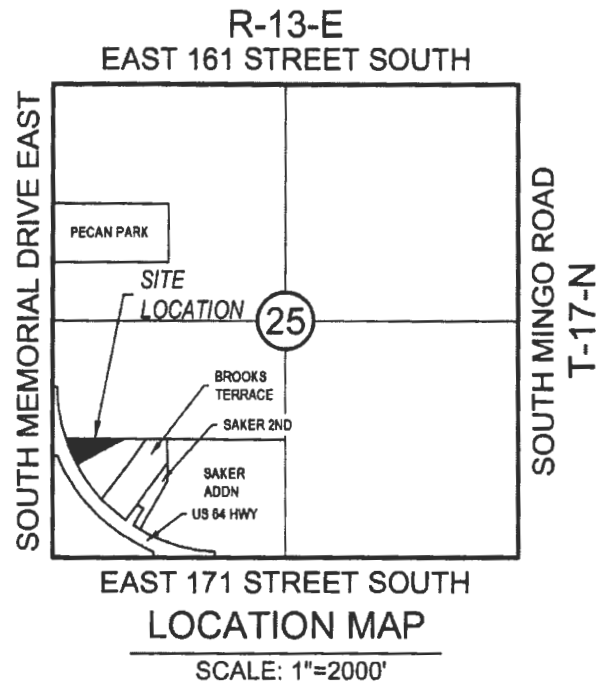
RECEIPT # _____

PLANNING COMMISSION DATE: _____

CITY COUNCIL DATE: _____

FEES: BASE FEE + ADDITIONAL _____

TOTAL: _____



LEGAL DESCRIPTION

PER TITLE COMMITMENT:

ALL THAT PART OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4) THAT LIES NORTH AND EAST OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HIGHWAY #64, IN SECTION TWENTY-FIVE (25), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SW/4 OF THE SW/4, SAID POINT BEING 839.23 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4) FOR 666.18 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE FOR 316.97 FEET TO A POINT THAT IS 1361 FEET NORTHWESTERLY OF THE INTERSECTION OF SAID RIGHT-OF-WAY LINE AND THE EAST LINE OF THE SAID SW/4 OF THE SW/4, AS MEASURED ALONG SAID RIGHT-OF-WAY LINE; THENCE NORTHEASTERLY FOR 612.38 FEET TO THE POINT OF BEGINNING, IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE GOVERNMENT SURVEY THEREOF.



City of Bixby Application for Rezoning

Applicant: AAB Engineering, LLC
Address: PO Box 2136 Sand Springs, OK 74063
Telephone: 918-514-4283 Cell Phone: _____ Email: Alan@aabeng.com

Property Owner: Franklin & Marianne McElroy Co. Trust If different from Applicant, does owner consent? yes
Property Address: 16841 S Memorial Drive East Bixby OK 74008
Existing Zoning: RS-1 Requested Zoning: CS Existing Use: Residential
Proposed Use: Retail Sales Use Unit #: 14

LEGAL DESCRIPTION (If unplatted, attach a survey with legal description or copy of deed):

See attached legal description

Does Record Owner consent to the filing of this application? ☒ YES ☐ NO

If Applicant is other than Owner, indicate interest: Engineer to Purchaser

Is subject tract located in the 100 year floodplain? ☒ YES ☐ NO

BILL ADVERTISING CHARGES TO: AAB Engineering, LLC

<u>PO Box 2136</u>	<u>Sand Springs, OK</u>	<u>74063</u>	<u>(NAME)</u>
<u>(ADDRESS)</u>	<u>(CITY)</u>	<u>(ZIP)</u>	<u>918-514-4283</u>
			<u>(PHONE)</u>

I do hereby certify that the information submitted herein is complete, true and accurate:

