

**A G E N D A**  
**SAND SPRINGS DEVELOPMENT AUTHORITY**  
**Regular Meeting**  
**Wednesday, March 16, 2022**  
**4:00 p.m.**  
**City Council Chambers**  
**100 E. Broadway**  
**Sand Springs, OK 74063**

1. Call to Order

2. Roll Call

3. Consider Approval of Minutes of January 19, 2022 Regular Meeting

Trustees will review and consider possibly approving, denying, amending, revising, or continuing of the minutes from the Regular Meeting of January 19, 2022.

4. Sand Springs Keystone Corridor and Urban Renewal Area Report

Trustees will receive an update on Sand Springs' development opportunities within the corridor boundaries and the urban renewal areas. This item is for discussion purposes only and no action will be taken by the Development Authority.

5. Downtown Streetscape Project

Trustees will receive a third presentation of the Downtown Streetscape Project.

A) Trustees may approve, deny, amend, revise or continue the item making a recommendation to City Council authorizing full design, bidding, and construction of the Phase 1 Downtown Streetscape.

6. Director's Report

7. 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.

8. Adjournment

This agenda was posted on the Sand Springs website at [www.sandspringsok.org](http://www.sandspringsok.org), as well as posted at 8:45 a.m./p.m. on March 14, 2022, on the display board of Sand Springs City Hall, 100 E. Broadway, Sand Springs, Oklahoma, 74063, by Cynthia Watson.

# **SAND SPRINGS DEVELOPMENT AUTHORITY**

**Regular Meeting Minutes  
Wednesday, January 19, 2022, 4:00 p.m.  
City Council Chambers  
100 E. Broadway  
Sand Springs, OK 74063**

**MEMBERS PRESENT:** Troy Cox, Chairperson (3-1)  
Sharon Weaver, Vice-Chairperson (3-1)  
Sarah Trzynka (3-1)  
Michael Dickerson (4-0)

**MEMBERS ABSENT:** Donald Pitts (2-2)

**ALSO PRESENT:** Mike Carter, City Manager  
Brad Bates, City Planner/Comm. Development Director  
Cynthia Webster, Recording Secretary

The Sand Springs Development Authority met in regular session on January 19, 2022, 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 3:40 p.m., January 13, 2022, 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.sandspringsok.org](http://www.sandspringsok.org).

## **1. Call to Order**

Chairperson Troy Cox called the meeting to order at the noted time of 4:00 p.m.

## **2. Roll Call**

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

Trustee Pitts was noted as absent.

## **3. Consider Approval of Minutes of November 17, 2021**

The minutes of the regular meeting of November 17, 2021 were presented for Trustees' review and consideration.

A motion was made by Trustee Weaver and seconded by Trustee Dickerson that the minutes of the November 17, 2021 regular meeting, as presented, be approved.

With no further discussion, Chairperson Cox for the vote recorded as follows: Trustee Weaver, aye; Chairperson Cox, 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 Brad Bates gave brief updates on the Main Street project and the Powerhouse project.

**5. Downtown Streetscape Project**

Robert Shears, of R.L. Shears Company, gave a second presentation regarding the proposed downtown streetscape project. Following the presentation, audience members were able to ask questions and make comments regarding the proposal.

**6. Request for Executive Session**

**A.** Chairperson Cox 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 Weaver and seconded by Trustee Trzynka to retire into Executive Session.

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

The motion carried 4-0-0.

SSDA Members Trustee Weaver, Chairperson Cox, Trustee Trzynka, Trustee Dickerson, City Manager Mike Carter, and City Planner/Community Development Director Brad Bates retired into Executive Session at the noted time of 5:05 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 Weaver and seconded by Trustee Dickerson.

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

The motion carried 4-0-0.

Chairperson Cox reconvened the Development Authority meeting at 5:20 p.m.

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

**7. Director's Report**

No Director's Report was given.

**8. City Manager's Report**

City Manager Mike Carter advised that the federal government was allocating money for levee upgrades and Sand Springs will see updates to our levee.

**9. Adjournment**

There being no further business, the meeting was adjourned at the noted time of 5:30 p.m.

