

Bixby Technical Advisory Committee Meeting Agenda

Dawes Building, Dawes Conference Room – 113 West Dawes, Bixby, Oklahoma

Wednesday, April 3, 2024 | 10:00 A.M.

Technical Advisory Committee Members

David Segala - A.E.P.-P.S.O.	Richard Hakel - Cox
Steve Williams - A.E.P.-P.S.O.	Loyda Mercado - Cox
Aaron Smith - A.E.P.-P.S.O.	Jeannette Davis – Cox
Brett Ashlock - A.T.&T.	Kristin Short - Cox
Kevin Bender - A.T.&T.	Christopher Long - Cox R.O.W. Agent
Kevin Wingard - SDT	Marty Lademan - Creek County R.W.D. #2
Richard Gann - B.T.C. Broadband	Cynthia Hubbell - Creek County R.W.D. #2
Tony Gonzalez - B.T.C. Broadband	Katherine Russell - East Central Electric
Susan Bevard - B.T.C. Broadband	Ron Wolfe - East Central Electric (E.C.E.)
Chad Jones - B.T.C. Broadband	Jeremy Hendrickson – ecoLINK
Rob Miller -Bixby Public Schools	Rick McElhannon – ecoLINK
Lydia Wilson - Bixby Public Schools	Steve Whitehouse - O.G. & E.
Bea Aamodt - Bixby Public Works Director	Dewayne Perry - O.G. & E.
Jon Brown - Bixby Assistant Public Works Director	Keith Melson - O.G. & E.
Justin Dowd - Bixby City Engineer	Quan Tran – O.G. & E.
Jennifer Hutchins, Bixby Assistant City Engineer	Brandon Rainbolt - O.N.G.
Joey Wiedel - Bixby Development Services Director	Donald Kafer - O.N.G.
Gwen Plante - Bixby Assistant City Planner	Chris Stobaugh - U.S.P.S. Bixby
Heath Wright - Bixby Utilities & Water	Aaron Grodi - Windstream
Mike Butler - Bixby Fire Chief	Joel Ostrenga - Windstream
Nicholas Flanary - Bixby Fire Marshal	

- 1. Call to Order, Introductions**
- 2. Consider and approve minutes for the Technical Advisory Committee meeting dated 3/6/2024.**
- 3. Bixby Final Plat (B.X.P.T.) Number 24.02 Henson Square**
Applicant, Olsson, Inc.
Discussion and review of Final Plat, Henson Square, 32.35 Acres, Eighty-three (83) Lots, Five (5) Blocks, with Four (4) Reserve Areas for the purposes of residential and commercial development, in Section 21, Township 17 North, Range 13 East
General Location: East of South Harvard Avenue and South of East 151st Street South

Agenda | Bixby Technical Advisory Committee | April 3, 2024 | Page 1 of 2

Persons who require a special accommodation to participate in this meeting should contact Gwen Plante, Assistant City Planner, 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430, or email [Gwen Plante](mailto:GPlante@BixbyOK.gov) (GPlante@BixbyOK.gov) as far in advance as possible and preferably at least 48-hours before the date of the meeting. Persons using a Telecommunications Device for the Deaf (T.D.D.) 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.

4. Adjourn

This Notice and Agenda was posted on the bulletin board on or before 10:00 a.m., March 5th, 2024, at City Hall, 116 West Needles, Bixby, Oklahoma.

Respectfully submitted,

Justin Dowd, City Engineer

Persons who require a special accommodation to participate in this meeting should contact Gwen Plante, Assistant City Planner, 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430, or email [Gwen Plante](mailto:GPlante@BixbyOK.gov) (GPlante@BixbyOK.gov) as far in advance as possible and preferably at least 48-hours before the date of the meeting. Persons using a Telecommunications Device for the Deaf (T.D.D.) 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 Technical Advisory Committee Meeting

Meeting Minutes

Dawes Building, Dawes Conference Room – 113 West Dawes, Bixby, Oklahoma

Wednesday, March 6, 2024 | 10:00 A.M.

Technical Advisory Committee Members

Members Present

Justin Dowd, City of Bixby
Jon Brown, City of Bixby
Heath Wright, City of Bixby
Gwen Plante, City of Bixby
Seth Arredondo, City of Bixby
Susan Bevard, B.T.C.
Steve Whitehouse, O.G. & E

Others Present

Richard Oltmann, Blue Sky Consulting
Jordan Rodich, Wallace Design
Brad McMains, White Hawk Dental, LLC

1. Call to Order

- Justin Dowd called a meeting to order at 10:07 A.M.

2. Consider and approve minutes for the Technical Advisory Committee meeting dated 2/7/2024.

- Justin Dowd asked for a motion to approve the Technical Advisory Committee Meeting Minutes from the February 7, 2024 meeting. Susan Bevard, B.T.C. made a motion to approve minutes. Gwen Plante, City of Bixby, seconded.