Signature: [Signature] Date: 1-5-11

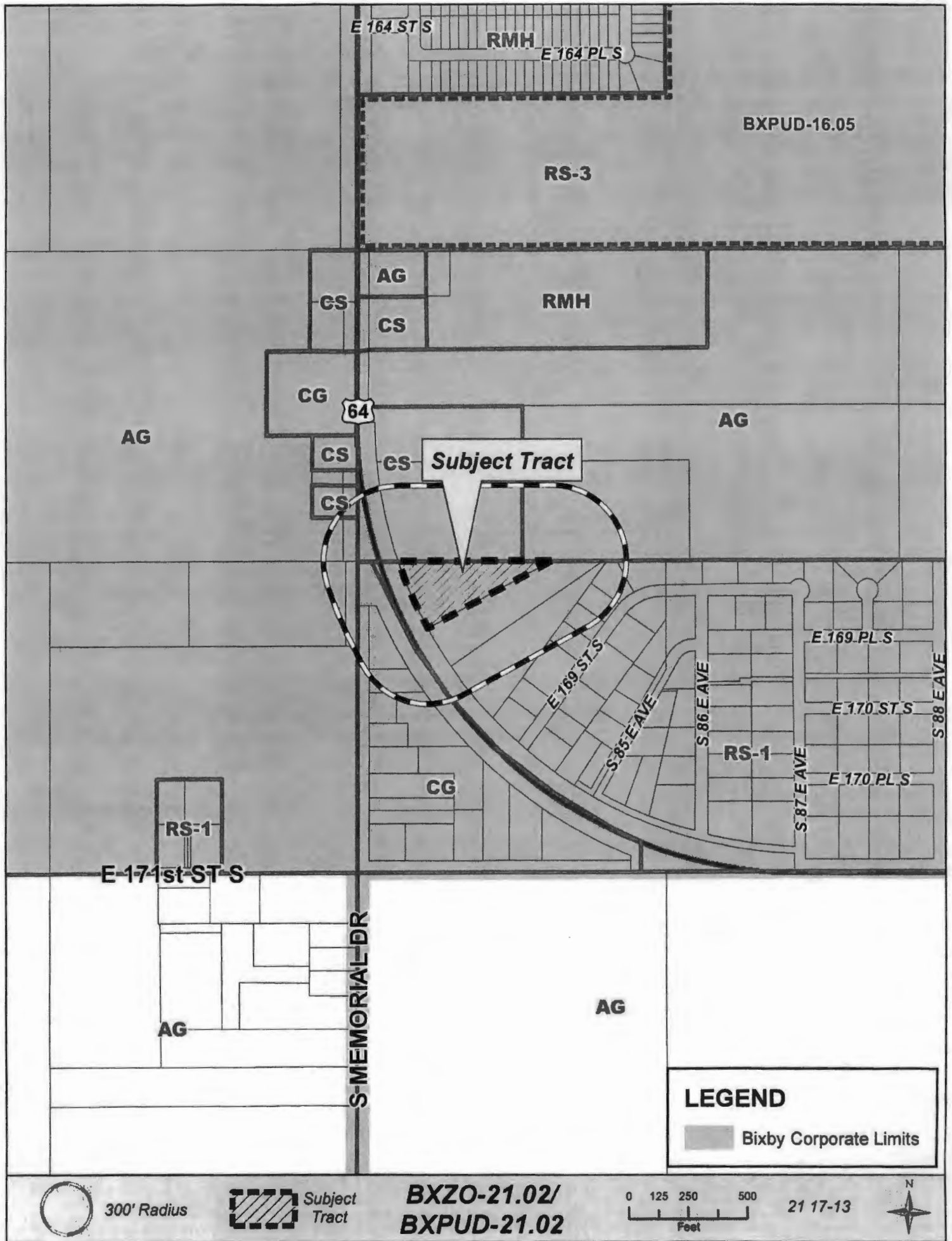
APPLICANT - DO NOT WRITE BELOW THIS LINE

BZ- _____ Date Received _____ Received By _____ Receipt # _____
Planning Commission Date _____ City Council Date _____

_____ Sign(s) at \$ 110.00 each = \$ _____; Postage \$ _____; Total Sign + postage \$ _____

FEES:	BASE FEE	ADDITIONAL	TOTAL
	_____	_____	_____

PC Action _____	City Council Action _____
DATE / VOTE _____	DATE / VOTE _____
STAFF REC. _____	ORD. NO. _____
Building Permit # _____	Case Reference # _____





City of Bixby Application for PUD

Applicant: AAB Engineering, LLC - Alan Betchan, PE
Address: PO Box 2136 Sand Springs, OK 74008
Telephone: 918-514-4283 **Cell Phone:** _____ **Email:** Alan@aabeng.com

Property Owner: Frankie & Marianne McElroy Co. Trustees If different from Applicant, does owner consent? Yes
Property Address: 16841 S Memorial Drive E. Bixby, OK 74008
Existing Zoning: RS-1 **Requested Zoning:** CS **Existing Use:** Residential
Proposed Use: Commercial Retail **Use Unit #:** 1

LEGAL DESCRIPTION (If unplatted, attach a survey with legal description or copy of deed):

See attached legal description

Does Record Owner consent to the filing of this application? ☒ YES ☐ NO
If Applicant is other than Owner, indicate interest: Engineer of purchaser
Is subject tract located in the 100 year floodplain? ☒ YES ☐ NO
Are 5 copies of the PUD text and exhibits package attached? ☒ YES ☐ NO

Application for: ☒ PUD ☐ Major Amendment ☐ Minor Amendment ☐ Abandonment

BILL ADVERTISING CHARGES TO: AAB Engineering, LLC - Alan Betchan
PO Box 2136 Sand Springs, OK 74063 (NAME) 918-514-4283
(ADDRESS) (CITY) (ZIP) (PHONE)

I do hereby certify that the information submitted herein is complete, true and accurate:

Signature: [Signature] Date: 6-21

APPLICANT - DO NOT WRITE BELOW THIS LINE

PUD _____ Date Received _____ Received By _____ Receipt # _____
Planning Commission Date _____ City Council Date _____

____ Sign(s) at \$ 110.00 each = \$ _____; Postage \$ _____; Total Sign + postage \$ _____

FEES:	BASE FEE	ADDITIONAL	TOTAL
	_____	_____	_____

PC Action	_____	City Council Action	_____
DATE / VOTE	_____	DATE / VOTE	_____
STAFF REC.	_____	ORD. NO.	_____

BIXBY HWY 64 LEGAL DESCRIPTION PER TITLE COMMITMENT:

ALL THAT PART OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4) THAT LIES NORTH AND EAST OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HIGHWAY #64, IN SECTION TWENTY-FIVE (25), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S., GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SW/4 OF THE SW/4, SAID POINT BEING 839.23 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4) FOR 666.18 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE FOR 316.97 FEET TO A POINT THAT IS 1361 FEET NORTHWESTERLY OF THE INTERSECTION OF SAID RIGHT-OF-WAY LINE AND THE EAST LINE OF THE SAID SW/4 OF THE SW/4, AS MEASURED ALONG SAID RIGHT-OF-WAY LINE; THENCE NORTHEASTERLY FOR 612.38 FEET TO THE POINT OF BEGINNING, IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE GOVERNMENT SURVEY THEREOF.

