



# City of Bixby Special Public Works Authority Agenda

Mayor Brad Girard  
Vice Mayor Bobby Schultz  
Council Member Ken Hirshey  
Council Member Mike David  
Council Member Ryan Payne

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Tuesday, December 16, 2025

6:00 AM

City Municipal Building  
111 N. Cabaniss Avenue,  
Bixby, Oklahoma, 74008

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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

Brad Girard, Mayor

## Roll Call

Shannon Duran, City Clerk

## Consent Agenda

- 1) Minutes for the Bixby Public Works Authority Meeting dated 11/10/25.
- 2) Consider and/or approve an Interlocal Agreement between the City of Bixby and the Board of County Commissioners of the County of Tulsa, Oklahoma, for the mill and overlay of the 101st St S. and S. Mingo Rd. intersection, in an amount not to exceed \$40,000.00.
- 3) Consider and/or approve the award of the bid for street striping to Direct Traffic Control, the lowest and best bidder, in the amount of \$79,788.32.
- 4) Discuss and/or take action on Water Tap Application for John Patrick McKinney at 16510 E 167th Street South, Bixby, OK, in Tulsa County Parcel No. 97426-7426-39710.

## **Regular Agenda**

- 1) Discussion, consideration and possible vote for approval of a water tap for Reserve on 64, located in Tulsa County.

Joey Wiedel, City Manager

- 2) Adjournment

### **Notice of Posting**

This Notice and Agenda was posted on the bulletin board this day of December 10, 2025, on or before 6:00 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 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 11/10/25.

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

1. 11/10/25 BPWA Minutes

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

December 16, 2025

**Meeting**

20251216 Special Public Works Authority Meeting

# Bixby Public Works Authority Meeting Minutes

Bixby Municipal Building  
111 N. Cabaniss Ave., Bixby, OK 74008  
November 10, 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 November 6, 2025, on or before 5:00 p.m.

## Call to Order

Mayor Girard called the meeting to order at 7:57 pm.

## Roll Call

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

### Members Present:

Mayor Girard  
Vice Mayor Schultz  
Councilor Hirshey  
Councilor David

### Not Present:

Councilor Payne

### Staff Present

Joey Wiedel, City Manager  
JT Hammons, City Attorney  
Shannon Duran, City Clerk  
Todd Blish, Police Chief  
Joe Sherrell, Fire Chief  
Bryan Toney, Public Information Officer

## Consent Agenda

- 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.

Mayor Girard said Items 1–6 on the Consent Agenda are up for discussion and consideration.

Mayor Girard asked for a motion to approve items 1–6. Councilor Hirshey made a motion to approve, seconded by Vice Mayor Schultz.

The vote was taken with the following results:

Carried:4-0

Ayes: Hirshey, Schultz, David, Girard

Nays: 0

- 7) Adjournment

Mayor Girard adjourned the meeting at 7:57 pm.

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Mayor

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City Clerk



# Consent Agenda Item Commentary

## Item Title

Consider and/or approve an Interlocal Agreement between the City of Bixby and the Board of County Commissioners of the County of Tulsa, Oklahoma, for the mill and overlay of the 101st St S. and S. Mingo Rd. intersection, in an amount not to exceed \$40,000.00.

## Initiator

## Staff Information Source

## Background

Tulsa County will be improving and widening this intersection as part of a Tulsa County CIRB project currently slated for funding in FY 28 or FY 29. Given its current condition, and traffic this intersection handles, we should consider this mill and overlay project now, rather than wait for that improvement.

Tulsa County has a quote for outsourcing the milling of this ~54,000 SF or 6,000 SY intersection for around \$50,000. Tulsa County estimates that they could overlay this area for \$70-100,000, depending on timing and the availability of their in-house construction team.

Tulsa County proposes a 4-way split for \$40,000 each (not to exceed) between Bixby, Tulsa, Broken Arrow, Tulsa County with Tulsa County managing the project.

## Exhibits

1. Interlocal Agreement - City of Bixby (101st Mingo Intersection)

## Key Issue

## Council Action

## Recommendation

Item No: 2.

## Meeting Date

December 16, 2025

**Meeting**

20251216 Special Public Works Authority Meeting

**INTERLOCAL AGREEMENT BETWEEN THE CITY OF BIXBY AND THE BOARD OF COUNTY  
COMMISSIONERS OF THE COUNTY OF TULSA, OKLAHOMA FOR THE  
MILL & OVERLAY OF THE 101<sup>ST</sup> ST S & S MINGO RD INTERSECTION**

**This Agreement**, by and between the Board of County Commissioners of the County of Tulsa, Oklahoma, hereinafter called "County" and the City of Bixby, Oklahoma, hereinafter called "City"; collectively referred to as "Parties".

**Witnesseth:**

**Whereas**, 69 O.S., 2021, Section 1903, authorizes the Board of County Commissioners to enter into Agreements with municipalities to construct, improve, and repair any of the streets of such municipalities, and;

**Whereas**, the County desires to participate in projects and to provide services that are mutually advantageous to the County and other units of government;

**Therefore**, in consideration of the covenants and conditions below, the Parties hereto agree as follows:

1. This Agreement shall be for the milling and asphalt overlay of the 101<sup>st</sup> St S & S Mingo Rd intersection ("Project") as shown in the attached Exhibit A.
2. Materials, equipment and labor including traffic control necessary to prepare and complete the Project shall be the responsibility of the County.
3. Upon project completion, County will invoice the City with Net 30 terms and City shall reimburse the County for 25% of the actual costs incurred by the County for the Project, not to exceed \$40,000.00.
4. Unless terminated earlier, this Agreement shall be effective from and after the date of execution until the project is complete.
5. County will provide a minimum of thirty (30) calendar days' notice to City prior to the start of the Project.
6. The rights, duties, and obligations under or arising from this Agreement shall not be assigned by either party hereto without the express written consent of the other.
7. City and County agree that work performed by each party to prepare and complete the Project is the sole responsibility and liability of each individual party. Furthermore, City acknowledges and agrees that the County provides no assurances regarding the durability or longevity of the finished Project.

- 8. This Agreement may be terminated or canceled by either party with or without cause, upon thirty-days (30) written notice of intention to terminate to the authorized representative of each party signed below. In the event this Agreement is terminated or canceled by either party, City shall compensate the County only for services performed and materials purchased up to the date of termination and/or cancellation.
- 9. Any modifications to this Agreement must be made by written amendment agreed to and signed by both Parties.

Approved by the City Council of the City of Bixby this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

City of Bixby:

Attest:

BY: \_\_\_\_\_  
Brad Girard, Mayor

BY: \_\_\_\_\_  
Shannon Duran, City Clerk

Approved as to Form:

BY: \_\_\_\_\_  
\_\_\_\_\_, City Attorney

Approved by the Board of County Commissioners of the County of Tulsa, Oklahoma this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Tulsa County:

Attest:

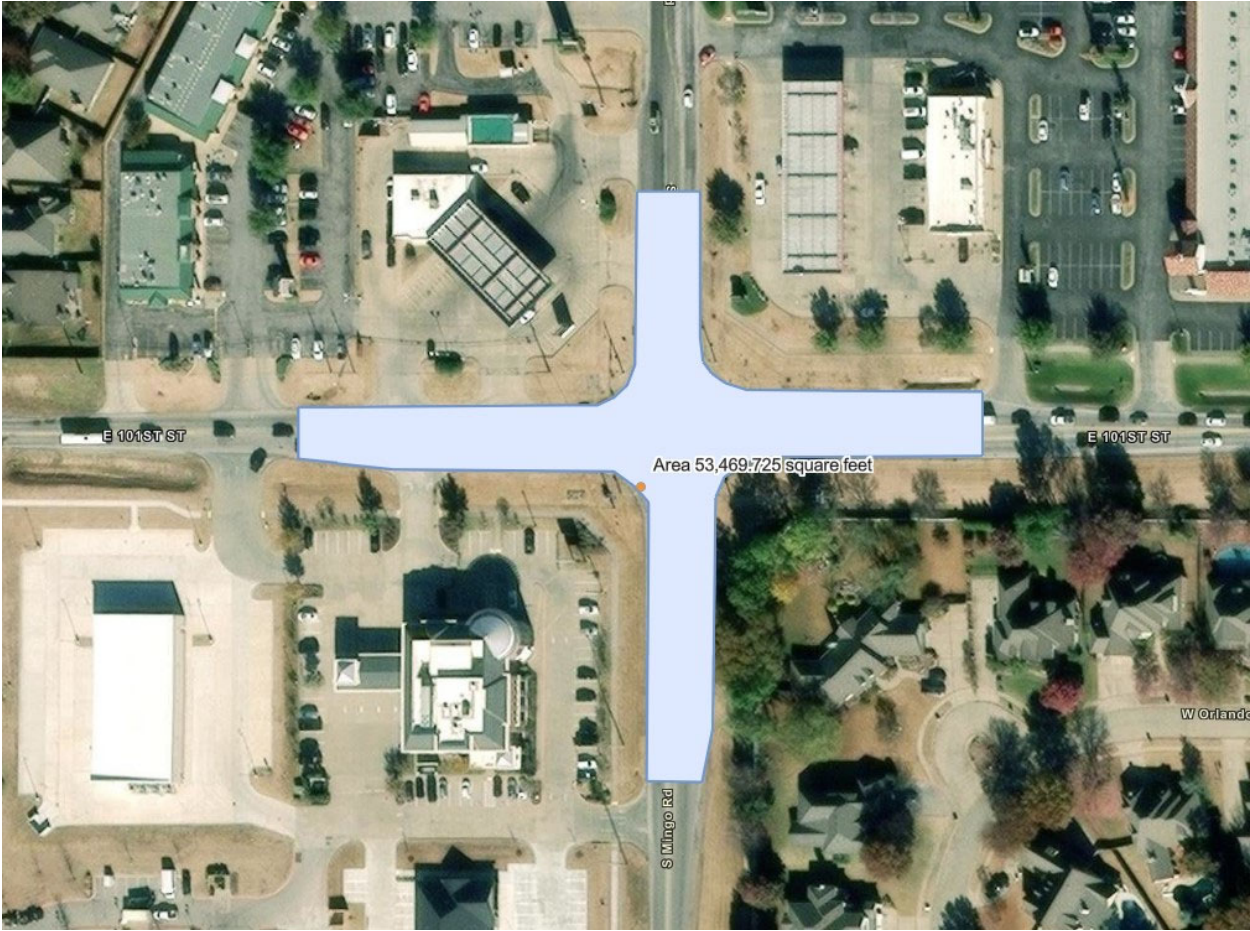
BY: \_\_\_\_\_  
Lonnie Sims, Chairman

BY: \_\_\_\_\_  
Michael Willis, County Clerk

Approved as to Form:

