



City of Bixby Bixby Public Works Authority Meeting Agenda

Monday, November 10, 2025 Immediately Following the
City Council Meeting Bixby Municipal Building
111 N. Cabaniss 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) Minutes for the Bixby Public Works Authority Meeting dated 10/27/25.
- 2) Consider and/or approve the purchase of spare motors for the Waste Water Treatment Plant (WWTP): one for the SBR motive pump in the amount of \$17,282.00 and the other for the Diester motive pump in the amount of \$15789.00.
- 3) Consider and/or approve a combined Professional Services and Fee Proposal Agreement with RT 66 Engineering, LLC for Civil Engineering design services for the Spartan Creek Development, in the amount of \$155,500.00.
- 4) Discuss and/or approve Purchase Orders for FY26 for the Bixby Water Reclamation Facility as follows:
 - Polydyne for \$54,200** – Purchase Polymer
 - Hawkins Chemical for \$17,200** – Sodium Hypochlorite, Ferric
 - American Environmental Landfill for \$72,000** – Sludge Tipping Fees
 - Core & Main for \$75,000** – AMR Meters
 - Core & Main for \$75,000** – Water Line Repair Pipe and Fittings
- 5) Consider and/or approve the Pay Application #17 in the amount of \$445, 234.35 to Miller-Tippens Tulsa, LLC for the completed work on the Bixby Public Works Facility Project.

- 6) Consider and/or approve a Budget Revision for the BPWA Fund in the amount of \$1,395,250.00. This is the loan proceeds from the 2025 Series Note.
- 7) Adjournment

Notice of Posting

This Notice and Agenda was posted on the bulletin board this day of November 6, 2025, on or before 5:00 p.m., at City Municipal Building, 111 N. Cabaniss Avenue, Bixby, Oklahoma, 74008.

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: City Municipal Building, 111 N. Cabaniss Avenue, Bixby, Oklahoma, 74008, 918-366-4430 or email [City Clerk, Shannon Duran \(sduran@bixbyok.gov\)](mailto: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.

Regular Agenda Item Commentary

Item Title

Minutes for the Bixby Public Works Authority Meeting dated 10/27/25.

Initiator**Staff Information Source****Background****Exhibits**

1. 10/27/25 BPWA Meeting Minutes

Key Issue**Council Action****Recommendation****Item No:** 1.**Meeting Date**

November 10, 2025

Meeting

20251110 Bixby Public Works Authority Agenda

Bixby Public Works Authority Meeting Minutes

Bixby Municipal Building
111 N. Cabaniss Ave., Bixby, OK 74008
October 27, 2025 at 6:00 PM

The agenda for the regularly scheduled meeting of the Bixby Public Works Authority of the city of Bixby was posted on the bulletin board at the Bixby Municipal Building, 111 N. Cabaniss Ave., Bixby, OK 74008 on October 23, 2025, on or before 5:00 p.m.

Call to Order

Mayor Girard called the meeting to order at 8:08 pm.

Roll Call

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

Members Present

Mayor Girard
Vice Mayor Schultz
Councilor David
Councilor Payne

Members Not Present

Councilor Hirshey

Staff Present

Joey Wiedel, City Manager
JT Hammons, City Attorney
Shannon Duran, City Clerk
Bryan Toney, Public Information Officer

Consent Agenda

- 1) Minutes for the Bixby Public Works Authority Meeting dated 10/13/25.
- 2) Consider and/or approve the purchase of three (3) 2025 Ford Ranger 4X4 pickups from Bill Knight on state pricing for the amount of \$106,560.00 from the Capital Improvement Fund.
- 3) Consider and/or approve the purchase of radios with L3Harris for the amount of \$12,973.39 (BPWA Portion).

Mayor Girard said Items 1–3 on the Consent Agenda are up for discussion and consideration.

Mayor Girard asks for a motion to approve items 1–3.

Councilor David made a motion to approve, seconded by Vice Mayor Schultz.

The vote was taken with the following results:

Carried:4-0

Ayes: David, Schultz, Payne, Girard
Nays: 0

Regular Agenda

1) Adjournment

Mayor Girard adjourned the meeting at 8:09 pm.