Dollar General Bixby 64

**Planned Unit Development No. XXX
Zoning Case BZ-XXX**

**Submitted
January 5th, 2021**

**Location
16841 S. Memorial Dr.
Bixby, OK 74008**

**Owner
Bixby 22882, LLC
P.O. Box 35366
Tulsa, OK 74135**

**Prepared By:
AAB Engineering, LLC**



Engineering • Surveying • Land Planning

PO Box 2136 Sand Springs, OK 74063
Office: (918) 514-4283 Fax: (918) 514-4288

Development Concept

This PUD is a zoning overlay of a 2.25+/- acre site in Bixby, Oklahoma. The site is located on the south side of Bixby near the northern edge of the curve in Highway 64 between Memorial Drive and 171st Street South. The site is currently occupied by two single family homes with single family homes to the south and vacant land to the north. See Exhibit B for the overall site plan showing the surrounding areas. The property is currently zoned RS-1 Large Lot Single Family but is proposed to be zoned CS, Commercial Shopping, concurrently with this PUD. The tract north of this parcel is zoned CS and the property west of the highway is zoned CG. See attached Exhibit C for the surrounding zoning classifications. The project proposes a Dollar General retail store with an access directly to Highway 64. This PUD sets out several additional provisions that will help minimize impact on adjacent residential properties as well as ensure a high quality development. See the attached Exhibit D for a conceptual site plan of the development.

Development Standards

This PUD is intended to allow the construction of a Dollar General store generally conforming to the conceptual site plan shown in Exhibit D. The PUD shall be developed in accordance with the use and development regulations of the CS district of the City of Bixby zoning regulations, except as modified by this document.

Gross Land Area	98,038 sq. ft.	2.25 ac
------------------------	----------------	---------

Permitted Uses

Uses permitted as a matter of right by the City of Bixby Zoning Code within the CS district, including all uses customarily accessory thereto.

Minimum Lot Width	150 ft.
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Maximum Building Area	15,000 sq. ft.
------------------------------	----------------

Minimum Setbacks

Front Yards	50 ft.
Rear Yards	10 ft.
Side Yards	10 ft.

Maximum Building Height:	30 ft.
---------------------------------	--------

Architectural Standards

All north, west, and south facing walls shall be constructed of masonry materials. Masonry walls may be constructed of a combination of EIFS, stucco, brick, or block. Metal accent panels, awnings, and canopies may be used. Exhibit F depicts the conceptual elevations proposed for the project.

Landscape and Screening Standards

In order to integrate the proposed use into the existing area with minimal impact a 6' screening fence will be provided along the southern property lines. The residential properties abutting the property on the south will be further screened using trees of not less than 7' in height at time of

planting spaced no more than 20' apart for the portion of the property in front of the rear wall of any new construction. Existing mature trees along the southern fence line east of new construction will be maintained. To further enhance the curb appearance of the project a single continuous row of shrubs will be planted along the Highway 64 right of way where abutting parking is proposed. Trees will be planted within the street yard in conformance with the landscape ordinance. A large stand of existing trees in the northwest corner of the site will be protected to further improve the street appearance. See the attached Exhibit D for conceptual landscape and screening plans.

Access and Circulation

Access to the site will be derived via a single drive connection to Highway 64 along the northern property line. This access will be permitted through the Oklahoma Department of Transportation and will conform to their access management criteria.

Utilities and Drainage

Water service is provided by the Bixby via an existing 6" line along Highway 64. An existing 12" sanitary sewer line traverses along the north property line with an 8" line bisecting the site to serve an existing home to the south. This 8" line will be relocated around the proposed store and a will serve as the point of service for the development. We anticipate underground services throughout the development.

The site is on the western edge of the Snake Creek floodplain and drains generally to the east toward the Snake Creek tributary. The building will be elevated above the floodplain base flood elevation and compensatory storage will be provided to ensure no increase in floodplain elevations. The site is located on the fringe of the floodplain and in an area that causes Highway 64 to function as a dam, thereby preventing actual conveyance of flow, which limits the impact of development on the floodplain. Detention will be provided to reduce peak runoff rates to predevelopment levels further limiting impacts to adjacent properties.

Lighting

All site lighting shall be down facing and shielded. A photometric plan demonstrating zero light bleed to the south shall be provided along with the construction plans.

Site Plan Review

No building permit shall be issued until a detailed site plan and detailed landscape plan is submitted to and approved by the City of Bixby as conforming to these PUD restrictions.

Schedule of Development

Construction is expected to occur in Spring 2021.

Exhibit A

Legal Description
for

Dollar General Bixby 64

ALL THAT PART OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4) THAT LIES NORTH AND EAST OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HIGHWAY #64, IN SECTION TWENTY-FIVE (25), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SW/4 OF THE SW/4, SAID POINT BEING 839.23 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4) FOR 666.18 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE FOR 316.97 FEET TO A POINT THAT IS 1361 FEET NORTHWESTERLY OF THE INTERSECTION OF SAID RIGHT-OF-WAY LINE AND THE EAST LINE OF THE SAID SW/4 OF THE SW/4, AS MEASURED ALONG SAID RIGHT-OF-WAY LINE; THENCE NORTHEASTERLY FOR 612.38 FEET TO THE POINT OF BEGINNING, IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE GOVERNMENT SURVEY THEREOF.

PLOT DATE: Tue, 05 Jan 2021 FILE: P:\171325-DG BIXBY HWY 64\DG BIXBY HWY 64 - PUD

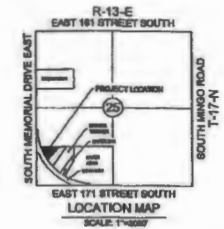
AAB Engineering, LLC
AAB
Engineering • Surveying • Land Planning
PO Box 2138 Sand Springs, OK 74063
OK CA#6318 Exp: June 30, 2021
KS CA#2292 Exp: April 30, 2022
SD CA#7581 Exp: March 31, 2021
Office: (918) 514-4283 Fax: (918) 514-4288



Exhibit B

Surrounding Areas
for

Dollar General Bixby 64



AAB Engineering, LLC

AAB

Engineering • Surveying • Land Planning

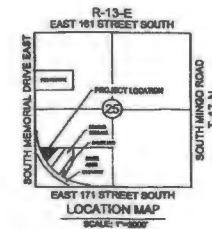
PO Box 2136 Sand Springs, OK 74053
 OK CARS316 Exp: June 30, 2021
 KS CAP2292 Exp: April 30, 2022
 SD CAP581 Exp: March 31, 2021
 Office: (918) 514-4283 Fax: (918) 514-4288