BY: \_\_\_\_\_  
Andrew Mihelich, Assistant District Attorney

**Exhibit A**



CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Discuss and/or approve awarding bid for Street Striping to Direct Traffic Control in the amount of \$79,788.32

INITIATOR: Nathan Radach

STAFF INFORMATION SOURCE: Nathan Radach

BACKGROUND: Approximately 500,000 Lineal feet of striping, including shoulder stripes and centerline. Current striping is worn, and nonexistent in places. Street Striping for following streets:

- 141<sup>st</sup> Street, from Memorial Ave to Yale Ave
- 121<sup>st</sup> Street, from Mingo Ave to Garnett Ave
- Yale Ave, from 141<sup>st</sup> St to 151<sup>st</sup> St
- Sheridan Ave, from 151<sup>st</sup> St to 161<sup>st</sup> St
- 103<sup>rd</sup> St, from Memorial Ave to 85<sup>th</sup> St
- Mingo Ave, from 111<sup>th</sup> St to 131<sup>st</sup> St

EXHIBITS: Bid Tabulation, Vendor Quotations – 3 Attachments

KEY ISSUE: Street Striping, Transportation Safety

COUNCIL ACTION: Approve or deny

RECOMMENDATION: Approve.

ITEM NO: \_\_\_\_\_

MEETING DATE: 12-08-2025

MEETING: Council

City of Bixby  
Street Striping Bid Summary

Phase 1 (2025)

<b>Contractor</b>	<b>Qty (LF)</b>	<b>Cost</b>	<b>Total Cost</b>
Advanced Workzone	150544	\$ 0.75	\$ 112,908.00
Direct Traffic Control	150544	\$ 0.53	\$ 79,788.32
Advanced Texas Striping	150544	\$ 2.18	\$ 328,809.02

Notes
Includes prep work, cleaning, removal of old striping
Includes prep work, cleaning, removal of old striping
Using MMA Materials, multipolymer not available.

# ESTIMATE

Advanced Texas Striping LLC  
18709 Creekview Rd  
Sanger, TX 76266

Mark@atstriping.net  
+1 (817) 600-5975  
www.ATStriping.net



**Bill to**  
Nathan Radach  
City of Bixby  
Bixby, OK

**Ship to**  
Nathan Radach  
City of Bixby  
Bixby, OK

## Estimate details

Estimate no.: 1955  
Estimate date: 11/26/2025

#	Product or service	Description	Qty	Rate	Amount
1.		Job Site: Roadway Striping in MMA, City of Bixby, Oklahoma ***estimate does not include any stenciling, crosswalks, arrows, buttons or stop bars. Estimate does not include any permits, traffic control, TMA trucks or barricades if needed. Police escort would be greatly appreciated for safety. Any additional costs due to requirements of the city, county or state will be added to this estimate***			
2.		Striping on 141st St from Memorial Ave To Yale Ave.			
3.	<b>MMA 4" Stripe</b>	white MMA 4" Stripe wide Stripe with reflective glass bead on 141st St from Memorial Ave To Yale Ave. ***ADD THIRD WHITE STRIPE	23853	\$1.25	\$29,816.25
4.	<b>MMA 4" Stripe</b>	yellow MMA 4" Stripe wide Stripe with reflective glass bead on 141st St from Memorial Ave To Yale Ave.	23630	\$1.35	\$31,900.50
5.	<b>Removal</b>	Removal of old striping as needed, prepping surface, sweeping and blowing debris on 141st St from Memorial Ave To Yale Ave.	47483	\$0.65	\$30,863.95
6.		Striping on 121st Street, from Mingo to Garnett			

7.	<b>MMA 4" Stripe</b>	white MMA 4" Stripe wide Stripe with reflective glass bead	10412	\$1.25	\$13,015.00
8.	<b>MMA 4" Stripe</b>	yellow MMA 4" Stripe wide Stripe with reflective glass bead	10873	\$1.35	\$14,678.55
9.	<b>MMA 12" wide Stripe</b>	Yellow MMA 12" wide Stripe with reflective glass bead for crosshatching	110	\$4.05	\$445.50
10.	<b>Removal</b>	Removal of old striping as needed, prepping surface, sweeping and blowing debris 121st Street, from Mingo to Garnett	21615	\$0.65	\$14,049.75
11.		Striping on Yale Ave from 141st to 151st			
12.	<b>MMA 4" Stripe</b>	white MMA 4" Stripe wide Stripe with reflective glass bead	10522	\$1.25	\$13,152.50
13.	<b>MMA 4" Stripe</b>	yellow MMA 4" Stripe wide Stripe with reflective glass bead	10522	\$1.35	\$14,204.70
14.	<b>Removal</b>	Removal of old striping as needed, prepping surface, sweeping and blowing debris on Yale Ave from 141st to 151st	21044	\$0.65	\$13,678.60
15.		Striping on Sheridan, from 151st to 161st			
16.	<b>MMA 4" Stripe</b>	MMA 4" Stripe wide Stripe with reflective glass bead	10540	\$1.25	\$13,175.00
17.	<b>MMA 4" Stripe</b>	MMA 4" Stripe wide Stripe with reflective glass bead	10540	\$1.35	\$14,229.00
18.	<b>Removal</b>	Removal of old striping as needed, prepping surface, sweeping and blowing debris on Sheridan, from 151st to 161st	21080	\$0.65	\$13,702.00
19.		striping on 103rd from Memorial to 85th			
20.	<b>MMA 4" Stripe</b>	white MMA 4" Stripe wide Stripe with reflective glass bead	2036	\$1.25	\$2,545.00
21.	<b>MMA 4" Stripe</b>	yellow MMA 4" Stripe wide Stripe with reflective glass bead	1796	\$1.35	\$2,424.60
22.	<b>Removal</b>	Removal of old striping as needed, prepping surface, sweeping and blowing debris on 103rd from Memorial to 85th	3832	\$0.65	\$2,490.80
23.		Striping on Mingo Ave, from 111th to 131st			
24.	<b>MMA 4" Stripe</b>	white MMA 4" Stripe wide Stripe with reflective glass bead	21106	\$1.25	\$26,382.50
25.	<b>MMA 4" Stripe</b>	yellow MMA 4" Stripe wide Stripe with reflective glass bead	21628	\$1.35	\$29,197.80

26. <b>MMA 12" wide Stripe</b>	MMA 12" wide Stripe with reflective glass bead	90	\$4.05	\$364.50
27. <b>Removal</b>	Removal of old striping as needed, prepping surface, sweeping and blowing debris on Mingo Ave, from 111th to 131st	43004	\$0.65	\$27,952.60
28. <b>mobilization fee</b>	Mobilization Fee for Per diem/M&IE	20	\$712.00	\$14,240.00
29. <b>mobilization fee</b>	Mobilization Fee for up to 3 mobs	3	\$2,100.00	\$6,300.00
30. <b>NOTE</b>	<p>We use only the best traffic paints available. Our striping equipment is the latest LineStripers which are all electric, computer automated and laser guided for the best possible job. We do most of our job after hours so not to impact the customers, there is no extra charge for this. We work nights and weekends. Please have all Irrigation systems turned off 2 days prior to striping and during scheduled striping days to avoid additional mobilization and water mediation charges of \$2100 each. Please have all obstacles removed from effected area to include vehicles, dumpsters, heavy debris and soil, landscaping, carts etc to avoid additional mobilization charges. Any stenciling, signage, wheel stops, striping or painting not specified in this estimate are not included and would be an additional charge. To avoid additional mobilization fees all Landscaping must be trimmed clear from areas needed to be painted to include curb areas. New Concrete should have a minimum of 28 days set time before striping. Acceptance of this estimate is also acceptance of the terms of this contract. Invoices not paid within 60 days of invoice date will be charged a late fee of 10% and will be charged an interest rate of 18% for each additional month. Items not specified are not part of this estimate and will be an additional charge. Tax is not included in this estimate and will need to be included when invoiced if not exempt.</p>	1	\$0.00	\$0.00