Mayor

City Clerk

Consent Agenda Item Commentary

Item Title

Consider and/or approve the purchase of spare motors for the Waste Water Treatment Plant (WWTP): one for the SBR motive pump in the amount of \$17,282.00 and the other for the Diester motive pump in the amount of \$15789.00.

Initiator

Staff Information Source

Kim Coody

Background

Attached is a quote from Industrial Motor Service for one spare motor for the SBR motive pumps and one for the digester motive pumps. Having one of each on hand is critical in ensuring minimal downtime due to either necessary maintenance or a failure that results in needed repairs. Each spare motor will be able to be used in place of any of the three SBR motors or two Digester motors. Allowing for at most two to three hours of down time on any one basin. Having these on hand will help minimize future repair and maintenance costs by reducing down-time and removing the need for any rushed repairs. This will be critical in maintaining compliance if we were to be faced with an emergency repair.

Exhibits

1. Jacobs Engineering City of Bixby Special build 75HP 40HP Quotes

Key Issue

Council Action

Recommendation

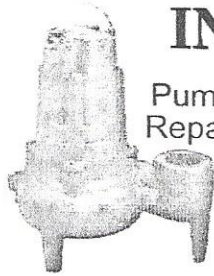
Item No: 2.

Meeting Date

November 10, 2025

Meeting

20251110 Bixby Public Works Authority Agenda



Pump
Repair

INDUSTRIAL MOTOR SERVICE, LLC

P.O. Box 471037 · Tulsa, OK 74147

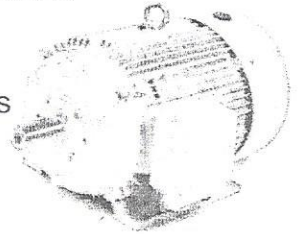
5443 S. 101st E. Ave.

Tulsa, Oklahoma 74146

(918) 622-5935 · FAX (918) 622-5977

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To: Jacobs Engineering / City of Bixby

10-28-25

(1) Nidec 75 HP 447T 720 RPM 460 Volts 3 phase 60 cycles

17282.00 Freight allowed 11 weeks plus Transit

(1) Nidec 40 HP 445T 600 RPM 460 Volts 3 phase 60 cycles

15789.00 Freight allowed 11 weeks plus Transit

Thanks, James Ozbun

Consent Agenda Item Commentary

Item Title

Consider and/or approve a combined Professional Services and Fee Proposal Agreement with RT 66 Engineering, LLC for Civil Engineering design services for the Spartan Creek Development, in the amount of \$155,500.00.

Initiator

Staff Information Source

Background

Exhibits

1. Rt 66 Engineering - Spartan Creek

Key Issue

Council Action

Recommendation

Item No: 3.

Meeting Date

November 10, 2025

Meeting

20251110 Bixby Public Works Authority Agenda

FEE PROPOSAL

TO | Joey Wiedel
FROM | John Droz
PROJECT | Spartan Creek
CC | Danyell Blankenship, Misty Winsworth
DATE | 09/30/25

Mr. Wiedel,

We appreciate the opportunity to provide this proposal for civil engineering design services for the proposed roads within Spartan Creek development. This Fee Proposal is based on information provided by SE Development and the City of Bixby and historical data on the property. Please don't hesitate to contact us with any questions or adjustments you may need, we look forward to working with you on this project.

PROJECT GENERAL DESCRIPTION

The project encompasses approximately 151 acres of currently undeveloped land. The site will be subdivided into commercial parcels that follow the proposed roadway alignment, with lot sizes and configurations designed to support a mix of retail, office. Anticipated civil engineering tasks will include preliminary site and infrastructure planning and construction documentation for public improvements. Considerations will be made for the site's proximity to floodplain areas, drainage requirements, and utility connections to existing City of Bixby infrastructure. The design will comply with Bixby's subdivision regulations, commercial development standards, and permitting process. Zoning, Subdivision platting, earthwork and floodplain items were covered in a previous scope of work.

