

**SPECIAL MEETING NOTICE AND AGENDA  
SAND SPRINGS DEVELOPMENT AUTHORITY  
Special Meeting  
Wednesday, June 30, 2021, 4:00 p.m.  
Sand Springs Municipal Building, 100 E. Broadway  
City Council Chambers**

1. Call to Order
2. Roll Call
3. Consider Approval of Minutes of June 16, 2021
4. White Box Grant Application

Trustees will review and consider possibly approving, denying, amending, revising, or continuing of the request of Brad Buchert regarding a White Box Grant application in relation to 216 N. Lincoln Ave.

5. Director's Report
6. City Manager's Report

The City Manager will provide updates regarding recent and upcoming events and projects, including events of interest and the general operations of the City.

This item is for informational purposes only and no action will be taken by the Development Authority.

7. Adjournment

This agenda was posted on the Sand Springs website at [www.sandspringsok.org](http://www.sandspringsok.org), as well as posted at 8:30 a.m. p.m. on June 25, 2021, on the digital display board in the lobby of the Sand Springs Municipal Building, 100 E. Broadway, Sand Springs, Oklahoma, 74063, by Cynthia Webster.

# **SAND SPRINGS DEVELOPMENT AUTHORITY**

**Regular Meeting Minutes  
Wednesday, June 16, 2021, 4:00 p.m.  
City Council Chambers  
100 E. Broadway  
Sand Springs, OK 74063**

**MEMBERS PRESENT:** Sharon Weaver, Vice-Chairperson (7-0)  
Donald Pitts (6-1)  
Sarah Trzynka (6-0)  
Michael Dickerson (3-4)

**MEMBERS ABSENT:** Troy Cox, Chairperson (6-1)

**ALSO PRESENT:** Michael Carter, City Manager  
Brad Bates, City Planner/NS Director  
Cynthia Webster, Recording Secretary

The Sand Springs Development Authority met in regular session on June 16, 2021, at 4:00 p.m. in City Council Chambers pursuant to the notice and agenda filed with the City Clerk's office and posted at 11:10 a.m., June 10, 2021, on the display board of Sand Springs City Hall, 100 E. Broadway, Sand Springs, OK, 74063, and posted on the Sand Springs Website at [www.sand springsok.org](http://www.sand springsok.org).

## **1. Call to Order**

Vice-Chairperson Sharon Weaver called the meeting to order at the noted time of 4:02 p.m.

## **2. Roll Call**

Vice-Chairperson Weaver called for an individual roll call with members replying in the following manner: Vice-Chairperson Weaver, here; Trustee Pitts, here; Chairperson Cox, no response; Trustee Trzynka, here; Trustee Dickerson, here.

Chairperson Cox was noted as absent.

## **3. Consider Approval of Minutes of May 6, 2021**

The minutes of the special meeting of May 6, 2021 were presented for Trustees' review and consideration.

A motion was made by Trustee Dickerson and seconded by Trustee Pitts that the minutes of the May 6, 2021 special meeting, as presented, be approved.

With no further discussion, Vice-Chairperson Weaver called for the vote recorded as follows: Trustee Weaver, aye; Trustee Pitts, aye; Trustee Trzynka, aye; Trustee Dickerson, aye.

The motion carried 4-0-0.

**4. Sand Springs Keystone Corridor and Urban Renewal Area Report**

City Planner Bates advised Trustees that the City is working on a purchase agreement for the lot next to Aldi's. The closing on the Powerhouse was yesterday. Updates were also given on the Main Street improvement project. This item was for informational and discussion purposes only and no action was taken by the Development Authority.

**5. Request for Executive Session**

**A.** Vice-Chairperson Weaver advised that Trustees would now enter into Executive Session for the purpose of conferring on matters pertaining to economic development, per O.S., Title 25, Section 307 (B), paragraph 3 and O.S. Title 25, Section 307(C), paragraph 10.

A motion was made by Trustee Pitts and seconded by Trustee Dickerson to retire into Executive Session.

With no further discussion, Vice-Chairperson Weaver called for the vote recorded as follows: Trustee Weaver, aye; Trustee Pitts, aye; Trustee Trzynka, aye; Trustee Dickerson, aye.

The motion carried 4-0-0.

