



Notice and Agenda Work Session Meeting of The Bixby City Council

Dawes Conference Room
113 West Dawes, Bixby, Oklahoma 74008
April 25th, 2022 at 5:00 P.M.

Call to Order

Mayor Guthrie

Roll Call

Gwen Plante

Agenda

1. Presentation and discussion on 111 Cabaniss Renovations.

Jared Cottle

2. Discussion on Mobile Food Vendor Ordinances, Regulations, Programs, and Events.

Jared Cottle

3. Discussion on FY 2023 Budget.

Charles Barnes

Notice of Posting

This Notice and Agenda was posted on the bulletin board April 22nd on or before 5:00 p.m., at City Hall, 116 West Needles Bixby Oklahoma.

Respectfully submitted,

Lucy Christian
Interim City Clerk



City Council Meeting Agenda

City Hall Municipal Building
116 W. Needles Ave., Bixby, OK 74008
April 25th, 2022 at 6:00 P.M.

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.

Call to Order

Mayor Guthrie

Roll Call

Gwen Plante

Pledge of Allegiance

Invocation

Administration of the Oath of Office to Brad Girard, As Council Member from Ward 4.

Judge Childers

Election of a Mayor and Vice Mayor, Pursuant to Bixby Charter Section 2.2 (A).

Administration of the Oath of Office for Mayor.

Judge Childers

Consent Agenda

City Clerk's Report

Consider and approve:

- a) Minutes for the Work Session meeting dated 04/11/22.
- b) Minutes for the City Council meeting dated 04/11/22.
- c) Consider and/or take action on denial of claim from Oklahoma Municipal Assurance Group (OMAG) to Heath Hanoch.
- d) Discuss and/or take action on adopting FY2024 Urbanized Area Surface Transportation Program Project Resolution and authorizing Application for FY2024 STP Program Funds for the Posey Creek Trail at Harvard.
- e) Discuss and/or take action on adopting FY2024 Urbanized Area Surface Transportation Program Project Resolution and authorizing Application for FY2024 STP Program Funds for a Roundabout at 131st & Garnett.
- f) Accept the infrastructure at Conrad Village (Phase 2 – Blks 8-15) Development, located at S 161st between Memorial & Sheridan, into the City's infrastructure.
- g) Accept the infrastructure at The Bungalows at Willow Creek (Phase 3b – Blks 11-13) Development, located at S 131st & Mingo, into the City's infrastructure.
- h) Approve, Washington Irving Picnic Pavilion roof replacements (2) with Davinci Faux Slate Roofing System. Precise had the lowest bid of \$25,470.00.
- i) Discuss and/or take action on Memorandum of Understanding with Bixby Public Schools regarding operations and maintenance of the proposed Performing Arts Center.
- j) Consider and take action on a Resolution and Encroachment Agreement between the City and Michael E. and Jessica N. David, regarding the encroachment of a single-family residence into a utility easement. Location: Lot Four (4), Block Three (3), The Enclave at Legacy, 19023 S. 91st Ct. E., Bixby, Oklahoma, 74133.

Regular Agenda

1. Discussion, consideration and possible confirmation on the appointment of Ms. Kaylin Coody to the Bixby Board of Adjustment.

Mayor Guthrie

2. Consider, discuss, amend, approve, reject or defer to award the sale of the \$43,000,000.00 City of Bixby General Obligation Bonds, Series 2022A to the lowest bidder.

Charles Barnes

3. Consider, discuss, amend, approve, reject or defer an Ordinance 2396 providing for the issuance of General Obligation Bonds in the sum of forty three million and no/100s dollars (\$43,000,000.00) by the City of Bixby, Oklahoma authorized at an election duly called and held for such purpose; prescribing form of bonds; providing for registration thereof; providing for a system of registration for uncertificated registered public obligations; providing levy of an annual tax for payment of principal and interest on the same; fixing other details of the issue; and declaring an emergency.

Charles Barnes

4. Consider and take action on Planned Unit Development BXPUD-22.03, Midland Addition Complex.

Donna Crawford

5. Discussion and possible action to declare an emergency regarding Ordinance Number 2393 making it effective immediately upon passage and approval.

Donna Crawford

6. Consider and take action on Planned Unit Development BXPUD-22.02, Spartan Plaza.

Donna Crawford

7. Discussion and possible action to declare an emergency regarding Ordinance Number 2394 making it effective immediately upon passage and approval.

Donna Crawford

8. Consider and take action on Final Plat BXPT-22.07 for approval of Byrnes Mini-Storage PUD-77.

Donna Crawford

9. Discuss and/or take action on modifying the Title 3, Chapter 11 of City Code as related to Mobile Food Vendors.

Jared Cottle

10. Discuss and/or take action on modifying the Title 3, Chapter 12 of City Code as related to Temporary Seasonal Concession Stands.

Jared Cottle

11. Motion to enter into Executive Session:

- a) Discussion on employment of new City Clerk. Authority: Oklahoma Open Meeting Act, Title 25 Oklahoma Statutes, Section 307.B.1
- b) Discussion on sale or lease of City property adjacent to the de-commissioned Water Treatment Plant Lake Bixhoma: Oklahoma Open Meeting Act, Title 25 Oklahoma Statutes, Section 307.B.3.
- c) Discussion on negotiations and/or purchase for certain real property at the north end of North Riverview Drive, owned by Roger Metcalf, et al: Oklahoma Open Meeting Act, Title 25 Oklahoma Statutes, Section 307.B.3.
- d) Discussion on Real Estate Purchase and Economic Development Agreement for certain real property in the Midland Addition at 151st & Cabaniss, owned by the City of Bixby, Authority: Oklahoma Open Meeting Act, Title 25 Oklahoma Statutes, Section 307.B.3.

Mayor Guthrie

12. Motion to exit Executive Session and reconvene in open session.

Mayor Guthrie

13. Consider and take any necessary action resulting from discussion on employment of a new City Clerk.

Mayor Guthrie

14. Consider and/or take action, if necessary, on the purchase for certain real property at the north end of North Riverview Drive, owned by Roger Metcalf, et al.

Mayor Guthrie

15. Consider and/or take action, if necessary, on Real Estate Purchase and Economic Development Agreement for certain real property in the Midland Addition at 151st & Cabaniss, owned by the City of Bixby.

Mayor Guthrie

16. City Manager's Report

Jared Cottle

17. New Business

Mayor or Vice-Mayor

18. Adjournment

Mayor or Vice-Mayor

Notice of Posting

This Notice and Agenda was posted on the bulletin board this day of April 22nd, 2022, on or before 6:00 p.m., at City Hall, 116 W. Needles Bixby Oklahoma.

Respectfully Submitted

Lucy Christian
Interim City Clerk

For Special Accommodations

Persons who require a special accommodation to participate in this meeting should contact Acting City Clerk, Charles Barnes: 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430 or email [Interim City Clerk, Lucy Christian](mailto:InterimCityClerk.LucyChristian@bixbyok.gov) (lchristian@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.

Bixby Public Works Authority Meeting

Board of Trustees
Municipal Building
116 W. Needles Ave., Bixby, OK 74008
April 25th, 2022

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

Call to Order

Chairman

Roll Call

Secretary

Consent Agenda

Secretary's Report

Consider and approve:

- a) Minutes for Bixby Public Works Authority regular meeting 04/11/22.
- b) Discuss and/or take action on Water Tap Application for Chad and Katie Fent at 16975 South 145th East Avenue, Bixby, OK in Tulsa County, OK.

Regular Agenda

1. New Business

Chairman

2. Adjournment

Chairman

Notice of Posting

This Notice and Agenda was posted on the bulletin board this day of April 22nd, 2022, on or before 6:00 p.m., at City Hall, 116 W. Needles Bixby, Oklahoma.

Respectfully Submitted

Lucy Christian
Interim Secretary

For Special Accommodations

Persons who require a special accommodation to participate in this meeting should contact Acting City Clerk, Charles Barnes: 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430 or email [Interim City Clerk, Lucy Christian](mailto:Ichristian@bixbyok.gov) (Ichristian@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.



City of Bixby City Council Work Session Meeting Minutes

Dawes Conference Room
113 W Dawes, Bixby, Oklahoma 74008
April 11th, 2022 at 5:00 P.M.

The Special Work Session agenda for the regularly scheduled meeting of the City of Bixby was posted on the bulletin board at City Hall, 116 W Needles Ave, Bixby Oklahoma on April 11th, 2022, on or before 5:00 p.m.

Mayor Guthrie called the meeting to order at 5:03 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
Jared Cottle, City Manager
Charles Barnes, Finance Dir.
Bea Aamodt, Public Works Dir.
John Wood, Parks Dir.
Joey Wiedel, Fire Chief
Marc Kutz, Asst. Fire Chief
Todd Blish, Police Chief
Justin Dowd, Asst. Engineer
Gwen Plante, Deputy City Clerk

Mayor Guthrie said item #1 on the Work Session agenda is:

Discussion on Presentation and discussion on 111 Cabaniss Renovations.

Presented by Jared Cottle

Mayor Guthrie said item #2 on the Work Session agenda is:

Presentation and discussion on Parks Department Capital Improvement projects.

Presented by John Wood

Mayor Guthrie said item #3 on the Work Session agenda is:

Presentation and discussion on Code Enforcement Policies and Procedures.

Presented by Todd Blish

Discussion continued.

No action was taken.

The adjournment was called at 5:55 p.m.

Mayor

Attest

City Clerk

City of Bixby City Council Meeting Minutes

City Hall Municipal Building
116 W. Needles Ave., Bixby, OK 74008
April 11, 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 April 8th, 2022 on or before 5:00 p.m.

Mayor Guthrie called the meeting to order at 6:03 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
Jared Cottle, City Manager
Bea Aamodt, Public Works Dir.
Charles Barnes, Finance Dir.
Todd Blish, Police Chief
Joey Wiedel, Fire 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:

- a) Minutes for the Work Session meeting dated 03/28/22.
- b) Minutes for the City Council meeting dated 03/28/22.

- c) Discuss and/or approve the Proclamation for the National Telecommunicators Week 2022.
- d) Discuss and/or approve purchase to Digi Surveillance Systems in the amount \$13,013.00, for replacement of current jail camera system. State Contract pricing.
- e) Request to approve repair and/or maintenance of recently purchased ambulances not to exceed \$16,215.77 to MHC Truck Leasing, funding from General Operating Budget.
- f) Approve purchase for Four (4) shade fabric replacements for Bentley Playground Shade Structures from USA Shade and Fabric Structures in the amount not to exceed \$12,000.00. Buy Board Contract Pricing.
- g) Discuss and/or take action on Funding Agreement with the Oklahoma Department of Transportation for the construction of the 126th & Memorial TrafficSignal.
- h) Discuss and/or take action on Construction Funding Agreement with the Oklahoma Department of Transportation for the Memorial Synchronization Project from the Creek Turnpike to 171st Street.
- i) Discuss and/or approve Change Order Request #6 for STP 121st and Mingo Intersection Improvement Project.
- j) Discuss and/or take action on purchasing new plows for the street department; total \$16,848.40.
- k) Discuss and/or approve purchase order of \$8,301.37 to recondition hydraulic hammer for the Street Department.
- l) Consider and take action on a Resolution and Encroachment Agreement between the City and Michael E. and Jessica N. David, regarding the encroachment of a single-family residence into a utility easement. Location: Lot Four (4), Block Three (3), The Enclave at Legacy, 19023 S. 91st Ct. E., Bixby, Oklahoma, 74133.

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 stated that item “l” would be corrected and brought back before council at a later date. Councilor Blair asked to pull items, “e”, “f”, “g”, “h”, “i” and “j” for further explanation.

Discussion continued.

Mayor Guthrie asked for a motion on the Consent Agenda for items “a-k”. 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 Agenda is:

Request to approve a contract with Canfield Jenkins & Associates, LLC, to provide an emergency response analysis, strategic planning, workforce development, efficiency management and service delivery to the City of Bixby, not to exceed \$25,000.

Presented by Joey Wiedel

Mayor Guthrie asked for a motion on item #1. 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 #2 on the Regular Agenda is:

Acceptance of the FY-2021 Audit prepared by CBEW Professional Group, LLP, Certified Public Accountants.

Presented by Charles Barnes

Mayor Guthrie asked for a motion on item #2. 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 #3 on the Regular Agenda is:

Request authorization to purchase three (3) new F-550 Type-1 ambulances manufactured by Horton Emergency Vehicles totaling \$997,947.00.

Presented by Joey Wiedel

Discussion continued.

Speakers Greg Snyder 14712 S 52nd Bixby, Oklahoma.

Mayor Guthrie asked for a motion on item #3. 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 #4 on the Regular Agenda is:

Request authorization to purchase five (5) Physio-Control LIFEPAK 15 units and applicable service agreements totaling \$109,950.00.

Presented by Joey Wiedel

Mayor Guthrie asked for a motion on item #4. 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 #5 on the Regular Agenda is:

Request authorization to purchase of five (5) patient stretchers, loaders, and stair chairs totaling and applicable service agreements totaling \$359,729.60.

Presented by Joey Wiedel

Discussion continued.

Mayor Guthrie asked for a motion on item #5. 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 #6 on the Regular Agenda is:

Motion to enter into Executive Session:

- a) Discussion on negotiations and/or purchase for certain real property at 7 E Dawes along with 109, 116, and 118 N. Armstrong, owned by Bixby Public Schools: Oklahoma Open Meeting Act, Title 25 Oklahoma Statutes, Section 307.B.3.
- b) Discussion on negotiations and/or purchase of certain real property or execution of a Development Agreement 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 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.

Mayor Guthrie asked for a motion to enter into executive session at 7:17 p.m. Councilor Girard made a motion to enter into executive session, 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 #7 on the Regular Agenda is:

Motion to exit Executive Session and reconvene in open session.

Mayor Guthrie stated no action was taken during executive session and asked for a motion on item #7 to exit executive session at 8:02 p.m. Vice Mayor Blair made a motion to exit executive session, 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 #8 on the Regular Agenda is:

Consider and/or take action, if necessary, on the purchase of real estate at 7 E Dawes along with 109, 116, and 118 N. Armstrong, owned by Bixby Public Schools.

Presented by Mayor Guthrie

Mayor Guthrie asked for a motion on item #8. Mayor Guthrie made a motion to accept and to direct City Attorney and City Manager to execute an agreement with Bixby Public Schools, seconded by Councilor Founds. The vote was taken with the following results:

Carried 5-0

Ayes: Guthrie, Founds, Revelis, Girard, Blair

Nays: None

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

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

Presented by Mayor Guthrie

Mayor Guthrie asked for a motion on item #9. Mayor Guthrie made a motion to allow City Attorney and City Manager to execute a development agreement for the property at 101 E Dawes, seconded by Councilor Founds. The vote was taken with the following results:

Carried 4-0-1

Ayes: Guthrie, Founds, Revelis, Blair

Nays: None

Abstain: Girard

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

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

Presented by Mayor Guthrie

Mayor Guthrie asked for a motion on item #10. 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

City Manager's Report

Project update 121st Mingo – sign up for Nixle updates due to traffic changes.

Paving – CIRP South have started, sign up for Nixle updates for updated information and locations.

Joey Wiedel updated Council on the Fire Department Training, and progress. Bixby currently has two (2) Paramedics, four (4) advanced E.M.Ts and six (6) advanced E.M.Ts that will complete mid may. Bixby will have a new Fire Academy and EMT Academy partnering with Tulsa Technology, held in twice a year with the Fall training beginning September 2022. Chief Wiedel congratulated Mitchell Moore, he is the first Bixby Fire fighter that has completed all of his paramedic credentialing. Mitchell is now able to provide life support to the citizens of Bixby, congratulations to him in scoring the highest of all paramedics in the training on the paramedic protocols.

Upcoming Events, Bryan Toney announced that Free Landfill days is coming up on Saturday April 22nd and April 23 for Bixby residents.

Good Friday is Friday April 15th and City offices will be closed.

Class 2022 Graduation parade is May 8th parade with leave from the 9th grade center up to Mingo and back to 9th grade center.

April 23rd Gamblers Crit beginning at 9:00 a.m. – several different events for kids and adults. There will also be food trucks and other activities going on.

Food Trucks for Kids, April 21st 4:00 – 10:00 p.m. fundraiser for the Bixby Outreach Center summer meal program to ensure children in the community receive breakfast, lunch and snacks throughout the summer months. There will be live music, lawn games and other activities.

BBQ and Blues, May 5th, 6th and 7, benefiting the Rotary Club of Bixby. There will be live music, vendors, inflatables and much more. There is still open spaces in the kids contest visit fire station 1 or 2 to sign up.

Fishing Derby, May 14th 7:30 a.m. - 12:30 p.m. at Lake Bixhoma free to participate. There will be free hot dogs, drinks and t-shirts. Ages 2-18 years of age. There will be a 1st, 2nd and 3rd place prizes awarded for each age group for the largest fish.

Vice Mayor Blair stated the ODOT Trash-off is April 16th from 10:00 – noon at Washington Irving Park, gloves, trash bags, and t-shirts will be provided.

New Business

There being no new business

Recess the Regular Meeting at 7:15 p.m.

Reopen the Regular Meeting at 7:16 p.m.

Adjournment was called at 8:04 p.m.

Mayor

City Clerk

Bixby Public Works Authority Meeting

Board of Trustees
Municipal Building
116 W. Needles Ave., Bixby, OK 74008

April 11, 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 April 8, 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
Jared Cottle, City Manager
Bea Aamodt, Public Works Dir.
Charles Barnes, Finance Dir.
Todd Blish, Police Chief
Joey Wiedel, Fire 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 03/28/22.
- b) Discuss and/or approve purchasing one 3500 HD Silverado with Redding dump bed for the Public Works Department Water Division from Mark Allen Chevrolet; total \$66,900.

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 7:16 p.m.

Mayor

City Clerk

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Consider and/or take action on denial of claim from Oklahoma Municipal Assurance Group (OMAG) to Heath Hanoch.

INITIATOR: Charles Barnes

STAFF INFO. SOURCE Charles Barnes

BACKGROUND: OMAG has completed their investigation regarding the claim filed by Heath Hanoch.

EXHIBITS: Letters from OMAG.

KEY ISSUE: To deny the claim.

COUNCIL ACTION: Deny

RECOMMENDATION: Deny the claim

ITEM NO: Consent

MEETING DATE: 4/25/2022

MEETING: City



April 15, 2022

City of Bixby
Attn: Charles Barnes
P.O. Box 70
Bixby, Oklahoma 74008-0070

RE: Member : City of Bixby
Claimant : Heath Hanoch
Date of Loss : February 2, 2022
Claim No. : 211007-1-HW

Dear Mr. Barnes:

We have completed our investigation regarding the above referenced claim. It is our recommendation to the City of Bixby that this claim be denied. We find no liability on the City of Bixby's part regarding this incident.

Under the Governmental Tort Claims Act, 51 Okla. Sec. 157(A), this claim will be deemed denied ninety (90) days after it was received by the City of Bixby. 51 Okla. Stat. Sec. 157 (B) requires any lawsuit under the Act to be commenced within one hundred eighty (180) days after denial of the claim.

Thus to begin the 180-day statute of limitations prior to 6/14/2022, you must deny this claim in writing before 6/14/2022. For the 180-day period to start running, the claimant **must be notified at the address on the claim within five (5) days of the denial**. To document compliance with the Act, we recommend that you send notice of denial of this claim by certified mail.

Please advise us as soon as possible of any official action taken by you on denial of this claim.

Sincerely,

Hailey Whitmarsh,
Claims Adjuster



3650 S. Boulevard • Edmond, OK 73013 • omag.org
405.657.1400 • 800.234.9461 • FAX 405.657.1401

April 15, 2022

Mr. Heath Hanoch
10919 S. 91st East Court
Tulsa, Oklahoma 74133

RE: Member : City of Bixby
 Claimant : Heath Hanoch
 Date of Loss : February 2, 2022
 Claim No. : 211007-1-HW

Dear Mr. Hanoch:

As the adjuster for the Oklahoma Municipal Assurance Group, the insurer for the City of Bixby, I am recommending denial of this claim and find no liability on the City of Bixby's part for this claim.

Our investigation determined that your damages were not caused by the actions of the city. Based on this information we are recommending denial of this claim to the City of Bixby.

Sincerely,

A handwritten signature in black ink, appearing to read "Hailey Whitmarsh", is written over a horizontal line.

Hailey Whitmarsh,
Claims Adjuster

cc: City of Bixby

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Discuss and/or take action on adopting FY2024 Urbanized Area Surface Transportation Program Project Resolution and authorizing Application for FY2024 STP Program Funds for the Posey Creek Trail at Harvard.

INITIATOR: Justin Dowd, Engineering

STAFF INFORMATION SOURCE: Justin Dowd, Engineering

BACKGROUND: Each year, Surface Transportation funds are made available from the FHWA through ODOT. INCOG provides the selection criteria/process for distribution of funds in the Tulsa Metro area. Project funding includes a minimum 80-20 federal versus local funding match.

Previous STP projects awards for the City of Bixby include signaling the intersections at 126th & Memorial, 146th & Memorial, 111th & Mingo, 121st & Mingo, and 131st and Mingo.

The Trail at Posey Creek is a good candidate to secure STP Funds because it can be connected to the INCOG GO Plan Regional Trail System in the future.

The local match (25% of the total project funding) is provided by the City in order to obtain 75% Federal funding.

The local match would be \$143,302.50 towards the FY24 application.

EXHIBITS: Resolution

KEY ISSUE: Resolution

COUNCIL ACTION: Adopt Resolution and approve Application for project noted.

RECOMMENDATION: Approval.

ITEM NO: _____

MEETING DATE: 04-25-2022

MEETING: City Council

ATTACHMENT A

Resolution to Request Programming of Tulsa Urbanized Area Surface Transportation Funds

WHEREAS Surface Transportation Program Urbanized Area funds have been made available for transportation improvements within the Tulsa Transportation Management Area; and

WHEREAS, The City of Bixby has selected a project described as follows:
Trail system connecting Bixby West Elementary to Pine Valley, Harvard Ponds, and
Springtree subdivisions; the trail will connect to existing sidewalks at both ends.
_____ ; and

WHEREAS the selected project is consistent with the local comprehensive plan, including applicable Major Street and Highway Plan Element, and the Regional Transportation Plan; and

WHEREAS the engineer's preliminary estimate of cost is \$ 573,210, and Federal participation under terms of the Surface Transportation Block Grant Program Urbanized Area funds are hereby requested for funding of 75 percent of the project cost; and

WHEREAS the City of Bixby proposes to use Local funds for the balance of the project costs; and

WHEREAS the City of Bixby agrees to provide for satisfactory maintenance after completion, and to furnish the necessary right-of-way clear and unobstructed; and

WHEREAS, the City of Bixby has required matching funds available and further agrees to deposit with the Oklahoma Department of Transportation said matching funds within the time frame as required by the ODOT.

NOW, THEREFORE, BE IT RESOLVED: That the Indian Nations Council of Governments is hereby requested to program this project into the Transportation Improvement Program for the Tulsa Transportation Management Area, should the project be selected for funding; and

BE IT FURTHER RESOLVED: That upon inclusion in the Transportation Improvement Program, the Oklahoma Transportation Commission is hereby requested to concur in the programming and selection of this project and to submit the same to the Federal Highway Administration for its approval.

ATTEST:

(Chief Elected Official or local governing body)

(Clerk/Secretary/Attorney)

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Discuss and/or take action on adopting FY2024 Urbanized Area Surface Transportation Program Project Resolution and authorizing Application for FY2024 STP Program Funds for a Roundabout at 131st & Garnett.

INITIATOR: Justin Dowd, Engineering

STAFF INFORMATION SOURCE: Justin Dowd, Engineering

BACKGROUND: Each year, Surface Transportation funds are made available from the FHWA through ODOT. INCOG provides the selection criteria/process for distribution of funds in the Tulsa Metro area. Project funding includes a minimum 80-20 federal versus local funding match.

Previous STP projects awards for the City of Bixby include signaling the intersections at 126th & Memorial, 146th & Memorial, 111th & Mingo, 121st & Mingo, and 131st and Mingo.

The Roundabout at 131st & Garnett is a good candidate to secure STP Funds because it complements improvements installed by Tulsa County at the Bixby NE Elementary, and further help congestion of this intersection during peak pickup and drop-off traffic.

The local match (25% of the total project funding) is provided by the City in order to obtain 75% Federal funding.

The local match would be \$344,131.08 towards the FY24 application.

EXHIBITS: Resolution

KEY ISSUE: Resolution

COUNCIL ACTION: Adopt Resolution and approve Application for project noted.

RECOMMENDATION: Approval.

ITEM NO: _____

MEETING DATE: 04-25-2022

MEETING: City Council

ATTACHMENT A

Resolution to Request Programming of Tulsa Urbanized Area Surface Transportation Funds

WHEREAS Surface Transportation Program Urbanized Area funds have been made available for transportation improvements within the Tulsa Transportation Management Area; and

WHEREAS, The City of Bixby has selected a project described as follows: Installation of a roundabout at the intersection of 131st and Garnett, which will complement the turn lane installed by Tulsa County for ingress and egress at Bixby NE Elementary, and will further help with congestion of this intersection during peak pickup and dropoff traffic; and

WHEREAS the selected project is consistent with the local comprehensive plan, including applicable Major Street and Highway Plan Element, and the Regional Transportation Plan; and

WHEREAS the engineer's preliminary estimate of cost is \$1,032,393.21, and Federal participation under terms of the Surface Transportation Block Grant Program Urbanized Area funds are hereby requested for funding of 75 percent of the project cost; and

WHEREAS the City of Bixby proposes to use Local funds for the balance of the project costs; and

WHEREAS the City of Bixby agrees to provide for satisfactory maintenance after completion, and to furnish the necessary right-of-way clear and unobstructed; and

WHEREAS, the City of Bixby has required matching funds available and further agrees to deposit with the Oklahoma Department of Transportation said matching funds within the time frame as required by the ODOT.

NOW, THEREFORE, BE IT RESOLVED: That the Indian Nations Council of Governments is hereby requested to program this project into the Transportation Improvement Program for the Tulsa Transportation Management Area, should the project be selected for funding; and

BE IT FURTHER RESOLVED: That upon inclusion in the Transportation Improvement Program, the Oklahoma Transportation Commission is hereby requested to concur in the programming and selection of this project and to submit the same to the Federal Highway Administration for its approval.