SCOPE OF WORK

1. DESIGN SERVICES
 - 1.1. Provide Civil Engineering design services for an approximately 151-acre tract.
2. CIVIL ENGINEERING
 - 2.1. Infrastructure Plans
 - 2.1.1. Provide sidewalks, and stormwater infrastructure as required.
 - 2.1.2. Provide roadway plans for proposed streets per City of Bixby requirements.
 - 2.1.3. Provide roadway plans for 151st Street expansion per TIA recommendations and per ODOT and City of Bixby requirements.
 - 2.1.4. Drainage analysis and detention design report per City of Bixby requirements.
 - 2.1.5. SWPPP per State of Oklahoma regulations
 - 2.1.6. Obtain approvals and permits from City of Bixby, Tulsa County, Department of Environmental Quality (ODEQ) for water, and National Pollutant Discharge Elimination System (NPDES) permit for construction activity.
3. PERMITTING SERVICES
 - 3.1. Schedule and attend a predevelopment meeting with the City of Bixby.
 - 3.2. Coordination with City of Bixby Planning, Engineering, and Public Works.
 - 3.3. Submittal of infrastructure plans for review and approval.
 - 3.4. Respond to plan review comments.
4. CONSTRUCTION ADMINISTRATION
 - 4.1. Review submittals and provide comments.
 - 4.2. Review and respond to construction RFIs.
 - 4.3. Eight (8) site visits during construction.



- 5. SUPPLEMENTAL AND ADDITIONAL SERVICES
 - 5.1. No additional services at this time.
- 6. CONSULTANT SERVICES (COST PLUS 10%)
 - 6.1. No consultant services required at this time.
- 7. BASIS OF FEE PROPOSAL
 - 7.1. Fee Proposal is based on owner providing any design and maintenance standards applicable to the project.
 - 7.2. Fee Proposal is based on the Owner paying permit fees.
- 8. EXCLUSIONS
 - 8.1. Fee Proposal excludes services not listed in this proposal.
 - 8.2. Fee Proposal excludes retaining wall design.
 - 8.3. Fee Proposal excludes redesign or valueengineering.
 - 8.4. Fee Proposal excludes preparation of construction cost estimates.
- 9. OWNER’S RESPONSIBILITIES
 - 9.1. Quality assurance testing services by an independent testing agency.
 - 9.2. Geotechnical Report prepared by Professional Geotechnical Engineer and provide geotechnical report.
- 10. DELIVERABLES
 - 10.1. Design Development - DD package and preliminary specifications in PDF format.
 - 10.2. Construction Documents – Review drawings and specifications in PDF format.
 - 10.3. Permit Documents - Signed and sealed drawings and specifications in PDF format.
- 11. SCHEDULE
 - 11.1. To be established upon receipt of signed proposal.
- 12. DESIGN FEE

12.1. Infrastructure Plans	\$90,000
12.2. 151 st Street Widening Plans	\$30,000
12.3. Drainage Report	\$6,000
12.4. Utility Coordination	\$6,000
12.5. City Meetings	\$2,000
12.6. Civil Engineering Permitting Services	\$5,500
12.7. Construction Administration	\$12,000
12.8. <u>As-built Survey (engineer portion)</u>	<u>\$4,000</u>
12.9. Subtotal	\$155,500
- 13. PROJECT TOTAL \$155,500
- 14. ESTIMATED REIMBURSABLE EXPENSES (COST PLUS 0%)

14.1. Permit Fees	TBD
14.2. <u>Reproduction</u>	<u>\$1,250</u>
14.3. Estimated Reimbursable Reproduction	\$TBD

TERMS & CONDITIONS

1. PAYMENT TERMS

- 1.1. Invoices will be submitted by the Engineer to the Client
- 1.2. Payment is due within thirty (30) days of the invoice date ("Net 30" terms). Timely payment is essential to maintain project momentum.
- 1.3. Payments may be made via check, ACH, or credit card. A processing fee of 3.4% will apply to all credit card payments. Checks may be mailed to P.O. Box 409, Sapulpa, OK 74067. For ACH information, please contact misty@66eng.com or danyell@66eng.com.
- 1.4. Any invoice amounts not paid within ninety (90) days of the invoice date shall accrue interest at a rate of 3% per annum until paid in full. The Engineer reserves the right to suspend services for non-payment.
- 1.5. In the event of a dispute regarding an invoice, the Client shall notify the Engineer in writing within five (5) days of the invoice date, specifying the nature of the dispute. The undisputed portion of the invoice shall be paid within the Net 30 terms. Both parties shall work in good faith to resolve the disputed amount. The Engineer reserves the right to suspend further work until the dispute is resolved and all outstanding amounts are paid.