SSDA Members Trustee Weaver, Trustee Pitts, Trustee Trzynka, Trustee Dickerson, City Manager Mike Carter, and City Planner/Neighborhood Services Director Brad Bates retired into Executive Session at the noted time of 4:06 p.m.

Discussion was held in Executive Session in regards to the topics listed on the agenda.

**B.** Following the Executive Session, a motion to return to the regular meeting was made by Trustee Pitts and seconded by Trustee Dickerson.

With no further discussion, Vice-Chairperson Weaver called for the vote recorded as follows: Trustee Weaver, aye; Trustee Pitts, aye; Trustee Trzynka, aye; Trustee Dickerson, aye.

The motion carried 4-0-0.

Vice-Chairperson Weaver reconvened the Development Authority meeting at 4:22 p.m.

**C.** Vice-Chairperson Weaver advised that no action was to be taken as a result of the executive session.

**6. Director's Report**

City Planner Bates updated Trustees on future development along Morrow Road, east of Main St., on the north side of the street. Trustees were also advised of traffic mitigation along Hwy 97 and Main. This item was for informational and discussion purposes only and no action was taken by the Development Authority.

**7. City Manager's Report**

City Manager Mike Carter advised Trustees on the passing of Artie Paulk. This item was for informational and discussion purposes only and no action was taken by the Development Authority.

**8. Adjournment**

There being no further business, the meeting was adjourned at the noted time of 4:28 p.m.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Troy Cox, Chairperson

# SAND SPRINGS "WHITE BOX" GRANT APPLICATION

## Applicant Contact Information

Name: Brad Buchert

Address: 12810 S Date St, Jenks, OK 74037

Phone: 479.790.8684

Email: brad@bbmarketingexecution.com

## Business or Leaseholder Information

Name of business: Noble Axe House

Business Owner's/Leaseholder's Name: NOBLE THROWING LLC

Address: 2448 E 81st St, Suite 2044, Tulsa, OK 74137

Phone: 479.790.8684

Email: nobleaxellc@gmail.com

## Property Information

Owner Name: City of Sand Springs

Address: 216 N Lincoln Ave, Sand Springs, OK 74063

Phone: 918.246.2575

Email: btbates@sandspringsok.org

Years Owned Building: 20

Year Built: 2001

Area of First Floor (Square Feet): 3750

Current Use: NA

Anticipated Use: Axe Throwing Hall

Has the property received a White Box Grant Previously?  Yes  No

## Application Category (Check Box Below)

- Interior plumbing in compliance with current building code
- Electrical in compliance with current building code
- HVAC in compliance with current building code
- Fire Suppression Measures in compliance with current building code

## Proposed Improvements (describe in detail)

Remove ceiling fans and terminate electrical. Correct/move light switches. Rewire wall/bring up to code.

Plumb for floor drain, three compartment sink, hand sink to comply with Tulsa Health Department.

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**List Three (3) Required Quotations (Attach Documentation to Application)**

**Quote #1:**

Company Name: Klaw Plumbing  
Contact Name: Larry Wagoner  
Phone: 918.830.5744 Email: klawplumbing@gmail.com  
Cost: \$2,700 Estimated Completion Date: \_\_\_\_\_

**Quote #2:**

Company Name: Bright Light Electric  
Contact Name: LeeAnn McLafin  
Phone: 918.245.7555 Email: brightlightelec@icloud.com  
Cost: \$651.48 Estimated Completion Date: \_\_\_\_\_

**Quote #3:**

Company Name: \_\_\_\_\_  
Contact Name: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_  
Cost: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_

**Required Attachments:**

- a. Current photos of existing conditions of property interior.
- b. Scaled floor plans.
- c. Building permit applications, if required.
- d. Written consent from property owner giving permission to conduct building improvements, if applicant is not property owner (attach to application, copy of a lease will suffice).

**Total Project Amount:** \$3,351.48

**Amount Covered by Grant (80% of Project not to exceed \$10,000):** \$2,681.18

**Project Matching Amount (Applicant Difference):** \$670.30

**Acknowledgement**

I hereby certify that the afore written information is true and accurate to the best of knowledge and further understand that all applications are subject to review and approval by the Sand Springs Development Authority in accordance to the guidelines and procedures governing the Grant Program. Additionally, I understand that my submittal of an application does not guarantee my application will be awarded available funds. I acknowledge that any recipient of grant funds will receive the grant reimbursement and that reimbursement will be made after improvements have been inspected and proper documentation has been provided to the City of Sand Springs.