**Total** **\$328,809.10**

Accepted date

Accepted by



P: 918-682-1900 F: 918-682-9993 - PO BOX 602 - MUSKOGEE, OK, 74402

CERTIFIED DBE - OK/AR/KS/TX - TERO & CESO CERTIFIED  
CITY OF TULSA SBE #004-296-24

**QUOTE INVALID IF NOT SIGNED ON ACCEPTANCE PAGE AND RETURNED TO DTCI**

PROJECT: STREET STRIPING CONTACT: NATHAN RADACH  
 LOCATION: CITY OF BIXBY NRADACH@BIXBYOK.GOV  
 509-203-0542  
 DATE: DECEMBER 1, 2025 ESTIMATOR: JEREMY FIELDS 405-248-7078

**QUOTE VALID FOR 30 DAYS**

ITEM NO.	DESCRIPTION	UNIT	UNIT PRICE
	141ST STREET, FROM MEMORIAL AVE TO YALE AVE		
	121ST STREET, FROM MINGO TO GARNETT		
	YALE AVE, FROM 141ST TO 151ST		
	SHERIDAN, FROM 151ST TO 161ST		
	103RD, FROM MEMORIAL TO 85TH		
	MINGO AVE, FROM 111TH TO 131ST		
	TRAFFIC STRIPE (MULTIPOLYMER)	LF	\$0.53

**CONTRACTOR ACCEPTANCE: The listed prices, specifications, terms and conditions are accepted.**

Sign \_\_\_\_\_  
 Print \_\_\_\_\_  
 Date \_\_\_\_\_



# Consent Agenda Item Commentary

## Item Title

Discuss and/or take action on Water Tap Application for John Patrick McKinney, 16510 East 167th Street South, Bixby, OK in Tulsa County, Parcel No. 97426-7426-39710.

## Initiator

Gwen Plante

## Staff Information Source

Gwen Plante

## Background

Mr. McKinney is requesting a residential water tap for the property located at 16510 East 167th Street South, Bixby, Oklahoma, in Tulsa County.

A waterline extension (WL000072150713) was approved by ODEQ in September 2015 to extend a 4-inch waterline to two parcels in the City of Leonard, Oklahoma (see attached). Mr. Laster completed the extension of the waterline in March 2016 and Mr. Westmoreland installed a tap for his property at that time. Mr. McKinney did not install a tap in 2016 because his parcel was vacant and not being occupied.

Mr. McKinney now has a potential buyer for the property and wishes to install a water tap to serve his parcel.

Mr. McKinney will be responsible for obtaining any required off-site easements and permits, as well as covering the full cost of installing the private water service line.

## Exhibits

1. McKinney Water Tap Application

## Key Issue

Water Tap Approval

## Council Action

Approve water tap (outside the City limits)

## Recommendation

Approval

Item No: \_\_\_\_\_

**Meeting Date**

September 8, 2025

**Meeting**

Bixby Public Works Authority Agenda September 08, 2025

# Bixby Public Works Authority Water Tap Application

(Transaction Code: 116.200 Please reference Name/Address)

Name: JOHN PATRICK MCKINNEY  
 Address: SITE: 16510 E. 167th STS.  
MAILING: 10452 S. KINGSTON AVE.  
 City, State and Zip: BIXBY, OK 74008  
 Telephone No.: [REDACTED]  
 Email Address: [REDACTED]

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

Complete		Condition	Staff Approval/Date
Yes	No		
		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 of-site easements	
		Note Service Line Size to be used: <u>3/4"</u>	
		Note Meter Line Size to be used: <u>3/4"</u>	
		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.

**OFFICE USE ONLY:**

Received by: [Signature] Date: 11/20/25  
 City Council Agenda Date: December 8, 2025  
 \_\_\_\_\_ Approved  
 \_\_\_\_\_ Denied




# Bixby Public Works Authority Water Tap Application

(Transaction Code: 116.200 Please reference Name/Address)

## Applicant Certification

I, John Patrick McKinley (printed name) on the 20<sup>th</sup> day of NOVEMBER 2025 hereby 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.

  
Signature

11/20/2025  
Date

**Bixby Public Works Authority**

**Water Tap Application for John Patrick McKinney**

**Site Address: 16510 E. 167<sup>th</sup> St S, Bixby, OK 74008**

**List of Attachments to Application**

Item A: Site Sketch showing Tap Location

Item B: Legal Description from Tulsa County Assessor and Map with Tap Location

Item C: Plat Survey

Item D: Proof of Ownership

Item E: 2015/2016 New 4" Water Line Extension for Two Parcels of Land Includes:

Location Map

Construction Contract

Payment invoices (project completion: March 2016)

Land Purchase agreement in 2015 – Additional Provisions

Easement Grant for waterline

~~16400~~ E 167th St S - Google Maps  
16510

LOCATION OF TAP

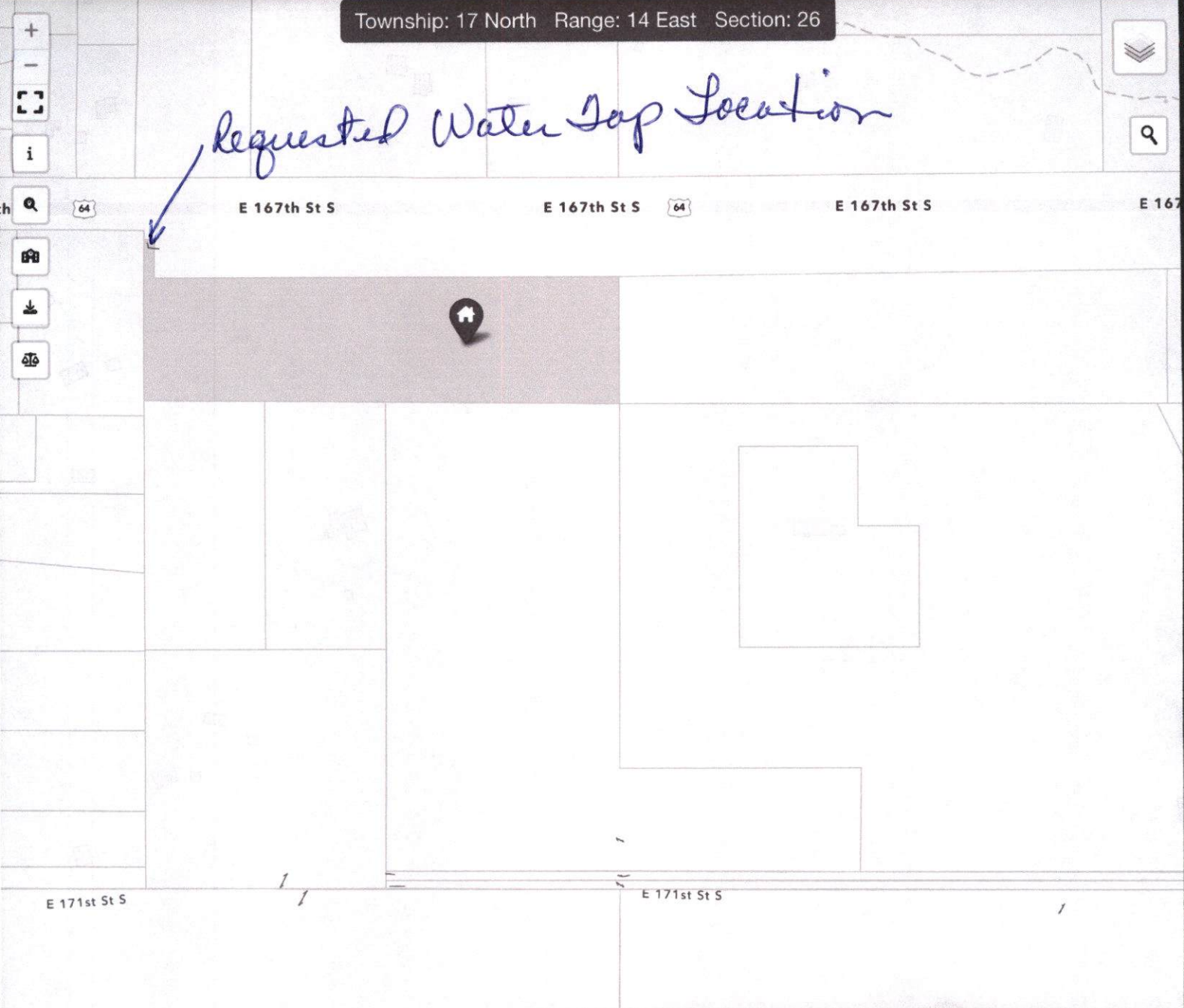
Site Sketch w/  
Water Tap Location  
ITEM: A





Township: 17 North Range: 14 East Section: 26

*Requested Water Tap Location*



**MORE INFO** X

Account #	R97426742639710	 <small>No Images Available</small>
Owner Name	MCKINNEY, JOHN PATRICK &	
Market Value	\$139,500	Imp Sq Ft -
Taxes	\$1,794	Year Built -