2. ENTIRE AGREEMENT

- 1.1. These Terms & Conditions, together with the attached Proposal, constitute the entire agreement between the parties regarding payment terms and supersede all prior or contemporaneous communications, whether written or oral.

Please contact us at 918.248.1129 with any questions or to discuss any discrepancies related to this proposal. The fees outlined herein are valid for 30 days from the proposal date. Consultant fees are estimates and any adjustments will be communicated prior to invoicing. Please note that permitting and construction administration services will be billed as outlined, regardless of the level of involvement ultimately required. We sincerely appreciate the opportunity to be part of your project and look forward to working with you.

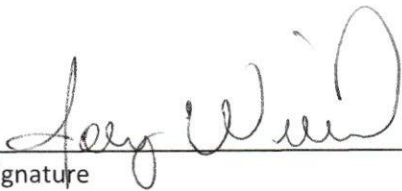


Signature

09/30/25

Date

John Droz
ROUTE 66 ENGINEERING, LLC



Signature

10-30-25

Date

Joey Wiedel
CITY OF BIXBY

Consent Agenda Item Commentary

Item Title

Discuss and/or approve Purchase Orders for FY26 for the Bixby Water Reclamation Facility as follows:
Polydyne for \$54,200 – Purchase Polymer
Hawkins Chemical for \$17,200 – Sodium Hypochlorite, Ferric
American Environmental Landfill for \$72,000 – Sludge Tipping Fees
Core & Main for \$75,000 – AMR Meters
Core & Main for \$75,000 – Water Line Repair Pipe and Fittings

Initiator

Charles Barnes

Staff Information Source

Charles Barnes

Background

Open Purchase Orders for Chemicals, Sludge Tipping Fees, AMR Meter and Pipe and Fittings for FY26. Core & Main is a sole source provider for AMR products.

Exhibits

1. WWTP FY26 Summary Spreadsheet

Key Issue

Approval of Open POs for recurring expenses.

Council Action

Approve or Deny

Recommendation

Approve

Item No: 4.

Meeting Date

November 10, 2025

Meeting

20251110 Bixby Public Works Authority Agenda

Landfill and Chemical needs for the Bixby Reclamation Facility - FY26

Purchase Order Needed	Reason	Estimated Usages	Est. Total Annual Cost
American Environmental Landfill	Tipping Fees	Estimated Average of 5 truckloads per week	\$72,000
Hawkins	Bleach	4,275 gallon tote filled 3 times for 2 bleaching evenets	\$10,000
Hawkins	Ferric	1,275 gallon tote lasts approx. 3 months adding 1 for safety \$1,430 per tote	\$7,200
Polydyne	Polymer	1,275 Gallon tote per month adding 3 for safety \$3,611 per tote	\$54,200
Chemical and Sludge Total Annual Cost Estimate			\$143,400

Consent Agenda Item Commentary

Item Title

Consider and/or approve the Pay Application #17 in the amount of \$445,234.35 to Miller-Tippens Tulsa, LLC for the completed work on the Bixby Public Works Facility Project.

Initiator

Joey Wiedel

Staff Information Source

Joey Wiedel

Background

The Construction Manager at Risk (CMAR) agreement for this project was previously approved by the City Council on 12/12/22 City Council agenda, and the Guaranteed Max Price (GMP) was approved by the Bixby Public Works Authority on 5/13/24. Miller-Tippens has completed the Public Works Facility portion of the project and is requesting this partial release to pay subcontractors. An additional project component, the North Lagoon Closure Project, was later added to the CMAR contract scope and is scheduled for completion in Spring of 2026.