Signature: 

Date: 6/24/2021

# KLAW PLUMBING, LLC

7107 S. Yale Ave. #103  
Tulsa, OK 74136  
Phone 918.830.5744  
klawplumbing@gmail.com

June 17, 2021

Brad Jane

216 N Lincoln Ave

KLAW Plumbing will run water and drain for the new sink.

All work will be up to code, permitted, and inspected by the city.

\*Any unforeseeable problems that may occur throughout the job process may need to be addressed and a second proposal may be required.

\*\*All material is guaranteed to be specified. All work to be completed in a workmanlike manner according to safety practices. Any alteration or deviation from able specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. We will not be responsible for any delays due to weather and/or unforeseeable problems that may arise during the course of the repair work that is beyond our control.

If the contractor fails to pay KLA W Plumbing, LLC within seven days of the date the payment is due, through no fault of KLA W Plumbing, LLC's, they may stop work and may keep the job idle until such time as payments that are due to KLA W Plumbing, LLC are paid. If KLA W Plumbing, LLC chooses not to stop work after a payment delay, this is not to be construed as a waiver of their rights to stop work if future payments are delayed.

All attorney fees incurred by KLA W Plumbing, LLC to collect sums owed by the above said Contractor shall be paid together with interest at a rate of 9.5%.

The Contractor may order changes in the work within the terms of this contract, but only by a prior written order and agreement with KLA W Plumbing, LLC that states the changes to the contract, the amount of any additional cost, and the additional number of days to be added to the contract completion date.

The Contractor hereby agrees to make all requests for change orders to KLA W Plumbing, LLC and not to issue instructions to, or otherwise negotiate for additional or changed work specification with KLA W Plumbing, LLC's subcontractors. The Contractor must contact Larry Wagoner for the project in order to have any change orders approved.

\$2,700

We, the undersigned, have read, understood and agreed to each of the provisions of this contract and hereby acknowledge receipt of a copy of this contract.

**Contractor:**

By: \_\_\_\_\_ on behalf of \_\_\_\_\_

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

Larry Wagoner with KLA W Plumbing, LLC \_\_\_\_\_ Date: \_\_\_\_\_



Wagoner Plumbing P.O.Box 222  
OWASSO, OK 74055 United States | 918-857-0430  
wagonerplumbing@yahoo.com

Invoice #000156

## ESTIMATE 216 N Lincoln Ave

We appreciate your business.

### Bill To

Brad Jane  
nobleaxellc@gmail.com

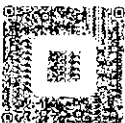
### Invoice Details

PDF created June 24, 2021  
\$4,000.00

### Payment

Due June 1, 2021  
\$4,000.00

Item	Quantity	Price	Amount
plumbing, water and drain for new sink, permit and inspections	1	\$4,000.00	\$4,000.00
Subtotal			\$4,000.00
<b>Total Due</b>			<b>\$4,000.00</b>



### Pay online

To pay your invoice go to <https://gosq.me/u/v3vEaACJ>

Or open your camera on your mobile device, and place the code on the left within the camera's view.





1031 West 4th Street, Sand  
Springs Oklahoma  
74063  
PH: 918-245-7555

**QUOTATION**

**Quote # 2147**

Brad James  
Noble Axe, LLC  
216 North Lincoln Avenue  
Sand Springs, OK 74063

Job Contact  
Brad James

Phone:

WORK CARRIED OUT AT: 216 North Lincoln Avenue, Sand Springs, OK 74063

DATE: 17th June 2021	CUST ORDER NO:	JOB NO: 2147
DESCRIPTION		PRICE
30	12/2 WG MC SOL BK/WH/GN ALU ARMOR	\$40.50
6	3/8" INS MC SNAP D/C CONN	\$10.98
4	2 Men	\$600.00

	SUBTOTAL	\$651.48
	TAX	\$0.00
	TOTAL CHARGE	\$651.48

**DESCRIPTION:**

Relocate 2 ceiling fans  
Remove 2 switches in south east corner  
Repair receipts on west all east of panels for bar area

I AGREE TO THE ABOVE QUOTATION AND AGREE TO THE TERMS AND CONDITIONS.

**Customers Signature:**

.....