Ayes: Justin Dowd, Seth Arredondo, Heath Wright, Steve Whitehouse

Nayes: None

Motion Carried

3. Bixby Site Plan (B.X.S.P.) Number 24.04 Bixby Dental Offices

Applicant, Jordan Rodich, Wallace Design Collective

Discussion and review of Site Plan for Bixby Dental Offices

General Location: West of South Hudson Avenue and North of East 151st Street South

- Justin Dowd shared comments from Nick Flanary, Bixby Fire Department, that the code regarding fire flow is to be addressed. It will require hydrant testing where the Fire Marshall will need to be present. Applicant will coordinate with Nick Flanary.
- Justin Dowd commented the planned trees shown above sanitary sewer on northern

Meeting Minutes | Bixby Technical Advisory Committee | March 6, 2024 | Page 1 of 2

Persons who require a special accommodation to participate in this meeting should contact Gwen Plante, Assistant City Planner, 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430, or email [Gwen Plante](mailto:GPlante@BixbyOK.gov) (GPlante@BixbyOK.gov) as far in advance as possible and preferably at least 48-hours before the date of the meeting. Persons using a Telecommunications Device for the Deaf (T.D.D.) 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.

portion of site will need to be removed or relocated.

- Brad McMains, White Hawk Dental, believes address to be 15000 S Hudson. Gwen Plante will check the plat to confirm correct address.
- Heath Wright, City of Bixby, stated the waterline on the south side of site shows it going south from a valve near 151st and Hudson. The correct direction the water line goes from the valve is west.
- Justin stated sanitary sewer manholes cannot be directly connected to and the sanitary sewer manhole located on the north side of site will need to be connected 5' from manhole with a service tap.
- Jordan Rodrich, Wallace Design, questioned if the location of the proposed signage installation would be acceptable within the properties easement to which Gwen commented she believes it will be acceptable but will be reviewed with the required sign permit.
- Next Planning Commission date will be 3/18/24.
- Gwen states that any updated plans will need to be submitted by Tuesday, March 12th

4. Bixby Site Plan (B.X.S.P.) Number 24.05 McDonalds

Applicant, Leslie Ford

Discussion and review of Site Plan for McDonalds

General Location: East of South Memorial Drive and North of East 151st Street South

- Steve Whitehouse, O.G. & E., commented there is power located in the front of the property and easement appeared acceptable.

5. Adjourn

- Meeting was adjourned at 10:40.

This Notice and Agenda was posted on the bulletin board on or before 10:00 a.m., March 5th, 2024, at City Hall, 116 West Needles, Bixby, Oklahoma.

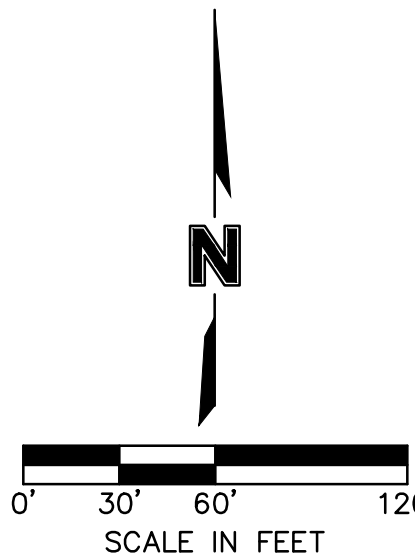
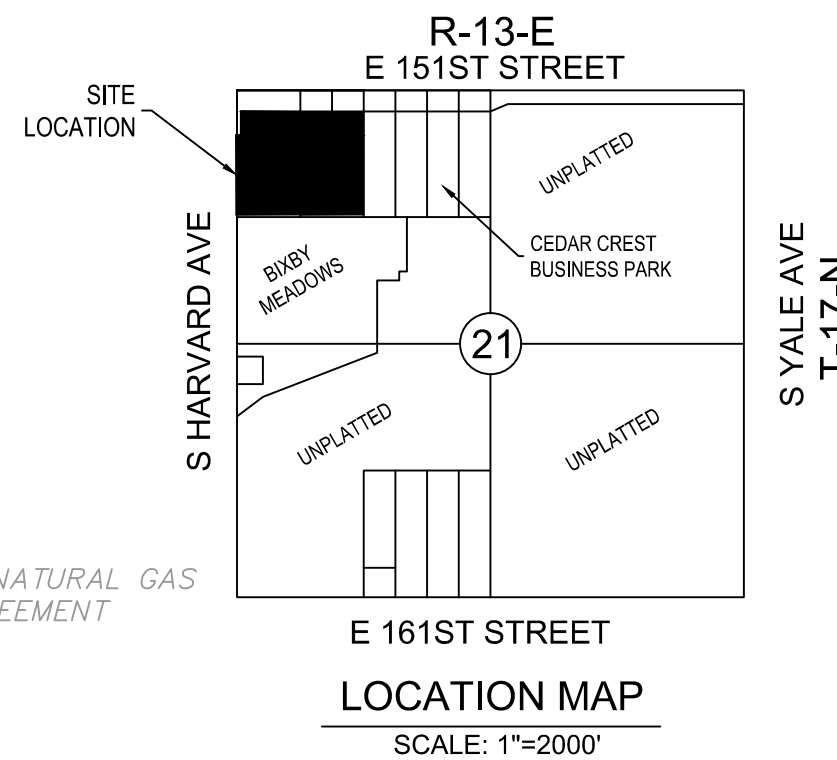
Respectfully submitted,

