



City of Bixby Bixby Public Works Authority Meeting Agenda

Monday, January 9, 2023

**Immediately Following the
City Council Meeting**

**City Hall Municipal Building
116 W. Needles Ave., Bixby,
OK 74008**

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

Call to Order

Chairman

Roll Call

Shannon Duran, City Clerk

Consent Agenda

Secretary's Report

Consider and Approve:

- 1) Approve minutes for the Bixby Public Works Authority Meeting dated 12/12/22.
- 2) Discuss and/or take action on Water Tap Application for Angela Eubanks at 15904 E 171st Street South, Bixby, OK in Tulsa County, OK.

Regular Agenda

- 1) New Business
In accordance with the Open Meeting act, Title 25 O.S. § 311.A.10, new business is defined as any matter not known about or which could not have been reasonably foreseen prior to the time of posting the agenda.
- 2) Adjournment

Notice of Posting

This Notice and Agenda was posted on the bulletin board this day of January 6, 2023, on or before 6:00 p.m., at City Hall, 116 W. Needles Bixby, Oklahoma.

Respectfully Submitted

Shannon Duran
City Clerk

Note: All cell phones and pagers must be turned off or operated silently during all meetings.

21 O.S. Section 280 provides the following: A. It is unlawful for any person, alone or in concert with others and without authorization, to willfully disturb, interfere or disrupt state business, agency operations or any employee, agent, official or representative of the state. B. It is unlawful for any person who is without authority or who is causing any disturbance, interference or disruption to willfully refuse to disperse or leave any property, building or structure owned, leased or occupied by state officials, employees, agents or representatives or used in any manner to conduct state business or operations after proper notice by a peace officer, sergeant-at-arms, or other security personnel. C. Any violation of the provisions of this section shall be a misdemeanor punishable by imprisonment in the county jail for a term Oklahoma Statutes - Title 21. Crimes and Punishments Page 94 of not more than one (1) year, by a fine not exceeding One Thousand Dollars (\$1,000.00), or by both such fine and imprisonment. D. For purposes of this section, "disturb, interfere or disrupt" means any conduct that is violent, threatening, abusive, obscene, or that jeopardizes the safety of self or others.

For Special Accommodations

Persons who require a special accommodation to participate in this meeting should contact City Clerk, Shannon Duran: 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430 or email [City Clerk, Shannon Duran](mailto:sduran@bixbyok.gov) (sduran@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 Minutes

City Hall Municipal Building
116 W. Needles Ave., Bixby, OK 74008
December 12, 2022 at 6:00 PM

Call to Order

Mayor Guthrie called the Bixby Public Works Authority Meeting to order at 7:21 pm.

Roll Call

Shannon Duran, City Clerk, called the roll and the following were present:

Members Present

Mayor Guthrie
Vice Mayor Blair
Councilor Founds (Not Present)
Councilor Girard
Councilor Revelis

Staff Present

Jared Cottle, City Manager
Shannon Duran, City Clerk
Phil Frazier, City Attorney
Charles Barnes, Finance Director
Bea Aamodt, Public Works Director
OC Walker, City Planner
Todd Blish, Police Chief
Mike Butler, Fire Chief
Justin Dowd, City Engineer
Bryan Toney, Public Information Officer

Consent Agenda

- 1) Consider and/or approve Minutes for the Bixby Public Works Authority Agenda dated 11/14/22.
- 2) Discuss and/or approve the removal of the Mobile Booster Station and site cleanup for \$15,198.00.

Mayor Guthrie calls items 1-2 on the Bixby Public Works Authority Agenda. Mayor Guthrie asked to pull item 2 from the Agenda for discussion. Bea Aamodt and Jared Cottle gave an update on item 2 removal of the Mobile Booster Station and Site Cleanup. Bea Aamodt notified the council that this Mobile Booster station was put up during the summer when the weather was warm. Due to extreme weather conditions and the pipes, the Mobile Booster Station will need to be taken down now that winter is approaching. Currently, the pump is running fine from the pressure from Tulsa. Staff is currently working with the company that built the interim station pump for conditioning and housing for the future location. The goal is to take the interim station and move it to 171st near Bixhoma Lake Road after the Deer Creek station is up and properly running.