**QUOTE #2147**

**Payment Options:** Credit / Check / Cash

Our terms are COD or 7 Day

**Customer Name:** Noble Axe, LLC

Please email remittance to [brightlightelec@icloud.com](mailto:brightlightelec@icloud.com)

**Brad Buchert**

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**From:** Kimberly Green <kgreen@mistersparkyflorida.com>  
**Sent:** Thursday, June 24, 2021 10:01 AM  
**To:** nobleaxell@gmail.com  
**Subject:** Copy of Estimate

Home Depot Inc.  
211 North Lincoln Avenue  
Coral Gables, FL 33134

- (918) 902-0968
- [adibert@homedepot.com](mailto:adibert@homedepot.com)

Home Depot Inc.  
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Coral Gables, FL 33134

- (918) 902-0968
- [adibert@homedepot.com](mailto:adibert@homedepot.com)

**Option 1**

Unspecified ...

\$1,167.00

\$0.00

0.00%

\$0.00

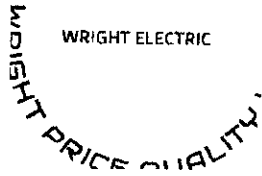
\$1,167.00

**Tasks**

DIA-006-T	Extensive Circuit Diagnosis & Repair:	1.00	\$558.00	\$558.00
	Extensive Circuit Diagnosis & Repair			
L5-LTI-020-T	Install New Lighting Outlet - Attic Access - from existing power:	1.00	\$459.00	\$459.00

Install New Lighting Outlet - Attic Access - from existing power 20 feet from power source - with attic access.

L2-U16-	Standard Ceiling Fans (C/S up to 10ft):	1.00	\$150.00	\$150.00
T	Replace existing fixture with customer supplied fan on existing wiring and fan rated box. Ceiling height up to 10ft			



**Noble Axe Company**  
216 North Lincoln Ave  
Sand Springs, Ok 74063  
(918) 902-0968

**Wright Electric**

10702 E 76 St  
Tulsa, Ok 74133  
Phone: (918) 808-6377  
Email: wright.reagan@yahoo.com

Estimate # 000001  
Date 06/16/2021  
PO # 61721

<b>Description</b>	<b>Total</b>
Retail remodel	\$2,800.00
Job scope relocate existing switches and fans check outlets for properly wired and fix according add 2 circuits for bar area check for improper junctions in ceiling fix according. Contractor will provide permit and all materials according to job scope	
<b>Subtotal</b>	\$2,800.00
<b>Total</b>	<b>\$2,800.00</b>