Justin Dowd, City Engineer

Persons who require a special accommodation to participate in this meeting should contact Gwen Plante, Assistant City Planner, 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430, or email [Gwen Plante](mailto:GPlante@BixbyOK.gov) (GPlante@BixbyOK.gov) as far in advance as possible and preferably at least 48-hours before the date of the meeting. Persons using a Telecommunications Device for the Deaf (T.D.D.) 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.

FINAL PLAT HENSON SQUARE

A SUBDIVISION IN THE CITY OF BIXBY, BEING A PART OF THE NW/4 OF THE NW/4 OF SECTION 21, TOWNSHIP 17 NORTH, RANGE 13 EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA



OWNER:
BIXBY LAND GROUP, LLC
DENNIS HENSON, MANAGER
P.O. BOX 429
CATOOSA, OK 74015
918-637-3288
EMAIL: DENNISHENSON1@GMAIL.COM

OWNER:
ML LAND DEVELOPMENT, LLC
DAVID LEE, MANAGER
8086 S. YALE AVE.
TULSA, OK 74136
918-260-8667
EMAIL: LEESIGNATUREPROPERTIES@YAHOO.COM

ENGINEER:
OLSSON, INC.
AUSTIN MAYES, PE
OK C.A. No. 2483 (PE/LS)
EXPIRES JUNE 30, 2023
1717 S. BOULDER AVE., STE 600
TULSA, OK 74119
918-376-4294
EMAIL: AMAYES@OLSSON.COM

SURVEYOR:
AAB ENGINEERING, INC.
JAY P. BISSELL, PLS
OK C.A. No. 6318 (PE/LS)
EXPIRES JUNE 30, 2024
P.O. BOX 2136
SAND SPRINGS, OK 74063
918-514-4283

UTILITY PROVIDERS

CITY OF BIXBY
WATER & SANITARY SEWER
DEPARTMENT
ATTN: JUSTIN DOWD
116 W. NEEDLES
P.O. BOX 70
BIXBY, OKLAHOMA 74008
918.366.4430

OKLAHOMA NATURAL GAS
COMPANY
ATTN: BRANDON RAINBOLT
5848 EAST 15TH STREET
SERVICE CENTER TULSA,
OKLAHOMA 74112
OFFICE 918.947.7098
CELL 918.629.1072

OG+E KEITH WELSON
18511 W. HWY. 33
SAPULPA, OK 74066
OFFICE 918.227.6206
CELL 918.290.1368

AT&T
ATTN: KEVIN BENDER
15901 E. SKELLY DR.
TULSA, OKLAHOMA 74116
OFFICE 539.444.1073
CELL 918.859.9147

FEMA INFORMATION

FIRM PANEL 40109C0365H
12/18/2009
ZONE X

PLAT DATA		
SUBDIVISION CONTAINS		
83 LOTS ON 5 BLOCKS		
4 RESERVE AREAS		
BLOCK 1 (DEVELOPMENT AREA 'A' AND 'B'):	3 LOTS	
BLOCK 2 (DEVELOPMENT AREA 'C'):	27 LOTS	
BLOCK 3 (DEVELOPMENT AREA 'C'):	24 LOTS	
BLOCK 4 (DEVELOPMENT AREA 'C'):	28 LOTS	
BLOCK 5 (DEVELOPMENT AREA 'A'):	1 LOT	
TOTAL AREA		
1,409,011.92 SF		
(32.35 ACRES)		

LEGEND AND ABBREVIATIONS

---	PROPOSED STREET CENTERLINE
---	SECTION LINE / 4 SECTION LINE
---	PROPOSED PROPERTY BOUNDARY
---	PROPOSED LOT LINE
---	PROPOSED RIGHT OF WAY
---	PROPOSED EASEMENT LINE
---	PROPOSED BUILDING SETBACK
---	EXISTING LOT LINES
---	EXISTING EASEMENT LINE
---	EXISTING
---	BUILDING LINE
---	UTILITY EASEMENT
---	DRAINAGE EASEMENT
---	MUTUAL ACCESS EASEMENT
---	LINE OF SIGHT
---	LIMITS OF ACCESS
---	LIMITS OF NO ACCESS
---	LOT NUMBER
---	BLOCK NUMBER
---	ADDRESS NUMBER
---	ROW TO BE DEDICATED BY PLAT