50 m  
300 ft

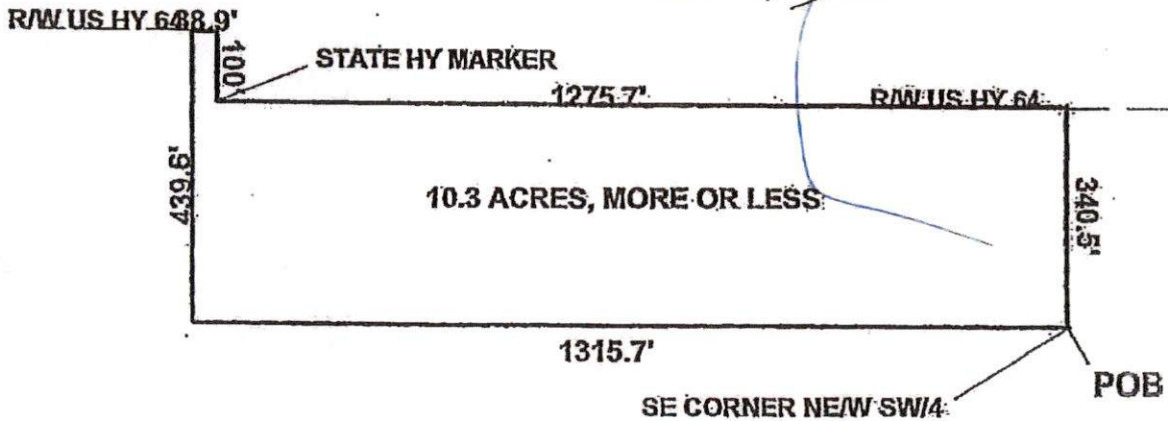
# ITEM: C Plat Survey



SHERIDAN ENGINEERING, INC.  
P.O. BOX 219  
HASKELL, OKLAHOMA 74436  
AUGUST 31, 2002



*sign*  
*[Handwritten signature]*



Beginning at the Southeast Corner of the NE/4 of the SW/4 of Section 26, Township 17 North, Range 14 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, thence West 1315.7 feet; thence North 439.6 feet to the Southerly Right-of-Way line of U.S. Highway 64, thence East 38.9 feet; thence South 100 feet; thence East 1275.7 feet; thence South 340.5 feet to the point of beginning, containing approximately 10.3 acres, more or less.

I, John F. Sheridan, a Registered Land Surveyor in the State of Oklahoma have surveyed the above noted tract and do hereby state that said survey is correct to the best of my knowledge.

*[Handwritten signature]*  
John F. Sheridan.



ITEM D: Proof of Ownership

Documentary Stamps: \$209.25

Property Address: East 64th Highway  
Bixby, OK 74008

Mailing Address: 116 Fairway Drive, New Orleans, La 70124

**General Warranty Deed**

(with Survivorship Clause)

THIS INDENTURE, made this 13th day of August, 2015 between **Kenneth D. Laster and Patricia K. Laster, as Independent Co-trustees of the 2003 Revocable Trust of Patricia K. Laster dated the 18th day of February, 2003**, party of the first part, and **John Patrick McKinney and Christopher J. Fagot**, a married couple, with the right of survivorship as hereinafter set out, parties of the second part.

WITNESSETH: That in consideration of the sum of Ten and No/100-----(\$10.00) Dollars, and other good and valuable considerations, receipt whereof is hereby acknowledged, said party of the first part, by these presents, does grant, bargain, sell and convey unto John Patrick McKinney and Christopher J. Fagot, a married couple, 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, the following described real estate situated in Tulsa County, State of Oklahoma, to wit:

**TRACT G:**

**BEGINNING at the Southeast Corner of the Northeast Quarter of the Southwest Quarter (NE/4 SW/4) of Section Twenty-six (26), Township Seventeen (17) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof;**

- THENCE West 1315.7 feet;**
- THENCE North 439.6 feet to the Southerly Right-of-way line of the U.S. Highway 64;**
- THENCE East 38.9 feet;**
- THENCE South 100 feet;**
- THENCE East 1275.7 feet;**
- THENCE South 340.5 feet to the POINT OF BEGINNING.**

RECORD & RETURN  
FIRSTTITLE & ABSTRACT SERVICES, INC.  
9136 S. Sheridan Road  
Tulsa, Oklahoma 74133

FirsTitle & Abstract Services, LLC

107285/102  
T.I

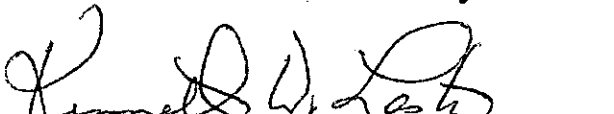
Together with all fixtures and improvements, and all appurtenances, subject to existing zoning ordinances, plat or deed restrictions, utility easements serving the Property, including all mineral and water rights owned by party of the first part but excluding previously recorded reservations and conveyances of mineral rights.

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 of the first part, its heirs, successors, grantees, executors, and administrators, does hereby covenant and agree to and with said parties of the second part that, at the delivery of these presents, it is 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 special assessments not yet due; setback lines and zoning ordinances, if any of record and that party grantor will WARRANT AND FOREVER DEFEND the same unto said parties of the second part, their heirs and assigns against said party of the first part, its successors and assigns, and all and every person or persons whomsoever lawfully claiming or to claim the same.

IN WITNESS WHEREOF, party of the first part has executed or caused to be executed, this instrument the day and year first above written.

Kenneth D. Laster and Patricia K. Laster, as Independent Co-trustees of the 2003 Revocable Trust of Patricia K. Laster dated the 18th day of February, 2003

  
By Kenneth D. Laster, Independent Co-Trustee

State of Oklahoma  
County of Tulsa

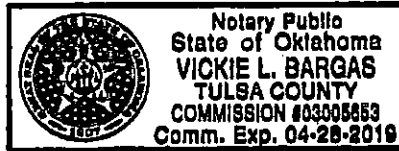
} SS

13th Before me, the undersigned, a Notary Public, in and for said County and State on this day of August, 2015, personally appeared Kenneth D. Laster, as Independent Co-Trustees of the 2003 Revocable Trust of Patricia K. Laster dated the 18th day of February, 2003, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year above written.

*Vickie L. Bargas*  
Notary Public

My Commission Expires:  
My Commission Number:



# CITY OF BIXBY, OKLAHOMA

## New 4" Water Line Extension

FOR  
TWO PARCELS OF LAND  
IN UNINCORPORATED COMMUNITY OF LEONARD OKLAHOMA

Lying in the SW Quarter of Section 26, T 17 N, R 14 E.

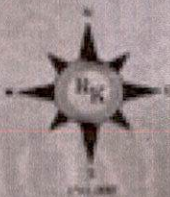
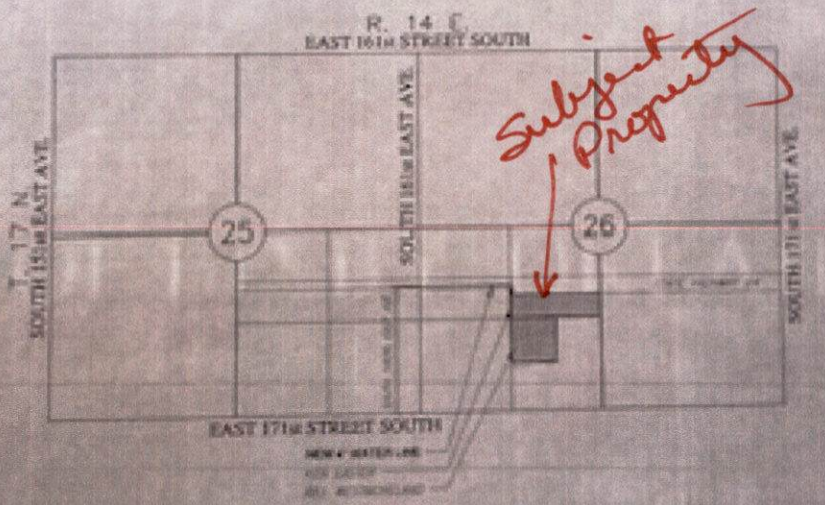
**Utility/Governing Authority Contact List**

<b>CITY</b>	City of Bixby City Planner, Ed Bryson 118 West Haskell Street Bixby, Oklahoma 74006 918-938-4437 Fax: 918-938-4373
<b>PLUMBING PERMITS</b>	City of Bixby Public Works Director, Brenton Harris, P.E. 118 West Haskell Street Bixby, Oklahoma 74006 918-938-4432 Fax: 918-938-4373
<b>BUILDING PERMITS</b>	City of Bixby Building Inspections 118 West Haskell Street Bixby, Oklahoma 74006 918-938-4430 Fax: 918-938-4373
<b>FIRE</b>	City of Bixby Fire Department Fire Marshal, Jon Swanson 118 West Haskell Street Bixby, Oklahoma 74006 918-938-4438 Fax: 918-938-4373
<b>WATER</b>	Oklahoma Natural Gas Company Attn: John Feltz 2828 East 136th Street Tulsa, Oklahoma 74133 918-931-4910 Fax: 918-931-8248
<b>SEWER</b>	American Sewer Power (ASPS) Attn: Tom Crowell 211 East 20th Street P.O. Box 821 100-18 Tulsa, Oklahoma 74103-0082 918-938-2222 Fax: 918-938-2244
<b>TELEPHONE</b>	AT&T Attn: Jason Becker 4 East Brookhollow P.O. Box 88 Bixby, Oklahoma 74006-0088 918-938-2221 Fax: 918-938-2244
<b>CABLE TELEVISION</b>	Comcast Attn: Kurt Raby 4545 South Briggs Road Tulsa, Oklahoma 74146 918-938-4434 Fax: 918-938-4434

ITEM #! 2015/2016 water line extension

INDEX	DESCRIPTION	SHEET
1	Cover	1
2	Quarter & Home	2
3	Water Line Profiles	3-4

Vertical Control is based on 2011 USGS datum. 2011 USGS was used to locate any stream or water flow water flow. Horizontal control points are based on the State Plane Coordinate System (NAD 83) Zone 14 North.



