



City of Bixby City Council Meeting Minutes

City Hall Municipal Building
116 W. Needles Ave., Bixby, OK 74008
March 28th, 2022 at 6:00 P.M.

The agenda for the regularly scheduled meeting of the City Council of the City of Bixby was posted on the bulletin board at City Hall, 116 West Needles Avenue, Bixby, Oklahoma on March 25, 2022 on or before 5:00 p.m.

Mayor Guthrie called the meeting to order at 6:06 p.m.

Deputy City Clerk, Gwen Plante called the roll and the following members were present.

Members Present

Guthrie
Blair
Founds
Girard
Revelis

Staff Present

Phil Frazier, City Attorney
Charles Barnes, Finance Dir.
Bea Aamodt, Public Works Dir.
Donna Crawford, Dev. Services
Todd Blish, Police Chief
Justin Dowd, Asst. Engineer
Gwen Plante, Deputy City Clerk

Pledge of Allegiance

Invocation was given by Phil Frazier

Mayor Guthrie said Item #1 on the Consent Agenda is:

City Clerk's Report

Consider and approve:

**Consider and
approve:**

- a) Minutes for the Work Session meeting dated 03/14/22.
- b) Minutes for the City Council meeting dated 03/14/22.
- c) Consider and/or take action on renewal of licensing subscription for MyGov software to provide remote licensing and permitting for City customers.
- d) Consider and take action on Resolution No. 2022-5 accepting QCD conveyances of surplus real property from Tulsa County along 151st Street.
- e) Consider and take action on continued participation in the Tulsa's Future Regional Economic Development partnership program.

Public comments are limited to items listed on the agenda.

Those wishing to speak on agenda items will need to appear in the City Council Chamber.

Mayor Guthrie asked if there were any comments or questions on the Consent Agenda.

Mayor Guthrie asked for a motion on the Consent Agenda. Councilor Founds made a motion to approve, seconded by Councilor Revelis. The vote was taken with the following results:

Carried 5-0

Ayes: Founds, Revelis, Girard, Blair, Guthrie

Nays: None

Mayor Guthrie said item #1 on the Regular Agenda is:

Public hearing to receive input on Tax Increment Financing District No. 3.

Presented by Steve Oakley

This item is regarding a Public Hearing to receive input on the Tax Increment Financing District No. 3. Steve Oakley presented and a detailed review was given for any input by council or the public. Questions were addressed during the public hearing.

Mayor Guthrie said item #2 on the Regular Agenda is:

Consider and approve Ordinance 2389 creating Tax Increment Financing District No. 3.

Presented by Steve Oakley

Mayor Guthrie asked for a motion on the Consent Agenda. Councilor Girard made a motion to approve, seconded by Vice Mayor Blair. The vote was taken with the following results:

Carried 5-0

Ayes: Girard, Blair, Revelis, Founds, Guthrie

Nays: None

Mayor Guthrie said item #3 on the Regular Agenda is:

Discussion and possible action to declare an emergency regarding Ordinance Number 2389 making it effective immediately upon passage and approval.

Presented by Steve Oakley

Mayor Guthrie asked for a motion on item #3. Councilor Girard made a motion to accept, seconded by Councilor Founds. The vote was taken with the following results:

Carried 5-0

Ayes: Girard, Founds, Revelis, Blair, Guthrie

Nays: None

Mayor Guthrie said item #4 on the Regular Agenda is:

Public hearing to receive input on Tax Increment Financing District No. 4.

Presented by Steve Oakley

This item is regarding a Public Hearing to receive input on the Tax Increment Financing District No. 4. Steve Oakley presented and a detailed review was given for any input by council or the public. Questions were addressed during the public hearing.

Mayor Guthrie said item #5 on the Regular Agenda is:

Consider and approve Ordinance 2390 creating Tax Increment Financing District No. 4.

Presented by Steve Oakley

Mayor Guthrie asked for a motion on item #5. Councilor Girard made a motion to accept, seconded by Councilor Revelis. The vote was taken with the following results:

Carried 5-0

Ayes: Girard, Revelis, Founds, Blair, Guthrie

Nays: None

Mayor Guthrie said item #6 on the Regular Agenda is:

Discussion and possible action to declare an emergency regarding Ordinance Number 2390 making it effective immediately upon passage and approval.