Mayor Guthrie asks for a motion to approve items 1-2 on the Bixby Public Works Authority Consent Agenda. Councilor Girard made a motion to approve, seconded by Councilor Revelis. The vote was taken with the following results:

Carried:4-0

Ayes: Girard, Revelis, Blair, Guthrie

Nays: 0

Regular Agenda

1) New Business

In accordance with the Open Meeting act, Title 25 O.S. § 311.A.10, new business is defined as any matter not known about or which could not have been reasonably foreseen prior to the time of posting the agenda.

No new Business.

2) Adjournment

An adjournment was called at 7:29 pm.

Mayor

City Clerk

Consent Agenda Item Commentary

Item Title

Discuss and/or take action on Water Tap Application for Angela Eubanks at 15904 E 171st Street South, Bixby, OK in Tulsa County, OK.

Initiator

Justin Dowd

Staff Information Source

Justin Dowd

Background

Ms. Eubanks is requesting a water tap for residential service at 15904 East 171st Street South, Bixby, OK in Tulsa County, OK.

Ms. Eubanks is responsible for obtaining any off-site easements and Permits from the County for the installation of the private water service line.

Exhibits

1. Eubanks Water Tap Application

Key Issue

Water Tap Approval

Council Action

Approve water tap (outside the City limits)

Recommendation

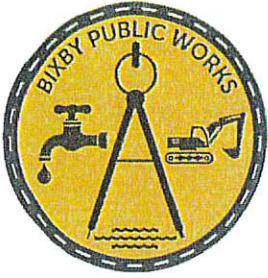
Approval

Item No: 2.**Meeting Date**

January 9, 2023

Meeting

Bixby Public Works Authority Agenda 01/9/23



Bixby Public Works Authority Water Tap Application

Approved []
Date _____

Not Approved []
Date _____

Reviewed By _____

Applicant:	Angela Eubanks
Address:	15904 E 171 st St. S
	Bixby, OK 74008
Telephone:	918-346-0732
Email:	afriitts76@yahoo.com
Fax:	

Please note, all items listed below must be completed and submitted prior to application review.

Complete		Condition	Staff Approval / Date
Y	N		
☒	☐	Provide site sketch showing tap location.	
☐	☐	Provide legal description for tap location and plat of survey, or Tax map with property to be served highlighted. Also provide proof of ownership.	
☐	☐	Provide analysis for Booster Pump Station design and performance to City Engineer. *	
☐	☐	Provide analysis for line sizing to City Engineer. *	
☐	☐	Obtain any and all off-site easements.	
☒	☐	Note Service Line Size to be used: 1 1/2 inch	
☒	☐	Note Meter Line Size to be used: 2 inch	
☒	☐	Applicant Certification signed and dated.	

*May not apply. If it does apply, the information will need to be submitted with the application. A plumber will be able to help with this information. If a Booster Pump Station is needed, provide the model and specifications.

Applicant Certification:

I, Angela Eubanks, on 12/15/22, hereby recognize and agree to my responsibility to own, operate, and maintain in good working order all improvements required to provide water service to the location for which I have received approval for a water tap from the Bixby Public Works Authority (BPWA). I recognize that failure to operate and maintain all improvements within good working order as determined by the BPWA will constitute just cause for suspension of water service by the BPWA until such time as improvements are brought into compliance with BPWA requirements.

sign Angela Eubanks AA-1

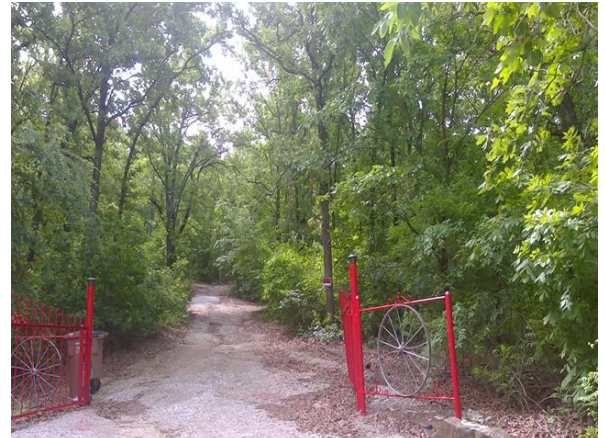
Date 12/15/22





General Information

Account Number	R97434743414800
Situs Address	15904 E 171 ST S BIXBY 74008
Owner Name	REDGATE RIDGE LLC
Owner Mailing Address	16700 S 163RD EAST AVE BIXBY, OK 740087334
Land Area	5.00 acres / 217,801 sq ft
Market Value	\$23,700
Last Year's Taxes	\$1,141.16
Legal Description	Subdivision: UNPLATTED (97434) Legal: PRT NE NE BEG 216.30W NEC TH S479 W454.70 N479 E454.70 POB SEC 34 17 14 5AC Section: 34 Township: 17 Range: 14