**OWNER**  
Kenneth D. & Patricia K. Lanier  
CO: Tristram Patricia K. Lanier Box 70  
1941 E. 134th  
Bixby, Oklahoma 74006

**ENGINEER**  
HK and Associates, PLC  
414 South Harvard Ave. Ste 200  
Tulsa, Oklahoma 74106  
Call: 918-487-4756  
Email: klanier@hkanassociates.com  
Certificate of Authorization No. 4893  
Expires June 30, 2017

**SURVEYOR**  
D & S Surveying and Mapping  
Attn: David S. Lacy, L.S.  
1018 E. 44th Street  
Tulsa, Oklahoma 74106  
Phone: 918-789-0480  
Certificate of Authorization No. 4893  
Expires June 30, 2015

**DATE**  
COVER SHEET  
NEW 4" WATER LINE EXTENSION  
(LEONARD)

REVISIONS	DATE	APPROVED

THIS DOCUMENT IS PRELIMINARY IN NATURE, AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT.



ROBERT L. KIDMAN, PE  
& ASSOCIATES, PLC  
CIVIL ENGINEERING  
414 South Harvard Ave. Ste. 200  
Tulsa, OK 74106  
Call: 918-487-4756  
Email: rkidman@hkanassociates.com  
Certificate of Authorization No. 4893  
Expires June 30, 2017

THIS PLAN HAS BEEN DRAWN BUT NOT BE REPRODUCED, COPIED, OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF H&K ASSOCIATES, PLC. ANY WRITTEN PERMISSION IS FIRST OBTAINED. ANY OTHER USE MADE TO THESE PLANS WITHOUT THE PERMISSION OF H&K ASSOCIATES, PLC SHALL BE AT THE USER'S RISK. H&K ASSOCIATES, PLC SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES RESULTING FROM SUCH UNAUTHORIZED USE.

11/14/15 L&S 2015-0154

SHEET 1 OF 4

# CONTRACT

## NEW 4" WATER LINE EXTENSION PFPI NO. 2015-2

301. RIGHT OF WAY CLEARING AND RESTORING
- a. 1, Lump Sum
- THREE DOLLARS
- |   |                |                     |                    |
|---|----------------|---------------------|--------------------|
| <u>SEVEN THOUSAND SEVEN HUNDRED SIXTY</u> | <u>Dollars</u> | <u>(\$7,763.00)</u> | <u>\$ 7,763.00</u> |
| Words                                     |                | Figures             |                    |
302. EXCAVATION AND BACKFILL, UNCLASSIFIED
- a. 850 Cu. Yds., for each cu. yd.
- EIGHT AND 82/100      \$ 8.82
- |                                    |                |                     |                    |
|------------------------------------|----------------|---------------------|--------------------|
| <u>SEVEN THOUSAND FIVE HUNDRED</u> | <u>Dollars</u> | <u>(\$7,500.00)</u> | <u>\$ 7,500.00</u> |
| Words                              |                | Figures             |                    |
312. FITTING, IN PLACE
- a. 5 Each, 4" 22 1/2 Deg Bend (Polyethylene) for each
- |   |                |                    |                  |
|---|----------------|--------------------|------------------|
| <u>ONE HUNDRED FIFTEEN &amp; 20/100----</u> | <u>Dollars</u> | <u>(\$115.20 )</u> | <u>\$ 576.00</u> |
| Words                                       |                | Figures            |                  |
317. VALVE, IN PLACE
- a. 2 Each, 4" Gate Valve, In Place, with Special Adapter to Polyethylene Pipe, for each
- EIGHT DOLLARS
- |  |                |                     |                    |
|--|----------------|---------------------|--------------------|
| <u>ONE THOUSAND NINE HUNDRED SEVENTY</u> | <u>Dollars</u> | <u>(\$1,978.00)</u> | <u>\$ 3,956.00</u> |
| Words                                    |                | Figures             |                    |
- b. 1 Each, 4" Tapping Sleeve and Valve, for each
- |                                 |                |                     |                    |
|---------------------------------|----------------|---------------------|--------------------|
| <u>TWO THOUSAND ONE HUNDRED</u> | <u>Dollars</u> | <u>(\$2,100.00)</u> | <u>\$ 2,100.00</u> |
| Words                           |                | Figures             |                    |
318. VALVE BOX, IN PLACE
- a. 3 Each, Standard Valve Box, for each
- |  |                |                    |                  |
|--|----------------|--------------------|------------------|
| <u>SEVENTY THREE &amp; 33/100-----</u> | <u>Dollars</u> | <u>(\$ 73.33 )</u> | <u>\$ 220.00</u> |
| Words                                  |                | Figures            |                  |

\*\*\* ROCK CLAUSE \*\*\* UNDIGGABLE GROUND WILL BE BY THE HOUR

333. SPECIAL

a. 1680 Lin Ft. 4" AWWA C906-07 Polyethylene Pipe, for each Lin Ft.

SEVEN THOUSAND DOLLARS & NO/100 Dollars--(\$7,000.00) \$ 7,000.00  
Words Figures

b. 125 Lin Ft Bore for 4" AWWA C906-07 Polyethylene Pipe ( NO CONDUIT., Lump Sum

SIX THOUSAND NINE HUNDRED ( NO/100 Dollars (\$6,900.00) \$ 6,900.00  
Words Figures

c. 1 each, Blow off assembly equal to Kupferle Eclipse # 9800 with connection to Polyethylene Pipe, for each Lin Ft.

SIX THOUSAND EIGHT HUNDRED & NO/100 Dollars--(\$6,800.00) \$ 6,800.00  
Words Figures

D. Pressure Testing and Chlorination by Contractor, Lump Sum

ONE THOUSAND ONE HUNDRED & NO/100 Dollars--(\$ 1,100.00) \$ 1,100.00  
Words Figures

TOTAL BASE BID

\$ 43,915.00

SUBMITTED BY:

Ken Laster Company  
(Complete legal name of Contractor)

BY: Rennett D. Laster

ATTEST (S E A L)

Elizabeth A. Johnson

PRESIDENT  
Title:

Date 9/23/15

SECRETARY/TREASURER  
Title:

Date 9/23/15

7841 E. 134TH ST. SO.

BIXBY, OK. 74008  
Address

(918) 369-2023  
Telephone Number



APPROVED BY:

Restore and More, Inc.  
(Complete legal name of Owner)

BY:

ATTEST (S E A L)

\_\_\_\_\_ Date \_\_\_\_\_  
Title:

\_\_\_\_\_  
\_\_\_\_\_  
Address  
\_\_\_\_\_  
Telephone Number

APPROVED BY:

JOHN Patrick McKinney  
(Complete legal name of Owner)

BY: [Signature]  
PROPERTY OWNER

Date 10/1/15

Title:

116 FAIRWAY DR  
NEW ORLEANS, LA 70124  
Address  
\_\_\_\_\_  
Telephone Number

**KEN LASTER COMPANY**  
**7841 E. 134TH ST. SO.**  
**BIXBY, OK. 74008**  
**(918) 369-2023**  
**FAX - (918) 369-2042**

**INVOICE# 121715**

**DECEMBER 17, 2015**

**BILL WESTMORELAND**

**NEW 4" WATER LINE EXTENSION**  
**PFPI NO. 2015-2**

**THE PROJECT IS 75% COMPLETED.**

**TOTAL DUE**

**\$32,936.25**

*Pat McKinney*  
*Chris Jagot*

**THANK YOU**

*Pay 1/2 - 16,468.12*  
*Check # 1002*

**KENNETH D. LASTER**  
**PRESIDENT**

**KEN LASTER COMPANY  
7841 E. 134TH ST. SO.  
BIXBY, OK. 74008  
(918) 369-2023  
FAX - (918) 369-2042**

**INVOICE# 030316**

**MARCH 3, 2016**

**PATRICK McKINNEY  
116 FAIRWAY DRIVE  
NEW ORLEANS, LA 70124**

**NEW 4" WATER LINE EXTENSION  
PFPI NO. 2015-2**

**THE PROJECT IS 100% COMPLETED.**

**BORED UNDER ROCK 6200 LINEAR FEET**

**HOE HAMMER 213 LINEAR FEET**

**EXTRA CHARGE \$ 5,900.00**

**AMOUNT DUE ON CONTRACT \$ 10,978.75**

**TOTAL DUE \$ 16,778.75**

**YOUR PART DUE (50%) IS \$ 8,389.38**

**THANK YOU**

**KENNETH D. LASTER**

**12. TAXES, ASSESSMENTS AND PRORATIONS.**

- A. General ad valorem taxes for the current calendar year shall be prorated through the date of closing, if certified. However, if the amount of the taxes has not been fixed, the proration shall be based upon the rate of levy for the previous calendar year and the most current assessed value available at the time of Closing.
- B. The following items shall be paid by Seller at Closing: (i) Documentary Stamps; (ii) all utility bills, actual or estimated; (iii) all taxes other than general ad valorem taxes which are or may become a lien against the Property; (iv) labor, materials, or other expenses related to the Property, incurred prior to Closing which is or may become a lien against the Property.
- C. At Closing all leases, if any, shall be assigned to Buyer and security deposits, if any, shall be transferred to Buyer. Prepaid rent and lease payments shall be prorated through the date of Closing.
- D. If applicable, membership and meters in utility districts to include, but not limited to, water, sewer, ambulance, fire, garbage, shall be transferred at no cost to Buyer at Closing.
- E. Matters pertaining to commercial leases or agricultural leases or production, if applicable, shall be addressed in an attached addendum.
- F. If the property is subject to a mandatory Homeowner's Association, dues and assessments, if any, based on most recent assessment, shall be prorated through the date of Closing.
- G. All governmental and municipal special assessments against the property (matured or not matured), not to include Homeowner's Association special assessments, whether or not payable in installments, shall be paid in full by Seller at Closing.