**MENU**

- Canned Beer
- Canned/Bottled Soft Drinks

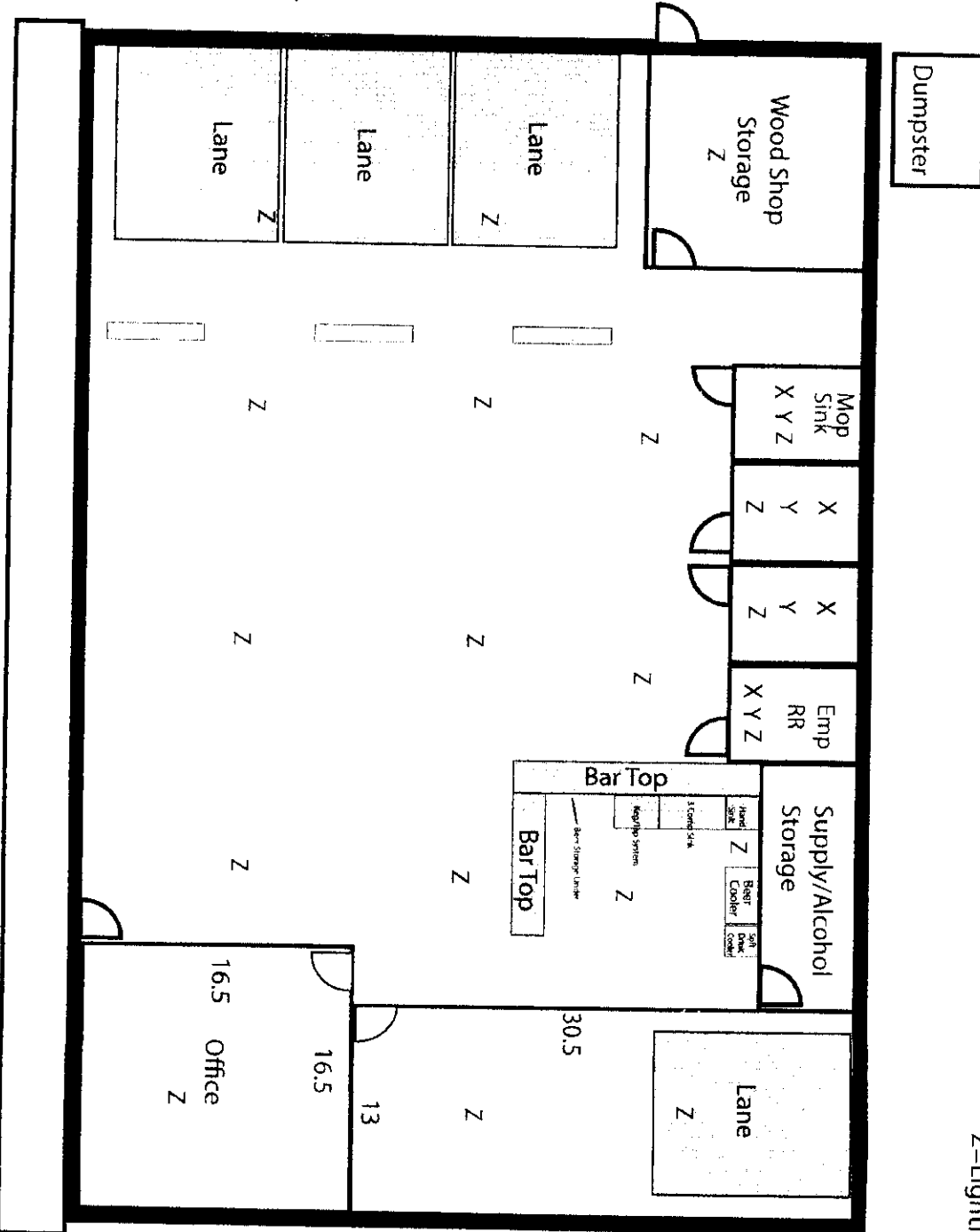
- X=Plumbing
- Y=Exhaust Fan
- Z=Lighting

**FINISH SCHEDULE**

- Bar area
- 1 tile flooring
- 2 FRP on wall behind sinks/cooler
- 3 FRP on inside of bar for storage
- Restrooms
- 1 tile flooring
- 2 exhaust fans
- 3 blue smooth paint

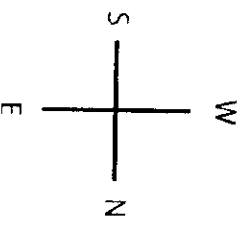
**TIMING**  
6/30- bar/storage completion

**KEG/TAP SYSTEM**  
Will have a trough. Trough will be dumped.



Dumpster

LINCOLN AVE.



# BUILDING PERMIT

City of Sand Springs, Oklahoma  
Neighborhood Services Department

City Hall - 100 E. Broadway St. , P.O. Box 338, Sand Springs, OK 74063  
Phone: (918) 246-2500, ext. 2572  
[neighborhoodservices@sand Springs, OK](mailto:neighborhoodservices@sand Springs, OK)

Application Number . . . . . 21-00023557 Date 6/04/21  
Property Address . . . . . 216 N LINCOLN AVE  
PARCEL NUMBER: 1119116147504520  
Alternate ID:  
Application type description COM REMODEL  
Subdivision Name . . . . . SAND SPRINGS ORIGINAL TOWNSITE  
Property Use . . . . . PROTECTION AND UTILITIES  
Property Zoning . . . . . COMMERCIAL HIGH  
Application valuation . . . . . 9000

Owner	Contractor
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SAND SPRINGS MUNICIPAL AUTHORITY PO BOX 338 SAND SPRINGS OK 740630338 (918) 246-2575 Other struct info . . . . .	NOBLE THROWING LLC 2448 E 81ST SUITE 2044 TULSA OK 74137 (479) 790-8684
BUILDING AREA	3,850sf
BUILDING LENGTH	75'
BUILDING WIDTH	50'
BUILDING HEIGHT	12'
CONDITIONS	USE BY RIGHT
FLOOR	CONCRETE
STORIES	1.00
NUMBER OF UNITS	1.00
USE UNIT	19.00