ATTEST:

(Chief Elected Official or local governing body)

(Clerk/Secretary/Attorney)

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Accept the infrastructure at Conrad Village (Phase 2 – Blks 8-15) Development, located at S 161st between Memorial & Sheridan, into the City's infrastructure.

INITIATOR: Bea Aamodt

STAFF INFORMATION SOURCE: Jon Brown

BACKGROUND: Conrad Village Phase 2 is located on S 161st between Memorial & Sheridan. The infrastructure has been completed. The punch list items have been addressed.

Owner: Bixby Village, LLC.

Final Inspection- 03/29/2022

Public infrastructure:

Water distribution –

1. 1,280 LF 6" C900 DR14 PVC
2. 4,242 LF 8" C900 DR14 PVC

Sanitary Sewer –

1. 4,295 LF 8" SDR26 PVC
2. 2,194 LF 12" SDR26 PVC

Storm Sewer –

1. 52 LF 24" RCP
2. 218 LF 18" RCP
3. 228 LF 15" RCP
4. 274 LF 36" HPP
5. 170 LF 30" HPP
6. 2,096 LF 24" HPP
7. 350 LF 18" HPP
8. 321 LF 15" HPP

Streets – All streets and appurtenances

EXHIBITS: None

KEY ISSUE: City Infrastructure

COUNCIL ACTION: Approve

RECOMMENDATION: Approve

ITEM NO: _____

MEETING DATE: 04-25-2022
MEETING: Council

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Accept the infrastructure at The Bungalows at Willow Creek (Phase 3b – Blks 11-13) Development, located at S 131st & Mingo, into the City's infrastructure.

INITIATOR: Bea Aamodt

STAFF INFORMATION SOURCE: Jon Brown

BACKGROUND: The Bungalows at Willow (Phase 3) is located on S 131st & Mingo. The infrastructure has been completed. The punch list items have been addressed.

Owner: Willow Creek Development, LLC.

Final Inspection- 03/31/2022

Public infrastructure:

Water distribution –

1. 3,790 LF 6" C900 DR14 PVC

Sanitary Sewer –

1. 1,781 LF 8" SDR26 PVC

Storm Sewer –

1. 328 LF 24" RCP
2. 432 LF 30" RCP
3. 168 LF 36" RCP

Streets – All streets and appurtenances

EXHIBITS: None

KEY ISSUE: City Infrastructure

COUNCIL ACTION: Approve

RECOMMENDATION: Approve

ITEM NO: _____

MEETING DATE: 04-25-2022

MEETING: Council

CONSENT AGENDA

ITEM: Approve, Washington Irving Picnic Pavilion roof replacements (2) with Davinci Faux Slate Roofing System. Precise had the lowest bid of \$25,470.00.

INITIATOR: John Wood

STAFF INFO: John Wood, Durham Chilcoat & Jerry Farrar (FOI)

BACKGROUND: Picnic Pavilion roofs on both pavilions needed to be replaced due to age. Precise had the lowest bid of \$25,470.00, SMS Enterprises bid was \$25,780.00, Rain Tech bid was \$30,180.00.

EXHIBITS: See attachments

KEY ISSUE: Pavilion roofs have holes in them.

COUNCIL ACTION: Approve/Deny

RECOMMENDATION: Approve

Consent Agenda

MEETING DATE 04/25/22

ESTIMATE



**City Of Bixby (Washington Irving
Park)**
13700 S Memorial Dr Bixby, OK 74008

Precise Roofing & Contracting

101 E Needles Ave
Bixby, Ok 74008

Phone: (918) 366-7663

Email: precisetulsa@gmail.com

Web: www.keepitprecise.com

Estimate # 002184
Date 01/27/2022
Business / Tax # 812521886

Description	Total
Replace Roof Framing: Canopy #1 & #2	\$8,600.00
-Replace Damaged Rafters/Joist (2ft centers) -Replace Headers -Replace Decking -Labor/Materials	
Davinci Faux Slate Roofing System:	\$16,870.00
-Canopy 1 & 2 -Install Complete Davinci Slate System -12" tile width -1/2" tile thickness -Can be installed at 6", 7", 7-1/2", and 8" exposure -Modeled from actual slate for natural, non-repeating beauty -Resistant to fading, rotting, cracking, and pests -Lifetime Limited Material Warranty -Tiles arrive at the job site bundled and pre-sorted -Match Closely to Existing Tile Roof on Site	
5 Year Craftsmanship Warranty:	\$0.00
-Warranty All Installation -Warranty Any Leaking	
Local/Licensed/Insured:	\$0.00
-Fully Insured -2 Million General Liability	

Subtotal	\$25,470.00
Total	\$25,470.00

"Our #1 Priority is our Valued Customers"







Damaged decking



Standing seam metal roofing system

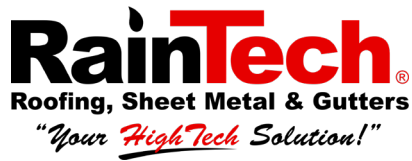
TERMS & CONDITIONS:

1. **ENTIRE AGREEMENT:** This contract is between the property owner identified on the reverse hereof ("Customer") and Precise Roofing and Contracting, LLC, an Oklahoma Limited Liability Company ("Contractor"). This contract, including the writing on the front hereof and these terms and conditions, represents the entire agreement between the parties, and there are no other promises or agreements not contained herein. Any representations, understandings or other communications not in this contract are agreed to be immaterial, are not binding upon either party, and do not survive the execution of this contract. Any changes or additions to this contract must be in writing and signed by both parties.
2. **CANCELLATION OF CONTRACT:** Customer shall have a right of rescission of this contract until midnight of the third day after the date of execution hereof which right shall be exercised by written notice to Contractor of Customer's election to rescind. This Contract is subject to approval by Contractor's management, which reserves the right to reject a contract for any reason. If Contractor shall not notify Customer of any such rejection within 72 hours after execution hereof, this contract shall be considered approved.
3. **ACCESS TO PREMISES:** Customer agrees to grant full access to the property for staging and execution of work including, but not limited to water and electricity.
4. **CONTRACTOR'S RIGHT TO SUPPLEMENT:** Contractor reserves the right to file with Customer's insurer for a supplemental claim if necessary, based upon any increase in cost of materials or labor between the time this contract was entered into and the time such labor and materials were supplied or installed, and any such supplemental amount allowed by the Insurance Company shall be paid over to Contractor the same as if such amount were included in the Total Contract amount from the beginning. Under no circumstances shall Customer be liable for such amounts unless approved and paid by the Insurance Company.
5. **OTHER REPAIRS NECESSARY:** Replacement of deteriorated decking, fascia boards, roof jacks, ventilators, flashing, metal edging or other materials, unless stated in this contract, is not included and will be charged extra on a time and material bases over and over the Total Contract amount.
6. **CONTRACTOR'S NON-LIABILITY:**
 - A. Contractor is not liable for any situations arising from improper preparation on Behalf of Customer.
 - B. Contractor is not responsible for any damaged gas or other utility lines or pipes that are not properly shielded or are placed within 3 inches of the roof decking or otherwise in violation of the Building Code, nor for any damage to the property that may result from a punctured gas or other utility line, and Customer agrees that he/she shall not seek to hold Contractor liable for any damages, injuries, or losses occasioned therefrom.
 - C. Contractor is not responsible for any loose or improperly fitted HVAC vents and shall not be liable for any such vents becoming loosened during or as a consequence of any roofing work performed by Contractor. Any such loosened or improperly fitted vent may result in the admission and buildup of carbon monoxide into the home. Contractor shall not be obligated to inspect any such HVAC equipment but shall be obligated only to advise Customer if Contractor learns of or observes any such improperly fitted HVAC vent.
 - D. Contractor shall not be liable to Customer for any incidental damage to Customer's landscaping, trees, or bushes around the home unless due to the Contractor's gross negligence. Contractor's responsibility shall be to use ordinary care in the removal of the existing roofing system from the roof and the property, and to vacuum or sweep the property for roofing nails or other discarded material.
7. **CUSTOMER'S PAYMENT OF INVOICE:** The Total Contract amount for work described under this contract shall be due upon receipt by Customer of insurance proceeds, but in no event later than 30 days after completion of such work by Contractor. Any coupons, discounts, allowances, or concessions of any nature whatsoever promised and provided to Customer, whether or not shown on this Contract, shall expire 30 days after the date of Contractor's Invoice and shall thereafter have no value if such Invoice shall not have then been paid in full by Customer.
8. **CASH DISCOUNT:** The Total Contract amount set out for work to be performed by Contractor,

and all other prices stated herein are the "cash discount price" and should be paid with cash only. If the Customer desires to pay any amount due hereunder with credit card, the cash discount will not apply

9. CONTRACTOR'S WARRANTY: Contractor's warranty provided herein is contingent upon Customer's full payment of the Invoice for work within Thirty (30) days of completion. The warranty begins to run from the date of completion of the work hereunder but shall not be in effect until this Contract has been paid in full by Customer. Contractor shall not be obligated to respond to warranty calls until this Contract has been paid in full and the Warranty has been issued to Customer.

City Of Bixby (Washington Irving Park)



Proposal

Date: 04/20/22

Job Contact: Durham Chilcoat

Job Location: 13700 South Memorial Drive
Bixby, Ok. 74008

SCOPE OF WORK FOR (2) GAZEBOs:

- Install 2"x10" headers to support rafters
- Install 2"x6" rafters on a 4/12 pitch
- Install new 4'x8' sheets of ½" CDX Plywood over wood truss roof frame
- Install hurricane ties for wind
- Install 1"x6" cedar fascia to perimeter of roof eave
- Install Polystick MTS Plus self-adhering underlayment over ½" Plywood
- DaVinci Bellaforte Composite Slate with 12" exposure installed over self-adhering underlayment
- Prefinished 24ga Clad Metal Fascia to perimeter of roof eaves
- Raintech 5-year workmanship warranty
- Lifetime limited warranty on DaVinci Composite Slate
- 20-year finish warranty on prefinished 24ga Materials

PRICE....\$30,180**

**Due to the volatility of material pricing. Above price is good for 30 days

EXCLUSIONS:

SALES TAX

DEMOLITION OF EXISTING ROOFING AND ROOF STRUCTURE

GUTTERS AND DOWNSPOUTS

PAINTING

ANYTHING NOT SPECIFICALLY MENTIONED IN ABOVE TEXT

SMS Enterprises

Jim Brun
3149 E 85th St.
Tulsa, Ok 74137
9188570937
developtulsa@yahoo.com

Estimate

Estimate No: 389
Date: 03/15/2022

For: City Of Bixby
DChilcoat@bixbyok.gov

Description	Amount
Roofing with Thomas to replace roofing on pavilion for city of Bixby.	\$12,890.00
Rebuild wood framing system as it was originally. Install decking, 3/4" plywood. Install synthetic underlayment. Install 12" DaVinci Composite Slate roofing	
Subtotal	\$12,890.00
TAX 0%	\$0.00
Total	\$12,890.00
Total	\$12,890.00

COSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Discuss and/or take action on Memorandum of Understanding with Bixby Public Schools regarding operations and maintenance of the proposed Performing Arts Center.

INITIATOR: Jared Cottle

STAFF INFORMATION SOURCE: Jared Cottle

BACKGROUND: In anticipation of the construction and operation of the proposed Performing Arts Center (PAC), BPS and City Staff prepared Memorandum of Understanding (MOU) regarding the operation of the PAC. The document has been adopted by the Bixby Public School Board and is being provided to the City Council for consideration.

EXHIBITS: BPS-City Memorandum of Understanding

KEY ISSUE: BPS-City Memorandum of Understanding on proposed Performing Arts Center

COUNCIL ACTION: Approve BPS-City Memorandum of Understanding on proposed Performing Arts Center

RECOMMENDATION: Approve BPS-City Memorandum of Understanding on proposed Performing Arts Center

ITEM NO: _____

MEETING DATE: 04-25-2022

MEETING: Council

MEMORANDUM OF UNDERSTANDING
BETWEEN
BIXBY PUBLIC SCHOOLS AND THE CITY OF BIXBY

This Memorandum of Understanding is entered into this ____ day of _____, 2022, by and between Bixby Public Schools (hereinafter "BPS") and the City of Bixby (hereinafter "City").

W I T N E S S E T H:

WHEREAS, Bixby Public Schools serves as the primary school system for the majority of children in the Bixby community. The district is committed to providing a comprehensive education to empower students with the academic, mental, and emotional skills and mindsets for success as citizens. Additionally, the district is committed to maintaining high quality facilities that are conducive to learning and the development of the whole child; and

WHEREAS, The City of Bixby is an Oklahoma Municipal Corporation and is charged to provide for more efficient, adequate and economical government and for the well-being of its citizens; and

WHEREAS, BPS and the City each allocate resources and provide programs which foster the development, growth and security of Bixby residents and the Bixby economy; and

WHEREAS, BPS and the City recognize that coordination and cooperation can facilitate a more focused and productive educational, cultural and economic development;

WHEREAS, BPS and the City recognize and agree that the construction of a new Performing Arts Center in the City of Bixby (hereinafter "the PAC") will promote the education and well-being of BPS students, Bixby citizens, revitalization of the City's downtown area, and the City's economic development; and

WHEREAS, BPS and the City desire to enter into this Memorandum of Understanding (hereinafter "MOU") to define their relationship and responsibilities with respect to the PAC Project.

NOW THEREFORE, BPS AND THE CITY OF BIXBY AGREE TO THIS MEMORANDUM OF UNDERSTANDING AS FOLLOWS:

A. A conceptual design of the PAC has been completed. A copy is attached hereto as Exhibit A. The Project will be defined by the final design, with the ultimate approval of the PAC by the City Council, with input from BPS. The City will prepare a funding plan outlining the resources and timing for the PAC. The funding plan will be approved by the City Council with input from BPS.

B. The City holds title to real properties associated with the PAC Project in Bixby.

C. The City will be responsible for the costs related to the purchase of land and the construction of the PAC. BPS will have no ownership interest in or be responsible for construction of the Project, other than providing advisory input to guide the general design process. Neither party shall have the power to direct staff, authorize any expenditure or create any policy or obligation of the other.

D. This MOU will be subject to the parties' acquisition and appropriation of all necessary funding, zoning or other land use approvals, confidentiality agreements, and other approvals and agreements contemplated herein. This MOU is not intended to create a binding agreement to undertake development of the PAC unless and until final forms of documents have been approved by the City Council and BPS Board of Education and executed and delivered by the parties.

E. Upon completion of the PAC, BPS and the City agree to work together on a shared use agreement. Key elements of this agreement will include rights for scheduling events, respective "black out" dates, custodial and/or maintenance expectations, and conflict resolution procedures.

F. This MOU shall be reviewed annually by both parties prior to July 1st of each subsequent year.

IN WITNESS WHEREOF, this Memorandum of Understanding is approved by the City Council of the City of Bixby, Oklahoma, and the BPS Board of Education in their respective capacities, and affixed hereto are signatures of their respective authorized officers.

BIXBY PUBLIC SCHOOLS

By: _____

Date

CITY OF BIXBY

By: _____

Date

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Consider and take action on a Resolution and Encroachment Agreement between the City and Michael E. and Jessica N. David, regarding the encroachment of a single-family residence into a utility easement. Location: Lot Four (4), Block Three (3), The Enclave at Legacy, 19023 S. 91st Ct. E., Bixby, Oklahoma, 74133.

INITIATOR: Jared Cottle

STAFF INFORMATION SOURCE: Jared Cottle

BACKGROUND: (See Resolution)

EXHIBITS: Resolution
Encroachment Agreement (to be provided at Council Meeting)

KEY ISSUE: Wall encroachment

COUNCIL ACTION: Approve Resolution and Encroachment Agreement

RECOMMENDATION: Approve Resolution and Encroachment Agreement

ITEM NO: _____

MEETING DATE: 04-25-2022

MEETING: Council

RESOLUTION No. 2022-7

PERMITTING ENCROACHMENT ON CITY PROPERTY

This resolution permitting encroachment upon city property agreement made and entered into on this 25th day of April, 2022.

WHEREAS, the City of Bixby, Oklahoma owns real property and an overland drainage generally abutting and serving a part of The Enclave at Legacy, a subdivision the City of Bixby, Tulsa County, State of Oklahoma, and more particularly, a part of Lot 4, Block 3, The Enclave at Legacy, a subdivision in the City of Bixby, Tulsa County, State of Oklahoma according to the recorded plat thereof; and,

WHEREAS, it has been determined that a masonry/brick wall constructed upon Lot 4, Block 3, encroaches into the City property drainage approximately six inches (6”) and such encroachment continues for minimal distance, less than 100 feet; and,

WHEREAS, permitting the encroachment will not adversely affect the intended use of the property nor will it adversely affect the interest of the City, or properties benefiting from the drainage way; and,

WHEREAS, the property owners of Lot 4, Block 3, The Enclave at Legacy, City of Bixby, Tulsa County, State of Oklahoma, have requested permission to encroach upon;

NOW, THEREFORE, IT IS RESOLVED AS FOLLOWS by the Bixby City Council as follows:

1. In exchange for permitting an encroachment of no more than six inches (6”) onto City property along the easterly boundary of the subject lot, the property owner agrees to maintain the entire easterly boundary line for a distance of five feet (5’) onto City property.
2. The property owner agrees to receive and convey all required storm water runoff, without restriction, from the subject property into the drainage property.
3. This agreement is perpetual in nature and shall be binding upon successors, executors, and assigns and subsequent owners of the subject property.
4. Due to the nature of this request and appropriate compliance no fees shall be imposed against the property owner.
5. The requested property encroachment is hereby permitted.

IT IS SO RESOLVED this 25th day of April, 2022 by the Bixby City Council.

CITY OF BIXBY, OKLAHOMA
A Municipal Corporation

By: _____
Brian Guthrie, Mayor

ATTEST:

City Clerk

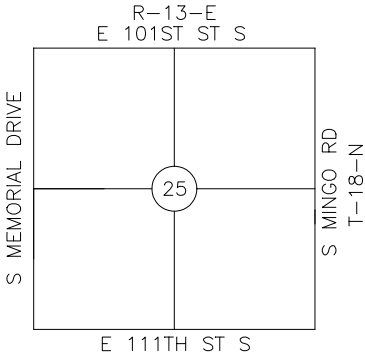
APPROVED:

Phil Frazier, City Attorney

BOUNDARY SURVEY

PREPARED FOR MIKE DAVID

BASIS OF BEARINGS:
PER RECORDED PLAT

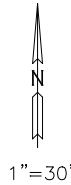


LOCATION MAP

COUNTY: TULSA

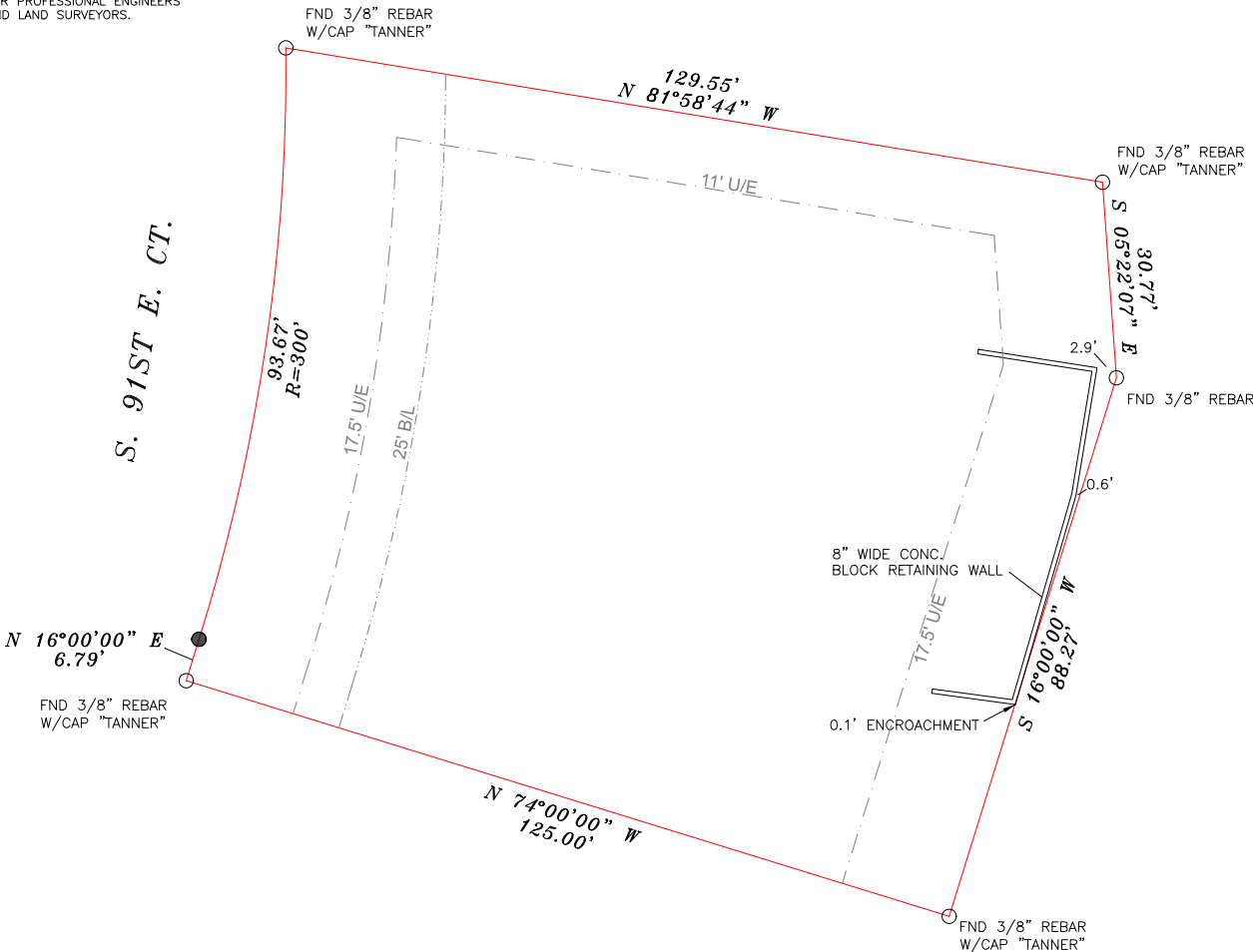
NOTE:

THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.



LEGEND

- = SET IRON PIN
W/ CAP LS1316
- ▲ = SET MAG NAIL
W/ SHINER LS1316
- = FOUND MONUMENT
- x— = FENCE
- B/L = BUILDING LINE
- U/E = UTILITY EASEMENT



LEGAL DESCRIPTION

Lot 4, Block 3, The Enclave at Legacy, a Subdivision in the City of Tulsa, Tulsa County, Oklahoma, according to the recorded plat #5692.

CERTIFICATE

I, DANIEL S. GOSS, A REGISTERED SURVEYOR BY THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THE ABOVE TRACT HAS BEEN SURVEYED UNDER MY DIRECT SUPERVISION. TO THE BEST OF MY KNOWLEDGE, THE ABOVE PLAT IS AN ACURATE REPRESENTATION OF SAID SURVEY. NO UNDERGROUND UTILITIES WERE LOCATED, AND THERE ARE NO BUILDING ENCROACHMENTS THEREON EXCEPT AS INDICATED, AND THAT NO EFFORT WAS MADE TO RESEARCH FOR ANY EASEMENTS AT THE COUNTY CLERK OR OTHER RECORDS OFFICE.

WITNESS MY HAND AND SEAL THIS 30 DAY OF MARCH, 2022

DANIEL S. GOSS P.L.S. NO. 1316, CA NO. 3932...exp 6/30/2022



D. GOSS & ASSOCIATES

12347 HEYWOOD HILL RD.
SAPULPA, OK 74066
PH. (918)371-0096 FAX (918)224-4530

Scale: 1"= 30' DATE: 3/31/2022

DAVID DRAWN BY: DG

JOB # 13872

SITE LAST VISTED: 3/28/2022

CITY OF BIXBY REGULAR MEETING AGENDA
APRIL 25, 2022 AT 6:00 P.M.
116 W. NEEDLES AVENUE, BIXBY, OK

1. CONSIDER, DISCUSS, AMEND, APPROVE, REJECT OR DEFER TO AWARD THE SALE OF THE \$43,000,000.00 CITY OF BIXBY GENERAL OBLIGATION BONDS, SERIES 2022A TO THE LOWEST BIDDER.
2. CONSIDER, DISCUSS, AMEND, APPROVE, REJECT OR DEFER AN ORDINANCE 2396 PROVIDING FOR THE ISSUANCE OF GENERAL OBLIGATION BONDS IN THE SUM OF FORTY THREE MILLION AND NO/100S DOLLARS (\$43,000,000.00) BY THE CITY OF BIXBY, OKLAHOMA AUTHORIZED AT AN ELECTION DULY CALLED AND HELD FOR SUCH PURPOSE; PRESCRIBING FORM OF BONDS; PROVIDING FOR REGISTRATION THEREOF; PROVIDING FOR A SYSTEM OF REGISTRATION FOR UNCERTIFICATED REGISTERED PUBLIC OBLIGATIONS; PROVIDING LEVY OF AN ANNUAL TAX FOR PAYMENT OF PRINCIPAL AND INTEREST ON THE SAME; FIXING OTHER DETAILS OF THE ISSUE; AND DECLARING AN EMERGENCY.

ORDINANCE NUMBER 2396

AN ORDINANCE PROVIDING FOR THE ISSUANCE OF GENERAL OBLIGATION BONDS IN THE SUM OF FORTY THREE MILLION AND NO/100S DOLLARS (\$43,000,000.00) BY THE CITY OF BIXBY, OKLAHOMA AUTHORIZED AT AN ELECTION DULY CALLED AND HELD FOR SUCH PURPOSE; PRESCRIBING FORM OF BONDS; PROVIDING FOR REGISTRATION THEREOF; PROVIDING FOR A SYSTEM OF REGISTRATION FOR UNCERTIFICATED REGISTERED PUBLIC OBLIGATIONS; PROVIDING LEVY OF AN ANNUAL TAX FOR PAYMENT OF PRINCIPAL AND INTEREST ON THE SAME; FIXING OTHER DETAILS OF THE ISSUE; AND DECLARING AN EMERGENCY.