Presented by Steve Oakley

Mayor Guthrie asked for a motion on item #6. Councilor Founds made a motion to accept, seconded by Councilor Girard. The vote was taken with the following results:

Carried 5-0

Ayes: Founds, Girard, Revelis, Blair, Guthrie

Nays: None

Mayor Guthrie said item #7 on the Regular Agenda is:

Consider, discuss, amend, approve, reject or defer a resolution fixing the amount of bonds to mature each year, fixing the time and place the bonds are to be sold and authorizing the Clerk to give notice of said sale as required by law.

Presented by Charles Barnes

Mayor Guthrie asked for a motion on item #7. Councilor Founds made a motion to accept, seconded by Councilor Girard. The vote was taken with the following results:

Carried 5-0

Ayes: Founds, Girard, Revelis, Blair, Guthrie

Nays: None

Mayor Guthrie said item #8 on the Regular Agenda is:

Discussion and possible action on Bell Land Use, LLC, Neafus Property: Rezone (BXZO-21.20) from Single-Family Residential (RS-1) to Office Light (OL) with supplemental zoning through BXPUD-21.12 Planned Unit Development (PUD) General Location: 8050 East 131st Street South, Bixby, Oklahoma.

Presented by Donna Crawford

Discussion continued.

Mrs. Crawford said the minium set back from west property building set back 10' from existing line noting that 30' if roadway is vacated provided service units the airconditioning set back is 5'. Permitted building height is 35'. Screening: 8' privacy fence along the west property line, beginning 50' feet from 131st street to the SW corner of the tract upon development of the property.

See BXPUD-21.12 for specific requirements.

Mayor Guthrie asked for a motion on item #8. Vice Mayor Blair made a motion to accept, seconded by Councilor Girard. The vote was taken with the following results:

Carried 5-0

Ayes: Blair, Girard, Revelis, Founds, Guthrie

Nays: None

Mayor Guthrie said item #9 on the Regular Agenda is:

Discussion and possible action to declare an emergency regarding Ordinance Number 2386 making it effective immediately upon passage and approval.

Presented by Donna Crawford

Mayor Guthrie asked for a motion on item #9. Councilor Girard made a motion to accept, seconded by Vice Mayor Blair. The vote was taken with the following results:

Carried 5-0

Ayes: Girard, Blair, Revelis, Founds, Guthrie

Nays: None

Mayor Guthrie said item #10 on the Regular Agenda is:

Consider and take action on a Preliminary Plat for Abby's Business Park. (BXPT- 22.03)
General Location: 14600-block of South Kimberly-Clark Place, Bixby, Oklahoma, 74008.

Presented by Donna Crawford

Speakers: Joseph Watt, Sizemore and Assoc., 6660 S Sheridan Tulsa, OK; Victoria Oltman, 14127 S Winston Ave Bixby, OK.

Discussion cont.

Mayor Guthrie asked for a motion on item #10. Councilor Founds made a motion to accept, seconded by Councilor Revelis. The vote was taken with the following results:

Carried 5-0

Ayes: Founds, Revelis, Girard, Blair, Guthrie

Nays: None

Mayor Guthrie said item #11 on the Regular Agenda is:

Consider and take action on Bixby Meadows Final Plat (BXPT-19.10) Location: East 151st Street South and South Harvard Avenue, Bixby, Oklahoma, 74008.

Presented by Donna Crawford

Speakers: Jason Mohler, AAB Engineering.

Mayor Guthrie asked for a motion on item #11. Vice Mayor Blair made a motion to accept, seconded by Councilor Founds. The vote was taken with the following results:

Carried 5-0

Ayes: Blair, Founds, Revelis, Girard, Guthrie

Nays: None

Mayor Guthrie said item #12 on the Regular Agenda is:

Consider and take action on Rezone (BXZO-22.01), Single-Family Residential (RS-3) with supplemental zoning Planned Unit Development (BXPUD-22.01), South Yale Meadows General Location: SW/c East 151st Street South and South Yale Avenue, Bixby, Oklahoma, 74008.