Exhibit C

Existing Zoning
for

Dollar General Bixby 64



LEGEND

- ZONED AG (AGRICULTURE)
- ZONED CS
- ZONED RS-1 (RESIDENTIAL)
- ZONED CG
- PROPOSED PUD LOCATION (ON UNDERLYING ZONING)



AAB Engineering, LLC

AAB

Engineering • Surveying • Land Planning

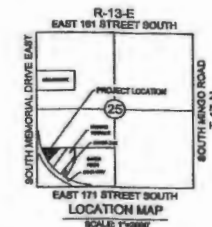
PO Box 2136 Sand Springs, OK 74053
 OK CA#6318 Exp. June 30, 2021
 KS CA#2282 Exp. April 30, 2022
 SD CA#7581 Exp. March 31, 2021
 Office: (918) 514-4283 Fax: (918) 514-4286



Exhibit D

Conceptual Development Plan
for

Dollar General Bixby 64



AAB Engineering, LLC

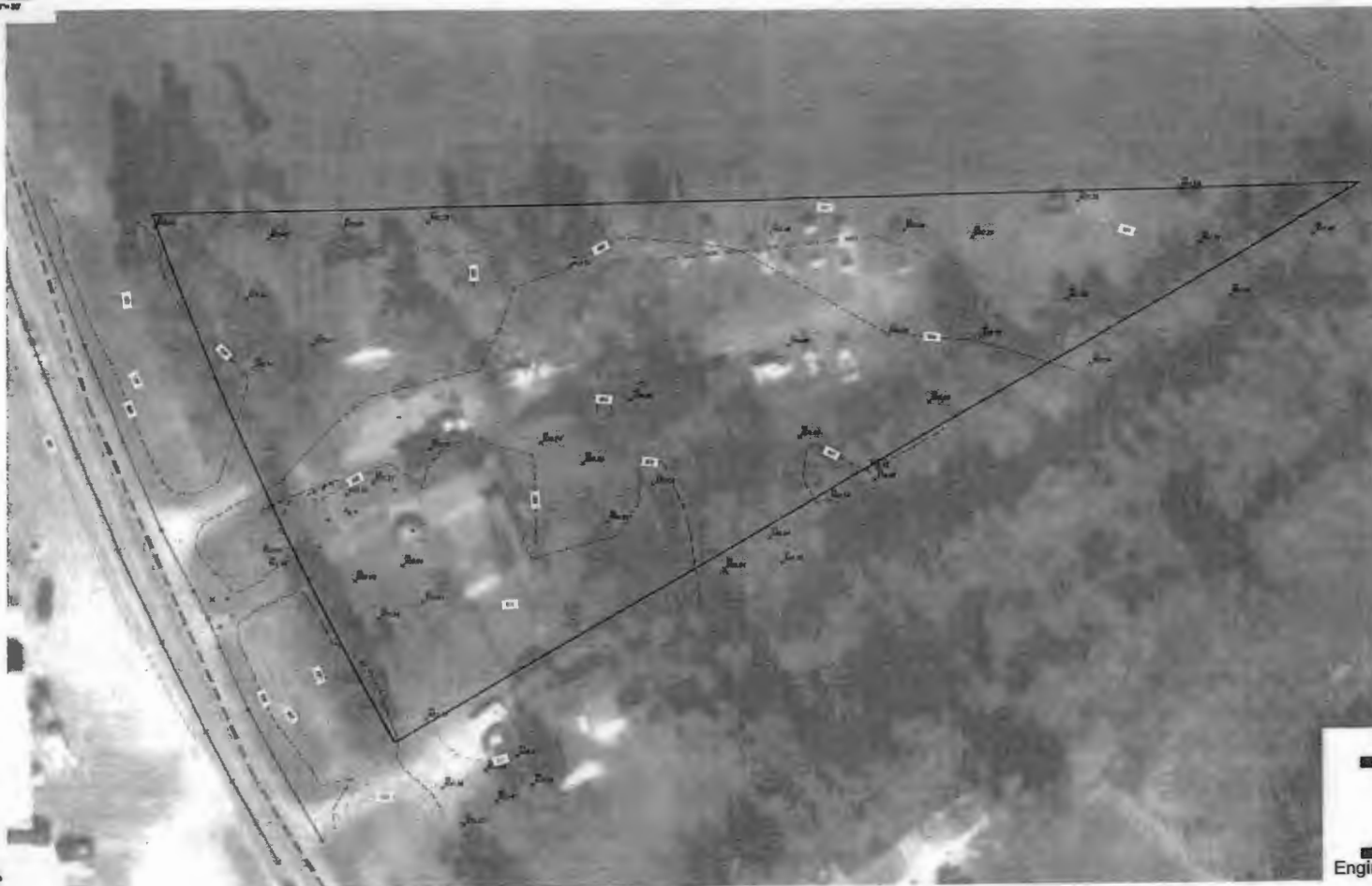
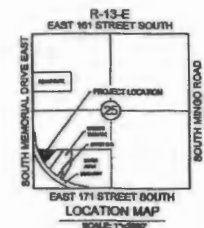
AAB

Engineering • Surveying • Land Planning

PO Box 2130 Sand Springs, OK 74063
 OK CA#0318 Exp: June 30, 2021
 KS CA#2292 Exp: April 30, 2022
 SD CA#7581 Exp: March 31, 2021
 Office: (918) 514-4283 Fax: (918) 514-4788



Exhibit E
Existing Topo & Aerial
for
Dollar General Bixby 64



AAB Engineering, LLC
AAB
Engineering • Surveying • Land Planning
PO Box 2136 Gard Springs, OK 74003
OK CA#8518 Exp: June 30, 2021
KS CA#8202 Exp: April 30, 2022
SD CA#7581 Exp: March 31, 2021
Office: (918) 514-4283 Fax: (918) 514-4288

The image contains three architectural drawings of a building facade and a section. The top drawing is a plan view showing a building with a 'DOLLAR GENERAL' sign and a grid of windows. The middle drawing is an elevation view showing the building's facade with a grid of windows and a sign. The bottom drawing is a section view showing the internal structure with columns and beams. The drawings are labeled with dimensions and grid lines.