WHEREAS, on the 8th day of February, 2022, pursuant to notice duly given, an election was held in the City of Bixby, State of Oklahoma, for the purpose of submitting to the registered, qualified electors of said City the question of the issuance of the bonds of said City in the following amounts:

\$43,000,000.00 of General Obligation Bonds by the City of Bixby, Oklahoma, to provide funds (either with or without state or federal aid) for the purpose of acquiring, purchasing, constructing, equipping, improving, extending and beautifying public parks and park lands, cultural and recreation facilities and acquire necessary lands therefor, all to be owned exclusively by said City, as authorized by Section 27, Article X of the Constitution and Statutes of the State of Oklahoma, and acts complementary, supplementary and enacted pursuant thereto; and

WHEREAS, as shown by the canvass of the returns by the County Election Board of Tulsa County, Oklahoma, at said February 8, 2022 election there were cast by the registered, qualified electors of said City:

On the question of the issuance of said public parks and recreation facilities bonds, 1,697 votes, of which 1,096 were in favor of and 601 were cast against the issuance of said bonds, and 0 were mutilated, spoiled or not voted ballots; and

WHEREAS, a lawful majority of the registered, qualified electors voting on such Proposition cast their ballots in favor of the issuance of all of said bonds and the issuance thereof has been duly authorized; and

WHEREAS, the City of Bixby, Oklahoma has not previously issued general obligation bonds for the above proposition.

WHEREAS, The Council of the City of Bixby, Oklahoma, pursuant to Title 62, Oklahoma Statutes 2021, Section 354, desires to issue at this time \$43,000,000.00 in General Obligation Bonds authorized at the February 8, 2022 election for the purpose of acquiring, purchasing, constructing, equipping, improving, extending and beautifying public parks and park lands, cultural and recreation facilities and acquire necessary lands therefor, all to be owned exclusively by said City.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BIXBY, OKLAHOMA:

SECTION 1. That there are hereby ordered and directed to be issued the bonds of said City, in accordance with the form as hereinafter set out, in the aggregate amount of Forty Three Million and No/100s Dollars (\$43,000,000.00), which Bonds shall be designated "General Obligation Bonds, Series 2022A" (the "Bonds"), shall be dated June 1, 2022, and shall become due and payable and shall bear interest from their date until paid as follows:

<u>Maturing June 1</u>	<u>Principal Amount</u>	<u>Interest Rate</u>
2024	\$1,790,000.00	_____ %
2025	\$1,790,000.00	_____ %
2026	\$1,790,000.00	_____ %
2027	\$1,790,000.00	_____ %
2028	\$1,790,000.00	_____ %
2029	\$1,790,000.00	_____ %
2030	\$1,790,000.00	_____ %
2031	\$1,790,000.00	_____ %
2032	\$1,790,000.00	_____ %
2033	\$1,790,000.00	_____ %
2034	\$1,790,000.00	_____ %
2035	\$1,790,000.00	_____ %
2036	\$1,790,000.00	_____ %
2037	\$1,790,000.00	_____ %
2038	\$1,790,000.00	_____ %
2039	\$1,790,000.00	_____ %
2040	\$1,790,000.00	_____ %
2041	\$1,790,000.00	_____ %
2042	\$1,790,000.00	_____ .%
2043	\$1,790,000.00	_____ %
2044	\$1,790,000.00	_____ %
2045	\$1,790,000.00	_____ %
2046	\$1,790,000.00	_____ %
2047	\$1,830,000.00	_____ %

Interest shall be payable semi-annually on the first day of June and December of each year, commencing on June 1, 2023. The Bonds are issuable as registered Bonds in denominations of \$5,000.00 or any whole multiple thereof.

The Bonds maturing in the years 2024 through 2032, inclusive, shall not be subject to redemption prior to maturity. The Bonds maturing in the years 2033 and thereafter shall be subject to redemption at the option of the City, in whole or in part, on any date, but upon thirty (30) days' notice, on or after June 1, 2032, at the principal amount thereof plus accrued interest to the date fixed for redemption.

Notice of any such redemption shall be sent by registered or certified mail not less than thirty (30) days nor more than sixty (60) days prior to the date fixed for redemption to the Registered Holder of each Bond to be redeemed at the address shown on the Registration Books of the City

maintained by the Registrar or at such other address as is furnished in writing by such Registered Holder to the Registrar. When so called for redemption, this Bond will cease to bear interest on the specified redemption date, provided funds for redemption are on deposit at the place of payment at that time, and shall not be deemed to be outstanding.

SECTION 2. That each of said Bonds and the endorsements and certificates thereon shall be in substantially the following form:

Unless this Bond is presented by an authorized representative of The Depository Trust Company to the Registrar for registration of transfer, exchange or payment and any bond issued is registered in the name of Cede & Co., or such other name as requested by an authorized representative of The Depository Trust Company and any payment is made to Cede & Co., ANY TRANSFER, PLEDGE OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL since the registered owner hereof, Cede & Co., has an interest herein.

No. _____	UNITED STATES OF AMERICA	\$ _____
	STATE OF OKLAHOMA	
	CITY OF BIXBY	
	General Obligation Bond, Series 2022A	
_____ %	Due June 1, _____	CUSIP No. _____

KNOW ALL MEN BY THESE PRESENTS:

That the City of Bixby, of Tulsa County, Oklahoma, hereby acknowledges itself indebted to and for value received, promises to pay the principal amount set forth above to the person named below:

CEDE & CO., INC.

or registered assigns, (hereinafter called the "Registered Holder"), for the bond number(s) set forth above, together with interest thereon at the rate specified hereon, from the date hereof until paid, payable semi-annually on the 1st day of June, and the 1st day of December, respectively, in each year, beginning June 1, 2023.

The principal of and interest on this Bond are payable in lawful money of the United States of America which, at the time of payment, shall be legal tender for the payment of public and private debts. Payments of interest hereon shall be paid by check of BOKF, National Association, Tulsa, Oklahoma (herein called the "Bank") payable to the order of the Registered Holder and mailed to the address shown in the Registered Holder on or before the date on which each such payment is due. Payment of principal of this Bond shall be payable only upon surrender of this Bond to the Bank.

THE FULL FAITH, CREDIT, AND RESOURCES of said City are hereby irrevocably pledged to the payment of this Bond.

THIS BOND is one of an issue of like date and tenor, except as to date of maturity, rate of interest, and denomination, totaling the principal sum of Forty Three Million and No/100s Dollars

(\$43,000,000.00) for the purpose of acquiring, purchasing, constructing, equipping, improving, extending and beautifying public parks and park lands, cultural and recreation facilities and acquire necessary lands therefor, all to be owned exclusively by said City; all as approved at an election held on February 8, 2022; all pursuant to Section 27, Article X of the Constitution and statutes of the State of Oklahoma, and acts complementary, supplementary, and enacted pursuant thereto.

The Bonds maturing in the years 2024 through 2032, inclusive, shall not be subject to redemption prior to maturity. The Bonds maturing in the years 2033 and thereafter shall be subject to redemption at the option of the City, in whole or in part, on any date, but upon thirty (30) days' notice, on or after June 1, 2032, at the principal amount thereof plus accrued interest to the date fixed for redemption.

Notice of any such redemption shall be sent by registered or certified mail not less than thirty (30) days nor more than sixty (60) days prior to the date fixed for redemption to the Registered Holder of each Bond to be redeemed at the address shown on the Registration Books of the City maintained by the Registrar or at such other address as is furnished in writing by such Registered Holder to the Registrar. When so called for redemption, this Bond will cease to bear interest on the specified redemption date, provided funds for redemption are on deposit at the place of payment at that time, and shall not be deemed to be outstanding.

No person shall be entitled to any right or benefit provided in this Bond unless the name of such person is registered by the Bank as the Registrar of the City on the Registration Record. This Bond shall be transferable only upon delivery of this Bond to the Registrar, duly endorsed or accompanied by a written instrument of transfer in form satisfactory to the Bank, duly executed by the Registered Holder hereof or his attorney duly authorized in writing, and such transfer registered on the Registration Record. The Registrar shall not be required to make such transfer after the fifteenth (15) day preceding any interest payment date (the "Record Date") until after said interest payment date. The name of the Registered Holder endorsed hereon shall be deemed the correct name of the owner of this Bond for all purposes whatsoever. The Registrar will keep the Registration Record open for registration of ownership of registered Bonds during its business hours. In the event of a change of Registrar for any reason, notice thereof shall be mailed, by registered or certified United States Mail, postage prepaid, to the Registered Holder at the address shown in the Registration Record, and such notice shall be effective on the date of mailing and sufficient as to all persons.

IT IS HEREBY CERTIFIED AND RECITED that all acts, conditions and things required to be done, precedent to and in the issuance of this Bond have been properly done, happened and been performed in regular and due form and time as required by law, and that the total indebtedness of said City, including this Bond, and the series of which it forms a part, does not exceed any constitutional or statutory limitation; and that due provision has been made for the collection of an annual tax sufficient to pay the interest on this Bond as it falls due and also to constitute a sinking fund for the payment of the principal hereof at maturity.

Mayor of the City of Bixby, Oklahoma

AUTHENTICATION CERTIFICATE

(ENDORSEMENT NO. 1)

Tulsa County Clerk
(Seal)

District Attorney
District Number 27

Wagoner County Clerk
(Seal)

FORM OF ASSIGNMENT

The following abbreviations, when used in the inscription on the face of this Bond, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN COM-- as tenants in common
TEN ENT-- as tenants by the entireties
JT TEN-- as joint tenants with the right of survivorship
and not as tenants in common

UNIF GIFT MIN ACT-- _____ Custodian for _____ under Uniform
(Cust) (Minor)
Gifts to Minors Act of Oklahoma

Additional abbreviations may also be used though not in above list.

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned hereby sells, assigns and transfers unto _____

(Please insert Social Security or Taxpayer identification number of assignee) _____

(Please Print or Typewrite Name and Address of Assignee)

the within Bond, and all rights thereunder, and hereby does irrevocably constitute and appoint _____ attorney to transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

Dates: _____

(Signature guaranty)

NOTICE: The signature to this assignment must correspond with the name as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatever.

Legal Opinion

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

WITNESS my hand the date above written.

(ENDORSEMENT NO. 3)

STATE OF OKLAHOMA
OFFICE OF THE ATTORNEY GENERAL
BOND DEPARTMENT
_____, 2022.

**Attorney General, Ex-Officio Bond
Commissioner of the State of Oklahoma**

SECTION 3. That each of said Bonds shall be signed by the Mayor and the corporate seal of the City affixed thereto and attested by the City Clerk of the City; that such officers be and hereby are authorized and directed to cause said Bonds to be prepared and to execute the same for and on behalf of the City, have the same registered by the Treasurer, endorsed by the District Attorneys and County Clerks and presented to the Attorney General, Ex-Officio Bond Commissioner, together with a certified transcript of all proceedings had in connection with their issue for his approval and endorsement; that thereafter said Bonds shall be delivered to the purchaser upon payment of the purchase price thereof, which shall not be less than par and accrued interest. The proceeds derived from the sale of said Bonds shall be placed in a special fund and used solely for the purposes set out in the Bond in Section 2 hereof.

SECTION 4. Whenever any registered Bond or Bonds shall be exchanged for another registered Bond or Bonds of different denomination, the Registrar shall cancel the Bond or Bonds surrendered in such exchange on the face thereof and on the Registration Record. If the supply of registered Bonds for making exchanges shall have been exhausted, the Registrar shall cause additional registered Bonds to be prepared, at the expense of the City. The City covenants that upon request of the Registrar, its appropriate officers promptly will execute such additional registered Bonds on behalf of the City.

SECTION 5. The Registrar for all registered Bonds issued pursuant to this Ordinance shall be BOKF, National Association, Tulsa, Oklahoma, which shall maintain a Registration Record for the purpose of registering the name and address of the Registered Holder of each registered Bond. The Registrar will keep the Registration Record open for registrations during its business hours. In the event of a change of Registrar, notice thereof shall be mailed, registered or certified United State Mail, postage prepaid, to the Registered Holder of each registered Bond. The name and address of the Registered Holder as the same appear on the Registration Record shall be conclusive evidence to all persons and for all purposes whatsoever and no person other than the Registered Holder shown on the Registration Record shall be entitled to any right or benefit in relation to the Bond so registered; provided, that the foregoing shall not apply to any successor by operation of law of such Registered Holder. Registered Bonds shall be transferable only upon delivery of such Bonds to the Registrar, duly endorsed or accompanied by a written instrument of transfer in form satisfactory to the Registrar, executed by the Registered Holder thereof or his attorney duly authorized in writing, and such transfer registered on the Registration Record. If the Form of Assignment on such Bonds is exhausted, such Registered Bonds delivered to the Registrar for registration of transfer shall be canceled by the Registrar on the face thereof and the Registrar shall authenticate and deliver to the transferee Bonds in aggregate principal amount equal to the unpaid principal of the surrendered Bonds in new registered Bonds, in denominations of \$5,000.00 or any multiples thereof. The Registrar shall not be required to make such transfer after the fifteenth (15th) day preceding any interest payment date until after said latter date (the "Record Date").

SECTION 6. There is hereby created and established a system of registration for uncertificated registered public obligations with respect to the Bonds as provided in the Registered Public Obligations Act of Oklahoma, Title 62, Oklahoma Statutes 2021, Section 582(13)(b), whereby books shall be maintained on behalf of the City by The Depository Trust Company, New York, New York, for the purpose of registration of transfer of the uncertificated registered public obligations with respect to the Bonds which specify the persons entitled to the uncertificated registered public obligations with respect to the Bonds and the rights evidenced thereby and which provide that the transfer of the uncertificated registered public obligations with respect to the Bonds

and the rights evidenced thereby shall be registered upon such books, and the Mayor and City Clerk are hereby authorized and directed to execute such documents and instruments as may be required to implement the foregoing system of registration.

SECTION 7. That beginning with the year 2022, a continuing annual tax sufficient to pay the interest on said Bonds when due and for the purpose of providing a sinking fund with which to pay the principal of said Bonds when due shall be and is hereby ordered levied upon all taxable property in said City, in addition to all other taxes, said sinking fund to be designated "**GENERAL OBLIGATION BONDS, SERIES 2022A, SINKING FUND.**" Said Tax shall be and is hereby ordered certified, levied and extended upon the rolls and collected by the same officers, in the same manner and at the same time as the taxes for general purposes in each of said years are certified, levied, extended and collected; that all funds derived from said tax shall be placed in said sinking fund which, together with any interest collected on same, shall be irrevocably pledged to the payment of the interest on and principal of said Bonds when and as the same fall due.

SECTION 8. The City covenants and agrees that it shall at all times perform all acts and things necessary or appropriate under any valid provision of law to ensure that interest paid on the Bonds shall not be included in gross income of the owners thereof for Federal income tax purposes under the Internal Revenue Code of 1986, as amended.

SECTION 9. The City hereby covenants and agrees that it will comply with and carry out all of the provisions of the Continuing Disclosure Certificate. Notwithstanding any other provision of this Ordinance, failure of the City to comply with the Continuing Disclosure Certificate shall not be considered an event of default on the Bonds; however, any Bondholder may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the City to comply with its obligations under this Section. "Continuing Disclosure Certificate" shall mean that certain Continuing Disclosure Certificate executed by the Mayor and City Clerk of the City and dated the date of issuance and delivery of the Bonds, as originally executed and as it may be amended from time to time in accordance with the terms thereof.

SECTION 10. That by reason of the City of Bixby being without adequate public parks, park lands and cultural and recreation facilities, it is deemed and hereby declared necessary for the preservation of the public health, peace and welfare that this Ordinance shall become operative immediately; wherefore, an emergency is hereby declared to exist, and this Ordinance shall be in full force and effect immediately from and after its passage and approval.

ADOPTED AND APPROVED this 25th day of April, 2022.

ADOPTED AND APPROVED as an emergency measure this 25th day of April, 2022.

Mayor of the City of Bixby, Oklahoma

ATTEST:

City Clerk of the City of Bixby, Oklahoma

(SEAL)

APPROVED

**City Attorney of the City of Bixby,
Oklahoma**

I, the undersigned, the duly qualified and acting City Clerk of the City of Bixby, Oklahoma hereby certify that the foregoing is a true and complete copy of an Ordinance authorizing the issuance of general obligation bonds for the purpose therein set out adopted by the governing body of said City and Transcript of Proceedings of said governing body at a regular meeting thereof held on the date therein set out, insofar as the same relates to the introduction, reading and adoption thereof as the same appears of record in my office.

I hereby certify that a true and complete copy of the public notice and Agenda for said meeting, attached hereto as Exhibit "A", was posted in prominent public view at the Bixby Municipal Building, 116 W. Needles Avenue, Bixby, Oklahoma, twenty-four (24) hours prior to the date of the meeting therein described, excluding Saturdays, Sundays and legal holidays. I further certify that attached hereto as Exhibit "B" is a true, correct and complete copy of the schedule of regularly scheduled meetings of the City Council of the City for calendar year 2022 which was filed in the office of the City Clerk of Bixby, Oklahoma, in accordance with the Oklahoma Open Meeting Act.

WITNESS my hand and seal this 25th day of April, 2022.

City Clerk of the City of Bixby, Oklahoma

(SEAL)

THE CITY COUNCIL OF THE CITY OF BIXBY, STATE OF OKLAHOMA, MET IN REGULAR SESSION IN THE COUNCIL CHAMBERS AT THE BIXBY MUNICIPAL BUILDING, 116 W. NEEDLES AVENUE, IN SAID CITY ON THE 25TH DAY OF APRIL, 2022, AT 6:00 O'CLOCK P.M.

PRESENT:

ABSENT:

Written notice of the schedule of regular meetings of the City Council for calendar year 2022 having been given in writing to the City Clerk of Bixby, Oklahoma prior to December 15, 2021, and public notice having been posted in prominent public view at the Bixby Municipal Building, 116 W. Needles Avenue, Oklahoma, twenty-four (24) hours prior to this meeting, excluding Saturdays, Sundays and legal holidays, all in compliance with the Oklahoma Open Meeting Act.

(OTHER PROCEEDINGS)

THEREUPON, an Ordinance was introduced which was read in full by the Clerk and considered by sections. Upon motion by _____, seconded by _____ the Ordinance was finally passed with the following vote:

AYE:

NAY:

And upon motion of _____, seconded by _____, the question of the emergency was ruled upon separately and approved by the following vote.

AYE:

NAY:

THEREUPON, the Ordinance was signed by the Mayor, attested by the Clerk, sealed with the seal of said municipality and is as follows:

THE CITY COUNCIL OF THE CITY OF BIXBY, STATE OF OKLAHOMA, MET IN REGULAR SESSION IN THE COUNCIL CHAMBERS AT THE BIXBY MUNICIPAL BUILDING, 116 W. NEEDLES AVENUE, IN SAID CITY ON THE 25TH DAY OF APRIL, 2022, AT 6:00 O'CLOCK P.M.

PRESENT:

ABSENT:

Written notice of the schedule of regular meetings of the Council of the City for calendar year 2022 having been given in writing to the Clerk of the City prior to December 15, 2021 and public notice of this meeting having been posted in prominent public view at Bixby Municipal Building, 116 W. Needles Avenue, Bixby, Oklahoma, twenty-four (24) hours prior to this meeting, excluding Saturdays, Sundays and legal holidays, all in compliance with the Oklahoma Open Meeting Act.

(OTHER PROCEEDINGS)

It appearing that due and legal notice had been given that the City of Bixby, Oklahoma, would offer for sale on this date and at this hour and at this place its \$43,000,000.00 of General Obligation Bonds, Series 2022A, maturing \$1,790,000.00 in two years from their date and \$1,790,000.00 annually each year thereafter until paid, except that the last installment shall be for \$1,830,000.00, the governing body of the City proceeded to consider the bids received for the purchase of said Bonds. The following bids were received and considered by the governing body of the City:

<u>BIDDERS</u>	<u>TRUE</u> <u>INTEREST RATE BID</u>	<u>PREMIUM</u>
----------------	---	----------------

The governing body of the City required each bidder to submit with his bid a sum in cash or its equivalent equal to two percent of his bid, and after due consideration of all bids received by the governing body, a motion was made by _____ that the bonds were awarded, sold, and delivered to _____, upon fulfillment of the terms set out in said contract and bid for the purchase of said Bonds. Said motion was seconded by _____, and was adopted by the following vote:

AYE:

NAY:

ADOPTED this 25th day of April, 2022.

Mayor, City of Bixby, Oklahoma

ATTEST:

City Clerk, City of Bixby, Oklahoma

(SEAL)

APPROVED:

Attorney, City of Bixby, Oklahoma

I, the undersigned, the duly qualified and acting Clerk of the City of Bixby, Oklahoma hereby certify that the foregoing is a true and complete copy of the proceedings of the governing body of said City at the time bids were reviewed and considered for the sale of its general obligation bonds, taken at a regular meeting thereof duly held on the date therein set out, as the same appears of record in my office.

I further certify that attached hereto as Exhibit "A" is a true and complete copy of the agenda for said meeting which was posted in prominent public view at the Bixby Municipal Building, 116 W. Needles Avenue, in said municipality at least twenty-four (24) hours prior to the date of the meeting wherein said Resolution was adopted, excluding Saturdays, Sundays and legal holidays. I further certify that attached hereto as Exhibit "B" is a true and complete copy of the regular meeting notice for said meeting which was filed with the City Clerk of the City of Bixby, Oklahoma in accordance with the Oklahoma Open Meeting Act.

WITNESS my hand and seal this 25th day of April, 2022.

City Clerk, City of Bixby, Oklahoma

(SEAL)

REGULAR AGENDA ITEM COMMENTARY

ITEM TITLE: Consider and take action on Planned Unit Development BXPUD-22.03, Midland Addition Complex.

INITIATOR: Donna Crawford, Development Services

STAFF INFORMATION SOURCE: Donna Crawford, Development Services

BACKGROUND: This PUD submittal is in response to City acceptance of the Request for Proposal on the Midland Addition property at 151st and Cabaniss.

The applicant received unanimous approval by the Bixby Planning Commission on April 18, 2022 for the proposed Planned Unit Development, Midland Addition Complex.

The PUD illustrates compliance with the Council approved Request for Proposal and the Downtown Design Overlay.

EXHIBITS: City of Bixby Zoning Map
PUD Booklet dated April 8, 2022
Renderings of Building Facades

KEY ISSUE: Approve Planned Unit Development BXPUD-22.03

COUNCIL ACTION: Approve

RECOMMENDATION: Approval.

ITEM NO: _____

MEETING DATE: 4/25/2022

MEETING: City Council



City of Bixby
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008
(918) 366-4430

Staff Report

To: City of Bixby, City Council

From: Donna Crawford, Assistant City Planner

Date: Monday April 25, 2022

Name: Midland Addition Complex

RE: Planned Unit Development BXPUD-22.03

Location: Approximately 2.25-acre property located along Cabaniss Avenue, south of 151st Street, and north of Needles Avenue.

STR: Section 24, Township 17N, Range 13E

Applicant: CEC Corporation

Request:

Approval of the Planned Unit Development (BXPUD-22.03) with no change to the current zoning of (CH) Commercial High Density. The request for approval of this PUD is in response to City acceptance of the Request for Proposal.

Description:

The Midland Addition Complex plans to be a statement piece and will serve as the front door to Downtown Bixby. The goal is to not only draw people in, but to get them to stay with a walkable work, play, and live environment.

Midland Complex is a proposed mixed-use project. The PUD allows between 4 and 8 Class A commercial/retail space, a minimum of 100 apartments, and a public parking garage with a minimum of 300 stalls.

The proposed structure will be a (4) four-story building, initially approved by Council was a (3) three story building. Apartments, commercial retail and parking garage will occupy ground floor, the second floor will contain additional parking and apartments, the third floor will contain apartments and public outdoor space and the fourth floor will contain apartments.

Existing Zoning:

Commercial High Density (CH)

Abutting Zoning:

North	Industrial Light (IL), Commercial General (CG), Commercial High Density (CH)
South	Commercial High Density (CH)
East	Commercial High Density (CH), Industrial Light (IL)
West	Commercial General (CG)

Proposed Zoning:

No change to zoning, requesting supplemental zoning Planned Unit Development (PUD)

Legal Description:

Part of Lot(s) 1-9, Block 6, Midland Addition, also known as 116 East 151st Street, and 101 and 111 West McKennon Avenue, Bixby, Oklahoma

And

Lot(s) 1-6, and 18-28, Block 9, Midland Addition, also known as 100, 104, and 112 West McKennon Avenue and 125 West Needles Avenue, Bixby, Oklahoma

Comprehensive Plan:

The proposed PUD aligns with the Comprehensive Land Use map. The Comprehensive Land Use map indicates this location is a Mixed Use designation.

Multiple unrelated uses are permitted on a single lot, clustered together to create a dense, walkable, and active urban area. Multiple uses may be stacked vertically in a single structure, or horizontally in a well-planned fashion. The area is pedestrian-oriented and located at focal points.

Site Stats:

Acres: 2.25 +/-	Max Bldg Height: 4-stories or 55 ft
Ground Floor Apts. Retail, Parking Garage: 95,000 SF +/-	Second Floor Parking & Apts: 81,500 SF +/-
Third Floor Apts. & Public Outdoor Space: 85,500 SF	Fourth Floor Apts.: 51,000 SF +/-

Permitted Uses:

Use Unit 8	Multi-Family Dwelling
Use Unit 10	Off Street Parking Areas
Use Unit 11	Office and Studios
Use Unit 12	Entertainment /Eating Establishments *
Use Unit 13	Convenience Goods and Services
Use Unit 14	Shopping Goods and Services
Use Unit 19	Hotel, Motel and Recreation Facilities (Brewpub Use Only)**
Use Unit 20	Commercial Recreation, Intensive

* Other than Drive-Ins

** Eating and drinking establishment (restaurant) with a small brewery on the premise which produces beer, ale, or other malt beverage and the majority of beverage produced is consumed on the premises.

Utilities/Site Area:

Water: Existing 12” and 6” water lines

Sanitary Sewer: Existing City sanitary sewer

Storm Sewer: Existing storm sewer lines

Engineering Comments:

Not Available

Public Comments:

None received at time of writing

Staff Comments:

After discussing with the applicant confirming compliance with the approved Request for Proposal, Planning Commission voted unanimously to approve with staff recommendations and recommended for City Council review and/or approval.

Primary entrances to the apartments shall be through the parking garage, not a public sidewalk. Residential units are permitted on the ground floor.