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Permit . . . . . COMMERCIAL - REMODEL  
Additional desc . . . . .  
Permit Fee . . . . . .00  
Issue Date . . . . . 5/28/21 Valuation . . . . . 0  
Expiration Date . . . . . 11/24/21

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Permit . . . . . PLUMBING PERMIT  
Additional desc . . . . .  
Permit Fee . . . . . .00  
Issue Date . . . . . 5/28/21 Valuation . . . . . 0  
Expiration Date . . . . . 11/24/21

**IMPORTANT:** The undersigned recipient hereby certifies that he/she has read this document and understands any and all conditions contained herein. Further, the recipient understands that all provisions of law and ordinances adopted by the City of Sand Springs, Oklahoma, will be complied with whether specified herein or not. This permit does not grant authority to violate or cancel the provisions of any law regulating construction. The owner/contractor is required to call for the foundation, framing and final inspections, as well as any street curb cuts. All plumbing, electrical and mechanical inspections require a call from current state-licensed and locally-registered contractors.

\_\_\_\_\_  
Owner/Contractor

\_\_\_\_\_  
Date

Application Number . . . . . 21-00023557

Page 2  
Date 6/04/21

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Special Notes and Comments

All work to comply with 2015 International code series as adopted and amended by State law and Local ordinance. Plumbing trade contractors shall be currently licensed by the State and registered with the City. Journeymen and apprentices shall have their State license card in their possession when performing trade work on the job site. No charge permit -- City-owned lease facility.

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Fee summary	Charged	Paid	Credited	Due
Permit Fee Total	.00	.00	.00	.00
Grand Total	.00	.00	.00	.00

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Application Number . . . . . 21-00023557 Page 3  
 Property Address . . . . . 216 N LINCOLN AVE Date 6/04/21  
 PARCEL NUMBER: 1119116147504520  
 Alternate ID:  
 Application description . . . . . COM REMODEL  
 Subdivision Name . . . . . SAND SPRINGS ORIGINAL TOWNSITE  
 Property Use . . . . . PROTECTION AND UTILITIES  
 Property Zoning . . . . . COMMERCIAL HIGH

Required Inspections

Seq	Insp Code	Description	Initials	Date
Permit type . . . . . COMMERCIAL - REMODEL				
10	BFRM	BLDG FRAME	_____	___/___/___
10	BFOT	BLDG FOOTING	_____	___/___/___
20	BCCU	BLDG CURB CUT	_____	___/___/___
1000	BFNL	BLDG FINAL	_____	___/___/___
Permit type . . . . . PLUMBING PERMIT				
10	PGAS	PLBG GAS SERVICE	_____	___/___/___
10	PROU	PLBG ROUGH	_____	___/___/___
20	PTOP	PLBG TOP-OUT	_____	___/___/___
1000	PFNL	PLBG FINAL	_____	___/___/___



## Cynthia A Webster

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**From:** Brad T. Bates  
**Sent:** Thursday, June 24, 2021 4:09 PM  
**To:** Cynthia A Webster  
**Subject:** Fw: Noble Axe House- White Box Grant Application

Please see email below.

**From:** Brad Buchert <brad@bbmarketingexecution.com>  
**Sent:** Thursday, June 24, 2021 3:59:33 PM  
**To:** Brad T. Bates  
**Subject:** RE: Noble Axe House- White Box Grant Application

Brad,  
In addition to the quotes we sent you, we reached out to the following plumbing contractors, but did not receive a reply:

Preston's Plumbing  
918.246.5248

Eastside Plumbing  
405.771.4087

### Brad Buchert

**B&B Marketing Execution**

2448 E. 81<sup>st</sup> Street

Suite 2044

Tulsa, OK 74137

Mobile: 479.790.8684

ASI# 208337

[BBMarketingExecution.com](http://BBMarketingExecution.com)

**From:** Brad Buchert  
**Sent:** Thursday, June 24, 2021 10:34 AM  
**To:** Brad T. Bates <btbates@sandspringsok.org>  
**Subject:** Noble Axe House- White Box Grant Application

Hi Brad,  
Should have everything needed in there.

### Brad Buchert

**B&B Marketing Execution**

2448 E. 81<sup>st</sup> Street

Suite 2044