**13. ADDITIONAL PROVISIONS**

Seller to furnish Buyer with ALL reports on the property, including but not limited to soil reports, engineering reports, surveys, etc. at no additional cost to buyer.

Reasonable (up to 15ft) most

Buyer to allow ~~15ft~~ easement on west side of property in order to allow the owner of the property immediately behind (Westwood) to access the public water supply, provided said owner pays half the cost of extending the public water line to the northwest corner of their lot, with the other half borne by the buyer.

- 14. **MEDIATION.** Any dispute arising with respect to the Contract, shall first be submitted to a dispute resolution mediation system servicing the area in which the Property is located. Any settlement agreement shall be binding. In the event an agreement is not reached, the Parties may pursue legal remedies as provided by the Contract.

**15. BREACH AND FAILURE TO CLOSE.**

- A. **UPON BREACH BY SELLER.** If the Buyer performs all of the obligations of Buyer, and if, within five (5) days after the date specified for Closing under Paragraph 3 of the Contract, Seller fails to convey the Title or fails to perform any other obligations of the Seller under this Contract, then Buyer shall be entitled to either cancel and terminate this Contract, return the abstract to Seller and receive a refund of the earnest money, or pursue any other remedy available at law or in equity, including specific performance.
- B. **UPON BREACH BY BUYER.** If, after the Seller has performed Seller's obligation under this Contract, and if, within five (5) days after the date specified for Closing under Paragraph 3 of the Contract, the Buyer fails to provide funding, or to perform any other obligations of the Buyer under this Contract, then the Seller may, at Seller's option, cancel and terminate this Contract and retain all sums paid by the Buyer, but not to exceed 5% of the purchase price, as liquidated damages, or pursue any other remedy available at law or in equity, including specific performance.

**16. INCURRED EXPENSES AND RELEASE OF EARNEST MONEY.**

- A. **Incurred Expenses.** Buyer and Seller agree that any expenses, incurred on their behalf, shall be paid by the Party incurring the expenses and shall not be paid from earnest money.
- B. **Release of Earnest Money.** In the event a dispute arises prior to the release of earnest money held in escrow, the escrow holder shall retain said earnest money until one of the following occur:
  - 1) A written release is executed by Buyer and Seller agreeing to its disbursement;
  - 2) Agreement of disbursement is reached through Mediation;
  - 3) Interpleader or legal action is filed, at which time the earnest money shall be deposited with the Court Clerk; or
  - 4) The passage of thirty (30) days from the date of final termination of the Contract has occurred and options 1), 2) or 3) above have not been exercised; Broker escrow holder, at Broker's discretion, may disburse earnest money. Such disbursement may be made only after fifteen (15) days written notice to Buyer and Seller at their last known address stating the escrow holder's proposed disbursement.

- 17. **DELIVERY OF ACCEPTED OFFER OR COUNTEROFFER.** The Buyer and Seller authorize their respective Brokers, if applicable, to receive delivery of an accepted offer or counteroffer.



Water Service Line

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Kenneth D. Laster and Patricia K. Laster, husband and wife, \_\_\_\_\_ as Independent Co-trustees of the 2003 Revocable Trust of Patricia K. Laster, dated the 18<sup>th</sup> day of February, 2003, parties of the first part; hereafter called party grantor, have the legal and equitable title to the following real estate acknowledged and do hereby grant to William L. Westmoreland and Dala R. Westmoreland, aka Restore and More, Inc., parties of the second part; hereafter called the party grantee, a water service line easement through, over, under, and across the following described property:

A tract of land lying in the Southeast Corner of the Northeast Quarter of the Southwest Quarter (NE/4 SW/4) of Section Twenty-six(26), Township Seventeen (17) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, Oklahoma, being more particularly described as follows:

Commencing at the Southeast Corner of the Northeast Quarter of the Southwest Quarter (NE/4 SW/4) of Section 26, thence West 1,315.7 feet; thence North 439.6 feet to the Southerly Right-of-Way line of U.S. Highway 64; thence East 38.9 feet; thence South 100 feet; thence East 1,275.7 feet; thence South 340.5 feet to the Point of Beginning, containing 10.3 acres, more or less. Said utility easement will extend inside fifteen (15) feet running along the 439.6 feet of the western boundary of the aforementioned property.

for the purposes of permitting a water service line over, under, and across said property, together with all necessary and convenient appurtenances thereof; and to use and maintain the same, and affording the grantees its officers, agents, employees, and/or all persons under contract with it the right to enter upon said premises and strip of land for the purpose of surveying, excavating for, laying, constructing, operating, repairing, relaying and maintaining said water service line(s) and for the further purpose of enabling the grantees to do all convenient things incident to such construction, operation, repairing, and maintaining of the water service line(s).

This easement is granted to the grantees and their heirs and assigns for the purpose to laying and maintaining water service line(s) to the adjoining property of the Westmoreland's described as:

The North Half of the West Half of the Southeast Quarter of the Southwest Quarter (N/2 W/2 SE/4 SW/4) of Section Twenty-six (26), 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.

Kenneth D. Laster Patricia K. Laster  
*(Handwritten signatures)*

Dated this 7<sup>th</sup> Day of August, 2015

STATE OF OKLAHOMA )

COUNTY OF )

) ss:

Before me, the undersigned, a Notary Public within and for said County and State, on this 7<sup>th</sup> day of August 2015, personally appeared Kenneth & Patricia Laster to me known to be the identical person(s) who executed the within and foregoing instrument, in writing and acknowledged to me that he executed the same as his free and voluntary act and deed for the purpose therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

GINNI HALL  
Notary Public, State of Oklahoma  
Commission # 14000712  
My Commission Expires January 27, 2018

*(Handwritten signature: Ginni Hall)*  
Notary Public

*William Westmoreland  
1324 Country Club Road McAlester Ok  
74501*

# CITY OF BIXBY, OKLAHOMA

## New 4" Water Line Extension

FOR  
TWO PARCELS OF LAND  
IN UNINCORPORATED COMMUNITY OF LEONARD OKLAHOMA

STATE OF OKLAHOMA  
DEPARTMENT OF ENVIRONMENTAL QUALITY  
**APPROVED**

SEP 14 2015

Rocky W. Chen, P.E.  
Water Quality Division  
*Rocky W. Chen*  
Qusay K. Kabariti, P.E.

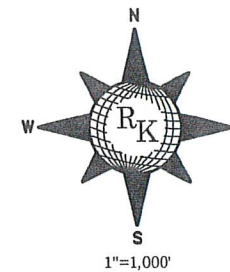
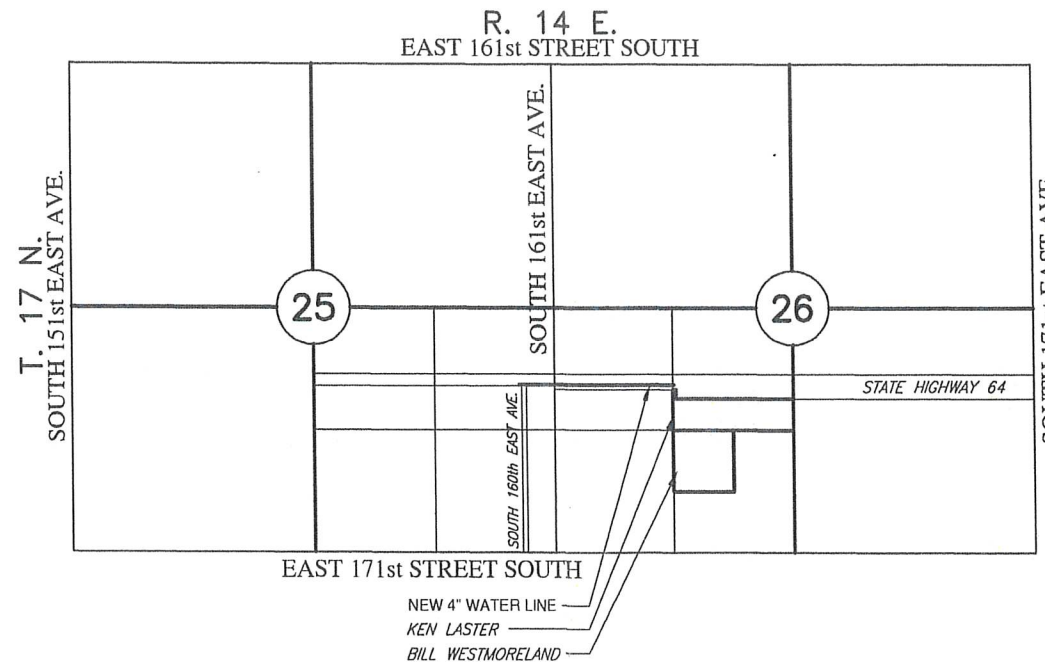
Construction Permitting Section