Exhibits

1. 1068 - Bixby Public Works Facility - Pay App #17
2. Form of Conditional Waiver and Release on Progress Payment - Pay App #17
3. 1068 - Bixby Public Works - Retainage Request
4. 202112-Bixby Public Works-Pay App 17

Key Issue

The total amount of work listed as completed or stored is \$11,319,304.04, which represents 90% of the contract sum to date. The current net payment due less retainage is shown as \$445,234.35, which represents the total amount of retainage being released based on the conclusion of work on buildings 1-5 of the public works complex as discussed and agreed to by owner at a meeting held on 10/02/2025. The balance to finish, including retainage, is \$1,316,271.69.

Council Action

Recommendation

Item No: 5.

Meeting Date

November 10, 2025

Meeting

20251110 Bixby Public Works Authority Agenda

Application and Certificate for Payment

To Owner: City of Bixby
116 W. Needles Ave
Bixby, OK 74008

Project: City of Bixby Public Works Bldg
14875 S Kingston Ave
Bixby, OK 74008

Application No: 17
Period To: 11/4/2025

Contract Date: 3/1/2023
Project Nos: 1068

From Contractor: MTC Tulsa, LLC
437 E 141st St
Glenpool, OK 74033

Via Architect: Beck Design
131 Dean A McGee
Oklahoma City, OK 73102

Contract For:

CONTRACTOR'S APPLICATION FOR PAYMENT

- 1) Original Contract Sum12,306,107.92
- 2) Net change by Change Orders208,736.94
- 3) Contract Sum to Date12,514,844.86
- 4) Completed and Stored to Date.....11,319,304.04
- 5) Retainage:
 - a. Completed Work 120,730.87
 - b. Stored Material.....0.00
 - Total Retainage.....120,730.87
- 6) Total Earned less Retainage11,198,573.17
- 7) Less Previous Certificates for Payment.....10,753,338.82
- 8) Current Payment Due445,234.35
- 9) Balance to Finish, including Retainage.....1,316,271.69

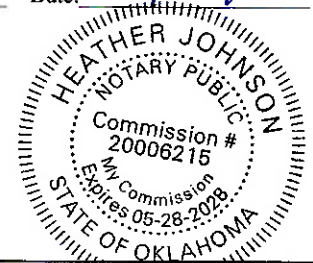
CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	1,110,686.22	901,949.28
Total approved this Month	0.00	0.00
TOTALS	1,110,686.22	901,949.28
NET CHANGES by Change Order	208,736.94	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: Sam K. Belliam Date: 11/4/25
State of: Oklahoma
County of: Tulsa

Subscribed and sworn to before me this 4th day of November 2025
Notary Public: Heather Johnson
My Commission expires: 05/28/2028



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ _____
(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: _____ Date: _____
This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Continuation Sheet

Application No: 17
Application Date: 11/4/2025
Period To: 11/4/2025
Architect's Project No: 1068