\_\_\_\_\_  
Date

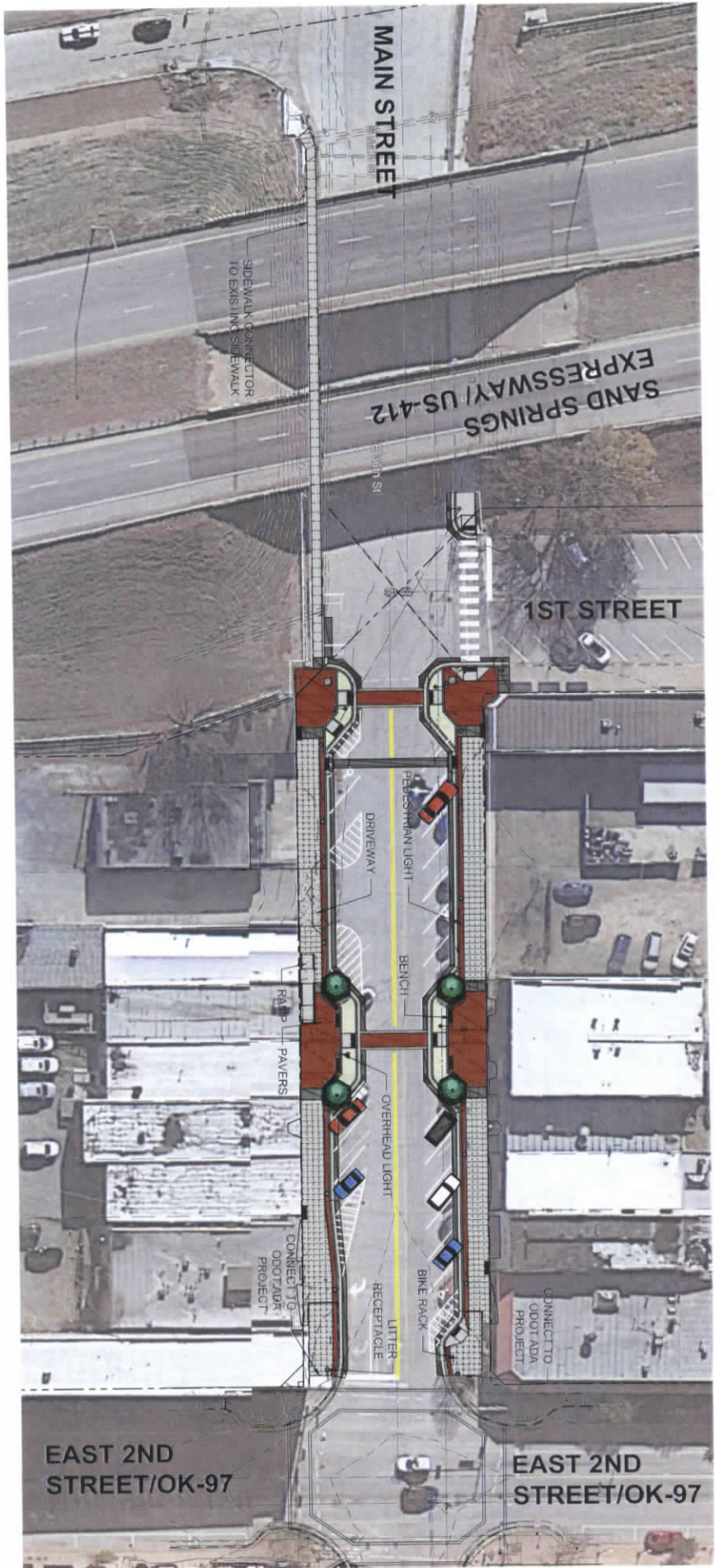
\_\_\_\_\_  
Troy Cox, Chairperson

**City of Sand Springs**  
**DOWNTOWN STREETScape**  
2/23/2022  
Phase 1 Concept Estimate

DESCRIPTION	UNIT	QUAN.	UNIT \$	EXTENDED
UNCLASSIFIED EXCAVATION	CY	100	\$30.00	\$3,000.00
UNCLASSIFIED BORROW	CY	100	\$40.00	\$4,000.00
TEMPORARY FIBER LOG	LF	1200.0	\$8.00	\$9,600.00
SOLID SLAB SODDING	SY	52.2	\$30.00	\$1,566.00
TREES	EA	4	\$1,750.00	\$7,000.00
(PL) LANDSCAPING	LSUM	1	\$35,000.00	\$35,000.00
PLANT DRAINAGE SYSTEM	LF	74	\$50.00	\$3,700.00
REMOVING TREES 6" TO 12" IN DIAMETER	EA	6	\$750.00	\$4,500.00
AGGREGATE BASE - TYPE A	CY	210.0	\$85.00	\$17,850.00
SEPARATOR FABRIC	SY	50	\$5.00	\$250.00
GEOGRID REINFORCEMENT	SY	50	\$7.00	\$350.00
SUPERPAVE, TYPE S3(PATCH)(PG64-22OK)	TON	51.6	\$300.00	\$15,480.00
SUPERPAVE, TYPE S4(PATCH)(PG64-22OK)	TON	20.6	\$300.00	\$6,180.00
P.C CONCRETE PAVEMENT(PLACEMENT)	SY	50.7	\$75.00	\$3,802.50
(PL) P.C. CONCRETE FOR PAVEMENT.(X-WALKS)	CY	12.7	\$250.00	\$3,175.00
COMBINED CURB & GUTTER(6" BARRIER)	LF	712.3	\$32.00	\$22,793.60
4" CONCRETE SIDEWALK	SY	696.6	\$85.00	\$59,211.00
6" CONCRETE DRIVEWAY	SY	36.7	\$100.00	\$3,670.00
BRICK OR STONE SIDEWALK	SY	328.0	\$160.00	\$52,480.00
TACTILE WARNING DEVICE-NEW	SF	92.0	\$45.00	\$4,140.00
INLET CI DES. 1 (STD)	EA	2.0	\$5,000.00	\$10,000.00
VALVE BOXES ADJUST TO GRADE	EA	2	\$1,500.00	\$3,000.00
METER BOXES ADJUST TO GRADE	EA	15	\$1,500.00	\$22,500.00
FIRE HYDRANT RESET	EA	1	\$2,500.00	\$2,500.00
24" R C PIPE CLASS III	LF	117	\$200.00	\$23,400.00
(PL) IRRIGATION SYSTEM	LSUM	1	\$23,000.00	\$23,000.00
REMOVAL OF STRUCTURES & OBSTRUCTIONS	LSUM	1	\$5,000.00	\$5,000.00
REMOVAL OF CURB AND GUTTER	LF	702.3	\$10.00	\$7,023.00
REMOVAL OF ASPHALT PAVEMENT	SY	570.7	\$15.00	\$8,560.50
REMOVAL OF DRAINAGE INLETS	EA	1.0	\$2,500.00	\$2,500.00
REMOVAL OF CONCRETE DRIVEWAY	SY	102.0	\$15.00	\$1,530.00
REMOVAL OF SIDEWALK	SY	829.5	\$12.00	\$9,954.00
REMOVAL OF EXISTING PIPE	LF	8.0	\$100.00	\$800.00