Utility/Governing Authorities Contract List	
ZONING	City of Bixby City Planner, Erik Enyart 116 West Needles Street Bixby, Oklahoma 74006 918/366-4427 Fax: 918/366-6373
ENGINEERING	City of Bixby Public Works Director, Beatriz Aamodt, P.E. 116 West Needles Street Bixby, Oklahoma 74006 918/366-4430 Fax: 918/366-6373
BUILDING PERMITS	City of Bixby Building Inspections 116 West Needles Street Bixby, Oklahoma 74006 918/366-4430 Fax: 918/366-6373
FIRE	City of Bixby Fire Department Fire Marshall, Jim Sweeden 116 West Needles Street Bixby, Oklahoma 74006 918/366-0438 Fax: 918/366-6373
GAS	Oklahoma Natural Gas Company Attn: John Kiska 5848 East 15th Street Tulsa, Oklahoma 74112 918/831-8292 Fax: 918/831-8249
ELECTRICITY	American Electric Power (PSO) Attn: Tom Crowell 212 East Sixth Street/P.O. Box 201 GO-3E Tulsa, Oklahoma 74102-0201 918/599-2086 Fax: 866/947-0646
TELEPHONE	BTC Broadband Attn: Jason Baxter 6 East Breckenridge/P.O. Box 98 Bixby, Oklahoma 74006-0098 918/366-0251 Fax: 366-6610
CABLE TELEVISION	Cox Communication Attn: Keith Roley 4840 South Mingo Road Tulsa, Oklahoma 74145 918/286-4664 Fax: 918/626-0894

Lying in the SW Quarter of Section 26, T 17 N, R 14 E.

Index	
DESCRIPTION	SHEET
Cover	1
Quantities & Notes	2
Water Line Profiles	3-4

Vertical control is based on USGS datum (NAVD '88) and bench marks are shown on each plan view drawing. Horizontal control points are based on the State Plane Coordinate System (NAD 83 Feet Ok North).



OWNER/DEVELOPER

Restore and More, Inc.  
1217 West Main Street  
Jenks, Oklahoma 74037  
Phone: (918) 798-6673  
Email: RandMProperties@aol.com

ENGINEER

RK and Associates, PLC  
4815 South Harvard Ave. Ste. 290  
Tulsa, Oklahoma 74135  
Cell: (918) 277-4784  
Email: rkosman@sbcglobal.net  
Certificate of Authorization No. 4831  
Expires June 30, 2017

SURVEYOR

D & S Surveying and Mapping  
Attn: David D. Lacy, L.S.  
5919 E. 45th Street  
Tulsa, Oklahoma 74135  
Phone: (918) 789-1488  
Certificate of Authorization No. 6676  
Expires June 30, 2016

**WL000072150713**

City of Bixby - Tulsa County  
WATER CONST. PERMIT FILE: FACILITY # 3007243

RECEIVED

AUG 25 2015

Check Number: 1922

Amount: \$509.81

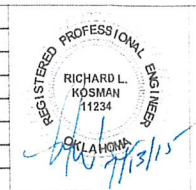
WATER QUALITY DIVISION

OWNER/DEVELOPER: RESTORE AND MORE, INC. / 1217 W. MAIN STREET JENKS, OK 74037

REVISIONS DATE APPROVED



LOCATIONS OF UNDERGROUND UTILITIES WERE OBTAINED FROM THE UTILITY OWNERS. BEFORE DOING ANY WORK WITH HEAVY EQUIPMENT, THE CONTRACTOR SHALL NOTIFY THE UTILITY OWNERS OR "CALL OKIE (OKLAHOMA ONE-CALL)" NOT LESS THAN 48 HOURS IN ADVANCE AND SHALL ESTABLISH THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES.



RICHARD L. KOSMAN, PE.  
& ASSOCIATES PLC  
CIVIL ENGINEERING  
4815 South Harvard Ave. Ste. 290  
Tulsa, OK. 74135  
Cell: (918) 277-4784  
Email: rkosman@sbcglobal.net  
Certificate of Authority No. 4831  
Expires June 30, 2017

THESE PLANS AND DRAWINGS MAY NOT BE REPRODUCED, CHANGED OR COPIED, IN ANY WAY UNLESS FIRST OBTAINING THE EXPRESS WRITTEN CONSENT OF RK & ASSOCIATES, NOR SHALL THEY BE ASSIGNED TO ANY THIRD PARTY UNLESS SAID WRITTEN CONSENT IS FIRST OBTAINED. ANY CHANGES MADE TO THESE PLANS WITHOUT THE CONSENT OF RK & ASSOCIATES SHALL RELIEVE RK & ASSOCIATES OF RESPONSIBILITY FOR ANY CONSEQUENCES RESULTING FROM SUCH CHANGES.

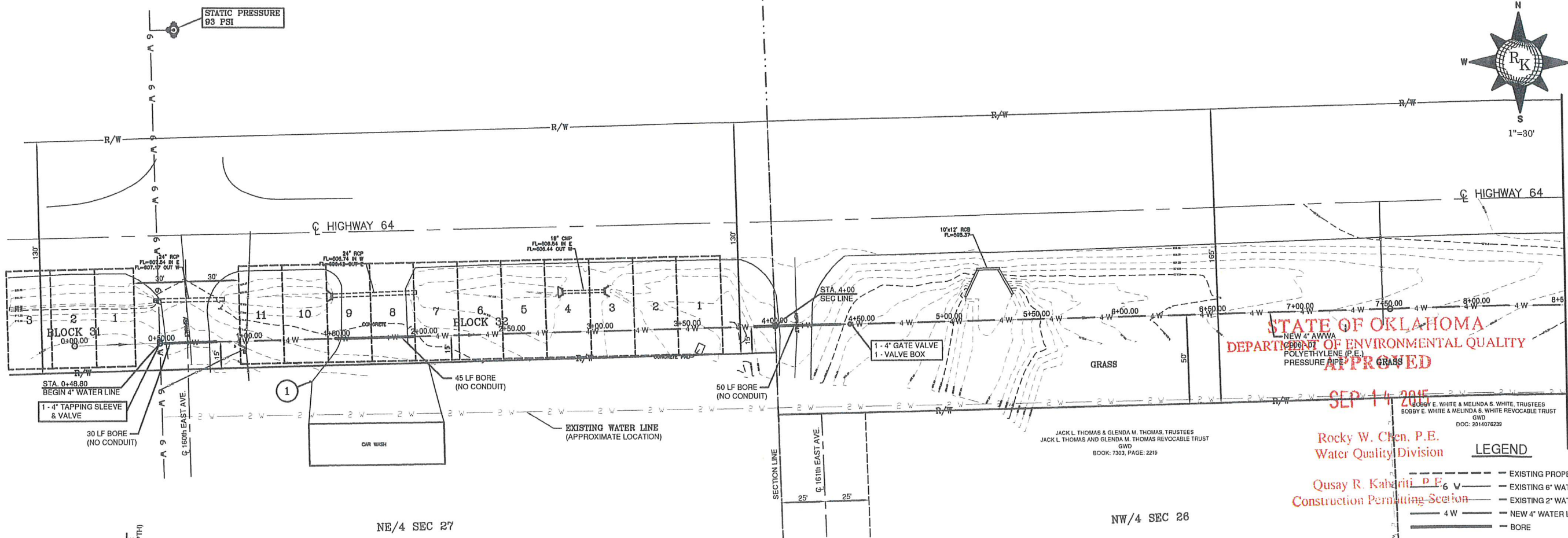
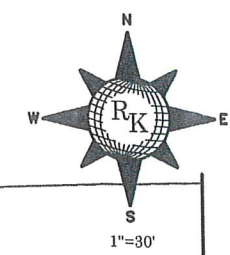
PFPI 2015-2

COVER SHEET

NEW 4" WATER LINE EXTENSION  
(LEONARD)

SHEET 1 OF 4

DATE: 07/13/2015



**STATE OF OKLAHOMA**  
**DEPARTMENT OF ENVIRONMENTAL QUALITY**  
**APPROVED**

**SEP 14 2015**

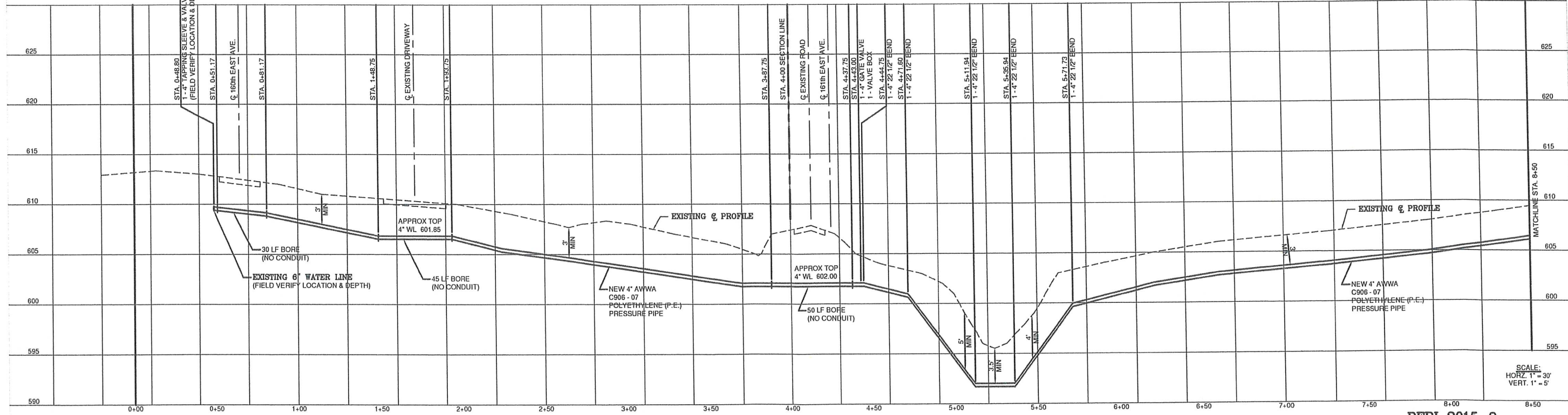
BOBBY E. WHITE & MELINDA S. WHITE, TRUSTEES  
 BOBBY E. WHITE & MELINDA S. WHITE REVOCABLE TRUST  
 GWD  
 DOC: 2914076239