Owners are required to submit parking information with each building permit and shall maintain an ongoing count of parking spaces and the allocation of parking spaces toward a particular use.

No sign permit shall be issued until a detailed site plan and landscape plan is submitted to and approved by the Bixby Planning Commission and City Council

Proposed landscaping shall follow the design standards and criteria that are established in City of Bixby Chapter 12 landscape requirements. Should the development not allow for these standards to be met, the Midland Complex project proposes the required number of trees be planted in city parks, per City guidance and approval, prior to occupancy.

Staff supports approval by the Planning Commission and recommendation for City Council review and approval.

Exhibits:

Exhibit A: City of Bixby Zoning Map

Exhibit B: PUD Booklet for Midland Addition Complex dated April 8, 2022

Exhibit C through I: Rendering of Building Facades



Exhibit A: City of Bixby Zoning Map

April 2022

**PLANNED UNIT DEVELOPMENT
STATEMENT FOR:**

Midland Addition Complex

BIXBY, OKLAHOMA

OWNER/DEVELOPER:

Iconik Bixby Apartments, LLC
ATTN: Leon Victor Whitmore III, Joel Thompson
Precision Equity
10125 S. Sheridan Road, Suite G
Tulsa, OK 74133
Telephone: (918) 340-7993
Email: info@precisionequity.com

PREPARED BY:

ANDY BLANKENSHIP, P.E.
CEC CORPORATION
4617 E. 91ST STREET SOUTH
TULSA, OK 74137
Telephone: (918) 900-6255
Email: andy.blankenship@connectcec.com



CITY OF BIXBY
DEVELOPMENT SERVICES

APR 08 2022
RECEIVED

April 2022

Midland Addition Complex Planned Unit Development

INTRODUCTION:

1. The Title of the Planned Unit Development:

MIDLAND ADDITION COMPLEX PLANNED UNIT DEVELOPMENT;

2. The Owner/Developer:

Iconik Bixby Apartments, LLC
ATTN: Leon Victor Whitmore III, Joel Thompson
Precision Equity
10125 S. Sheridan Road, Suite G
Tulsa, OK 74133

3. General Location of the Planned Unit Development:

An approximately 2.25-acre property located along Cabaniss Avenue, south of 151st Street, and north of Needles Avenue.

4. A brief description of the Planned Unit Development concept:

The Midland Addition Complex plans to be a statement piece and will serve as the front door to Downtown Bixby. The goal is to not only draw people in but get them to stay. We plan to provide Downtown Bixby with a walkable work, play, and live environment.

Midland Addition Complex is a proposed mixed-use facility. We are requesting approval of a Planned Unit Development to allow between 4 and 8 Class A commercial/retail space, a minimum of 100 apartments, and a public parking garage with minimum of 300 stalls. The property lies within the Downtown Overlay and Memorial Corridor Districts and will comply with their associated standards. The 2.25-acre tract is largely undeveloped land within the City of Bixby. Historically, the Bixby Police Department have used the south side of the property as a parking lot which is planned to be removed. An existing residential home is in the southwest corner and is planned to be removed.

The proposed structure will be a four-story building. Apartments, commercial retail and parking garage will occupy the ground floor (approximately 95,000 SF). The second floor will contain additional parking and apartments (approximately 81,500 SF). The third floor will contain apartments and public outdoor space (approximately 85,800 SF). The fourth floor will contain apartments (approximately 61,000 SF).

April 2022

The selected property is currently zoned CH "High Density Commercial". The CH District is designed to accommodate high intensity commercial and related uses in areas designated high intensity by the comprehensive plan. The proposed development is within the city limits, so all standards for building design will be met. The structure will have a zero lot line construction on all sides.

5. Legal Description:

Part of lots 1-9, Block 6, Midland Addition, Tulsa County, Oklahoma, also known as 116 East 151st Street, and 101 & 111 West McKennon Avenue, Bixby

And

Lots 1-6, and 18-28, Block 9, Midland Addition, Tulsa County, Oklahoma, also known as 100, 104 and 112 West McKennon Avenue and 125 West Needles Avenue, Bixby, Tulsa County, State of Oklahoma, according to the recorded plat thereof

6. The existing zoning:

The existing zoning is "CH" – High Density Commercial.

Attachments

- Exhibit A – Vicinity Map
- Exhibit B – Conceptual Site Plan
- Exhibit C – Current Zoning Map
- Exhibit D – Comprehensive Plan

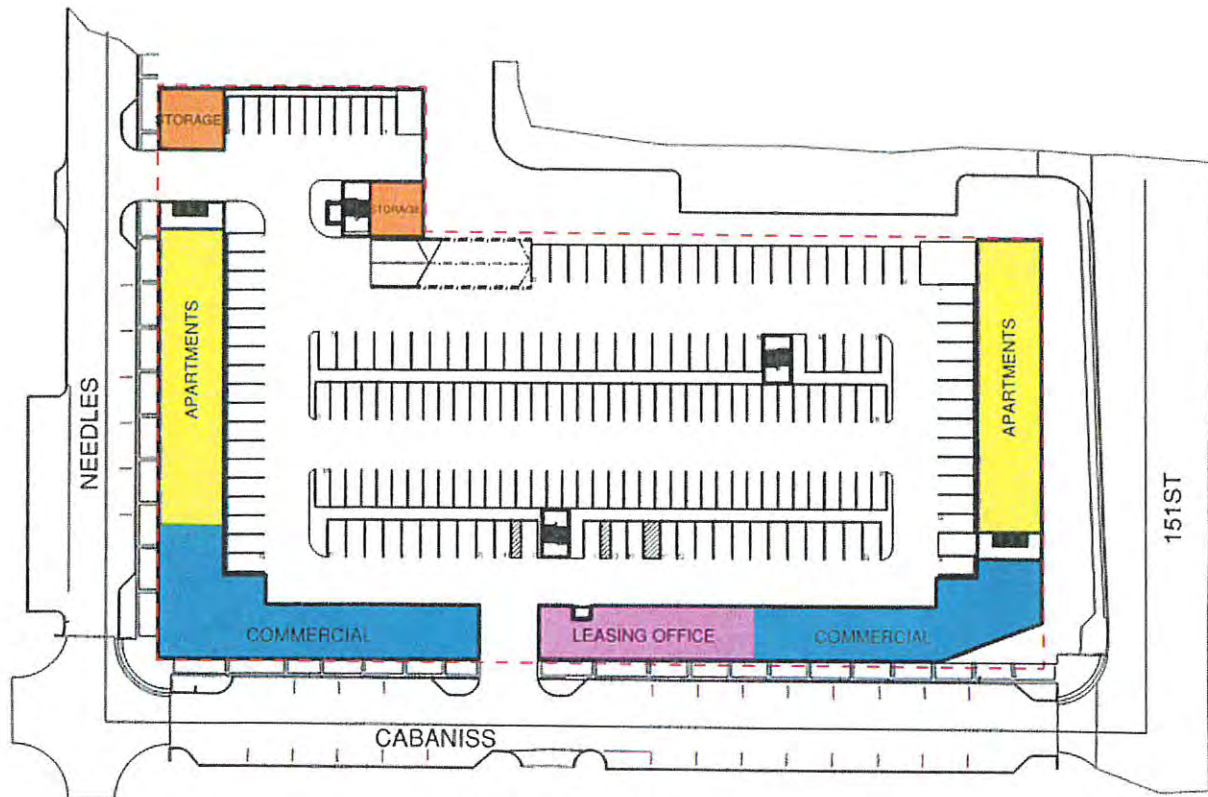
April 2022

EXHIBIT A
Vicinity Map



April 2022

EXHIBIT B
Conceptual Site Plan



CONCEPTUAL SITE PLAN

April 2022

EXHIBIT C

Current Zoning Map

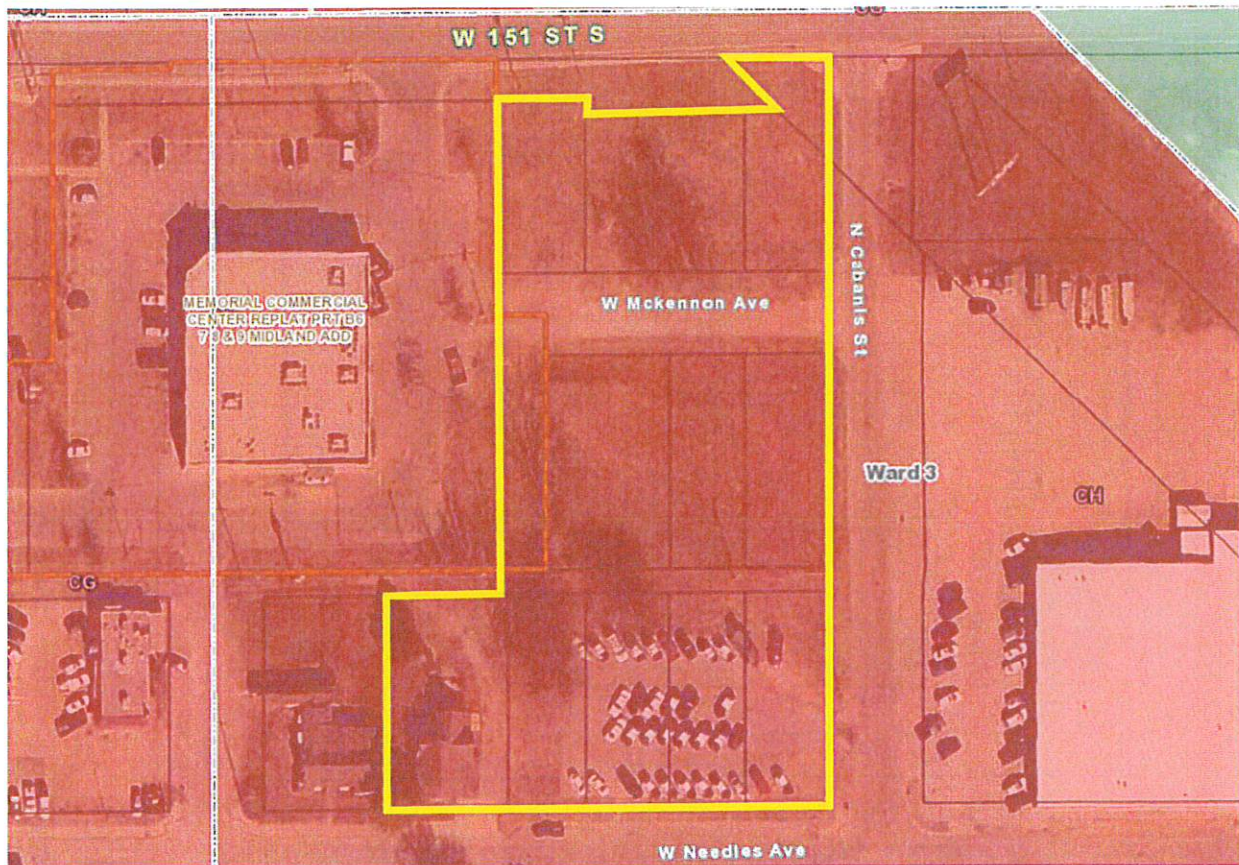


EXHIBIT D
Bixby Comprehensive Plan



Legend

Future Land Use

	Rural Agriculture (Unincorporated)
	Agricultural
	Rural Residential
	Low Density Residential
	Medium Density Residential
	Medium-High Density Residential
	High Density Residential
	Mixed Use
	Residential Manufactured Home Park

Density (du/ac.)

0 - 0.5
0 - 1
0 - 1.5
1.5 - 4
4 - 6
6 - 10
10 +
10 +
8

Future Land Use

	Neighborhood Commercial
	Commercial
	Industrial
	Public/Institutional
	Recreation and Open Space
	Flood District
	Water

	City Owned Parcels
	Bixby Fenceline
	Bixby City Limit
	County
	Highway
	Major Street
	Local Street
	Railroad

GENERAL PROVISIONS:

Midland Addition Complex – a mixed use development with Class A commercial/retail space, apartments, and parking garage. The proposed building on the Conceptual Site Plan is approximately 323,300 SF.

Gross Lot Area (Prior to right-of-way dedication): 97,812 SF (2.25 AC)

Net Lot Area (After right-of-way dedication): 97,812 SF (2.25 AC)

Zoning: CH

Permitted Uses: Uses permitted by right (including all uses customarily accessory thereto) within the CH district except any Sexually Oriented Business, (as defined by Zoning Code Section 11-7D-6) and medical marijuana dispensaries within Use Unit 13. "Stacking" of uses customarily found in a mixed-use development shall also be allowed.

- Use Unit 8: Multi-family dwelling
- Use Unit 10: Off street parking areas
- Use Unit 11: Offices and studios
- Use Unit 12: Entertainment establishments and eating establishments other than drive-ins
- Use Unit 13: Convenience goods and services
- Use Unit 14: Shopping goods and services
- Use Unit 19: Hotel, motel and recreation facilities (Brewpub Use Only)**
- Use Unit 20: Commercial recreation; intensive

****Brewpub:** An eating and drinking establishment (restaurant) with a small brewery on the premises which produces beer, ale, or other malt beverage, and where the majority of the beer, ale, or other malt beverage produced is consumed on the premises. On-site retail sales and/or wholesaling of produced beer, ale, or other malt beverage for off-site consumption is permitted, with appropriate State and City licenses. Annual production shall be limited to 3,000 barrels. Brewing waste and/or byproducts of the brewing process shall be removed from the property within 24 hours of completion of the brewing cycle.

*****Mixed-Use:** A pedestrian-friendly development that blends two or more residential, commercial, cultural, institutional, or entertainment uses into one space. Ground floor apartments are permitted within this use.

Minimum Building Setbacks: 0 feet

Maximum Building Height: 4 stories or 55 feet

Screening: No internal screening of differing uses within the boundaries of the PUD is required.

Operations Restrictions: Permitted uses shall have slight or no objectionable emission of odors produced by business operations.

1. Building Form Standards:

- a. The following deviations from the Downton Overlay District are allowed:
 - i. Primary entrances to the apartments shall be through the parking garage not a public sidewalk.
 - ii. Distance between entries is not applicable.
 - iii. Building length may be up to 450'-0" maximum.
 - iv. Residential units are permitted on the ground floor.
 - v. Ground floor heights shall be 11'-0" minimum for apartments.
 - vi. Ground floor heights shall be 14'-0" minimum for commercial spaces.

2. Façade:

- a. The following deviations from the Downtown Overlay District are allowed:
 - i. Variations in wall plane not less than 1'-0".
 - ii. Ground floor transparency shall be 55% of façade for exterior walls, except apartment exterior walls.
 - iii. Ground floor transparency shall be 10% of façade between 0'-0" and 11'-0" for apartment exterior walls.

3. Site Standards:

- a. The following deviations from the Downton Overlay District are allowed:
 - i. Rear setback 0'-0" minimum.

4. Screening:

- a. Service equipment (including HVAC equipment) and areas shall be screened so the visual impacts of these functions are fully contained and out of view from a person standing on the ground at the perimeter of the PUD boundary.
- b. Screening materials for solid waste collection and loading areas shall be six-foot tall privacy fence. Trash dumpsters shall have a door, which shall remain closed when not in use.

5. Parking:

- a. Required parking for a particular use may be located and maintained anywhere within the Property subject to each parking space being a maximum of 600 feet from any building entry.
- b. The Owner is required to submit parking information with each building permit and shall maintain an ongoing count of parking spaces and the allocation of parking spaces toward a particular use.
- c. Up to 80% of the parking spaces required for a brewpub (evening entertainment after 5:00 PM) may be provided and used jointly by offices and similar uses not normally open, used, or operated during evening hours if specifically approved by the Director of Development Services.
- d. The compact car allowance for the facility is 45%.

6. Lighting:

- a. All pole-mounted and building-mounted lighting shall be oriented to minimize light leaving the development. All lights shall face down and away from the boundary of the development.
- b. The mounting height of each pole fixture shall not exceed 20' as measured from the pavement to the light fixture.
- c. A maximum light level of 0.5 foot-candles (measured at three feet (3') above grade) shall be obtained at the perimeter of the PUD boundary. In conjunction with the detailed site plan and landscape plan review, a photometric study shall be submitted to and approved by the Bixby Planning Commission and City Council in accordance with the City of Bixby Zoning Code.

7. Signage:

- a. No sign shall exceed an illumination of seventy-foot candles (70 fc) as measured at a two-foot (2') distance from the source of the illumination. Illuminated signs shall not face a residential district. Electronic message signs are prohibited.
- b. Wall and canopy signs shall not exceed an aggregate display surface area of three (3) square feet per each linear foot of the building wall to which the sign or signs are affixed.
- c. No sign permit shall be issued until a detailed site plan and landscape plan is submitted to and approved by the Bixby Planning Commission and City Council in accordance with the City of Bixby Zoning Code.

8. Utilities:

Proposed public utility infrastructure design shall be submitted to and approved by the City Engineer and in accordance with the City of Bixby Engineering Design Criteria.

9. Topography and Existing Soils:

- a. Topographic Analysis – The elevation slopes from west to east.
- b. Slope Analysis – Slopes vary from 1.5% to 4%.
- c. Soil Analysis – Approximately 81% of the soils on site are Choska very fine sandy loam. The remaining soils are Latanier clay.
- d. Drainage Analysis – The project will comply with all City of Bixby drainage standards including providing on-site storm water detention. Drainage is generally from west to east. The entire project lies within a FEMA Zone X Flood Plain.

10. Drainage:

The redeveloped site will follow existing drainage patterns where possible. The final drainage and grading design shall be submitted to and approved by the City Engineer and in accordance with the City of Bixby Engineering Design Criteria.

11. Vehicular Access and Circulation:

- a. All private driveways and/or street connections shall be subject to the City Engineer curb cut permit approval for the proposed access points on North Cabaniss Avenue and East Needles Avenue, and the Fire Marshal's approval of locations, spacing, widths, and curb return radii.
- b. Delivery vehicles shall be limited to bobtail trucks only. No semi-trucks allowed.

12. Landscaping:

This site / building form does not allow for the development to meet the City of Bixby Chapter 12 landscape requirements for street yards. In lieu of providing this street yard with its landscape provisions, the Midland project proposes the following landscape options.

- a. Required number of trees for this development shall be planted in city parks, per city guidance and approval, prior to occupancy.
- b. Required number of trees for this development shall be planted in adjacent Spartan Entertainment Plaza, prior to occupancy.

April 2022

13. Detailed Site Plan and Landscape Plan Review:

No building permit shall be issued until a detailed site plan and landscape plan is submitted to and approved by the Bixby Planning Commission and City Council in accordance with the City of Bixby Zoning Code. Any standard requirements of the City of Bixby Fire Chief, Fire Marshal, City Engineer, City Planner and City Attorney shall be met as part of the PUD detailed site plan and landscape plan approval.

14. Anticipated Construction Schedule:

Construction is schedule to being Summer 2022 and be completed by Summer 2024.



North Facade
CJC Architects, Inc



Northwest Corner
CJC Architects, Inc



CJC Architects, Inc
East Parking Entrance





CJC Architects, Inc
South Facade





Published in the Tulsa World,
City of Tulsa, Tulsa County, Oklahoma _____, 2022

ORDINANCE NO. 2393

AN ORDINANCE AMENDING ORDINANCE NUMBER 272; APPROVING PLANNED UNIT DEVELOPMENT (BXPUD-22.03), A TRACT OF LAND, OF SECTION TWENTY-FOUR (24), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF., AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BIXBY, OKLAHOMA:

Section 1. That Ordinance No. 272 be and the same is now amended and the following described property, to-wit:

Midland Addition Complex Legal Description
Per Survey:

PART OF LOTS 1-9, BLOCK 6, MIDLAND ADDITION, TULSA COUNTY, OKLAHOMA, ALSO KNOWN AS 116 EAST 151ST STREET, AND 101 & 111 WEST MCKENNON AVENUE, BIXBY

AND

LOTS 1-6, AND 18-28, BLOCK 9, MIDLAND ADDITION, TULSA COUNTY, OKLAHOMA, ALSO KNOWN AS 100, 104 AND 112 WEST MCKENNON AVENUE AND 125 WEST NEEDLES AVENUE, BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

Approximately 2.25-acre property located along Cabaniss Avenue, south of 151st Street, and north of Needles Avenue having been submitted as a Planned Unit Development (PUD), BXPUD-22.03, for further development as a Planned Unit Development, be and the same is designated and supplementary rezoned as BXPUD-22.03.

Section 2. SEVERABILITY CLAUSE. If any section, sentence, clause or phrase of this ordinance or any part is for any reason found to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance or any part thereof.

Section 3. EMERGENCY CLAUSE. That because this Ordinance is essential to the proper and orderly growth of the City of Bixby, an Emergency is now declared to exist for the preservation

of the public peace, health and safety, by reason whereof second reading of this ordinance is waived and this Ordinance shall take effect and be in force immediately upon its passage.

APPROVED in an open meeting of the Bixby City Council and PASSED by an affirmative majority vote of the entire membership of the City Council, to-wit: ____-YES, ____-NO, ____-ABSTAINING, ____-ABSENT, on this 25th day of April 2022.

Mayor of the City of Bixby, Oklahoma

APPROVED as an Emergency Measure ruled upon separately and PASSED by an affirmative majority vote of at least four-fifths (4/5) of the entire membership of the Bixby City Council, to wit: ____-YES, ____-NO, ____-ABSTAINING, ____-ABSENT, on this 25th day of April 2022.

Mayor of the City of Bixby, Oklahoma

(Seal)
ATTEST:

City Clerk

APPROVED:

City Attorney

REGULAR AGENDA ITEM COMMENTARY

ITEM TITLE: Consider and take action on Planned Unit Development BXPUD-22.02, Spartan Plaza.

INITIATOR: Donna Crawford, Development Services

STAFF INFORMATION SOURCE: Donna Crawford, Development Services

BACKGROUND: This PUD submittal is in response to City acceptance of the Request for Proposal on the Midland Addition property at 151st and Cabaniss.

The applicant received unanimous approval by the Bixby Planning Commission on April 18, 2022 for the proposed Planned Unit Development, Spartan Plaza

The PUD illustrates compliance with the Council approved Request for Proposal and the Downtown Design Overlay.

EXHIBITS: City of Bixby Zoning Map
PUD Booklet dated April 8, 2022

KEY ISSUE: Approve Planned Unit Development BXPUD-22.02

COUNCIL ACTION: Approve

RECOMMENDATION: Approval.

ITEM NO: _____

MEETING DATE: 4/25/2022

MEETING: City Council



City of Bixby
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008
(918) 366-4430

Staff Report

To: City of Bixby, City Council

From: Donna Crawford, Assistant City Planner

Date: Monday April 25, 2022

Name: Spartan Entertainment Plaza

RE: Planned Unit Development BXPUD-22.02

Location: Approximately 1.60-acre property bounded by Cabaniss Avenue on the west, 151st Street to the north, Armstrong Street to the east, and Needles Avenue to the south

STR: Section 24, Township 17N, Range 13E

Applicant: CEC Corporation

Request:

Approval of the Planned Unit Development (BXPUD-22.02) with no change to the current zoning of Commercial High Density (CH) and Industrial Light (IL). The request for approval of this PUD is in response to City acceptance of the Request for Proposal.

Description:

A mixed use concept with the potential for hospitality, entertainment, family sporting amenities and museum or historical feature with opportunities for restaurants or eating establishments. The area is designed to maximize sales tax revenue by attracting reoccurring patrons to the Downtown River District.

Existing Zoning:

Commercial High Density (CH)
Industrial Light (IL)

Abutting Zoning:

North	Industrial Light (IL), Commercial General (CG), Industrial Medium Density (IM)
South	Commercial High Density (CH)
East	Commercial High Density (CH), Industrial Light (IL)
West	Commercial High Density (CH)

Proposed Zoning:

No change to zoning, requesting supplemental zoning Planned Unit Development (PUD)

Legal Description:

Part of Lot 15, Block 10, Midland Addition, according to the recorded plat.

Comprehensive Plan:

The proposed PUD aligns with the Comprehensive Land Use map. The Comprehensive Land Use map indicates this location to be a Mixed Use designation.

Multiple unrelated uses are permitted on a single lot, clustered together to create a dense, walkable, and active urban area. Multiple uses may be stacked vertically in a single structure, or horizontally in a well-planned fashion. The area is pedestrian-oriented and located at focal points.

Site Stats:

Acres: 1.60 +/-	Max Bldg Height: 26 ft
--------------------	---------------------------

Permitted Uses:

Use Unit 10	Off Street Parking Areas
Use Unit 11	Office and Studios
Use Unit 12	Entertainment /Eating Establishments *
Use Unit 13	Convenience Goods and Services
Use Unit 14	Shopping Goods and Services
Use Unit 19	Hotel, Motel and Recreation Facilities (Brewpub Use Only)**
Use Unit 20	Commercial Recreation, Intensive

* Other than Drive-Ins

** Eating and drinking establishment (restaurant) with a small brewery on the premise which produces beer, ale, or other malt beverage and the majority of beverage produced is consumed on the premises.

Utilities/Site Area:

Water : Existing 12” and 6” water lines

Sanitary Sewer : Existing City sanitary sewer

Storm Sewer : Existing storm sewer lines

Engineering Comments:

Not Available

Public Comments:

None received at time of writing

Staff Comments:

After discussing with the applicant and confirming compliance with the approved Request for Proposal, Planning Commission voted unanimously to approve with staff recommendations and recommended for City Council review and/or approval.

Proposed building form shall follow the design standards and criteria that are established within the Bixby Downtown Overlay Standards.

Permitted uses shall have a slight or no objectionable emission of odors produced by business operations.

Owners are required to submit parking information with each building permit and shall maintain an ongoing count of parking spaces and the allocation of parking spaces toward a particular use.

Proposed landscaping shall follow the design standards and criteria that are established in City of Bixby Chapter 12 landscape requirements. Should the development not allow for these standards to be met, the Spartan Entertainment Plaza project proposes the required number of trees be planted in city parks, per City guidance and approval, prior to occupancy.

Staff supports approval of the Planning Commission and recommendation for City Council review and approval.