Presented by Donna Crawford

Speakers: Pete Curtis, Developer, Owasso, OK; Byron Pepper, 14635 S 53rd E Ave Bixby, OK, would like to see more type of homes like White Hawk, size; Brian Cozad, 14425 S 50th E Ave, Bixby, OK, concerns with congestion and traffic; Christie Rooney, 14606 S 53rd E Ave Bixby, OK, concerns with congestion, safety, and traffic.

Discussion continued.

Mayor Guthrie asked for a motion on item #12. Vice Mayor Blair made a motion to accept with 1600 sq ft homes at 40% and 1700 and above at 60% masonry, seconded by Councilor Girard. The vote was taken with the following results:

Carried 5-0

Ayes: Blair, Girard, Revelis, Founds, Guthrie

Nays: None

Mayor Guthrie said item #13 on the Regular Agenda is:

Discussion and possible action to declare an emergency regarding Ordinance Number 2388 making it effective immediately upon passage and approval.

Presented by Donna Crawford

Mayor Guthrie asked for a motion on item #13. Councilor Founds made a motion to accept, seconded by Councilor Revelis. The vote was taken with the following results:

Carried 4-1

Ayes: Founds, Revelis, Blair, Guthrie

Nays: Girard

Mayor Guthrie said item #14 on the Regular Agenda is:

Consider and take action on South Yale Meadows Preliminary Plat (BXPT-22.04). General Location: NW/c East 151st Street South and South Yale Avenue, Bixby, Oklahoma, 74008.

Presented by Donna Crawford

Mayor Guthrie asked for a motion on item #14. Councilor Founds made a motion to accept, seconded by Vice Mayor Blair. The vote was taken with the following results:

Carried 5-0

Ayes: Founds, Blair, Revelis, Girard, Guthrie

Nays: none

Mayor Guthrie said item #15 on the Regular Agenda is:

Motion to enter into Executive Session

- a) Discussion on negotiations and/or purchase or lease of certain real property at 116 W McKennon Ave., owned by Bixby ACG LLC, Authority: Oklahoma Open Meeting Act, Title 25 Oklahoma Statutes, Section 307.B.3.
- b) Discussion on negotiations and/or purchase or lease of certain real property at 101 E. Dawes, owned by Cash & Catherine D Stevenson and/or their successors, Authority: Oklahoma Open Meeting Act, Title 25 Oklahoma Statutes, Section 307.B.3.
- c) Discussion on negotiations and/or purchase for certain real property at 114 E. Breckenridge, owned by First Baptist Church of Bixby, Oklahoma: Oklahoma Open Meeting Act, Title 25 Oklahoma Statutes, Section 307.B.3.
- d) Discussion on negotiations and/or purchase for certain real property at 6 E. Breckenridge, owned by Bixby Properties, LLC, Oklahoma: Oklahoma Open Meeting Act, Title 25 Oklahoma Statutes, Section 307.B.3.
- e) Discussion on negotiations and/or purchase for certain real property at 8453 E. 151st Street, owned by NMB Manufacturing, LLC Oklahoma: Oklahoma Open Meeting Act, Title 25 Oklahoma Statutes, Section 307.B.3.

Mayor Guthrie asked for a motion on item #15. Vice Mayor Blair made a motion to enter into executive session at 8:01 pm, seconded by Councilor Revelis. The vote was taken with the following results:

Carried 5-0

Ayes: Blair, Revelis, Girard, Founds, Guthrie

Nays: none

Mayor Guthrie said item #16 on the Regular Agenda is:

Motion to exit Executive Session and reconvene in open session.

Mayor Guthrie asked for a motion on item #16. Councilor Girard made a motion to exit executive session at 8:50 pm, seconded by Vice Mayor Blair. The vote was taken with the following results:

Carried 5-0

Ayes: Girard, Blair, Revelis, Founds, Guthrie

Nays: none

Mayor Guthrie said item #17 on the Regular Agenda is:

Consider and/or take action, if necessary, on the purchase of real estate at 116 W McKennon Ave., owned by Bixby ACG LLC.