97434-74-34-14800 (05/2020)

Tax Information

	2021	2022	2023
Fair Cash Value	\$23,700	\$87,200	\$0
Taxable Value	\$17,609	\$87,200	\$0
Assessment Ratio	11%	11%	11%
Gross Assessed	\$1,937	\$9,592	\$0
Exemptions	-\$1,000	\$0	\$0
Net Assessed	\$937	\$9,592	\$0
Tax Rate	4B	4B	4B
Tax Rate Mills	118.530000	118.970000	118.970000
Estimated Taxes	\$111	\$1,141	\$0
Notice of Value Date (if changed from prev yr)	-	3/29/2022	3/29/2022

Values

	2021	2022	2023
Land Value	\$23,500	\$87,000	\$0
Improvement Value	\$200	\$200	\$0
Fair Cash (Market) Value	\$23,700	\$87,200	\$0

Exemptions

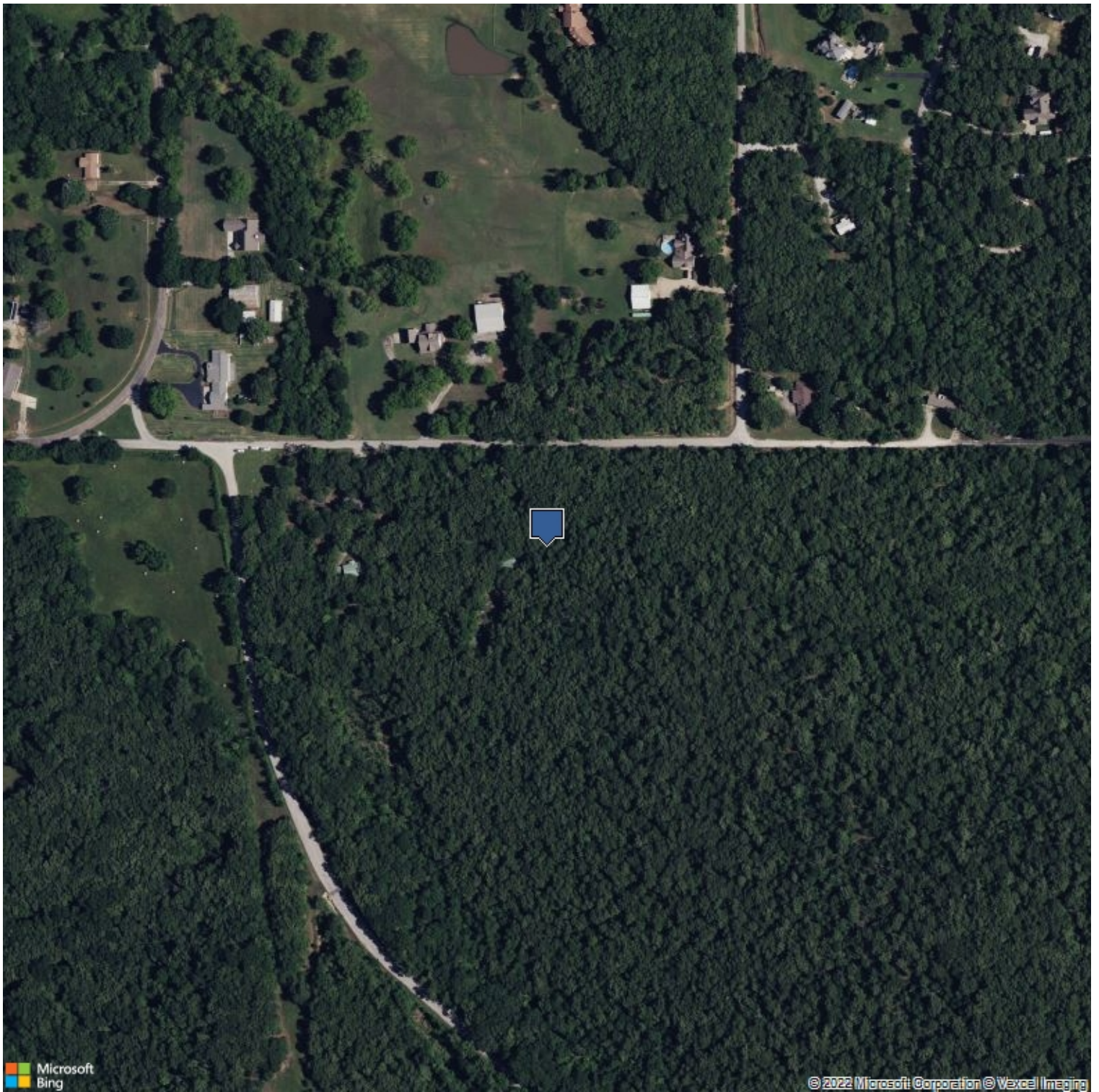
	2021	2022	2023
Homestead	✓	-	-
Additional Homestead	-	-	-
Senior Valuation Freeze	✓	-	-
Veteran	-	-	-