Exhibits:

Exhibit A: City of Bixby Zoning Map

Exhibit B: PUD Booklet for Spartan Entertainment Plaza dated April 8, 2022



Exhibit 1: City of Bixby Zoning Map

April 2022

**PLANNED UNIT DEVELOPMENT
STATEMENT FOR:**

Spartan Entertainment Plaza

BIXBY, OKLAHOMA

OWNER/DEVELOPER:

**RDC Properties, LLC
ATTN: Josh McFarland
116 S. First Street
Jenks, OK 74037**

PREPARED BY:

**ANDY BLANKENSHIP, P.E.
CEC CORPORATION
4617 E. 91ST STREET SOUTH
TULSA, OK 74137
(918) 900-6255**



**CITY OF BIXBY
DEVELOPMENT SERVICES**

APR 08 2022

RECEIVED

April 2022

Spartan Entertainment Plaza Planned Unit Development

INTRODUCTION:

1. The Title of the Planned Unit Development:

SPARTAN ENTERTAINMENT PLAZA PLANNED UNIT DEVELOPMENT;

2. The Owner/Developer:

RDC Properties, LLC
ATTN: Josh McFarland
116 S. First Street
Jenks, OK, 74037

3. General Location of the Planned Unit Development:

An approximately 1.60-acre property bounded by Cabaniss Avenue on the west, 151st Street to the north, Armstrong Street to the east, and Needles Avenue to the south.

4. A brief description of the Planned Unit Development concept:

Located across the street from Bentley Baseball Park, this entertainment destination will provide family entertainment for athletes and their families as well as any guest entering the Downtown River District. This plaza is designed to maximize sales tax revenue by attracting reoccurring patrons to the District. Some examples of developments that could be incorporated into this space include:

- 18-hole putt putt course
- Batting cages
- Restaurants
- Hotel
- Museum

The selected property is currently zoned CH "High Density Commercial" and IL "Industrial Light District". The CH District is designed to accommodate high intensity commercial and related uses in areas designated high intensity by the comprehensive plan. The IL District is designed to provide areas suitable for manufacturing, wholesaling, warehousing and other industrial activities which have no objectionable environmental influences. The proposed development is within the city limits, so all standards for building design will be met. Historically, the property has been undeveloped with an abandoned building on the northeast corner. The building is planned to be removed as a part of this project.

April 2022

5. Legal Description:

Part of lot 15, Block 10, Midland Addition, Tulsa County, Oklahoma, State of Oklahoma, according to the recorded plat thereof.

6. The existing zoning:

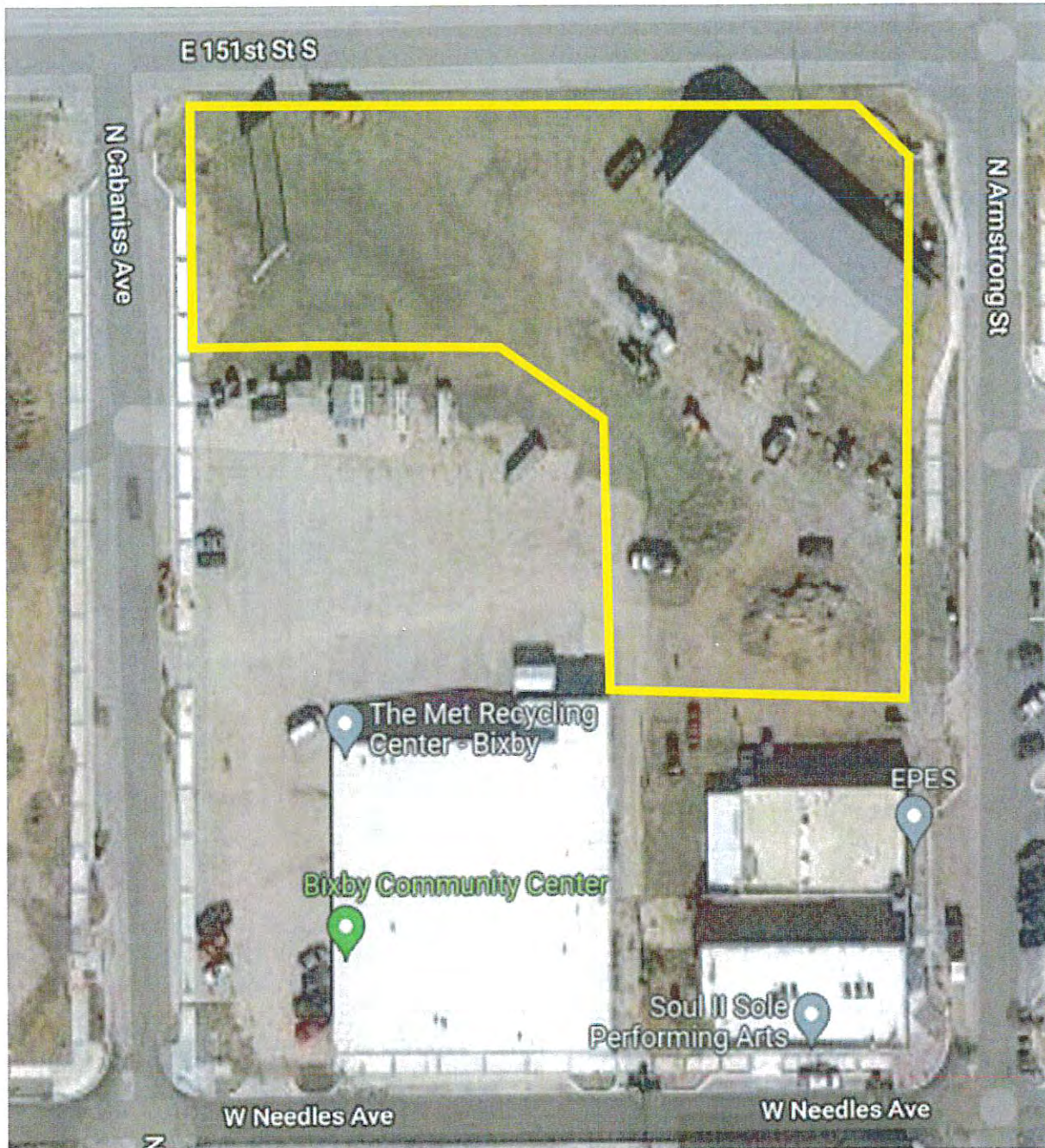
The existing zoning is "CH" – High Density Commercial and "IL" – Industrial Light District

Attachments

- Exhibit A – Vicinity Map
- Exhibit B – Current Zoning Map
- Exhibit C – Comprehensive Plan
- Exhibit D – Building Renderings

April 2022

EXHIBIT A
Vicinity Map



April 2022

EXHIBIT B
Current Zoning Map

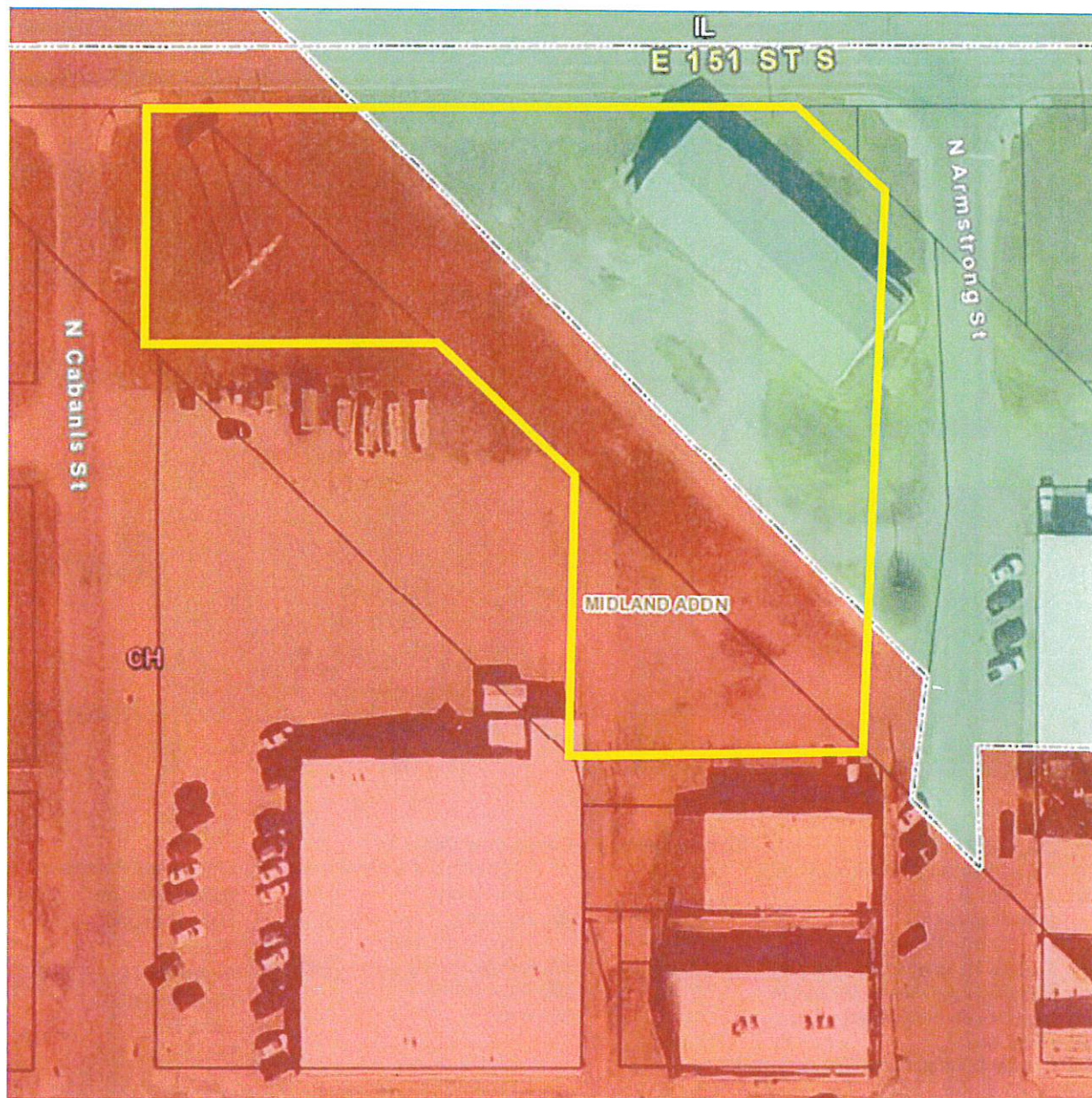
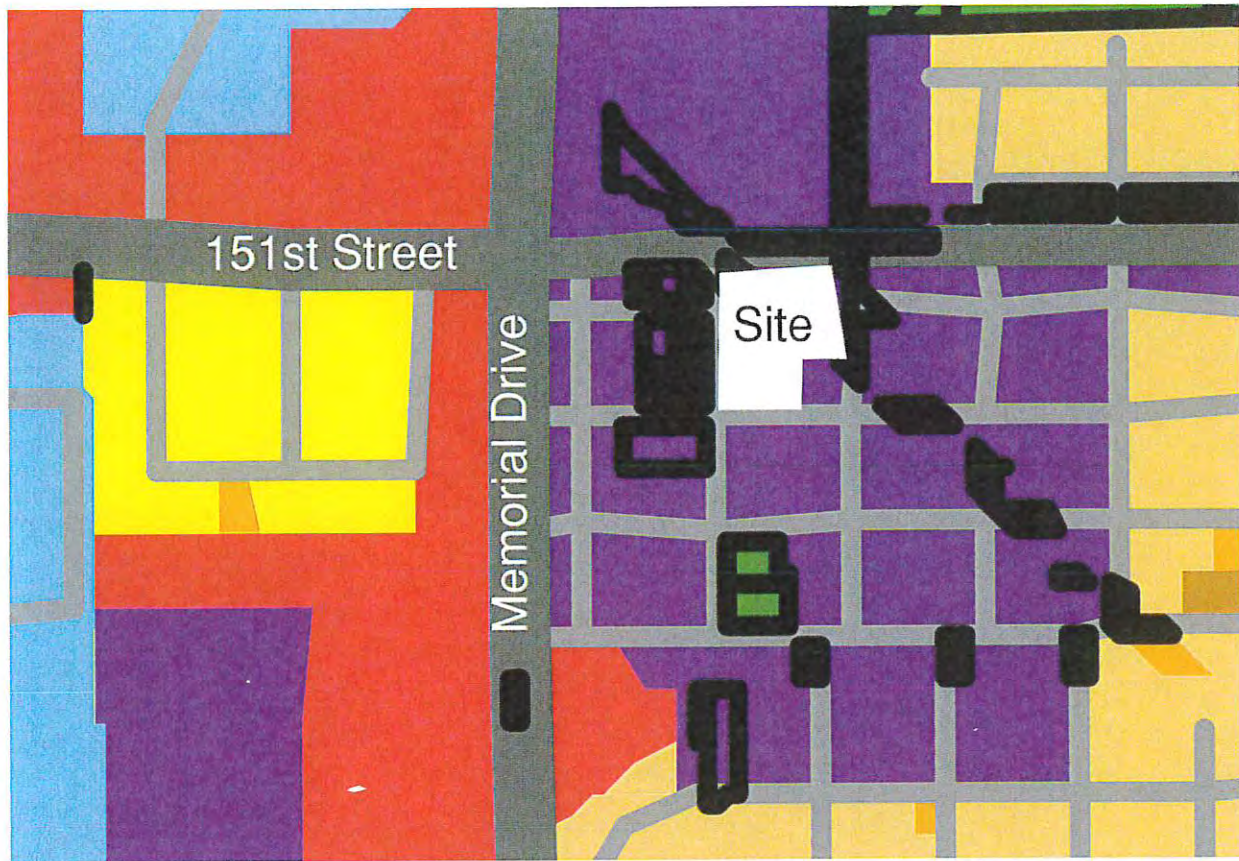


EXHIBIT C
Bixby Comprehensive Plan



Legend

Future Land Use

	Rural Agriculture (Unincorporated)
	Agricultural
	Rural Residential
	Low Density Residential
	Medium Density Residential
	Medium-High Density Residential
	High Density Residential
	Mixed Use
	Residential Manufactured Home Park

Density (du/ac.)

0 - 0.5
0 - 1
0 - 1.5
1.5 - 4
4 - 6
6 - 10
10 +
10 +
8

Future Land Use

	Neighborhood Commercial
	Commercial
	Industrial
	Public/Institutional
	Recreation and Open Space
	Flood District
	Water

	City Owned Parcels
	Bixby Fenceline
	Bixby City Limit
	County
	Highway
	Major Street
	Local Street
	Railroad

April 2022

EXHIBIT D
Building Renderings



GENERAL PROVISIONS:

Spartan Entertainment Plaza – The proposed building shown on the renderings is approximately 2,500 SF.

Gross Lot Area (Prior to right-of-way dedication): 69,783 SF 1.60 AC)

Net Lot Area (After right-of-way dedication): 69,783 SF (1.60 AC)

Zoning: CH, IL

Permitted Uses: Uses permitted by right (including all uses customarily accessory thereto) within the CH district except any Sexually Oriented Business, (as defined by Zoning Code Section 11-7D-6) and medical marijuana dispensaries within Use Unit 13. "Stacking" of uses customarily found in a mixed-use development shall also be allowed.

- Use Unit 10: Off street parking areas
- Use Unit 11: Offices and studios
- Use Unit 12: Entertainment establishments and eating establishments other than drive-ins
- Use Unit 13: Convenience goods and services
- Use Unit 14: Shopping goods and services
- Use Unit 19: Hotel, motel and recreation facilities (Brewpub Use Only)**
- Use Unit 20: Commercial recreation; intensive

****Brewpub:** An eating and drinking establishment (restaurant) with a small brewery on the premises which produces beer, ale, or other malt beverage, and where the majority of the beer, ale, or other malt beverage produced is consumed on the premises. On-site retail sales and/or wholesaling of produced beer, ale, or other malt beverage for off-site consumption is permitted, with appropriate State and City licenses. Annual production shall be limited to 3,000 barrels. Brewing waste and/or byproducts of the brewing process shall be removed from the property within 24 hours of completion of the brewing cycle.

Minimum Building Setbacks: 0 FT

Maximum Building Height: 26 FT

Screening: No internal screening of differing uses within the boundaries of the PUD is required.

Operations Restrictions: Permitted uses shall have slight or no objectionable emission of odors produced by business operations.

1. Building Form Standards:

Proposed building form shall follow the design standards and criteria that are established within the Bixby Downtown Design Overlay Standards (September 2020).

2. Site Standards:

- a. The following deviations from the Downton Overlay District are allowed:
 - i. Rear setback 0'-0" minimum.

3. Screening:

- a. Service equipment (including HVAC equipment) and areas shall be screened so the visual impacts of these functions are fully contained and out of view from a person standing on the ground at the perimeter of the PUD boundary.
- b. Screening materials for solid waste collection and loading areas shall be six-foot tall privacy fence. Trash dumpsters shall have a door, which shall remain closed when not in use.

4. Parking:

- a. Required parking for a particular use may be located and maintained anywhere within the Property subject to each parking space being a maximum of 600 feet from any building entry.
- b. The Owner is required to submit parking information with each building permit and shall maintain an ongoing count of parking spaces and the allocation of parking spaces toward a particular use.
- c. Up to 80% of the parking spaces required for a brewpub (evening entertainment after 5:00 PM) may be provided and used jointly by offices and similar uses not normally open, used, or operated during evening hours if specifically approved by the Director of Development Services.

5. Lighting:

- a. All pole-mounted and building-mounted lighting shall be oriented to minimize light leaving the development. All lights shall face down and away from the boundary of the development.
- b. The mounting height of each pole fixture shall not exceed 20' as measured from the pavement to the light fixture.
- c. A maximum light level of 0.5 foot-candles (measured at three feet (3') above grade) shall be obtained at the perimeter of the PUD boundary. In conjunction with the detailed site plan and landscape plan review, a photometric study shall be submitted

to and approved by the Bixby Planning Commission and City Council in accordance with the City of Bixby Zoning Code.

6. Signage:

- a. No sign shall exceed an illumination of seventy-foot candles (70 fc) as measured at a two-foot (2') distance from the source of the illumination. Illuminated signs shall not face a residential district. Electronic message signs are prohibited.
- b. Wall and canopy signs shall not exceed an aggregate display surface area of three (3) square feet per each linear foot of the building wall to which the sign or signs are affixed.
- c. No sign permit shall be issued until a detailed site plan and landscape plan is submitted to and approved by the Bixby Planning Commission and City Council in accordance with the City of Bixby Zoning Code.

7. Utilities:

Proposed public utility infrastructure design shall be submitted to and approved by the City Engineer and in accordance with the City of Bixby Engineering Design Criteria.

8. Topography and Existing Soils:

- a. Topographic Analysis – The elevation slopes from east to west.
- b. Slope Analysis – Slopes vary from 1.5% to 4%.
- c. Soil Analysis – Approximately 91% of the soils on site are Choska very fine sandy loam. The remaining soils on site are Latanier Clay.
- d. Drainage Analysis – The project will comply with all City of Bixby drainage standards including providing on-site storm water detention. Drainage is generally from east to west. The entire project lies within a FEMA Zone X Flood Plain.

9. Drainage:

The redeveloped site will follow existing drainage patterns where possible. The final drainage and grading design shall be submitted to and approved by the City Engineer and in accordance with the City of Bixby Engineering Design Criteria.

10. Vehicular Access and Circulation:

- a. All private driveways and/or street connections shall be subject to the City Engineer curb cut permit approval for the proposed access points on Armstrong Street and Cabaniss Avenue, and the Fire Marshal's approval of locations, spacing, widths, and curb return radii.

- b. Delivery vehicles shall be limited to bobtail trucks only. No semi-trucks allowed.

11. Landscaping:

Proposed landscaping shall follow the design standards and criteria that are established in City of Bixby Chapter 12 landscape requirements. Should the development not allow for these standards to be met, the Spartan Entertainment Plaza project proposes the following landscape option.

- a. Required number of trees for this development shall be planted in city parks, per city guidance and approval, prior to occupancy,

12. Detailed Site Plan and Landscape Plan Review:

No building permit shall be issued until a detailed site plan and landscape plan is submitted to and approved by the Bixby Planning Commission and City Council in accordance with the City of Bixby Zoning Code. Any standard requirements of the City of Bixby Fire Chief, Fire Marshal, City Engineer, City Planner and City Attorney shall be met as part of the PUD detailed site plan and landscape plan approval.

13. Anticipated Construction Schedule:

Construction is schedule to begin Summer 2022 and be completed by Summer 2024.

Published in the Tulsa World,
City of Tulsa, Tulsa County, Oklahoma _____, 2022

ORDINANCE NO. 2394

AN ORDINANCE AMENDING ORDINANCE NUMBER 272; APPROVING PLANNED UNIT DEVELOPMENT (BXPUD-22.02), A TRACT OF LAND, OF SECTION TWENTY-FOUR (24), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF., AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BIXBY, OKLAHOMA:

Section 1. That Ordinance No. 272 be and the same is now amended and the following described property, to-wit:

Per Tulsa County Assessor's Map:

Subdivision: UNPLATTED

Legal: PRT NW BEG 613.81E & 36.22SE NWC NW TH SE486.39 NELY 141.68 NWLY 134.85 NW87.03 W289.77 POB LESS BEG 969.81 & 65.35S NWC NW TH SE32.34 SELY134.85 SWLY141.68 NW TO PT ON NEC LT 15 BLK 10 MIDLAND ADDN N 275.65 POB SEC 24 17 13 1.168ACS

AND

PRT NW BEG 273.29NW & 138.42W NEC LT 15 BLK 10 MIDLAND ADDN TH N118.71 SE171.99 W144.98 TO POB SEC 24 17 13 0.225AC

AND

PRT NW BEG NEC LT 15 BLK 10 MIDLAND ADDN TH W138.43 N131.27 SE190.76 TO POB SEC 24 17 13 0.209 AC

SECTION: 24 TOWNSHIP: 17 RANGE: 13

Approximately 1.60-ACRE PROPERTY BOUNDED BY Cabaniss Avenue on the west, 151st Street to the north, Armstrong Street to the east, and Needles Avenue to the south, having been submitted as a Planned Unit Development (PUD), BXPUD-22.02, for further development as a Planned Unit Development, be and the same is designated and supplementary rezoned as BXPUD-22.02.

Section 2. SEVERABILITY CLAUSE. If any section, sentence, clause or phrase of this ordinance or any part is for any reason found to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance or any part thereof.

Section 3. EMERGENCY CLAUSE. That because this Ordinance is essential to the proper and orderly growth of the City of Bixby, an Emergency is now declared to exist for the preservation of the public peace, health and safety, by reason whereof second reading of this ordinance is waived and this Ordinance shall take effect and be in force immediately upon its passage.

APPROVED in an open meeting of the Bixby City Council and PASSED by an affirmative majority vote of the entire membership of the City Council, to-wit: ____-YES, ____-NO, ____-ABSTAINING, ____-ABSENT, on this 25th day of April 2022.

Mayor of the City of Bixby, Oklahoma

APPROVED as an Emergency Measure ruled upon separately and PASSED by an affirmative majority vote of at least four-fifths (4/5) of the entire membership of the Bixby City Council, to wit: ____-YES, ____-NO, ____-ABSTAINING, ____-ABSENT, on this 25th day of April 2022.

Mayor of the City of Bixby, Oklahoma

(Seal)
ATTEST:

City Clerk

APPROVED:

City Attorney

REGULAR AGENDA ITEM COMMENTARY

ITEM TITLE: Consider and take action on Final Plat BXPT-22.07 for approval of Byrnes Mini-Storage PUD-77.

INITIATOR: Donna Crawford, Development Services

STAFF INFORMATION SOURCE: Donna Crawford, Development Services

BACKGROUND:

Ordinance 2127, amending the Comprehensive Plan CPA-9, approving BZ365, Light Office and PUD-77 was recorded with Tulsa County Clerk on March 4, 2014,

City Council minutes dated March 24, 2014, consideration to close certain Utility Easements within Lot 1, Block 1, Boardwalk on Memorial, the minutes of the City Council meeting on March 24, 2014, reflect approval and Ordinance 2132 was filed March 28, 2014 with Tulsa County Clerk.

The Preliminary Plat was approved by Council on May 27, 2014.

EXHIBITS: Exhibit A: City of Bixby Zoning Map
Exhibit B: Final Plat with Deed of Dedication
Exhibit C: Byrnes Mini-Storage PUD booklet
Exhibit D: Ordinance 2127
Exhibit E: Ordinance 2132
Exhibit F: Excerpt from City Council Meeting May 27, 2014

KEY ISSUE: Approve Final Plat

COUNCIL ACTION: Approve

RECOMMENDATION: Approval.

ITEM NO: _____

MEETING DATE: 4/25/2022

MEETING: City Council



City of Bixby
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008
(918) 366-4430

Staff Report

To: City of Bixby, City Council
From: Donna Crawford, Assistant City Planner
Date: Monday, April 25, 2022
Name: Byrnes Mini-Storage PUD-77
RE: Byrnes Mini-Storage Final Plat BXPT-22.07
Planned Unit Development PUD-77
Location: 12355 South Memorial
STR: Section 1, Township 17N, Range 13E
Applicant: Select Design

Site Stats:

Acres: 3.46 +/-	Min. Lot Width: 170 ft
Number of Lots: 3	Number of Blocks: 1

Request:

Select Design/Ryan McCarty, is requesting Final Plat approval.

Existing Zoning; Use:

Office Light (OL); PUD-77

Abutting Zoning; Use:

North: (RM-3) Multi-Family; (OL) Office Light; PUD-81 & PUD-81B

West: (CS) Commercial Shopping; BXPUD-17.12

South: (RS-1) Residential; Single-Family Dwellings

East: (RS-1) Residential; Single-Family Dwellings



Exhibit A: City of Bixby Zoning Map

Staff Review

This application for approval of the Final Plat is “housekeeping”. During Title research for the sale of this property, it was discovered a Final Plat had not been filed with Tulsa County.

Ordinance 2127, was recorded with Tulsa County Clerk on March 4, 2014, amending the Comprehensive Plan CPA-9 and approving BZ365, Light Office and PUD-77.

Per City Council minutes dated March 24, 2014, consideration to close certain Utility Easements within Lot 1, Block 1, Boardwalk on Memorial, the minutes of the City Council meeting on March 24, 2014, reflect approval and Ordinance 2132 was filed March 28, 2014 with Tulsa County Clerk.

The Preliminary Plat was approved by Council on May 27, 2014.

Utilities/Site Area:

There is an existing 12” waterline that runs North/South along East side of South Memorial Drive. The water lines within the development are private.