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION	SCHEDULED VALUE	WORK COMPLETED		STORED MATERIALS	TOTAL	%	BALANCE	RETAINAGE
			PREVIOUS	THIS PERIOD					
1	General Conditions	811,750.00	764,000.00	0.00	0.00	764,000.00	94	47,750.00	38,200.00
2	Project Requirements	293,225.00	274,094.12	0.00	0.00	274,094.12	93	19,130.88	13,704.71
3	#03A - Building & Site Concrete	1,479,061.68	1,479,061.68	0.00	0.00	1,479,061.68	100	0.00	0.00
4	#04A - Masonry	323,942.00	323,942.00	0.00	0.00	323,942.00	100	0.00	0.00
5	#05A - Structural Steel Fabrication & Erection	276,958.11	276,958.11	0.00	0.00	276,958.11	100	0.00	0.00
6	#06A - Rough Carpentry & General Trades	198,858.50	198,858.50	0.00	0.00	198,858.50	100	0.00	0.00
7	#06B - Millwork	65,564.00	65,564.00	0.00	0.00	65,564.00	100	0.00	0.00
8	#07A - Roofing and Metal Wall Panels	441,680.00	441,680.00	0.00	0.00	441,680.00	100	0.00	0.00
9	#07B - Fluid Applied Air Barrier and Joint Sealants	142,000.00	142,000.00	0.00	0.00	142,000.00	100	0.00	0.00
10	#08A - Furnish Hollow Metal, Doors & Hardware	99,589.00	99,589.00	0.00	0.00	99,589.00	100	0.00	0.00
11	#08B - Overhead Doors	203,884.34	203,884.34	0.00	0.00	203,884.34	100	0.00	0.00
12	#08C - Aluminum Storefronts & Glazing	100,790.00	100,790.00	0.00	0.00	100,790.00	100	0.00	0.00
13	#09A - Gypsum Assemblies	345,639.25	345,639.25	0.00	0.00	345,639.25	100	0.00	0.00
14	#09B -Flooring & Tiling	388,074.00	388,074.00	0.00	0.00	388,074.00	100	0.00	0.00
15	#09C - Painting & Wall Coverings	46,095.00	46,095.00	0.00	0.00	46,095.00	100	0.00	0.00
16	#10A - Furnish Specialties	69,300.00	69,300.00	0.00	0.00	69,300.00	100	0.00	0.00
17	#10B - Metal Canopies	44,130.00	44,130.00	0.00	0.00	44,130.00	100	0.00	0.00
18	#10C - Signage	47,823.00	47,823.00	0.00	0.00	47,823.00	100	0.00	0.00
19	#10D - Install Doors & Specialties	10,511.54	10,511.54	0.00	0.00	10,511.54	100	0.00	0.00
20	#12A - Window Shades	7,910.99	7,910.99	0.00	0.00	7,910.99	100	0.00	0.00

Continuation Sheet

Application No: 17
Application Date: 11/4/2025
Period To: 11/4/2025
Architect's Project No: 1068

21	#13A & #13B - Furnish & Erect PEMB	1,630,910.00	1,630,910.00	0.00	0.00	1,630,910.00	100	0.00	0.00
22	#21 - Fire Suppression	63,150.00	63,150.00	0.00	0.00	63,150.00	100	0.00	0.00
23	#22 - Plumbing	389,786.68	389,786.68	0.00	0.00	389,786.68	100	0.00	0.00
24	#23 - HVAC	449,304.00	449,304.00	0.00	0.00	449,304.00	100	0.00	0.00
25	#26 - Electrical	679,391.74	679,391.74	0.00	0.00	679,391.74	100	0.00	0.00
26	#28 - Fire Alarm	24,847.00	24,847.00	0.00	0.00	24,847.00	100	0.00	0.00
27	#31A - Earthwork & Site Utilities	770,440.00	770,440.00	0.00	0.00	770,440.00	100	0.00	0.00
28	#32B - Irrigation & Landscaping	130,999.91	130,999.91	0.00	0.00	130,999.91	100	0.00	0.00
29	#32C #32D #32E - COMBO Chainlink/Concrete/Ornamental Fencing	474,046.00	474,046.00	0.00	0.00	474,046.00	100	0.00	0.00
30	Allowance - Earthwork Unforeseen Conditions	166,635.00	0.00	0.00	0.00	0.00	0	166,635.00	0.00
31	Allowance - Existing Water Reclamation - Generator Assembly	191,055.61	92,970.00	0.00	0.00	92,970.00	49	98,085.61	4,648.50
32	Allowance - Existing Water Reclamation- Site Work & Monumnen	75,000.00	66,186.00	0.00	0.00	66,186.00	88	8,814.00	3,309.30
33	Allowance - Building 1 - Equipment (Contractor Furnished)	100,000.00	100,000.00	0.00	0.00	100,000.00	100	0.00	5,000.00
34	Allowance - Building 1 - COB Equipment Allowance	25,000.00	25,000.00	0.00	0.00	25,000.00	100	0.00	1,250.00
35	Allowance - Diesel Storage Tank	7,500.00	7,500.00	0.00	0.00	7,500.00	100	0.00	375.00
36	Allowance - Low Voltage Systems & IT/Computer Equipment	293,006.87	254,959.71	0.00	0.00	254,959.71	87	38,047.16	12,747.99
37	Allowance - Building 1 FFE	150,000.00	121,191.04	0.00	0.00	121,191.04	81	28,808.96	6,059.55
38	Owner/Construction Contingency	216,187.08	136,654.81	0.00	0.00	136,654.81	63	79,532.27	6,832.74
39	CM Fee	371,789.88	371,789.88	0.00	0.00	371,789.88	100	0.00	18,589.49
40	Insurance (GL & BR), Builder's Risk, Bonding, and Two Year M	200,271.74	200,271.74	0.00	0.00	200,271.74	100	0.00	10,013.59

