

MINUTES

Regular Meeting of the
Nichols Hills Building Commission
Tuesday, October 21, 2025 at 4:00 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

1. Call to Order
2. Roll Call

Attendees Present	Arrived
Vice-Chairman Tori Raines	4:00
Commissioner John Lippert	4:00
Commissioner Larry Herzel	4:00
Commissioner Jeff Oakley	4:00
Chairman Rusty Caston	4:00

3. Citizens Desiring to Be Heard

Ms. Sheryl Sullivan spoke on behalf of her mother about her concerns of drainage from the property at 7309 Waverly.

4. Minutes

- a. September 16, 2025 Minutes

MOTION: John Lippert moved to approve the September 16, 2025 minutes as presented. Jeff Oakley seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	John Lippert
SECONDER:	Jeff Oakley
AYES:	Tori Raines, John Lippert, Larry Herzel, Jeff Oakley, Rusty Caston

5. Public Hearings

- a. Certificate of Approval Application - 1714 Huntington Avenue, Nichols Hills, OK

Commissioner Jeff Oakley recused himself from agenda item 5a, 1714 Huntington Avenue, Nichols Hills, OK.

Mr. Phil Clayton, property owner, presented the application (new main building) to the Building Commission. Mr. Bruce Barkocy, Barkocy Construction Inc., discussed the drainage of the property with the Building Commission.

Following discussion among the Building Commission members, staff and the applicant, Chairman Caston opened the public hearing.

Mr. Phil Fitzgerald asked who the civil engineer was that determined the size of the pipe.

Seeing no others expressing a desire to be heard, the public hearing was closed.

MOTION: Tori Raines moved to continue agenda item 5a to the next regularly scheduled meeting to allow time to modify the design to address the roof pitch, cohesiveness of the street and schedule another pre-meeting before the application is presented to the Building Commission. Larry Herzel seconded the motion.

RESULT:	(Yes 3, No 1, Abstained 0)
MOVER:	Tori Raines
SECONDER:	Larry Herzel
AYES:	Tori Raines, Larry Herzel, Rusty Caston
NAYS:	John Lippert

- b. Certificate of Approval Application - 1810 Dorchester Drive, Nichols Hills, OK.

Mr. Matthew Overland, property owner, presented the application (swimming pool) to the Building Commission. Mr. Nathan Kirby, Spartan Pools, discussed the drainage plan with the Building Commission.

Following discussion among the Building Commission members, staff and the applicant, Chairman Caston opened the public hearing.

No one expressing a desire to be heard, the public hearing was closed.

MOTION: Tori Raines moved to approve subject to having a civil engineer verify and confirm the drainage needs, showing the pipe on the east-side of the property all the way to the street, showing the elevations of the various drains, and the pipe sizes. Jeff Oakley seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Tori Raines
SECONDER:	Jeff Oakley
AYES:	Tori Raines, John Lippert, Larry Herzel, Jeff Oakley, Rusty Caston

- c. Certificate of Approval Application - 6802 NW Grand Boulevard, Nichols Hills, OK.

Mr. Chris Candelaria, Candelaria Design Build LLC, presented the application (addition to an existing main building and facade change) to the Building Commission.

Following discussion among the Building Commission members, staff and the applicant, Chairman Caston opened the public hearing.

No one expressing a desire to be heard, the public hearing was closed.

MOTION: Jeff Oakley moved to approve agenda item 5c as presented. Rusty Caston seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Jeff Oakley
SECONDER:	Rusty Caston
AYES:	Tori Raines, John Lippert, Larry Herzel, Jeff Oakley, Rusty Caston

- d. Certificate of Approval Application - 1722 Huntington Avenue, Nichols Hills, OK.

Ms. Erin Smith, architect with Smith Design Company, presented the application (new main building) to the Building Commission.

Mr. George Marquez, Civil and Environmental Consultants, Inc., discussed the drainage plan with the Building Commission.

Chairman Caston read a letter from Mrs. Molly Fisher stating she thought that both properties, 1722 and 1724 Huntington, were too tall, and the garage door placement was too bulky.

Following discussion among the Building Commission members, staff and the applicant, Chairman Caston opened the public hearing.

Mr. Phil Fitzgerald thanked the Building Commission for looking at the grading on all the projects and how the water is going to get to the streets.

Seeing no others expressing a desire to be heard, the public hearing was closed.

MOTION: Larry Herzel moved to approve subject to: 1) Using a certified stucco installer; 2) redoing the landscape plan so it is unique to the property compared to the adjacent properties; 3)

update the drainage plan to reflect: (a) all downspouts connect to the drainage system and drains to the street, (b) showing the size of pipe, and (c) showing area inlets to verify that the backyard drains to the street. Jeff Oakley seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Larry Herzel
SECONDER:	Jeff Oakley
AYES:	John Lippert, Larry Herzel, Jeff Oakley, Rusty Caston

- e. Certificate of Approval Application - 1724 Huntington Avenue, Nichols Hills, OK.

Ms. Erin Smith, architect with Smith Design Company, presented the application (new main building) to the Building Commission. Mr. George Marquez, Civil and Environmental Consultants, Inc., discussed the drainage plan with the Building Commission.

Commissioner Raines left the meeting.

Following discussion among the Building Commission members, staff and the applicant, Chairman Caston opened the public hearing.

No one expressing a desire to be heard, the public hearing was closed.

MOTION: Rusty Caston moved to approve subject to the drainage plan showing the downspouts being tied into an area drain and an engineer study deciding if area drains are needed to be added in order to get the water from the backyard. Larry Herzel seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Rusty Caston

SECONDER: Larry Herzel
AYES: John Lippert, Larry Herzel, Jeff Oakley, Rusty Caston

6. Adjournment

MOTION: There being no further business, Jeff Oakley moved to adjourn the meeting. Larry Herzel seconded the motion.

RESULT: (UNANIMOUS)
MOVER: Jeff Oakley
SECONDER: Larry Herzel
AYES: John Lippert, Larry Herzel, Jeff Oakley, Rusty Caston



Chairman
Building Commission
City of Nichols Hills, Oklahoma



City Manager
Building Commission
City of Nichols Hills, Oklahoma



City Clerk
City of Nichols Hills, Oklahoma