Presented by Mayor Guthrie

Speakers: Victoria Oltman, 14127 S Winston Ave Bixby, OK

Mayor Guthrie asked for a motion on item #17. Councilor Founds made a motion to approve, seconded by Councilor Revelis. The vote was taken with the following results:

Carried 4-0-1

Ayes: Founds, Revelis, Blair, Guthrie

Nays: none

Abstain: Girard

Mayor Guthrie said item #18 on the Regular Agenda is:

Consider and/or take action, if necessary, on the purchase of real estate at 101 E. Dawes, owned by Cash & Catherine D Stevenson and/or their successors.

Presented by Mayor Guthrie

Speakers: Victoria Oltman, 14127 S Winston Ave Bixby, OK

Mayor Guthrie asked for a motion on item #18. Vice Mayor Blair made a motion to directing City Staff to continue negotiations on said property, seconded by Councilor Founds. The vote was taken with the following results:

Carried 4-0-1

Ayes: Blair, Founds, Revelis, Guthrie

Nays: none

Abstain: Girard

Mayor Guthrie said item #19 on the Regular Agenda is:

Discussion and recommendation on non-housing community development needs for the City of Bixby. The City of Bixby is planning to submit a FY 2022 application to Tulsa County in the Metro Cities category. If awarded funds, the City is anticipating on receiving approximately \$98,160.13 in Tulsa County FY 2022 CDBG funds from the U.S. Department of Housing and Urban Development.

Presented by Justin Dowd

Mayor Guthrie asked for a motion on item #19. Vice Mayor Blair made a motion to approve, seconded by Councilor Girard. The vote was taken with the following results:

Carried 5-0

Ayes: Blair, Girard, Revelis, Founds, Guthrie

Nays: none

Mayor Guthrie said item #20 on the Regular Agenda is:

Discussion and recommendation on non-housing community development needs for the City of Bixby and 2022 Community Development Block Grant (CDBG) funds.

Presented by Justin Dowd

Mayor Guthrie asked for a motion on item #20. Vice Mayor Blair made a motion to authorize the Mayor to execute the resolution for the CDBG 2022 application, seconded by Councilor Revelis. The vote was taken with the following results:

Carried 5-0

Ayes: Blair, Revelis, Girard, Founds, Guthrie

Nays: none

City Manager's Report

Ambulance service, the ambulances that council authorized the purchases for are in the shop and getting made ready; City is currently in process of a consultant study for our dispatch operations, with the addition of the ambulance services. Staffing, call logs currently sending to EMSA, software needs and space allocation needs. Joint operations with Jenks and surrounding communities.

Thank you to staff for the work on the CDBG income survey and the diligence to get that done in a short period of time, as this was not an easy task.

New Business

There being no new business

Recess the Regular Meeting at 7:56 p.m.

Adjournment was called at 9:01 p.m.

Larry Christian
City Clerk

[Signature]
Mayor



Bixby Public Works Authority Meeting

Board of Trustees
Municipal Building
116 W. Needles Ave., Bixby, OK 74008
March 28TH, 2022

Time: 6:00 P.M. or immediately Following the City Council Meeting

The agenda for the regularly scheduled meeting of the City Council of the City of Bixby was posted on the bulletin board at City Hall, 116 West Needles Ave, Bixby, Oklahoma on March 25, 2022 on or before 5:00 p.m.

Deputy City Clerk Gwen Plante called the roll and all members were present.

Members Present

Guthrie
Blair
Founds
Girard
Revelis

Staff Present

Phil Frazier, City Attorney
Charles Barnes, Finance Dir.
Bea Aamodt, Public Works Dir.
Donna Crawford, Dev. Services
Todd Blish, Police Chief
Justin Dowd, Asst. Engineer
Gwen Plante, Deputy City Clerk

Consent Agenda

Mayor Guthrie said Item #1 on the BPWA Consent Agenda is:

Secretary's Report

Consider and approve:

- a) Minutes for Bixby Public Works Authority regular meeting 03/14/2022.

Mayor Guthrie asked for a motion on the BPWA consent agenda. Vice Mayor Blair made a motion to approve, seconded by Councilor Founds. The vote was taken with the following results:

Carried 5-0

Ayes: Blair, Founds, Revelis, Girard, Guthrie

Nays: None

Mayor Guthrie said Item #1 on the Regular BPWA Agenda is:

New Business

There being none.

Adjournment was called at 7:56 p.m.

Lucy Christan
City Clerk

[Signature]
Mayor