Continuation Sheet

Application No: 17
Application Date: 11/4/2025
Period To: 11/4/2025
Architect's Project No: 1068

41	CO #2 - Bixby North Lagoon Closure Project	708,736.94	0.00	0.00	0.00	0.00	0	708,736.94	0.00
		12,514,844.86	11,319,304.04	0.00	0.00	11,319,304.04	90	1,195,540.82	120,730.87

Form of Conditional Waiver and Release on Progress Payment (Contractor)

Project: City of Bixby Public Works Facility
c/o The City of Bixby, Oklahoma
116 W Needles Avenue
Bixby, OK 74008

Attention: Joey Wiedel

Job No. 1068

On receipt by the signer of this document of a check from The City of Bixby, Oklahoma ("Owner") in the sum of \$445,234.35 payable to MTC Tulsa, LLC, an Oklahoma limited liability company, having a business address at 437 E 141st Street, Glenpool, OK 74033 and when the check has been properly endorsed and has been paid by the bank on which it is drawn, this document becomes effective to release any mechanic's lien right, any right arising from a payment bond that complies with a state or federal statute, any common law payment bond right, any claim for payment, and any rights under any similar ordinance, rule, or statute related to claim or payment rights for persons in the signer's position that the signer has on the property of Owner located at Tulsa County, Oklahoma to the following extent: for the performance or furnishing of certain work, labor, supervision, services, materials and equipment.

This release covers a progress payment for all labor, services, equipment, or materials furnished to the property or to Owner as indicated in the attached statement(s) or progress payment request(s), except for unpaid retention, pending modifications and changes, or other items furnished.

Before any recipient of this document relies on this document, the recipient should verify evidence of payment to the signer.

The signer warrants that the signer has already paid or will use the funds received from this progress payment to promptly pay in full all of the signer's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or services provided for or to the above referenced project in regard to the attached statement(s) or progress payment request(s).

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURES APPEAR ON FOLLOWING PAGE]**



MILLER-TIPPENS

C O N S T R U C T I O N

November 4th, 2025

City of Bixby
Attn: Mr. Joey Wiedel
113 W. Dawes Ave.
Bixby, OK 74008

RE: City of Bixby Public Works Facility Buildings 1-5 Retainage Request

Dear Mr. Wiedel,

Miller-Tippens Construction has reached final completion on Buildings 1-5 at the Bixby Public Works Facility. The Certificate of Occupancy for each building has been issued and all punch list items completed.

The Bixby North Lagoon Closure Project was added to this contract with the City of Bixby and will not be completed until Spring of 2025. Therefore, Miller-Tippens Construction is requesting retainage be released and payments made in full for all the following trades, who have satisfactorily completed their scope of the original BPW Facility project:

- #03A - Building & Site Concrete
- #04A - Masonry
- #05A - Structural Steel Fabrication & Erection
- #06A - Rough Carpentry & General Trades
- #06B - Millwork
- #07A - Roofing and Metal Wall Panels
- #07B - Fluid Applied Air Barrier and Joint Sealants
- #08A - Furnish Hollow Metal, Doors & Hardware
- #08B - Overhead Doors
- #08C - Aluminum Storefronts & Glazing
- #09A - Gypsum Assemblies
- #09B - Flooring & Tiling
- #09C - Painting & Wall Coverings
- #10A - Furnish Specialties
- #10B - Metal Canopies
- #10C - Signage
- #10D - Install Doors & Specialties
- #11A - Appliances
- #12A - Window Shades
- #13A & #13B - Furnish & Erect PEMB
- #21 - Fire Suppression

Miller-Tippens Construction Company, LLC
437 E 141st Street, Glenpool, OK 74033
Office: 918-215-3312

- #22 - Plumbing
- #23 - HVAC
- #26 - Electrical
- #28 - Fire Alarm
- #31A - Earthwork & Site Utilities
- #32A - Asphalt Paving & Striping
- #32B - Irrigation & Landscaping
- #32C #32D #32E - COMBO Chainlink/Concrete/Ornamental

We appreciate your understanding on this matter, per our discussions, and look forward to the partial acceptance of the contract by the City Council at the November 10th, 2025 Council Meeting. This acceptance would release a retainage payment in the amount of \$445,234.35 to Miller-Tippens Construction within 30 days of the City Council's approval.