A2

Published in the Tulsa World,
City of Tulsa, Tulsa County, Oklahoma _____, 2021

ORDINANCE NO. 2334

AN ORDINANCE AMENDING ORDINANCE NUMBER 2267; A MAJOR AMENDMENT TO THE 2018 COMPREHENSIVE PLAN AS LOCATED IN SECTION TWENTY-FIVE (25), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF; REMOVING THE PROPOSED "RESIDENTIAL, RS-1" AND AMENDING THEM TO "COMMERCIAL SHOPPING, CS", (BXCP-21.02); AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BIXBY, OKLAHOMA:

Section 1. That Ordinance No. 2267 be and the same is now amended and the following described, to-wit:

AMENDMENT OF THE 2018 COMPREHENSIVE PLAN, "BIXBY 2030, OUR VISION, OUR FUTURE" INCLUDING:

REMOVAL OF PROPOSED "RESIDENTIAL, RS-1" AND AMENDING THEM TO "COMMERCIAL, CS" (BXCP-21.02) IN SECTION TWENTY-FIVE (25), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

Section 2. SEVERABILITY CLAUSE. If any section, sentence, clause or phrase of this ordinance or any part is for any reason found to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance or any part thereof.

Section 3. EMERGENCY CLAUSE. That because this Ordinance is essential to the proper and orderly growth of the City of Bixby, an Emergency is now declared to exist for the preservation of the public peace, health and safety, by reason whereof second reading of this ordinance is waived and this Ordinance shall take effect and be in force immediately upon its passage.

APPROVED in an open meeting of the Bixby City Council and PASSED by an affirmative majority vote of the entire membership of the City Council, to-wit: ___-YES, ___-NO, ___-ABSTAINING, ___-ABSENT, on this 11th day of January 2021.

Mayor of the City of Bixby, Oklahoma

APPROVED as an Emergency Measure ruled upon separately and PASSED by an affirmative majority vote of at least four-fifths (4/5) of the entire membership of the Bixby City Council, to wit: ____-YES, ____-NO, ____-ABSTAINING, ____-ABSENT, on this 11th day of January 2021.

Mayor of the City of Bixby, Oklahoma

(Seal)
ATTEST:

City Clerk

APPROVED:

City Attorney



City Council | Agenda Commentary

April 12, 2021

ITEM TITLE(S):

Discussion and possible approval of Ordinance number 2335 Bixby Zoning-21.02, Rezoning for Dollar General, proposed amendment to a zoning district in the City of Bixby, from Residential Single-Family (RS-1) to Commercial Shopping (CS), contains 2.25 acres in Section 25, Township 17N, Range 13E, located at approximately 169th Street South and South Memorial Drive.

PRESENTER: Jared Cottle, City Manager

STAFF INFORMATION SOURCE: *Comprehensive Plan, Zoning Code*

BACKGROUND:

The applicant requests that the Residential (RS-1) zoning be modified to Commercial Shopping (CS) located at 16841 South Memorial Drive East.

Heard by Planning Commission at a Special Meeting on March 18, 2021.

- Presentation by Donna Crawford

EXHIBITS: Planning Commission Staff Report

KEY ISSUE: Approval

RECOMMENDATION: Staff recommends approval of amending the zoning from Residential (RS-1) zoning be modified to Commercial Shopping (CS) in accordance with request *BXZO-21.02 for the tract of land located at 16841 South Memorial Drive East.*

ORDINANCE NO 2335

AN ORDINANCE AMENDING ORDINANCE NUMBER 272; REZONING A TRACT OF LAND, AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE, FROM A RESIDENTIAL CLASSIFICATION OF RS-1 TO COMMERCIAL CLASSIFICATION OF CS (BXZO-21.02); REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BIXBY, OKLAHOMA:

Section 1. That Ordinance No. 272 be and the same is now amended and the following described property, to-wit:

OVERALL TRACT

DOLLAR GENERAL CONSISTS OF 2.25 ACRES LOCATED AT 16841 SOUTH MEMORIAL DRIVE, IN THE CITY OF BIXBY, OKLAHOMA, AND IS MORE PARTICULARLY DESCRIBED WITH THE FOLLOWING STATEMENT:

ALL THAT PART OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4) THAT LIES NORTH AND EAST OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HIGHWAY #64, IN SECTION TWENTY-FIVE (25), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNNIG AT POINT ON THE NORTH LINE OF SAID SW/4 OF THE SW/4, SAID POINT BEING 839.23 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4) FOR 666.18 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE FOR 316.97 FEET TO A POINT THAT IS 1361 FEET NORTHWESTERLY OF THE INTERSECTION OF SAID RIGHT-OF-WAY LINE AND THE EAST LINE OF THE SAID SW/4 OF THE SW/4, AS MEASURED ALONG SAID RIGHT-OF-WAY LINE; THENCE NORTHEASTERLY FOR 612.38 FEET TO THE POINT OF BEGINNING, IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE GOVERNMENT SURVEY THEREOF.

Located at or near 16841 South Memorial Drive, be and the same is now designated and re-zoned from RS-1 | Single-Family Residential to CS | Commercial Shopping.