Rocky W. Chen, P.E.  
 Water Quality Division

Qusay R. Kabriti, P.E.  
 Construction Permitting Section

**LEGEND**

- EXISTING PROPERTY LINE
- EXISTING 6" WATER LINE
- EXISTING 2" WATER LINE
- 4 W --- NEW 4" WATER LINE
- BORE



OWNER/DEVELOPER: RESTORE AND MORE, INC. / 1217 W. MAIN STREET JENKS, OK 74037

811 BEFORE YOU DIG... CALL OKIE

LOCATIONS OF UNDERGROUND UTILITIES WERE OBTAINED FROM THE UTILITY OWNERS. BEFORE DOING ANY WORK WITH HEAVY EQUIPMENT, THE CONTRACTOR SHALL NOTIFY THE UTILITY OWNERS OR "CALL OKIE (OKLAHOMA ONE-CALL)" NOT LESS THAN 48 HOURS IN ADVANCE AND SHALL ESTABLISH THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES.

REVISIONS	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER  
 RICHARD L. KOSMAN  
 11234



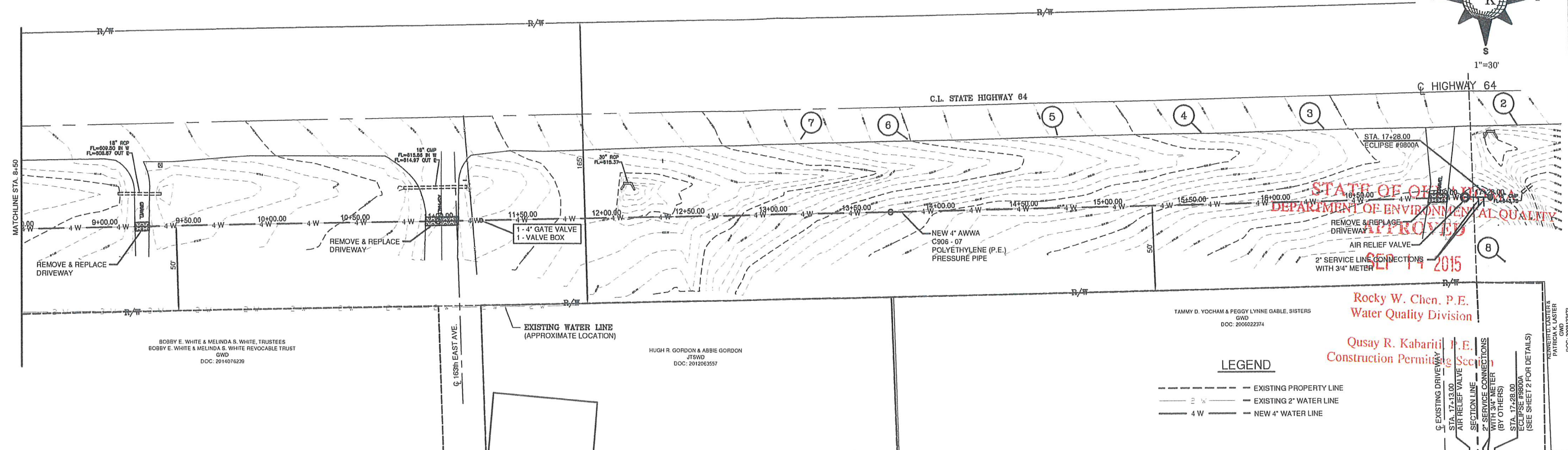
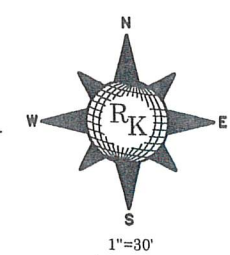
**RICHARD L. KOSMAN, PE. & ASSOCIATES PLC**  
 CIVIL ENGINEERING  
 4815 South Harvard Ave. Ste. 290  
 Tulsa, OK 74135  
 Cell: (918)277-4784  
 Email: rkosman@sbcglobal.net  
 Certificate of Authority No. 4831  
 Expires June 30, 2017

THESE PLANS AND DRAWINGS MAY NOT BE REPRODUCED, CHANGED OR COPIED, IN ANY WAY UNLESS FIRST OBTAINING THE EXPRESS WRITTEN CONSENT OF RK & ASSOCIATES, NOR SHALL THEY BE ASSIGNED TO ANY THIRD PARTY UNLESS SAID WRITTEN CONSENT IS FIRST OBTAINED. ANY CHANGES MADE TO THESE PLANS WITHOUT THE CONSENT OF RK & ASSOCIATES SHALL RELIEVE RK & ASSOCIATES OF RESPONSIBILITY FOR ANY CONSEQUENCES RESULTING FROM SUCH CHANGES.

**PFPI 2015-2**  
**GRADING PLAN**

**NEW 4" WATER LINE EXTENSION (LEONARD)**

SHEET 3 OF 4      DATE: 07/13/2015

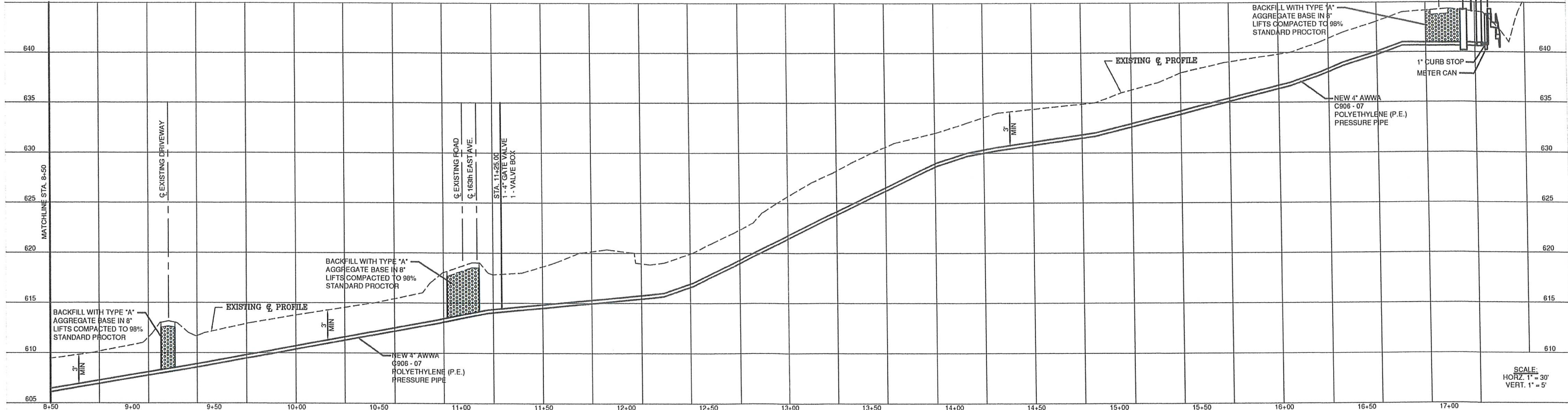


**STATE OF OKLAHOMA**  
**DEPARTMENT OF ENVIRONMENTAL QUALITY**  
**APPROVED**  
**SEP 14 2015**

Rocky W. Chen, P.E.  
 Water Quality Division

Qusay R. Kabariti, P.E.  
 Construction Permitting Section

**LEGEND**  
 - - - - - EXISTING PROPERTY LINE  
 --- EXISTING 2" WATER LINE  
 --- NEW 4" WATER LINE



OWNER/DEVELOPER: RESTORE AND MORE, INC. / 1217 W. MAIN STREET JENKS, OK 74037

REVISIONS	DATE	APPROVED



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**PFPI 2015-2**

**GRADING PLAN**

**NEW 4" WATER LINE EXTENSION (LEONARD)**

SHEET 4 OF 4      DATE: 07/13/2015

# Regular Agenda Item Commentary

**Item Title**

Discussion, consideration and possible vote for approval of a water tap for Reserve on 64, located in Tulsa County.

**Initiator**

Kim Coody

**Staff Information Source**

Joey Wiedel

**Background**

**Exhibits**

**Key Issue**

**Council Action**

**Recommendation**

**Item No:** 1.

**Meeting Date**

December 16, 2025

**Meeting**

20251216 Special Public Works Authority Meeting