PIPE RAILING	LF	50.0	\$175.00	\$8,750.00
(PL) SITESCAPING	LSUM	1.0	\$20,000.00	\$20,000.00
ELECTRICAL SERVICE	LSUM	1.0	\$10,000.00	\$10,000.00
ELECTRICAL RECEPTS (TREES)	LSUM	1.0	\$3,500.00	\$3,500.00
1 1/2" PVC SCH. 40 PLASTIC CONDUIT BORED	LF	95.0	\$45.00	\$4,275.00
1 1/2" PVC SCH. 40 PLASTIC CONDUIT TRENCHED	LF	570.0	\$30.00	\$17,100.00
2" PVC SCH. 40 PLASTIC CONDUIT BORED	LF	95.0	\$50.00	\$4,750.00
2" PVC SCH. 40 PLASTIC CONDUIT TRENCHED	LF	570.0	\$35.00	\$19,950.00
STRUCTURAL CONCRETE	CY	12.6	\$1,500.00	\$18,900.00
(PL)REMOVAL OF LIGHT POLE	EA	4.0	\$1,000.00	\$4,000.00
(PL)REMOVAL OF EXISTING SIGNS	EA	9	\$100.00	\$900.00
ENHANCEMENT LIGHTING (COMPLETE)	EA	8	\$6,000.00	\$48,000.00
ROADWAY LUMINAIRE	EA	6	\$8,000.00	\$48,000.00
(SP)LIGHTED CROSSWALK WARNING SYSTEM	LSUM	1	\$36,000.00	\$36,000.00
PEDESTRIAN PUSH BUTTON	EA	4.0	\$3,500.00	\$14,000.00
SHEET ALUMINUM SIGNS	SF	55.0	\$30.00	\$1,650.00
2" SQUARE TUBE POST	LF	24.0	\$28.00	\$672.00
TRAFFIC STRIPE(MULTI-POLY.)(4" WIDE)	LF	960.0	\$4.00	\$3,840.00
TRAFFIC STRIPE(MULTI-POLY.)(24" WIDE)	LF	115.0	\$10.00	\$1,150.00
TRAFFIC STRIPE(MULTI-POLY.)(SYMBOLS)	EA	3.0	\$500.00	\$1,500.00
PAVEMENT MRKNG.REMOVAL.(TRAF.STRP)	LF	450.0	\$2.00	\$900.00
CONSTRUCTION SIGNS 0 TO 6.25 SF	SD	720	\$1.75	\$1,260.00
CONSTRUCTION SIGNS 16.0 SF TO 32.99 SF	SD	720	\$2.25	\$1,620.00
WARNING LIGHTS(TYPE C)	SD	4320	\$0.50	\$2,160.00
DRUMS	SD	4320	\$0.60	\$2,592.00
CONSTRUCTION STAKING LEVEL II	LSUM	1	\$7,500.00	\$7,500.00
MOBILIZATION	LSUM	1	\$52,838.77	\$52,838.77

<b>PHASE 1 SUBTOTAL</b>	<b>\$713,323</b>
20% CONTINGENCY	\$142,665
<b>PHASE 1 CONSTRUCTION TOTAL</b>	<b>\$855,988</b>
DESIGN	\$102,719
CONSTRUCTION ADMINISTRATION	\$64,199
<b>\$1,022,906</b>	

City of Sand Springs  
**DOWNTOWN STREETSCAPE PHASE 1**



**R.L. SHEARS COMPANY, P.C.**  
 Landscape Architects

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 SAND SPRINGS, OK 74482  
 TEL: 918.251.1111  
 FAX: 918.251.1112  
 WWW.RLSHEARS.COM