Be, and the same is hereby amended to reflect the Supplemental Zoning of Planned Unit Development (BXPUD-21.02) for "DOLLAR GENERAL"

Section 2. That BXPUD-21.02 and its Outline Development Plan shall be subject to the development standards and conditions approved by the City Council on the date of this ordinance.

Section 3. SEVERABILITY CLAUSE. If any section, sentence, clause or phrase of this ordinance or any part is for any reason found to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance or any part thereof.

Section 4. EMERGENCY CLAUSE. That because this Ordinance is essential to the proper and orderly growth of the City of Bixby, an Emergency is now declared to exist for the preservation of the public peace, health and safety, by reason whereof second reading of this ordinance is waived and this Ordinance shall take effect and be in force immediately upon its passage.

APPROVED in an open meeting of the Bixby City Council and PASSED by an affirmative majority vote of the entire membership of the City Council, to-wit: ____-YES, ____-NO, ____-ABSTAINING, ____-ABSENT, on this 22nd day of March 2021.

Mayor of the City of Bixby, Oklahoma

APPROVED as an Emergency Measure ruled upon separately and PASSED by an affirmative majority vote of at least a four-fifths (4/5) of the entire membership of the Bixby City Council, to wit: ____-YES, ____-NO, ____-ABSTAINING, ____-ABSENT, on this 22nd day of March 2021.

Mayor of the City of Bixby, Oklahoma

(Seal)

ATTEST:

City Clerk

APPROVED:

City Attorney



City Council | Agenda Commentary

April 12, 2021

ITEM TITLE(S):

Discussion and possible approval of Ordinance number 2336, Bixby Planned Unit Development-21.02, Planned Unit Development for Dollar General, containing 2.25 acres in Section 25, Township 17N, Range 13E, located at approximately 169th Street South and South Memorial Drive.

PRESENTER: Jared Cottle, City Manager

STAFF INFORMATION SOURCE: *Comprehensive Plan, Zoning Code*

BACKGROUND:

The PUD contemplates a single commercial user for the tract of land on the east side of Memorial at approximately 169th Street South.

Heard by Planning Commission at a Special Meeting on March 18, 2021.

- Presentation by Donna Crawford

EXHIBITS: Staff Report (Including PUD)

KEY ISSUE: Approval

RECOMMENDATION: Staff recommends approval of the Planned Unit Development request *BXPUD-21.02, Dollar General* per Planning Commission and Staff comments, pending review and approval by City Attorney.

Published in the Tulsa World,
City of Tulsa, Tulsa County, Oklahoma _____, 2021

ORDINANCE NO. 2336

AN ORDINANCE AMENDING ORDINANCE NUMBER 272; APPROVING BXPUD-21.02, REZONING A TRACT OF LAND, IN THE SOUTHWEST QUARTER OF SECTION TWENTY-FIVE (25), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF., FROM A RESIDENTIAL (RS-1) CLASSIFICATION TO A COMMERCIAL SHOPPING (CS) CLASSIFICATION (BXZO-21.02); AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BIXBY, OKLAHOMA:

Section 1. That Ordinance No. 272 be and the same is now amended and the following described property, to-wit:

ALL THAT PART OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4) THAT LIES NORTH AND EAST OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HIGHWAY #64, IN SECTION TWENTY-FIVE (25), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT POINT ON THE NORTH LINE OF SAID SW/4 OF THE SW/4, SAID POINT BEING 839.23 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4) FOR 666.18 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE FOR 316.97 FEET TO A POINT THAT IS 1361 FEET NORTHWESTERLY OF THE INTERSECTION OF SAID RIGHT-OF-WAY LINE AND THE EAST LINE OF THE SAID SW/4 OF THE SW/4, AS MEASURED ALONG SAID RIGHT-OF-WAY LINE; THENCE NORTHEASTERLY FOR 612.38 FEET TO THE POINT OF BEGINNING, IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE GOVERNMENT SURVEY THEREOF.

Located at or near 16841 South Memorial Drive in Bixby Oklahoma, having been submitted as a Planned Unit Development (PUD), BXPUD-21.02.

Section 2. SEVERABILITY CLAUSE. If any section, sentence, clause or phrase of this ordinance or any part is for any reason found to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance or any part thereof.

Section 3. EMERGENCY CLAUSE. That because this Ordinance is essential to the proper and orderly growth of the City of Bixby, an Emergency is now declared to exist for the preservation of the public peace, health and safety, by reason whereof second reading of this ordinance is waived and this Ordinance shall take effect and be in force immediately upon its passage.

APPROVED in an open meeting of the Bixby City Council and PASSED by an affirmative majority vote of the entire membership of the City Council, to-wit: ____-YES, ____-NO, ____-ABSTAINING, ____-ABSENT, on this 22nd day of March 2021.

Mayor of the City of Bixby, Oklahoma

APPROVED as an Emergency Measure ruled upon separately and PASSED by an affirmative majority vote of at least four-fifths (4/5) of the entire membership of the Bixby City Council, to wit: ____-YES, ____-NO, ____-ABSTAINING, ____-ABSENT, on this 22nd day of March 2021.

Mayor of the City of Bixby, Oklahoma

(Seal)
ATTEST:

City Clerk

APPROVED:

City Attorney

Executive Session

City of Bixby BPWA Meeting Minutes

**City Hall Municipal Building
116 W Needles, Bixby, OK 74008
March 22nd, 2021 6:00 P.M.**

The agenda for the regularly scheduled meeting of the City Council of the City of Bixby was posted on the bulletin board at City Hall, 116 West Needles Avenue, Bixby, Oklahoma on March 19th on or before 6:00 p.m.

Mayor Guthrie called the meeting to order at 8:15 pm.

City Clerk Yvonne Adams called the roll and all members were present, except Vice Mayor Easton.