Improvements

Imp #	Property Type	Yr Blt	Livable	Stories	Story Height	Baths	Roof
	Foundation	Exterior			Use		HVAC Type
2.00	Out Building	2009	280 SF	1.00	8	0.00	
					Storage Garage		None

Recent Sales

Sale Date	Grantor	Grantee	Sale Price	Doc Type	Book-Page/Doc #
9/2/2021	REDGATE RIDGE LLC	REDGATE RIDGE LLC	\$0	Quit Claim Deed	2021128302
8/17/2021	FOUTCH, NOEL JERRY AND VELMA I	FOUTCH, VELMA I	\$0	Affidavit Of Surviving Joint Tenant	2021096330
8/17/2021	FOUTCH, VELMA I	REDGATE RIDGE LLC	\$87,000	Warranty Deed	2021096331



D.S. \$ 165.00

Property Address: 15904 E 171st St S, Bixby, OK 74008

Buyer Mailing Address: 15904 E 171st St S, Bixby, OK 74008

2275 E. 171st St. S
Mounds, OK
74047

GENERAL WARRANTY DEED

(with Survivorship clause)

THIS INDENTURE, made this **December 29, 2022** between **Redgate Ridge, LLC – Series 1**, party(ies) of the first part, and **Angela Eubanks and Jack M. Fritts**, joint tenants, with the right of survivorship as hereinafter set out, party(ies) of the second part.

WITNESSETH, that in consideration of the sum of Ten Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, said party(ies) of the first part do(es) by these presents grant, bargain, sell and convey unto the said party(ies) of the second part, as joint tenants, and not as tenants in common, on the death of one, the survivor, the heirs and assigns of the survivor, to take the entire fee simple title to the surface and surface only of the following described real estate, situated in the County of **Tulsa**, State of Oklahoma, to-wit:

A tract of land located in the Northeast Quarter of the Northeast Quarter (NE/4 NE/4) of Section Thirty-Four (34), Township Seventeen (17) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, more particularly described as BEGINNING at a point of the North Section line 216.30 feet West of the Northeast corner of Section Thirty-Four (34) Township Seventeen (17) North, Range Fourteen (14) East; Thence South a distance of 479.00 feet; thence West a distance of 454.70 feet; Thence North a distance of 479.00 feet; Thence East a distance of 454.70 to the POINT OF BEGINNING.

Together with all fixtures and improvements, and all appurtenances, subject to existing zoning ordinances, plat or deed restrictions and utility easements.

TO HAVE AND TO HOLD the same as joint tenants, and not as tenants in common, with the fee simple title in the survivor, the heirs and assigns of the survivor, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining forever.

And said party(ies) of the first part, his/her/their/its heirs, successors, grantees, executors, and administrators, do(es) hereby covenant and agree to and with said parties of the second part that, at the delivery of these presents, he/she/they/it is/are lawfully seized of an absolute and indefeasible estate of inheritance in fee simple, of and in, all and singular, the above granted and described premises, with appurtenances, that the same are free clear and discharged and unencumbered of and from all former and other grants, titles, charges, judgments, estates, taxes, assessments and encumbrances of whatsoever nature and kind, EXCEPT: Easements and building restrictions of record and

Regular Agenda Item Commentary

Item Title

New Business

In accordance with the Open Meeting act, Title 25 O.S. § 311.A.10, new business is defined as any matter not known about or which could not have been reasonably foreseen prior to the time of posting the agenda.

Initiator**Staff Information Source****Background****Exhibits****Key Issue****Council Action****Recommendation****Item No:** 1.**Meeting Date**

January 9, 2023

Meeting

Bixby Public Works Authority Agenda 01/9/23