Best Regards,



James Pulliam
Project Manager
Miller-Tippens Construction



Date 11/06/2025

City of Bixby
Attn: Joey Wiedel, City Manager

RE: Bixby Public Works
Beck Project No. 202112
Contractor's Pay Application No. 17

Mr. Wiedel,

Enclosed is Pay Application No. 17 from Miller-Tippens Construction. This covers the period ending **November 04, 2025**.

The total amount of work listed as completed or stored is **\$ 11,319,304.04** that represents **90%** of the contract sum to date. The current net payment due less retainage is shown as **\$ 445,234.35** Which represent the total amount of retainage being released based on the conclusion of work on buildings 1-5 of the public works complex as discussed and agreed to by Owner on meeting held on 10/02/2025. The balance to finish, including retainage, is **\$ 1,316,271.69**.

Please call us if you have any questions concerning this pay application.

Respectfully,

Anthony Meave, AIA, NCARB, Beck Design
cc: Miller-Tippens Construction

NEW YORK CITY

287 Park Avenue South
New York, New York 10010
917.522.1703

OKLAHOMA CITY

131 Dean A. McGee, Suite 135
Oklahoma City, Oklahoma 73102
405.232.7007

TULSA

110 West 7th Street, Suite 710
Tulsa, Oklahoma 74119
918.583.5300

Consent Agenda Item Commentary

Item Title

Consider and/or approve a Budget Revision for the BPWA Fund in the amount of \$1,395,250.00. This is the loan proceeds from the 2025 Series Note.

Initiator**Staff Information Source****Background****Exhibits**

1. Consent AGENDA ITEM COMMENTARY - Budget Amendment - BPWA Note Funding
2. Budget Amendment FY26-1

Key Issue**Council Action****Recommendation**

Item No: 6.

Meeting Date

November 10, 2025

Meeting

20251110 Bixby Public Works Authority Agenda

AGENDA ITEM COMMENTARY

ITEM TITLE: Consider and/or approve a Budget Revision for the BPWA Fund in the amount of \$1.395.250.00. This is the loan proceeds from the 2025 Series Note.

INITIATOR: Charles Barnes

STAFF INFO SOURCE: Charles Barnes

BACKGROUND: The original budget did not include revenue from this Note or the construction project expense. The City Council and BPWA Trustees voted to approve the sale of this Note. The proceeds will be used to supplement the Performing Arts Center Construction.

EXHIBITS: Budget Revision 26-1

KEY ISSUE: Budget revenue and expense revision to cover a construction contract.

COUNCIL ACTION: Approve or Deny

RECOMMENDATION: Approve request.

ITEM: Consent Agenda

MEETING DATE: 11/10/2025

MEETING: BPWA

CITY OF BIXBY

BUDGET AMENDMENT FORM

Fund: BPWA Fund
 Amendment #: 26-1
 Fiscal Year: 2025/2026

Account #	Account Name	Estimated Revenue		Appropriations	
		Increase	Decrease	Increase	Decrease
60-4-4900	Loan Proceeds - PAC Note	13,395,250.00			
60-5-60-5555	PAC Construction Supplemental			13,395,250.00	
		<u>13,395,250.00</u>	<u>0.00</u>	<u>13,395,250.00</u>	<u>0.00</u>

EXPLANATION:

The City Council and BPWA Trustees approved a 2025 Capital Improvements REvenue Note Series 2025. The funds are provided by the sale of note. The funds will be used to supplement the construction of the Performing Arts Center.

City Manager approval	<input type="text"/>	_____
City Council approval	<input type="text"/>	_____
Department Head approval	<input type="text"/>	_____