Members Present

**Blair
Girard
Crawford
Guthrie**

Staff Present

**Jared Cottle, City Manager
Phil Frazier, City Attorney
Charles Barns, Finance Dir.
Ike Shirley, Police Chief
Bea Aamodt, Public Works
John Wood, Parks Director
Yvonne Adams, City Clerk**

Mayor Guthrie said Item #1 on the BPWA Consent Agenda is:

CITY CLERKS REPORT

Consider and approve:

- a) Minutes for the Bixby Public Works Authority meeting dated 03/08/21

Mayor Guthrie asked for a motion on the BPWA consent agenda. Mayor Guthrie made motion to approve, seconded by Councilor Crawford. The vote was taken with the following results:

Carried 4-0

Yes: Guthrie, Crawford, Girard, Blair.

No: None.

Mayor Guthrie said on Item #1 on the Regular BPWA agenda is:

New Business

There being none.

Adjournment was called at 8:16 p.m.

MAYOR

ATTEST

CITY CLERK

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Discuss and/or take action on Water Tap Application for Bryan Myers at 15178 E 161st St S in Leonard, OK.

INITIATOR: Justin Dowd, Engineering

STAFF INFORMATION SOURCE: Justin Dowd, Engineering

BACKGROUND: Mr. Bryan Myers is requesting a water tap for a residential service at 15178 E 161st St S in Leonard. The tap will be placed on the 4” City main located alongside 161st Street. Mr. Myers has engaged the help of the Indian Health Services to design and construct 62 linear feet of 8” waterline along 145th E Ave in Leonard, per the City of Bixby’s requirement to improve a portion of the system to obtain a water meter.

Mr. Myers is responsible of obtaining any off-site easements and Permits from the County for installation of the private water service line.

Approval of this water meter shall be conditional upon the City of Bixby’s receipt of the Exchange Letter Amendment (ELA) with signatures from The Muskogee (Creek) Nation. No meter shall be granted until the ELA has been signed by both the Muskogee (Creek) Nation and the City of Bixby

EXHIBITS: Site Map
ELA Agreement

KEY ISSUE: Water Tap

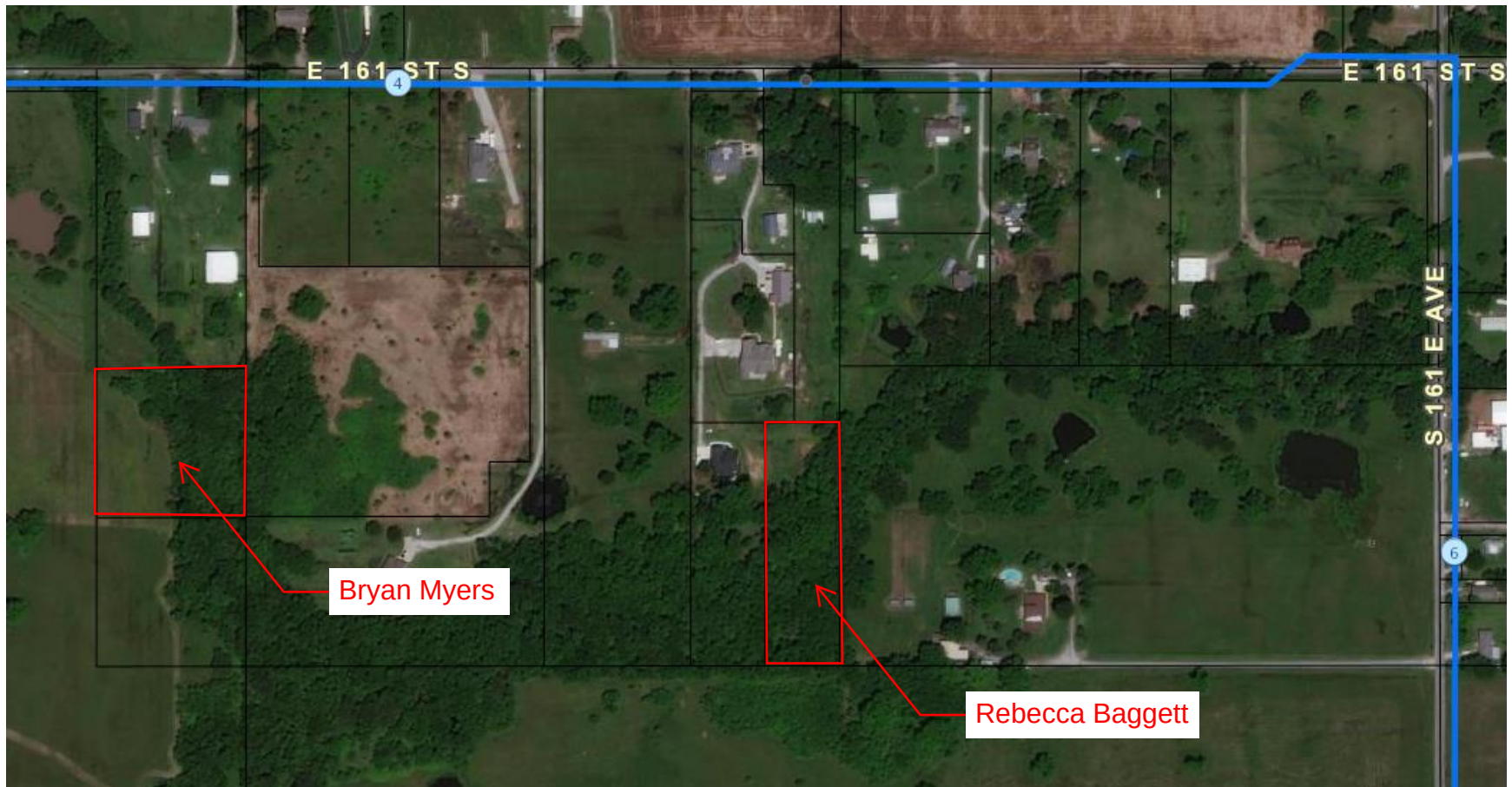
COUNCIL ACTION: Conditional approval of water tap (outside the City limits); ELA must be signed by both The Muskogee (Creek) Nation and the City of Bixby

RECOMMENDATION: Conditional Approval.