Public Sanitary Sewer lines run East / West located south of the property. There is also an 8” line located east of the property running North / South.

Within the development, the stormwater flows to a dry stormwater detention facility.

Planning Review Comments:

Previously addressed

Engineering Review Comments:

Previously addressed

Public Comments:

No comments have been received at time of writing.

Staff Comments:

The Planning Commission meeting held April 18, 2022, discussion ensued regarding the timeline and approvals of the Comprehensive Plan Amendment, Rezoning including the supplemental zoning of the PUD and the City Council approval of the Preliminary Plat on May 27, 2014.

Planning Commission voted unanimously for approval of the Final Plat and for City Council to review and approve.

Attachments:

- Exhibit A: City of Bixby Zoning Map
- Exhibit B: Final Plat with Deed of Dedication
- Exhibit C: Byrnes Mini-Storage PUD booklet
- Exhibit D: Ordinance 2127
- Exhibit E: Ordinance 2132
- Exhibit F: Excerpt from City Council Meeting May 27, 2014

PLAT No.

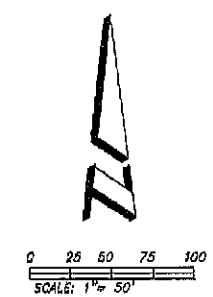
SURVEYOR:
TULSA LAND SURVEYING, LLC
1140 OSWEGO AVE
TULSA, OK 74112
PHONE: 918-770-6720
C.A. NO. 6038 EXP. 6-30-23
LICENSE NO. 1678

OWNER:
BOARDWALK SELF STORAGE, LLC
4612 E. 51ST ST. #100
TULSA, OK 74135
CONTACT: JARED JONES
PHONE: 918-809-0541
EMAIL: jjones@jonesltd.com

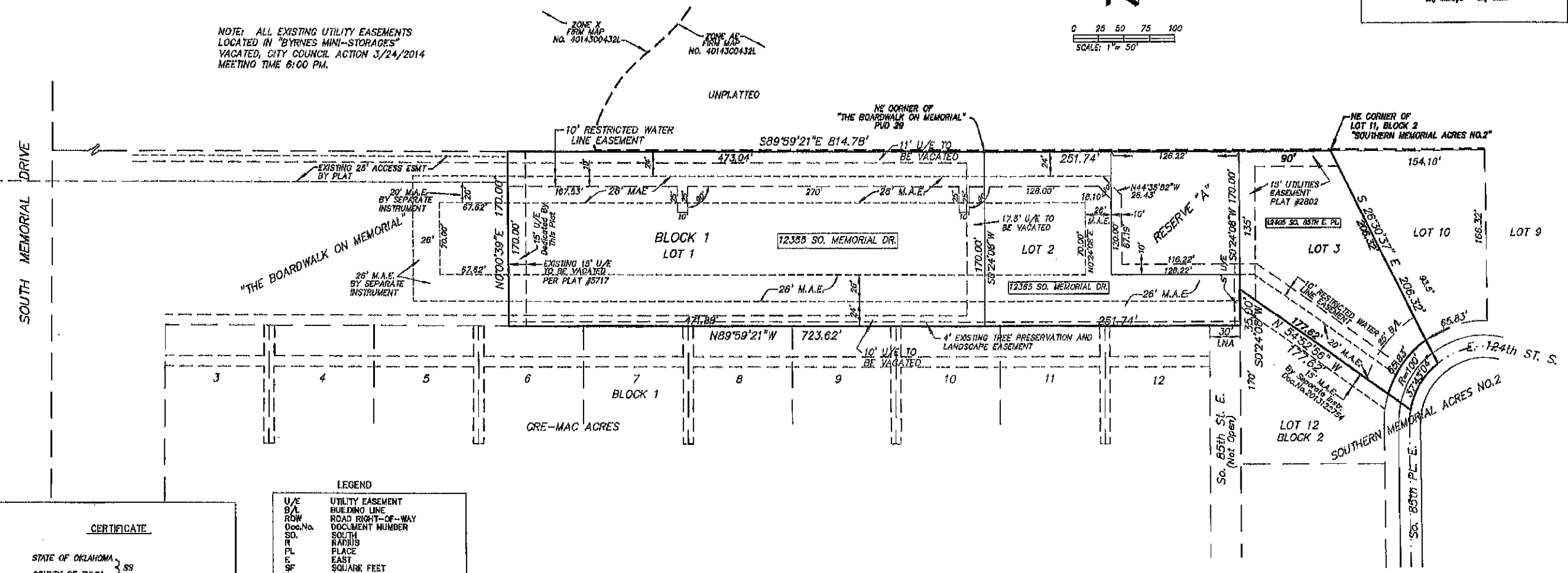
BYRNES MINI-STORAGES

AN ADDITION SITUATED IN THE NW/4 OF SECTION 1,
T-17-N, R-13-E OF THE INDIAN BASE AND MERIDIAN,
BEING A RE-PLAT OF A PORTION OF "THE BOARDWALK ON
MEMORIAL" AND "LOT 11, BLOCK 2, SOUTHERN MEMORIAL
ACRES NO.2", TO THE CITY OF BIXBY, TULSA COUNTY,
STATE OF OKLAHOMA.

NOTE: ALL EXISTING UTILITY EASEMENTS
LOCATED IN "BYRNES MINI-STORAGES"
VACATED, CITY COUNCIL ACTION 3/24/2014
MEETING TIME 6:00 PM.



**FINAL PLAT
CERTIFICATE OF APPROVAL**
I hereby certify that this plat was approved
by the City Council of the City of Bixby
on April 11, 2023.
By: _____
Mayor - Wes Meyer
This approval is valid if the above signature
is not endorsed by the City Manager or
City Clerk.
By: _____
City Manager - City Clerk



CERTIFICATE
STATE OF OKLAHOMA } ss
COUNTY OF TULSA }
I, Michael Mills, Tulsa County Clerk, in and
for the County and State of Oklahoma above
named, do hereby certify that the foregoing is
a true and correct copy of a file instrument
now on file in my office.
Dated this _____ day of _____
Michael Mills, Tulsa County Clerk
Deputy

LEGEND	
U/E	UTILITY EASEMENT
B/L	BUILDING LINE
ROW	ROAD RIGHT-OF-WAY
Doc.No.	DOCUMENT NUMBER
SO.	SOUTH
R	RADIUS
PL	PLACE
E	EAST
SP	SQUARE FEET
AC	ACRE
W	WEST
DR.	DRIVE
NE	NORTHEAST
PUD	PLANNED UNIT DEVELOPMENT
NO.	NUMBER
M.A.E.	MUTUAL ACCESS EASEMENT
LNA	LIMITS OF NO ACCESS

*Addresses shown on this plat were accurate
at the time this plat was filed. Addresses
are subject to change and should never be
relied on in place of legal descriptions.

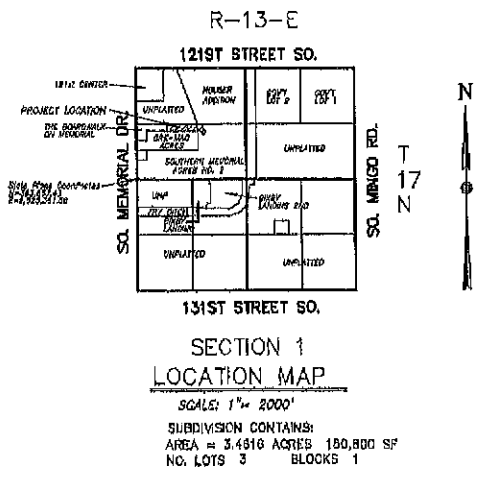
This plat meets the Oklahoma minimum
standards for the practice of Land
Surveying as adopted by the Oklahoma
State Board of Registration for
Professional Engineers and Surveyors.

BENCHMARK:
Flowline of Sanitary Sewer Manhole, located
10 feet South and 15 feet East of the
Northwest Corner of Lot 11, Block 2,
Southern Memorial Acres No. 2
Elevation: 500.42, NOV2009

BASIS FOR BEARINGS:
The basis for bearings is the North line
of "The Boardwalk on Memorial", with an
assumed bearing of S 89°59'21"E.

FEMA FLOODPLAIN NOTE:
The subject property is contained in
Zone X 500.40 LFE
Map No. 40143C0432L
Date: October 16, 2012

PROPERTY DESCRIPTION
An Addition situated in a part of the NW/4, Section 1, T-17-N, R-13-E,
of the Indian Base and Meridian, Tulsa County, State of Oklahoma, being more
particularly described by metes and bounds, by Charles K. Howard, LS 297,
as follows, to-wit:
Beginning at the northeast corner of "The Boardwalk on Memorial", PUD 29;
thence with an assumed bearing of S 89°59'21"E being the north line of "The
Boardwalk on Memorial" a distance of 251.74 feet to the northwest corner of
Lot 11, Block 2, Surrendered plat of Southern Memorial Acres No. 2; thence
containing S 89°59'21"E on along the north line of said Lot 11, Block 2 a
distance of 90.00 feet to the northeast corner of said Lot 11, Block 2;
thence S 26°30'37"E and along the east line of said Lot 11, Block 2 a
distance of 206.32 feet thence along a curve to the left with a radius of
100.00 feet and a delta angle of 37°43'04" for 65.83 feet, with a chord
bearing of S35°40'20"W and a chord distance of 64.85 feet thence
N 84°52'56"W a distance of 177.62 feet thence S 00°24'08"W a distance
of 35.00 feet thence N 89°09'21"W a distance of 471.88 feet thence
N 00°00'39"E a distance of 170.00 feet to the north line of "The
Boardwalk on Memorial"; thence S 89°59'21"E and along the north line
of "The Boardwalk on Memorial" a distance of 473.04 feet to the point
of beginning and containing 3.4616 acres more or less.



BYRNES MINI-STORAGES
PUD 77
Preparation date: March 30, 2022
SHEET 1 OF 3

DEED OF DEDICATION AND STATEMENT OF RESTRICTIVE COVENANTS

BYRNES MINI-STORAGES

PUD NO. 77

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Boardwalk Self Storage, LLC is the owner in fee simple to the following described property in the City of Bixby, Tulsa County, Oklahoma, to-wit:

An Addition situated in a part of the NW/4, Section 1, T-17-N, R-13-E, of the Indian Dunes and Markham, Tulsa County, State of Oklahoma, being more particularly described by metes and bounds, by Charles K. Howard, L.S. 287, as follows, to-wit:

Beginning at the northeast corner of "The Boardwalk on Memorial", PUD 29; thence with an assumed bearing of S 89°53'21"E being the north line of "The Boardwalk on Memorial" a distance of 261.74 feet to the northwest corner of Lot 11, Block 2, Contested plat of Southern Memorial Acres No. 2; thence continuing S 89°53'21"E and along the north line of said Lot 11, Block 2 a distance of 80.00 feet to the northeast corner of said Lot 11, Block 2; thence S 26°30'37"E and along the east line of said Lot 11, Block 2 a distance of 206.32 feet; thence along a curve to the left with a radius of 100.00 feet and a deflection angle of 37°43'04" for 65.63 feet, with a chord bearing of S 35°45'20"W and a chord distance of 84.86 feet; thence thence N 64°02'56"W a distance of 177.82 feet; thence S 00°24'05"W a distance of 38.00 feet; thence N 89°53'21"W a distance of 471.88 feet; thence N 00°00'39"E a distance of 170.00 feet to the north line of "The Boardwalk on Memorial"; thence S 89°53'21"E and along the north line of "The Boardwalk on Memorial" a distance of 473.04 feet to the point of beginning and containing 3.4616 acres more or less.

and have caused the above-described land to be surveyed, staked, platted and subdivided into lots, blocks, reserve areas and streets, and have designated the same as "Byrnes Mini-Storages", an Addition to the City of Bixby, Tulsa County, Oklahoma (hereinafter sometimes referred to as the "Subdivision").

SECTION 1. PUBLIC COVENANTS

A. UTILITY EASEMENTS

The Owners hereby dedicate to the public use forever the easements as shown and designated on the accompanying plat for the several purposes of constructing, maintaining, operating, repairing, removing, replacing any and all utilities including storm sewer, sanitary sewer, telephone and communication lines, electric power lines and transformers, gas lines and water lines, together with all fittings, including the poles, wires, conduits, pipes, valves, meters and equipment for each of such facilities and any other appurtenances thereto with the rights of ingress and egress into and upon said utility easements and rights-of-way for the uses and purposes aforesaid. No building, structure, or other above or below ground obstruction that will interfere with the purposes aforesaid, will be placed, erected, installed or permitted upon the easement or rights-of-way as shown, provided however, that the owner hereby reserves the right to construct, maintain, operate, lay and relay water lines and sanitary sewer lines together with the right of ingress and egress for such construction, maintenance, operation, laying and relaying over, across and along all public streets, alleys, and utility easements, shown on said plat, for the purposes of furnishing water and/or sanitary sewer services to the area included in said plat.

B. WATER AND SANITARY SEWER SERVICE

In connection with the provision of water and sanitary sewer service, all lots are subject to the following provisions, to-wit:

The owner of each lot shall be responsible for the protection of the public water mains and the public sanitary sewer facilities located on the lot and within the dedicated street right-of-way and utility easement areas, if ground elevations are altered from the contours existing upon the completion of the installation of a public water or sewer main, all ground level apertures, to include valve boxes, fire hydrants and manholes will be adjusted to the new grade by the owner or at the owner's expense.

The Owners or its successors will be responsible for ordinary maintenance of public water mains and public sanitary sewer facilities, the owner will pay damage for relocation of such facilities or necessitated by the acts of the owner or his agents or contractors.

The City of Bixby or its successors through its agents and employees shall at all times have the right of access with their equipment to all such easement ways shown on said plat, including the "10' Restricted Water Line Easement", (to be used only for water lines) or provided for in this deed of dedication for the purpose of installing, maintaining, removing or replacing any portion of underground water facilities.

The foregoing covenants concerning water and sewer facilities shall be enforceable by the City of Bixby or its successors, and the owner of the lot agrees to be bound hereby.

C. ELECTRIC, TELEPHONE, CABLE TELEVISION AND NATURAL GAS SERVICE

In connection with the installation of underground electric, telephone, cable television and natural gas service lines, the lot is subject to the following:

1. Street light poles or standards shall be served by underground cable and elsewhere throughout said Addition all supply lines shall be located underground, in the easement-ways reserved for the general utility services and streets, shown on the attached plat. Service pedestals and transformers, as sources of supply of secondary voltages, may also be located in said easement-ways.

2. All supply lines in the Subdivision including electric, telephone, cable television and natural gas service lines shall be located underground in the easements reserved for general utility services and streets shown on the plan of the subdivision. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in said easements.

3. Underground service cables and natural gas service lines to all buildings which may be located in the Subdivision may be run from the nearest natural gas main, service pedestal or transformer to the point of usage determined by the location and construction of such building as may be located upon said lots provided that upon that the installation of such a service cable or a natural gas service line to a particular building, the supplier of service shall thereafter be deemed to have a definitive, permanent, and effective right-of-way easement on said lot, covering a five-foot strip extending 2.5 feet on each side of such service cable or line, extending from the service pedestal, transformer or natural gas main to the service entrance on the building.

4. The supplier of electric, telephone, cable television and natural gas services, through its authorized agents and employees, shall at all times have right of access to all such easements shown on the plat to the Subdivision or provided for in this deed of dedication for the purpose of installing, maintaining, removing or replacing any portion of the underground electric, telephone, cable television or natural gas service facilities so installed by it.

5. The owner of each lot in the Subdivision shall be responsible for the protection of the underground electric facilities located on his property and shall prevent the alteration of grade or any construction activity which may interfere with said electric, telephone, cable television or natural gas facilities. The supplier of service will be responsible for the ordinary maintenance of underground facilities, but the owner of the lot in the Subdivision will pay for damage or relocation of such facilities caused or necessitated by acts of such owner or his agents or contractors.

D. STORM SEWER

1. The storm sewers will be privately owned and privately maintained.

2. The Helene Y. Byrnes Foundation, or its successors, through its proper agents and employees, shall at all times have right of access with their equipment to all storm sewer systems for the purpose of installing, maintaining, removing or replacing any portion of the underground storm sewer system.

3. No permanent fence, permanent wall, permanent building, or permanent structure which would cause an obstruction shall be placed or maintained in the Reserve "A" area, and any construction activity which would interfere with the storm sewer system shall be prohibited.

4. The storm sewers shall be owned by and maintained, at the sole cost and expense, of the owner of the lot upon which the storm sewers are located.

5. In the event that the storm sewers are accepted by the City of Bixby, the City of Bixby or its successors, shall be responsible for ordinary maintenance of the public storm sewer system, but the owner of each lot will pay for damage or relocation of such system caused or necessitated by the acts of the owner of each lot or its agent or contractors.

6. The owner of each lot shall be responsible for the protection of the storm sewer located on their lot and shall prevent the alteration of grade or any construction activity which may interfere with said storm sewer. The alteration of grade from the contours existing upon the completion of the installation of storm sewers, or any construction activity which would interfere with storm, shall be prohibited.

E. SURFACE DRAINAGE

1. Surface Drainage. Each lot shall receive and drain in an unobstructed manner, the storm and surface waters from lots and drainage areas of higher elevation and from public streets and easements.

2. No property owner shall construct or permit to be constructed any fencing or other obstructions which would impair the drainage of storm and surface waters over and across his lot. No property owner shall modify or change the direction of drainage of surface stormwater from the original approved construction plans on file at the City of Bixby.

3. The property owner shall prevent the alteration of grade within all easement areas from the original contours (finish grade) and shall prevent any construction activity which may interfere with such public water mains, valves, storm sewers, and or public sanitary sewer facilities.

4. The covenants set forth in this section shall be enforceable by any affected property owner and by the City of Bixby, Oklahoma.

F. OWNER RESPONSIBILITY WITHIN EASEMENTS.

The owner of the lots shall be responsible for the repair and replacement of any landscaping and paving within the utility easements on the lot in the event it is necessary to repair any underground water or sewer mains, electric, natural gas, cable television, or telephone service. The 4'-0" Existing Tree Preservation and Landscape Easement will be maintained by the property owner of the lot. Trees will remain unless they are determined dead by an arborist. A tree can be removed from the easement, once the arborist has determined it is dead.

G. LAND USE

All construction shall be strictly according to the ordinances of the City of Bixby, Oklahoma.

H. "RESERVE A", DETENTION POND.

1. The Stormwater drainage system shall be designed and constructed in accordance with the Adopted Ordinances, Resolutions standards and design requirements as adopted by the City of Bixby, as appropriate, and shall be so designed to collect and pass the runoff from a 100-year frequency flood under conditions of full urbanization. The 2, 6, 10, 60, 100 year flows shall be modeled and 500 year flow analyzed. The entire flow shall be confined within the said stormwater drainage systems.

2. The stormwater detention facility if required by City of Bixby adopted standards, shall be designed and constructed in accordance with said standards.

SECTION 2. PLANNED UNIT DEVELOPMENT RESTRICTIONS

A. DEVELOPMENT AREA A

LAND AREA:		
Gross:	2.826 acres	123,110 square feet
Net:	2.826 acres	123,110 square feet

PERMITTED USES (to be allowed by right):

Those uses permitted are all the Uses Units allowed by right within the "A" zoning district of the City of Bixby Zoning Code as well as Use Unit 16 mini-storage business use; and all accessory uses permitted in the underlying zoning district and in the Planned Unit Development Chapter of the City of Bixby Zoning Code.

MINIMUM FRONTAGE	0
MAXIMUM BUILDING FLOOR AREA	47,600 sf
MAXIMUM BUILDING HEIGHT (mini-storage buildings)	12 sf
MAXIMUM BUILDING HEIGHT (office building)	24 sf
F.A.R. (floor to area ratio)	0.387

MINIMUM BUILDING SETBACKS		
Lot 1, Block 1	West	17.5 feet
	North	0 feet
	South	4 feet
	East	0 feet
Lot 2, Block 1	West	0 feet
	North	0 feet
	South	4 feet
	East	5 feet

STORMWATER DETENTION AREA	
Minimum 12,311sf, 10% of the development area	
Maximum 18,459sf, 15% of the development area	

BUILDING WALL MATERIAL

Building walls and screening fences adjacent to the north, south and east property lines (adjoining RS-2 zoning) will be of masonry construction. The option is either brick or a split faced concrete block.

The east-facing ends of three (3) easternmost buildings adjoining RS-2 zoning and the west-facing ends of three (3) westernmost buildings (visible from RS-2 zoning), will be of masonry construction. Interior facing walls will be metal or masonry.

BUILDING DESIGN

The buildings in Development Area A will have shed roofs slanted inward to the development site, ensuring all roof drainage is directed into the internal storm water drainage system, and will not drain onto adjoining properties. The roof will not overhang adjacent property lines and the roof pitch will be between 1/12 and 4/12.

B. DEVELOPMENT AREA B

LAND AREA:

Gross: (includes 1/2 abutting ROW)	0.8356 acres	27,690 sf
Net:	0.8016 acres	26,215 sf

PERMITTED USES (to be allowed by right):

Those uses permitted are all the Uses Units allowed by right within the "RS-2" zoning district of the City of Bixby Zoning Code; and all accessory uses permitted in the underlying zoning district and in the Planned Unit Development Chapter of the City of Bixby Zoning Code.

MINIMUM FRONTAGE	85.83 lin.ft
MAXIMUM BUILDING FLOOR AREA	1 unit
MAXIMUM BUILDING HEIGHT	35 feet
MINIMUM BUILDING SETBACKS	
Pursuant to Section 11-78-4 Table 3, of the City of Bixby Zoning Code.	
LANDSCAPE/GREEN AREA	minimum 3,832sf 15% gross land area

C. DEVELOPMENT STANDARDS FOR ALL DEVELOPMENT AREAS

1. LANDSCAPED AREA AND SCREENING

a. Preliminary landscaping and screening area represented on Exhibit G of the PUD 77. Development Area A - Any building well visible from an adjacent residential zoned property will be screened by a 6'-0" concrete block or brick wall. Screening any portion of the North or South property line will be accomplished by utilizing the exterior wall of the building, which will be either brick or split faced concrete block and/or a 6'-0" concrete block or brick wall and will be a substitute for a screening fence. This is shown on Exhibit G of PUD 77. There will be a 4'-0" landscape area south of the south building adjacent to the south property line. Constructing the south building 4'-0" north of the south property line will allow 14 trees situated along the south property line to remain. Development Area B - The existing trees and landscaping will remain on the site. No screening fences area required. The existing 6' wooden privacy fence west of this site on "The Boardwalk on Memorial" will be replaced with a concrete block wall similar to the existing wall on the east side of "The Boardwalk on Memorial."

b. A 4'-0" easement described as, "Existing Tree Preservation and Landscape Easement", will be shown on the south 4'-0" of the entire Development Area A.

c. Three trees are required along the west property line. Two trees are required along the east property line. One tree is required along the north property line. Eight trees are required along the south property line. A total of 24 trees, 6" in diameter or larger will be preserved on the site. The preserved tree credit will be equal to 48 trees. Those are shown on Exhibit G of PUD 77. Fourteen trees area required and a 48 tree count is provided. No trees will be planted.

d. The south property line area will have a landscape area of 4'-0" x 723.62', which equals 2,894.48 sf. The total landscape area, including the detention area is 18,654.28 sf or 16.15% of Development Area "A".

e. Exhibit G of PUD 77 shows the landscape areas and percentages for each property line.

2. SIGNS

a. Signage shall comply with the PUD Chapter (Chapter 7-1). One (1) ground monument sign will be permitted in Development Area A and shall not exceed 15'-0" in height.

b. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving rotating signs and movement shall be prohibited in this PUD for Development Areas A and B, except as may be permitted by the Bixby Planning Commission as part of the approved detail sign plan.

3. LIGHTING

a. Lighting used to illuminate the development area shall be so arranged as to shield and direct the light away from adjacent properties. Lighting-mounted lights will not exceed 12 feet in height.

4. TRASH, MECHANICAL AND EQUIPMENT AREAS

a. There shall be no storage of recyclable materials, trash or similar material. All trash, ground supported mechanical and equipment areas, shall be screened from adjacent properties.

5. SITE GRADING

a. According to the adopted and effective FEMA floodplain maps, the site has some amount of Flood Zone "AE" 100 year floodplain along the north line of Development Area A. An Earth Change / Floodplain Development permit will be requested and will determine if and how much area is in the "AE" zone. The Earth Change / Floodplain Development permit will be approved by the Bixby City Council to allow site grading as proposed for this development. An Elevation Certificate by an Oklahoma Registered Professional Land Surveyor will be required prior to the issuance of a Building Permit / Floodplain Development Permit for the construction for the foundation of each building within Development Area A, with Elevation Certificate must demonstrate the 100-year Base Flood Elevation for the building site and the existing finished grade. A second Elevation Certificate will be required upon the completion of the foundation of each building in Development Area A prior to the issuance of a Building Permit / Flood Plain Development Permit for the balance of the building and must demonstrate the First Finish Floor of each structure's foundation is at least one (1) foot above the 100 year Base Flood Elevation. Alternately, the Elevation Certificate requirement may be avoided if the lot is fully removed from the adopted and effective FEMA floodplain maps at the time a building permit is sought.

The site will be graded so that storm water runoff flows to surface area drains located in the drive lanes, between the mini-storage buildings. The storm water will flow to a proposed dry water detention facility in the northeast portion of Lot 2. An existing French Drain located approximately 2.5 feet north of the south property line presently collects storm water runoff along the south line of Development Area A and directs it to the Fry Ditch. The French Drain will remain in place. Storm water runoff along the east boundary of Development Area A will be collected and directed to the proposed detention facility in the northeast portion of Lot 2. A Professional Engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required storm water drainage requirements serving the Site have been installed in accordance with the approved plans prior to issuance of an Occupancy Permit on that lot. During construction on the property, the owner will provide adequate and reasonable erosion control methods, and after construction, will provide and maintain vegetative, landscaped ground cover so that soil does not erode on or from the property.

6. TOPOGRAPHY AND UTILITIES

a. Topography. Topography of the Site is depicted on Exhibit F of PUD 77.
b. Utilities. Water and sanitary sewer service will be provided by the City of Bixby. An existing water line is located on the east side of South Memorial Drive. A water line will be installed connecting the water line along South Memorial Drive to the existing water line along So. 85th Place. An existing sanitary sewer line is located running parallel to the south property line. A sanitary sewer line will be installed along the west property line and extended to the north property line. Storm water runoff will be collected in area inlets and piped to the on site detention facility.

7. ACCESS, CIRCULATION AND PARKING

a. Access, traffic circulation and parking are depicted on Exhibit B of PUD 77. All drives and parking areas within the PUD shall be privately owned and maintained.
b. There will be two (2) access gates along the west property line of Development Area A. One gate access to the Byrnes Mini-Storages is for customers. The 26' wide gated emergency-only ingress/egress through Lot 11, Block 2, Southern Memorial Acres No. 2 to South 85th Place E. will be accessed using a key-switch.
c. Two (2) mutual access easements across "The Boardwalk on Memorial", will allow access to "Byrnes Mini-Storages". The mutual access easements will be filed at the Tulsa County Court House prior to the issuance of an occupancy permit for buildings in "Byrnes Mini-Storages".
d. The access to the site, built un-built, So. 85th E. Ave. will not be allowed in the PUD.
e. A 16 foot Roadway Easement, Doc.No. 2013918389, has been filed on Lot 12, Block 2, Southern Memorial Acres No. 2 allowing emergency access to South 85th E. Place. The south 20 feet of the existing Lot 11, Block 2, Southern Memorial Acres No. 2, which will be Lot 3, "Byrnes Mini-Storages", will be dedicated as a mutual access easement. Eighteen (18') feet of the proposed emergency ingress/egress will be located on Lot 3, Byrnes Mini-Storages and eight (8') feet located on Lot 11, Block 2, Southern Memorial Acres No. 2.
f. Two (2) mutual access easements will allow cross access between Lots 1 and 2, Development Area A.

8. RESTRICTIVE COVENANTS ENFORCEMENT

a. Restrictive covenants will be adopted and recorded for the PUD as plotted. The hours of daily operation will be from 8:00 am to 10:00 pm. There will be no space used as a residential dwelling. A security system will be installed for the project to monitor client movement within the facility and serve as a deterrent for non clients.

SECTION J. PRIVATE COVENANTS AND RESTRICTIONS.

Usage of the following words shall having the following meanings, unless the context clearly requires otherwise: "City" shall mean the City of Bixby; "lot" shall mean a lot in the Subdivision; "lot owner" shall mean a lot owner in the Subdivision; "plat" shall mean the accompanying plat of the Subdivision and "zoning code" shall mean the City of Bixby Zoning Code.

For the purpose of providing an orderly development of the Subdivision and for maintaining conformity of the improvements therein, the following covenants and restrictions hereby are imposed upon the use and occupancy of the lots within the Subdivision.

A. Private Covenants and Restrictions Applicable to all Lots. The following standards shall apply to all lots of the Subdivision unless specifically modified or superseded by more specific provisions adopted by the Owner as hereinafter provided.

1. Mutual Access Easements. Mutual Access Easements, as depicted on the accompanying plat, are hereby established for the purposes of permitting vehicular and pedestrian access to and from all areas adjacent to and contained within the plat, and such easements shall be for the mutual use and benefit of each affected lot owner, their guests, and invitees, and shall be appurtenant to each affected lot. Provided, however, governmental agencies and suppliers of utilities shall have the reasonable use of the easements incidental to the provision of services within the lots within the plat.

2. Mutual Access Easement Maintenance.

The Helene V. Byrnes Foundation will be responsible for the maintenance of the Mutual Access Easement and any and all improvements situated in the Mutual Access Easement.

3. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements no structure, planting or other material, other than properly permitted paved parking, shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow or drainage in the easements or which may obstruct or retard the flow of water, and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible or for repairing or replacing any damaged parking lot paving.

4. No lot shall be used or maintained as a dumping ground. Rubbish, trash, garbage and/or other wastes shall not be kept except in approved sanitary containers. All equipment for the storage and/or disposal of such rubbish, trash, garbage or other wastes shall be fenced from view and kept in a clean and sanitary condition.

B. Duration, Amendment and Severability.

1. Duration. These restrictions shall remain in full force and effect until January 1, 2025, and shall automatically be extended thereafter for successive periods of ten (10) years each unless terminated or amended as hereinafter provided.

2. Amendment or Termination. The private covenants and restrictions contained in this Deed of Dedication may be amended, modified, changed or repealed by a written instrument signed and acknowledged by the Helene V. Byrnes Foundation, except Sections 1A, 1B, 1C, 1D, 1E, 3A.3, 3B.2, and 3B.4, and all of Sections 2 (PUD restrictions), which may be altered only with the written consent of the City of Bixby.

3. Severability. Invalidation of any restriction set forth herein, or any part thereof, by an order, judgement or decree of any court or otherwise, shall not invalidate or affect any of the other restrictions of any part thereof as set forth herein, which shall remain in full force and effect.

4. Enforcement. The restrictions herein set forth are covenants to run with the land shall be binding upon the Owner, its successors and assigns and all parties claiming under it, and otherwise shall be enforceable as set forth and shall be binding upon the Owner, its successors and assigns and all parties claiming under it. If the Owner, or its successors or assigns, shall violate any of the covenants herein, it shall be liable for the City of Bixby, Oklahoma (as to the violation of the Covenants contained in Section 1), to maintain any action at law or in equity against the Owner to prevent the Owner from so doing, to compel compliance with the covenants, or to recover damages for such compliance with the covenant.

Any successor(s) in title to the lots within BYRNES MINI-STORAGES, to enforce any given restriction or covenant or condition at any time, or from time to time, shall not be deemed to be a waiver or relinquishment of any right or remedy, nor a modification of these restrictions and protective covenants.

As owner we hereby certify that we have caused the land described in this plat to be surveyed, divided, mapped, granted, donated, conveyed, dedicated and access rights reserved as represented on the plat.

In witness whereof the owner have executed this Deed of Dedication on this _____ day of _____, 2022.

Boardwalk Self Storage, LLC

By: Jared Jones, Managing Member

STATE OF OKLAHOMA)
COUNTY OF TULSA)

Before me the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 2022, personally appeared Jared Jones to me known to be the identical person who subscribed the name thereof to the foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed for said limited liability company, for the uses and purposes therein set forth.

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

Notary Public
My commission expires: _____

SURVEYORS CERTIFICATE

I, Josh Lamb, a Registered Land Surveyor in the State of Oklahoma, hereby certify that I have fully complied with the requirements of this regulation and the subdivision laws of the State of Oklahoma governing surveying, dividing and mapping of the land, that the plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision of it; and, that the plat represents a survey made under my direct supervision.

WITNESS my hand and seal this _____ day of _____, 2022.

Josh Lamb, RLS #1878
C.A. No. 6038 Exp.Date: 6/30/2023

STATE OF OKLAHOMA)
COUNTY OF TULSA)

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 2022, personally appeared Josh Lamb, to me known to be the identical person who executed the 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 me hand and seal the day and year last above written.

Notary Public
My Commission expires: _____

Byrnes Mini-Storages

Bixby, Oklahoma

June 1, 2013

Prepared For:

Helene V. Byrnes Foundation
12345 So. Memorial Dr., #108
Bixby, Oklahoma 74008

CITY OF BIXBY

FEB 21 2014

RECEIVED

By Enyat

Prepared By:

J.R. Donelson, Inc.
12820 So. Memorial Dr., Office 100
Bixby, Oklahoma 74008

Final As
Approved

Byrnes Mini-Storages

Planned Unit Development Number 77

Introduction.

Byrnes Mini-Storages is planned for a Mini-Storage and Office development. The overall site totals 3.4616 acres. The site is located on the east side of South Memorial Drive and includes the east parcel of "The Boardwalk on Memorial" and Lot 11, Block 2, Southern Memorial Acres No.2. See Exhibit A, which is a Preliminary Plat of the Site.

As depicted on Exhibit B to this Planned Unit Development (PUD), the proposed PUD consists of two development areas. Development Area A will be used as Mini-Storage and Development Area B will remain residential. Development Area B will serve to provide a secondary, emergency only access drive for Development Area A. The legal description for this PUD is shown in Exhibit B1.

Zoning.

The Site, Development Area A currently consists of two parcels. The eastern parcel will be known as Lot 2, Block 1 and is presently zoned "AG", (Agriculture District). The western parcel will be known as Lot 1, Block 1 and is presently zoned "AG" and is a part of "The Boardwalk on Memorial", PUD 29A. An underlying zoning change is requested to "OL", (Office Low Intensity District). Development Area B will be known as Lot 3, Block 1 and is presently zoned "RS-2" (Residential District) and will remain "RS-2". Attached is Exhibit C, which is a map from INCOG that identifies the existing zoning of the site and surrounding area. All uses by right of "OL", (Office Low Intensity District) zoning will be allowed in Development Area A as well as Use Unit 16, mini-storage business use. All uses by right of "RS-2" will be allowed in Development Area B. The underlying zoning change application is case no. BZ-365.

The Comprehensive land-use Plan.

The Site is located within the jurisdiction of the Bixby Comprehensive Plan 2001-2020. The Helene V. Byrnes Foundation is requesting the Bixby Comprehensive Plan be modified to allow the "OL", Office Low Intensity District zoning classification be allowed on this property. It is presently defined as a residential area by the Comprehensive Plan.

Detailed Site Plan.

Prior to building permit issuance a Detailed Site Plan, adequate to demonstrate compliance with applicable standards and including details on proposed parking and landscape plans, shall be submitted for Planning Commission approval as required by the Zoning Code Section 11-7L-8.B.5 and this PUD.

Site Soil Conditions

The Soil Survey of Tulsa County, Oklahoma list the soil for this site to be "Choska very fine loam". The site is nearly level and has moderately permeable soil.

Existing Easements in Development Area A.

The open space of the re-platted portion of "The Boardwalk on Memorial" will either abandon, vacate or modify existing utility easements filed with the "The Boardwalk on Memorial" plat. A modification / waiver for the 17.5' perimeter easement will be requested upon submittal of the preliminary plat.

Modifications to the Approved PUD.

Modifications to the approved Byrnes Mini-Storages, PUD 77 will be either a "Minor" or "Major" amendment to the PUD and will require Bixby City Council approval.

City Department Requirements.

Standard requirements of the City of Bixby Fire Marshal, City Engineer and City Attorney shall be met. The 30' standard of Use Unit 16 ministorage is reduced by this PUD to 26' wherever permitted by Fire Marshal.

Development Standards

A. DEVELOPMENT AREA A LAND AREA.

Gross:	2.826 acres	123,110 square feet
Net:	2.826 acres	123,110 square feet

PERMITTED USES (to be allowed by right):

Those uses permitted are all the Use Units allowed by right within the "OL" zoning district of the City of Bixby Zoning Code as well as Use Unit 16 mini-storage business use; and all accessory uses permitted in the underlying zoning district and in the Planned Unit Development Chapter of the City of Bixby Zoning Code.

MINIMUM FRONTAGE	0								
MAXIMUM BUILDING FLOOR AREA	47,600 square feet								
MAXIMUM BUILDING HEIGHT (mini-storage buildings)	12 feet								
MAXIMUM BUILDING HEIGHT (office building)	24 feet								
F.A.R. (floor to area ratio)	0.387								
MINIMUM BUILDING SETBACKS									
Lot 1, Block 1	<table> <tr> <td>West</td><td>17.5feet</td></tr> <tr> <td>North</td><td>4feet</td></tr> <tr> <td>South</td><td>4feet</td></tr> <tr> <td>East</td><td>0feet</td></tr> </table>	West	17.5feet	North	4feet	South	4feet	East	0feet
West	17.5feet								
North	4feet								
South	4feet								
East	0feet								
Lot 2, Block 1	<table> <tr> <td>West</td><td>0feet</td></tr> <tr> <td>North</td><td>4feet</td></tr> <tr> <td>South</td><td>4feet</td></tr> <tr> <td>East</td><td>5feet</td></tr> </table>	West	0feet	North	4feet	South	4feet	East	5feet
West	0feet								
North	4feet								
South	4feet								
East	5feet								

STORMWATER DETENTION AREA Minimum 12,311 sf, 10% of the development area.
Maximum 18,466sf, 15% of the development area.

BUILDING WALL MATERIAL Building walls and screening fences adjacent to the north, south and east property lines (adjoining RS-2 zoning) will be of masonry construction. The option is either brick or a split faced concrete block. The east-facing ends of three (3) easternmost buildings adjoining RS-2 zoning and the west-facing ends of three (3) westernmost buildings (visible from RS-2 zoning), will be of masonry construction. Interior facing walls will be metal or masonry.

BUILDING DESIGN The buildings in Development Area A will have shed roofs slanted inward to the development site, ensuring all roof drainage is directed into the internal storm water drainage system, and will not drain onto adjoining properties. The roof will not overhang adjacent property lines and the roof pitch will be between 1/12 and 4/12.

**B. DEVELOPMENT AREA B
LAND AREA.**

Gross: (includes ½ abutting ROW)	0.6356 acres	27,690 square feet
Net:	0.6018 acres	26,215 square feet

PERMITTED USES (to be allowed by right):

Those uses permitted are all the Use Units allowed by right within the "RS-2" zoning district of the City of Bixby Zoning Code; and all accessory uses permitted in the underlying zoning district and in the Planned Unit Development Chapter of the City of Bixby Zoning Code.

MINIMUM FRONTAGE	65.83 lin.ft.
MAXIMUM PROPOSED UNITS	1 units
MAXIMUM BUILDING HEIGHT	35 feet
MINIMUM BUILDING SETBACKS	
Pursuant to Section 11-7B-4 Table 3, of the City of Bixby Zoning Code.	
LANDSCAPE/GREEN AREA	minimum 3,932 sf 15% gross land area

C. DEVELOPMENT STANDARDS FOR ALL DEVELOPMENT AREAS

1. LANDSCAPED AREA AND SCREENING

- a. Preliminary landscaping and screening area represented on Exhibit G, Development Area A - Any building wall visible from an adjacent residential zoned property will be screened by a 6'-0" concrete block or brick wall. Screening any portion of the North or South property line will be accomplished by utilizing the exterior wall of the building, which will be either brick or split faced concrete block and/or a 6'-0" concrete block or brick wall and will be a substitute for a screening fence. This is shown on Exhibit G. There will be a 4'-0" landscape area south of the south building adjacent to the south property line. Constructing the south building 4'-0" north of the south property line will allow 14 trees situated along the south property line to remain. Development Area B - The existing trees and landscaping will remain on the site. No screening fences area required. The existing 6' wooden privacy fence west of this site on "The Boardwalk on Memorial" will be replaced with a concrete block wall similar to the existing wall on the east side of "The Boardwalk on Memorial."
- b. A 4'-0" easement described as, "Existing Tree Preservation and Landscape Easement", will be shown on the south 4'-0" of the entire Development Area A.
- c. Three trees are required along the west property line. Two trees are required along the east property line. One tree is required along the north property line. Eight trees are required along the south property line. A total of 24 trees, 6" in diameter or larger will be preserved on the site. The preserved tree credit will be equal to 48 trees. These are shown on Exhibit G. Fourteen trees are required and a 48 tree count is provided. No trees will be planted.
- d. The south property line area will have a landscape area of 4'-0" x 723.62', which equals 2,894.48 sf. The total landscape area, including the detention area is 18,654.28 sf or 15.15% of Development Area "A".
- e. Exhibit G shows the landscape areas and percentages for each property line.

2. SIGNS

- a. Signage shall comply with the FUD Chapter (Chapter 7-1). One (1) ground monument sign will be permitted in Development Area A and shall not exceed 15'-0" in height.
- b. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs with movement shall be prohibited in this FUD for Development Areas A and B, except as may be permitted by the Bixby Planning Commission as part of the approved detail sign plan.

3. LIGHTING

- a. Lighting used to illuminate the development area shall be so arranged as to shield and direct the light away from adjacent properties. Building-mounted lights will not exceed 12 feet in height.

4. TRASH, MECHANICAL AND EQUIPMENT AREAS

- a. There shall be no storage of recyclable materials, trash or similar material. All trash, ground supported mechanical and equipment areas, shall be screened from adjacent properties.

5. SITE GRADING

- a. According to the adopted and effective FEMA floodplain maps, the site has some amount of Flood Zone "AE" 100 year floodplain along the north line of Development Area A. An Earth Change / Floodplain Development permit will be requested and will determine if and how much area is in the "AE" zone. The Earth Change/ Floodplain Development permit will be approved by the Bixby City Council to allow site grading as proposed for this development. An Elevation Certificate by an Oklahoma Registered Professional Land Surveyor will be required prior to the issuance of a Building Permit / Floodplain Development Permit for the construction for the foundation of each building within Development Area A, which Elevation Certificate must demonstrate the 100-year Base Flood Elevation for the building site and the existing finished grade. A second Elevation Certificate will be required upon the completion of the foundation of each building in Development Area A prior to the issuance of a Building Permit / Flood Plain Development Permit for the balance of the building and must demonstrate the First Finish Floor of each structure's foundation is at least one (1) foot above the 100 year Base Flood Elevation. Alternately, the Elevation Certificate requirement may be avoided if the lot is fully removed from the adopted and effective FEMA floodplain maps at the time a building permit is sought.

The site will be graded so that storm water runoff flows to surface area drains located in the drive lanes, between the mini-storage buildings. The storm water will flow to a proposed dry storm water detention facility in the northeast portion of Lot 2. An existing French drain located approximately 2.5 feet north of the south property line presently collects storm water runoff along the south line of Development Area A and directs it to the Fry Ditch. The French drain will remain in place. Storm water runoff along the east boundary of Development Area A will be collected and directed to the proposed detention facility in the northeast portion of Lot 2. A Professional Engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required storm water drainage requirements serving the Site have been installed in accordance with the approved plans prior to issuance of an Occupancy Permit on that lot. During construction on the property, the owner will provide adequate and reasonable erosion control methods, and after construction, will provide and maintain vegetative, landscaped ground cover so that soil does not erode on or from the property.

6. TOPOGRAPHY AND UTILITIES

- a. Topography. Topography of the Site is depicted on Exhibit F.
- b. Utilities. Water and sanitary sewer service will be provided by the City of Bixby. An existing water line is located on the east side of South Memorial Drive. A water line will be installed connecting the water line along South Memorial Drive to the existing water line along So. 85th Place. An existing sanitary sewer line is located running parallel to the south property line. A sanitary sewer line will be installed along the west property line and extended to the north property line. Storm water runoff will be collected in area inlets and piped to the on site detention facility.

7. ACCESS, CIRCULATION AND PARKING

- a. Access, traffic circulation and parking are depicted on Exhibit B. All drives and parking areas within the PUD shall be privately owned and maintained.
- b. There will be two (2) access gates along the west property line of Development Area A. One gate access to the Byrnes Mini-Storages for is for customers. The 26' wide gated emergency-only ingress/egress through Lot 11, Block 2, Southern Memorial Acres No. 2 to South 85th Place E. will be accessed using a knox-switch.
- c. Two (2) mutual access easements across "The Boardwalk on Memorial", will allow access to "Byrnes Mini-Storages". The mutual access easements will be filed at the Tulsa County Court House prior to the issuance of an occupancy permit for buildings in "Byrnes Mini-Storages".
- d. The access to the site, but un-built, So. 85th E. Ave. will not be allowed in the PUD.
- e. A 15 foot Roadway Easement, Doc. No. 2013018388, has been filed on Lot 12, Block 2, Southern Memorial Acres No. 2, allowing emergency access to South 85th E. Place. The south 20 feet of the existing Lot 11, Block 2, Southern Memorial Acres No.2, which will be Lot 3, "Byrnes Mini-Storage", will be dedicated as a mutual access easement. Eighteen (18') feet of the proposed emergency ingress/egress will be located on Lot 3, Byrnes Mini-Storage and eight (8') feet will be located on Lot 11, Block 2, Southern Memorial Acres No. 2.
- f. Two (2) mutual access easements will allow cross access between Lots 1 and 2, Development Area A.

8. RESTRICTIVE COVENANTS: ENFORCEMENT

- a. Restrictive covenants will be adopted and recorded for the PUD as platted. The hours of daily operation will be from 6:00 am to 10:00 pm. There will be no space used as a residential dwelling. A security system will be installed for the project to monitor client movement within the facility and serve as a deterrent for non clients.

9. SCHEDULE OF DEVELOPMENT

Development will commence upon the approval of the PUD, preliminary plat and the constructions drawings by the appropriate government agencies. The proposed development schedule is as follows :

- | | |
|--|------------|
| a. Earth Change Permit | 10/15/2013 |
| b. Preliminary Plat | 10/22/2013 |
| c. Approval of construction plans: | 12/1/2013 |
| d. Final Plat / Detailed Site Plan | 12/20/2013 |
| e. Installation of site erosion control: | 12/24/2013 |
| f. Begin site grading: | 1/5/2014 |
| g. Begin building construction: | 2/1/2014 |

Exhibits

Exhibit A.	Conceptual Preliminary Plat.
Exhibit B.	Conceptual Site Plan.
Exhibit B-1.	PUD Site Legal Description.
Exhibit C.	Existing Area Zoning.
Exhibit D.	FEMA Firm Map.
Exhibit E.	Aerial of the Site.
Exhibit F.	Topography of Site.
Exhibit G.	Landscape Plan.

[illegible]

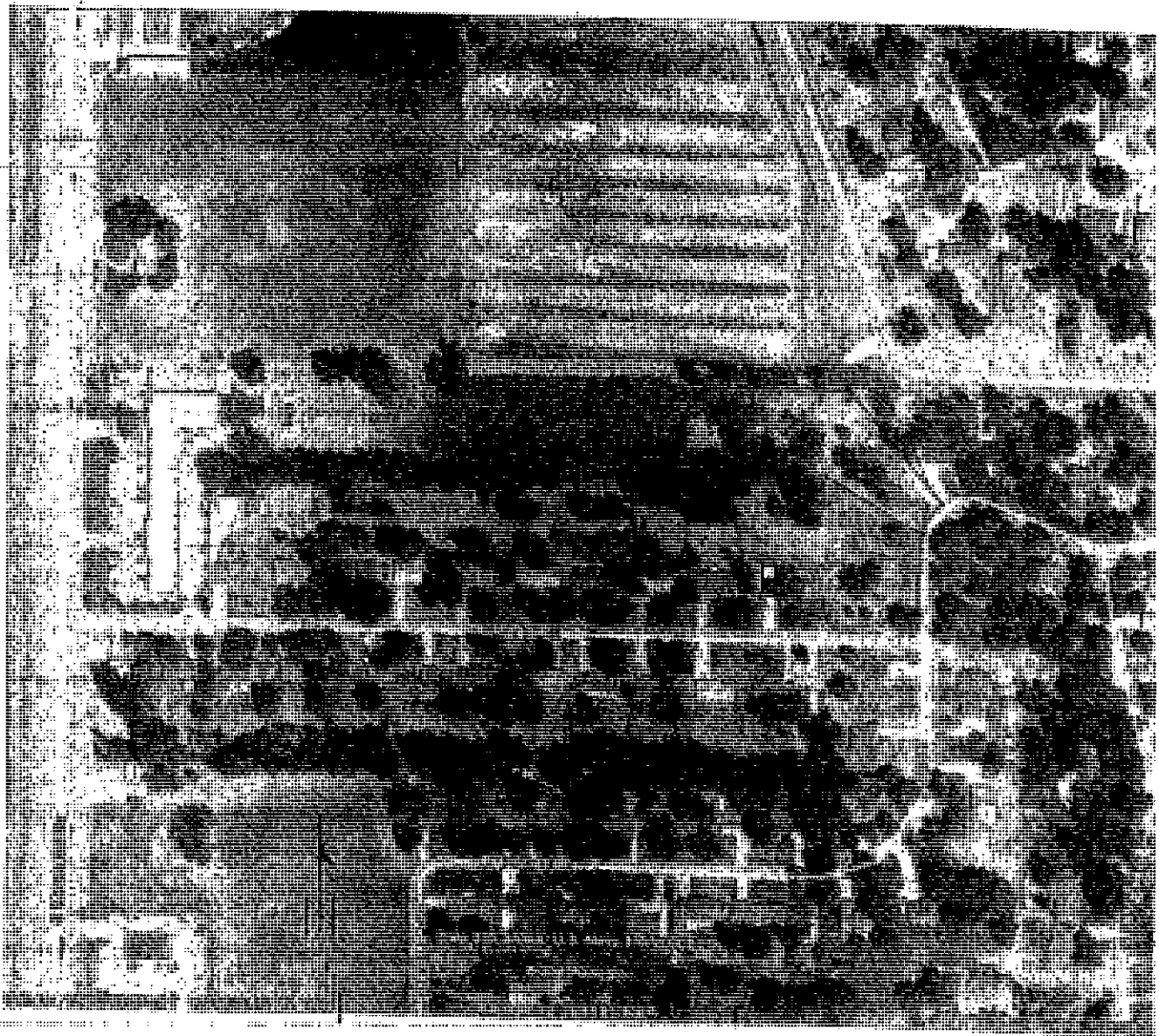
EXHIBIT B-1

PUD SITE LEGAL DESCRIPTION

A tract of land situated in a part of the NW/4, Section 1, T-17-N, R-13-E, of the Indian Base and Meridian, Tulsa County, State of Oklahoma, being more particularly described by metes and bounds, by Charles K. Howard, LS 297, as follows, to-wit:

Beginning at the northeast corner of "The Boardwalk on Memorial", PUD 29; thence with an assumed bearing of S 89°59'21"E being the north line of "The Boardwalk on Memorial" a distance of 251.74 feet to the northwest corner of Lot 11, Block 2, Corrected plat of Southern Memorial Acres No. 2; thence continuing S 89°59'21"E an along the north line of said Lot 11, Block 2 a distance of 90.00 feet to the northeast corner of said Lot 11, Block 2; thence S 26°30'37"E and along the east line of said Lot 11, Block 2 a distance of 205.32 feet; thence along a curve to the left with a radius of 100.00 feet and a delta angle of 37°43'04" for 65.83 feet, with a chord bearing of S35°48'20"W and a chord distance of 64.65 feet; thence N 54°52'56"W a distance of 177.62 feet; thence S 00°24'08"W a distance of 35.00 feet; thence N 89°59'21"W a distance of 471.88 feet; thence N 00°00'39"E a distance of 170.00 feet to the north line of "The Boardwalk on Memorial"; thence S 89°59'21"E and along the north line of "The Boardwalk on Memorial" a distance of 473.04 feet to the point of beginning and containing 3.428 acres more or less.