ITEM NO: _____

MEETING DATE: 04-12-2021

MEETING: BPWA



OK 20-F38
Exchange Letter Amendment
Part V

April 6, 2021

David Hill, Principal Chief
The Muscogee (Creek) Nation
P.O. Box 580
Okmulgee, OK 74447

Dear Principal Chief Hill:

This refers to the Memorandum of Agreement for Project OK 20-F38, executed by The Muscogee (Creek) Nation on April 15, 2020 and by the Indian Health Service (IHS) on April 16, 2020. This Agreement provides for the construction of domestic water supply and adequate wastewater disposal facilities to serve new, like-new, or renovated like-new Indian owned homes in Creek, Hughes, Mayes, McIntosh, Muskogee, Okfuskee, Okmulgee, Rogers, Seminole, Tulsa, and Wagoner Counties, Oklahoma.

Two participants on this project, Bryan Myers and Rebecca Baggett, can be served by an approximate 113 linear feet water main extension of the City of Bixby water system, hereinafter called the City. The City is agreeable to an extension of its water system to serve these participants. The City will provide funding for the Oklahoma Department of Environmental Quality (ODEQ) permit or permit exemption fees and the IHS will provide engineering and design, individual water service meter fees, and construction of the water main extension to serve these homes.

To provide for the inclusion of the City as a party to the aforementioned agreement, the following paragraphs are added to the Memorandum of Agreement cited previously:

1. That the IHS will provide all equipment, tools, and labor necessary to construct the water main extension, water main appurtenances, and individual water service line to serve the participants as provided for under this Exchange Letter Amendment.
2. That the IHS will provide all services, supplies, materials, equipment, and labor necessary for the construction of the water main extension, water main appurtenances, and individual water service line in accordance with City and ODEQ regulations.
3. That prior to construction, the IHS will conduct an environmental review and clearance in accordance with Department of Health and Human Services (HHS) policies and procedures in the HHS General Administrative Manual Part 30, the Council of

Environmental Quality Regulations at 40 CFR 1500-1508, and procedures that the IHS published in the Federal Register, Vol. 58, No. 3, page 569.

4. That the IHS will provide for the engineering design of the water main extension. The IHS will provide to the City a copy of the plans showing the location of the proposed water main and appurtenances, including appropriate detail drawings and specifications. The plans and specifications will be prepared and stamped by a professional engineer licensed in the state of Oklahoma.
5. That prior to construction, the City will submit plans to ODEQ and obtain the ODEQ construction permit or permit exemption and provide copies of all permits to the IHS. The City will pay any construction permit fees required for the water main extension. Construction permit fees will not exceed \$1,000.00. Any construction permit fees in excess of this amount will be paid by the IHS.
6. That the IHS will permit the City or its designated representatives to periodically observe and make appropriate tests during construction of the facilities to ensure that all work is completed in accordance with City and ODEQ regulations.
7. That the IHS shall perform bacteriological testing to ensure that contamination of the water system did not occur during the construction process. The City or its designated representatives shall be present and observe bacteriological testing. The results of said testing shall comply with City and ODEQ regulations and shall be shared with the City.
8. That following completion of construction, the IHS will prepare record drawings of the facilities installed based on markups of the construction plans. A copy of the record drawings will be provided to the City by the IHS.
9. That the IHS will provide or arrange for the provision of a two-year warranty on workmanship and materials incorporated in the facilities provided for under this Exchange Letter Amendment.
10. That upon completion of the project, the IHS will transfer all real and/or implied rights, title, and interests in the above mentioned water main extension and appurtenances up to, and including, the individual water service meter to the City, not to include the individual water service line.
11. That the City will allow for a water service tap of the existing City waterline to serve the individual participants upon completion and acceptance of water main extension by the City.
12. That upon completion and acceptance of construction, the City will accept transfer of the facilities, will incorporate them into its system, and will assume responsibility for

the proper operation and maintenance of the installed facilities, as its own property, so as to keep them in an effective operating condition.

13. That it is understood that the individual participants will be responsible for payment of his/her monthly water bills to the City in accordance with the City's rules and regulations.

All other terms and conditions of the Memorandum of Agreement, which are not otherwise affected by this Amendment, shall remain in effect.

Please signify your concurrence by your signature below. Upon execution by all parties, this document shall become an official Amendment (Part V) to the Memorandum of Agreement for Project OK 20-F38. Please return this letter to this office so that it may be included in our project files. Copies will be furnished to all parties upon execution.

Sincerely,

RADM Travis Watts, PharmD, BCPS
Area Director

CONCURRENCE:

Principal Chief, The Muscogee (Creek) Nation

Date

City Manager, City of Bixby

Date

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Discuss and/or approve renewing contract with Dunn-Right Cleaning Service, Inc. to provide Janitorial Services for Dawes Building at cost of \$1,045/month.

INITIATOR: Bea Aamodt

STAFF INFORMATION SOURCE: Bea Aamodt

BACKGROUND: Dunn-Right provides janitorial services for the Dawes Building. They have performed well and staff recommends renewing the contract for another year. The total for the year will be an amount not to exceed \$12,540.

EXHIBITS: none

KEY ISSUE: Property Maintenance

COUNCIL ACTION: Approve or deny

RECOMMENDATION: Approve.

ITEM NO: _____

MEETING DATE: 4-12-21

MEETING: BPWA