PUD SITE LEGAL DESCRIPTION



Byrnes Mini-Storages, Planned Unit Development No. 77

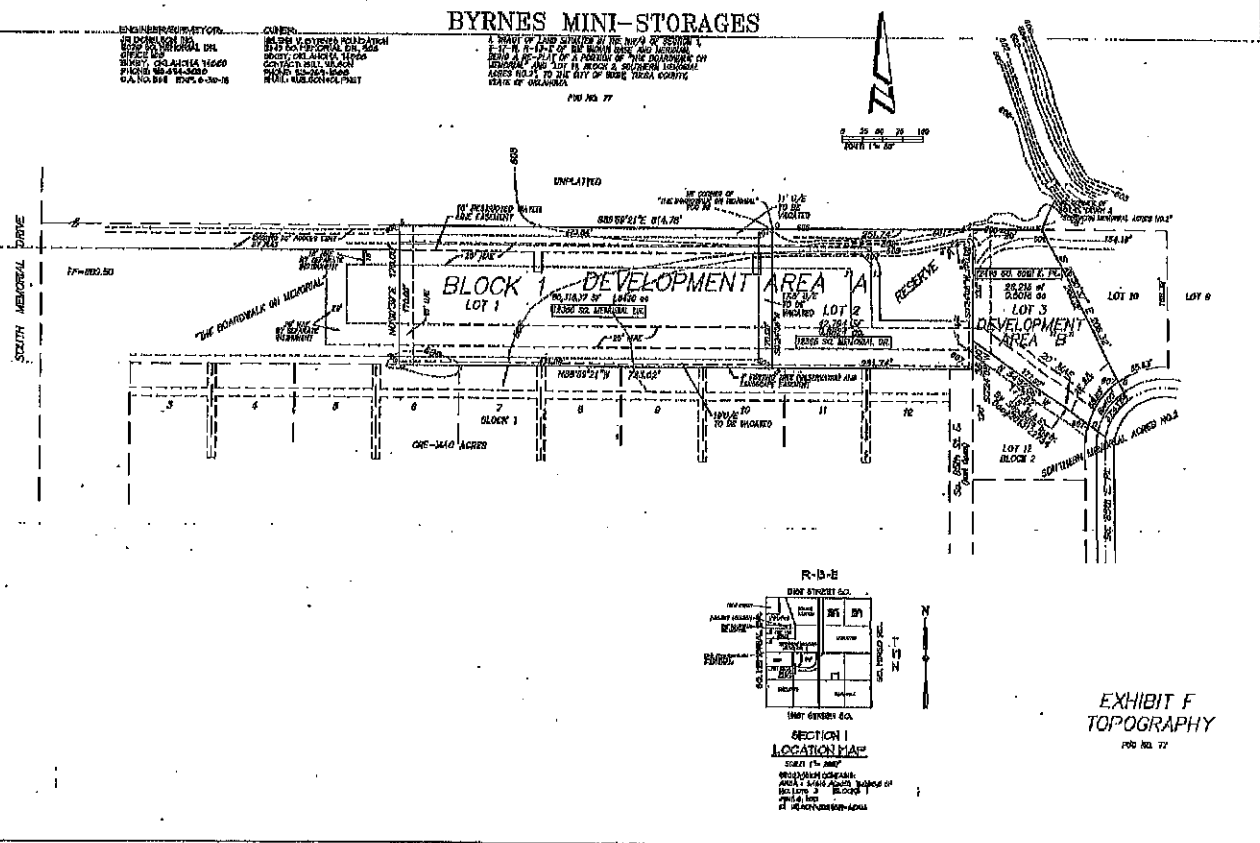
EXHIBIT E
AERIAL OF SITE

ENGINEER SUPPLY CO.
JR DONALDSON DR
6070 60th AVE NE, 151
OFFICE 100
BUREAU, OLANCHIA 71000
PHONE: 954-84-3030
O.A. NO. 598 1745.6-30-18

CUNY:
JULIE V. STYRETS FOUNDATION
1445 BOYERFORD BL. 205
ROCKY HILL, CT 06067
CONTACT: BILL WALSH
PHONE: 203-269-1900
E-MAIL: WALSH@CL.PS.NYU

A PLANT OF LAND SURVEY AT THE NW 1/4 OF SECTION 1,
T-17-N, R-13-E OF THE MONROE BASE AND MERIDIAN
BEING A RE-PLAT OF A PORTION OF "THE DOARING CH
MEMORIAL" AND LOT 13, BLOCK 2, SOUTHERN MEMORIAL
ACRES HOLD, TO THE CITY OF BIRMINGHAM, ALABAMA
STATE OF ALABAMA.

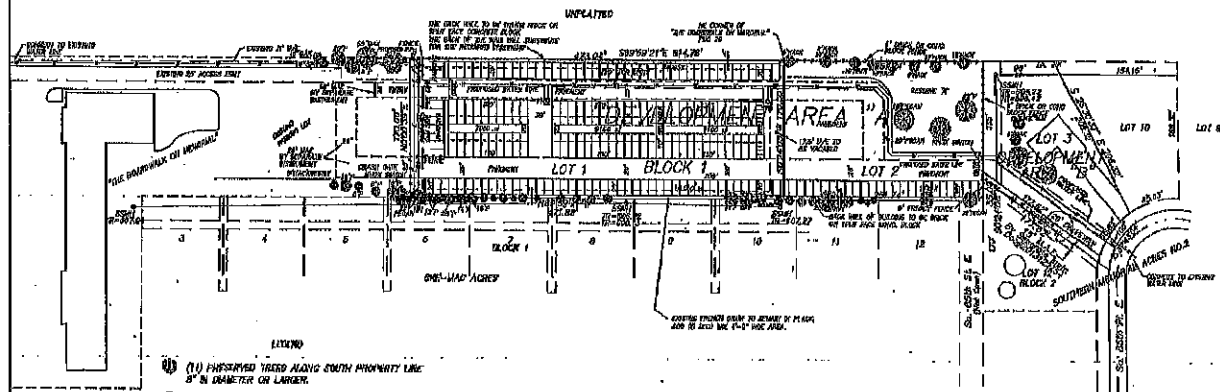
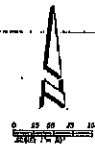
190 163 77



BYRNES MINI-STORAGES

DESIGNED BY: J. J. JONES & ASSOCIATES, INC.
 1000 N. W. 10TH AVENUE, SUITE 100
 MIAMI, FL 33136
 PHONE: 305-555-1234
 FAX: 305-555-1235

CLIENT: J. J. JONES & ASSOCIATES, INC.
 1000 N. W. 10TH AVENUE, SUITE 100
 MIAMI, FL 33136
 PHONE: 305-555-1234
 FAX: 305-555-1235



- LEGEND
- 1. (1) PRESERVED TREES ALONG SOUTH PROPERTY LINE 8" IN DIAMETER OR LARGER.
 - 2. (2) PRESERVED TREES ALONG NORTH PROPERTY LINE 8" IN DIAMETER OR LARGER.
 - 3. (3) PRESERVED TREES ALONG EAST PROPERTY LINE 8" IN DIAMETER OR LARGER.
 - 4. (4) PRESERVED TREES
 - 5. (5) TREES REMOVED AND 1/4\"/>

DATE: 10/10/00
 SCALE: 1/4\"/>

LANDSCAPE AREA, DEVELOPMENT AREA "A"
 NORTH PROPERTY LINE 0.714,000
 EAST PROPERTY LINE 10,783.00
 SOUTH PROPERTY LINE 0.00
 WEST PROPERTY LINE 0.00
 TOTAL LANDSCAPE AREA 30,384.00 SQ. FT. = 0.69 AC.

LANDSCAPE AREA, DEVELOPMENT AREA "A"
 TREES, SHRUBS AND GRASS TO REMAIN.

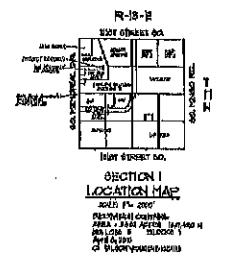
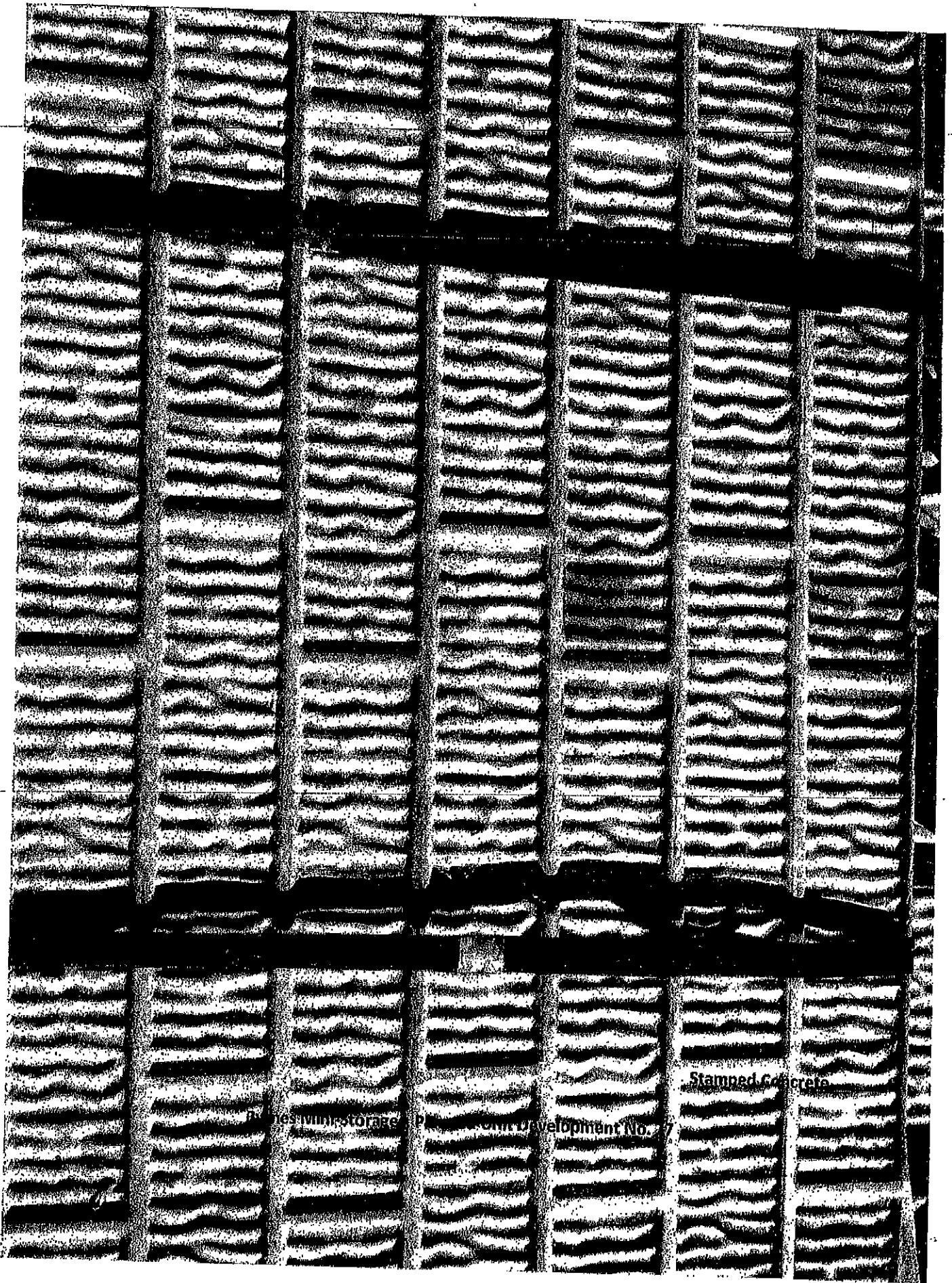


EXHIBIT G
 LANDSCAPE PLAN



Stamped Concrete

Business Storage, Inc. Development No. 17



Tulsa County Clerk - PAT KEY
Doc # 2014016855 Page(s): 3
Recorded 03/04/2014 at 09:39 AM
Receipt # 457307 Fee \$17.00

South County Leader,
City of Bixby, Tulsa County, Oklahoma
, 2014)

RETURN TO:
City of Bixby
P.O. Box 70
Bixby, Ok 74008

ORDINANCE No. 2127

CITY OF BIXBY, OKLAHOMA

AN ORDINANCE AMENDING ORDINANCE NO 272, APPROVING BZ-365 AND OL (OFFICE LOW INTENSITY DISTRICT) ZONING WITH SUPPLEMENTAL ZONING, PLANNED UNIT DEVELOPMENT # 77, AMENDING THE COMPREHENSIVE PLAN PER BCPA-9, AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.

BE IT ORDAINED by the City Council of Bixby, Oklahoma:

SECTION 1. That the Comprehensive Plan Land Use Plan Map of the following described property, situated in the City of Bixby, County of Tulsa, State of Oklahoma:

A tract of land that is part of Lot 1 in Block 1 of "The Boardwalk on Memorial, an Addition to the City of Bixby, Tulsa County, Oklahoma, according to the Recorded Plat thereof, said tract of land being more particularly described as follows, to-wit: Starting at the Easternmost Southeast Corner of said Lot 1, said point shall also be the "Point of Beginning" of said tract of land; Thence N 89°59'21" W for 471.88'; Thence N 00°00'39" E for 170.00'; Thence S 89°59'21" E for 473.04'; Thence S 00°24'08" W for 170.00' to the "Point of Beginning" of said tract of land.

And

The East 256.23 feet of the North 170 feet of the North Half (N/2) of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of Section One (1), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof.

Property located: 12355 & 12365 S. Memorial Dr.

Be, and the same is hereby amended to remove the "Residential Area" specific land use designation.

SECTION 2. That the Zoning Classification of the following described property, situated in the City of Bixby, County of Tulsa, State of Oklahoma:

A tract of land that is part of Lot 1 in Block 1 of "The Boardwalk on Memorial, an Addition to the City of Bixby, Tulsa County, Oklahoma, according to the Recorded Plat thereof, said tract of land being more particularly described as follows, to-wit: Starting at the Easternmost Southeast Corner of said Lot 1, said point shall also be the "Point of Beginning" of said tract of land; Thence N 89°59'21" W for 471.88'; Thence N 00°00'39" E for 170.00'; Thence S 89°59'21" E for 473.04'; Thence S 00°24'08" W for 170.00' to the "Point of Beginning" of said tract of land.

And

The East 256.23 feet of the North 170 feet of the North Half (N/2) of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of Section One (1), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof.
Property located: 12355 & 12365 S. Memorial Dr.

Be, and the same is hereby amended to reflect the zoning of OL (Office Low Intensity District).

SECTION 3. That the Zoning Classification of the following described property, situated in the City of Bixby, County of Tulsa, State of Oklahoma:

A tract of land that is part of Lot 1 in Block 1 of "The Boardwalk on Memorial, an Addition to the City of Bixby, Tulsa County, Oklahoma, according to the Recorded Plat thereof, said tract of land being more particularly described as follows, to-wit: Starting at the Easternmost Southeast Corner of said Lot 1, said point shall also be the "Point of Beginning" of said tract of land; Thence N 89°59'21" W for 471.88'; Thence N 00°00'39" E for 170.00'; Thence S 89°59'21" E for 473.04'; Thence S 00°24'08" W for 170.00' to the "Point of Beginning" of said tract of land.

And

The East 256.23 feet of the North 170 feet of the North Half (N/2) of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of Section One (1), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof.

And

Lot Eleven (11), Block Two (2), SOUTHERN MEMORIAL ACRES NO. 2, a Subdivision in Tulsa County, State of Oklahoma, according to the Recorded Plat # 2794 thereof.

Property located: 12355 & 12365 S. Memorial Dr. and 12404 S. 85th E. Pl.

Be, and the same is hereby amended to reflect the Supplemental Zoning of Planned Unit Development (PUD) # 77 for "Byrnes Mini-Storages."

SECTION 4. That PUD 77 and its Outline Development Plan shall be subject to the development standards and conditions recommended by the City of Bixby Planning Commission in Case No. PUD 77, as set forth within the record and minutes of the Commission meeting of May 20, 2013, and approved by the City Council on the date of this ordinance.

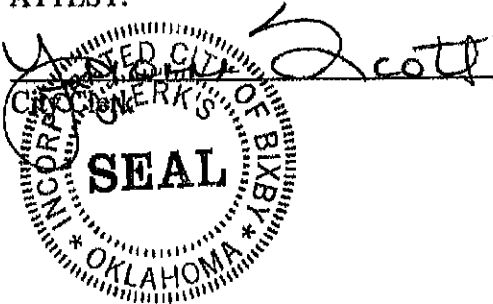
SECTION 5. That the Outline Development Plan for PUD 77, consisting of text and exhibits dated as received February 19, 2014, on file with the City Clerk and located in the office of the City Planning Department, be and the same are incorporated into this ordinance by reference.

SECTION 6. That all Ordinances or parts of Ordinances in conflict herewith be, and the same are hereby repealed.

Adopted by a 3:2:0 vote of the City Council of the City of Bixby, Oklahoma, this 24th day of February, 2014.

Mayor Ray Bow

ATTEST:



APPROVED AS TO FORM:

Patrick T. Boulden
City Attorney

March 10, 2014 at 6:00 P.M.

CALL TO ORDER

MAYOR OR VICE-MAYOR

ROLL CALL

CITY CLERK

PLEDGE OF ALLEGIANCE

INVOCATION

CONSENT AGENDA

CITY CLERK'S REPORT

Consider and approve:

- a) Minutes for the Regular City Council meeting dated 02/24/2014.
- b) Proclamation proclaiming March 23-29, 2014 as "Arbor Week".
- c) Proclamation proclaiming March 28, 2014 as "Arbor Day".
- d) Denial of tort claim from David G. Smith.
- e) Sole source renewal of annual INCODE maintenance agreements for Call Center, Forms Overlay and Laserfiche Interface for \$3,853.17.
- f) Budget amendment to budget \$10,000 reimbursed from Oklahoma Emergency Management and for the expenditure of \$10,000 for various upgrades to Park Department's backhoe.
- g) Acknowledge receipt of Permit No. WL000072140081, Potable Water Line Extension to serve Quail Creek of Bixby, Facility No. 3007243.
- h) Acknowledge receipt of Permit No. SL000072140082, Sanitary Sewer Line Extension to Serve Quail Creek of Bixby, Facility No. S-20438.
- i) Acknowledge receipt of Permit No. SL000072140079, Sanitary Sewer Line Extension to Serve Quail Creek Villas of Bixby, Facility No. S-20438.

Easton	No
Guthrie	No
Bowen	Yes

Mayor Bowen said Item #3 on the Regular Agenda is:

Second Reading and discussion and consideration of an ordinance to amend Ordinance No. 272 to approve Comprehensive Plan Amendment BCPA-9, supplemental zoning PUD 77, and rezoning from AG to OL per BZ-365 for property located at 12355 and 12365 S. Memorial Dr. and 12404 S. 85th E. Pl.

Presented by: Erik Enyart

City Planner, Erik Enyart stated that this is the property to the south of the one we just considered, it is behind the Boardwalk on Memorial Shopping Center at 12355, this is a similar situation council has approved the PUD but not the ordinance, the ordinance is before you because we have the final PUD as approved by council. Vice-Mayor Easton asked Erik if this was the one we had the lengthy discussion on drainage; Erik stated yes. Vice-Mayor Easton asked Jared where are we at on this, City Engineer Jared stated since we are still in the PUD stage, the conversation is still where we left it and we don't have any additions design information.

Mayor Bowen asked for a motion on item #3. Councilman Todoroff made motion to approve, seconded by Vice-Mayor Easton. The vote was taken with the following results:

Carried 3-2	
Todoroff	Yes
Easton	Yes
Loudermilk	No
Guthrie	No
Bowen	Yes

Mayor Bowen said Item #4 on the Regular Agenda is:

Discussion and consideration to approve applications for supplemental zoning PUD 82 and rezoning from AG to RS-2 per BZ-370 for approximately 18 acres in part of the SW/4 of the SW/4 of Section 35, T18N, R13E, addressed 6905 E. 121st St. S. & 11803 and 11809 S. Sheridan Rd.

Presented by: Erik Enyart

Others who spoke: Tom Wenrick of Wenrick Development Co, and Haynes Reynolds

City Planner, Erik Enyart stated there are 3 items on the agenda pertaining to this proposal; the first one is introduced as the application for rezoning and PUD, the ordinance and the emergency clause attachment those not ready, assuming approval we will bring those back to the next meeting. This PUD went to the Planning Commission on the 18th and did get a favorable recommendation, there were certain correction and modification, and conditions of approval to



Tulsa County Clerk - PAT KEY
Doc # 2014024197 Page(s): 2
Recorded 03/28/2014 at 03:19 PM
Receipt # 461625 Fee \$15.00

South County Leader
City of Bixby, Tulsa County, Oklahoma
(_____, 2014)

RETURN TO:
City of Bixby
P.O. Box 70
Bixby, Ok 74008

ORDINANCE No. 2132

CITY OF BIXBY, OKLAHOMA

AN ORDINANCE CLOSING A UTILITY EASEMENT IN SECTION 01, TOWNSHIP 17-NORTH, RANGE 13-EAST, IN THE BOARDWALK ON MEMORIAL, A SUBDIVISION IN THE CITY OF BIXBY, STATE OF OKLAHOMA, ACCORDING TO RECORDED PLAT NO. 5717 THEREOF, AND DECLARING AN EMERGENCY.

WHEREAS, application has been made to close part of an easement in the City of Bixby, Oklahoma; and

WHEREAS, the request is reasonable and the City of Bixby, Oklahoma, has determined it will be in the best interest of its citizens that the concerned part of said easement be closed.

NOW THEREFORE, BE IT ORDAINED by the City Council of Bixby, Oklahoma:

SECTION 1. That the following described Utility Easement:

All of the Utility Easements platted and dedicated within Development Area B of Lot 1, Block 1, *The Boardwalk on Memorial*, a Subdivision in the City of Bixby, Tulsa County, State of Oklahoma, according to the Recorded Plat # 5717 thereof.
Property Located: 12345 S. Memorial Dr.

Be, and the same is hereby closed as a Utility Easement.

SECTION 2. That the City of Bixby retains the absolute right to reopen said easement without expense to the City of Bixby.

SECTION 3. The closing of said easement shall not affect the right to maintain, repair, reconstruct, operate, or remove utility, public service corporation or transmission company facilities existing therein, nor shall such closure affect private ways existing by operation of law.

SECTION 4. That because this Ordinance is essential to the proper and orderly growth of the City of Bixby, an Emergency is hereby declared to exist for the preservation of the Public Peace, Health and Safety, by reason whereof this Ordinance shall take effect and be in force immediately upon its passage and publication.

Adopted by a 4-1 vote of the City Council of the City of Bixby, Oklahoma, this 24th day of March, 2014, with Emergency Clause voted upon separately.

Bixby Ordinance No. _____

Ray Borne
Mayor

Adopted as an Emergency Measure by a 4-1 vote of the City Council of the City of Bixby, Oklahoma, this 24th day of March, 2014.

Ray Borne
Mayor



APPROVED AS TO FORM:

Patricia T. Boulder
City Attorney

PUBLISHER'S AFFIDAVIT

PO# 03-01847 / ORD NO. 2132

PUBLICATION DATE(S)

04/03/14

CASE NUMBER: PO# 03-01847 / ORD NO. 2132

AD NO: 00179243

LEGAL NOTICE

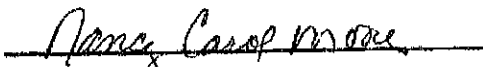
STATE OF OKLAHOMA
COUNTY OF Tulsa

} SS

I, of lawful age, being duly sworn, am a legal representative of South County Leader of Bixby, Oklahoma, a weekly newspaper of general circulation in Tulsa, Oklahoma, a newspaper qualified to publish legal notices, advertisements and publications as provided in Section 106 of Title 25, Oklahoma Statutes 1971 and 1982 as amended, and thereafter, and complies with all other requirements of the laws of Oklahoma with reference to legal publications. That said notice, a true copy of which is attached hereto was published in the regular edition of said newspaper during the period and time of publication and not in a supplement, on the ABOVE LISTED DATE(S)


Representative Signature

Subscribed to and sworn to me this 4th day of April, 2014.

Notary Public 
Nancy Carol Moore

My commission number: 06011684

My commission expires: December 8, 2014

Customer #: 00009900

Customer: CITY OF BIXBY

Publisher's Fee: 100.80

NANCY CAROL MOORE
NOTARY PUBLIC
STATE OF OKLAHOMA
COMMISSION NO. 06011684
EXPIRES 12-8-2014

176243

Published in the South County Leader, Bixby, Tulsa County, Oklahoma, April 3, 2014.

ORDINANCE No. 2132

CITY OF BIXBY, OKLAHOMA

AN ORDINANCE CLOSING A UTILITY EASEMENT IN SECTION 01, TOWNSHIP 17-NORTH, RANGE 13-EAST, IN THE BOARDWALK ON MEMORIAL, A SUBDIVISION IN THE CITY OF BIXBY, STATE OF OKLAHOMA, ACCORDING TO RECORDED PLAT NO. 5717 THEREOF, AND DECLARING AN EMERGENCY.

WHEREAS, application has been made to close part of an easement in the City of Bixby, Oklahoma; and

WHEREAS, the request is reasonable and the City of Bixby, Oklahoma, has determined it will be in the best interest of its citizens that the concerned part of said easement be closed.

NOW THEREFORE, BE IT ORDAINED by the City Council of Bixby, Oklahoma:

SECTION 1. That the following described Utility Easement:

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Property Located: 12345 S. Memorial Dr.

Be, and the same is hereby closed as a Utility Easement.

SECTION 2. That the City of Bixby retains the absolute right to reopen said easement without expense to the City of Bixby.

SECTION 3. The closing of said easement shall not affect the right to maintain, repair, reconstruct, operate, or remove utility, public service corporation or transmission company facilities existing therein, nor shall such closure affect private ways existing by operation of law.

SECTION 4. That because this Ordinance is essential to the proper and orderly growth of the City of Bixby, an Emergency is hereby declared to exist for the preservation of the Public Peace, Health and Safety, by reason whereof this Ordinance shall take effect and be in force immediately upon its passage and publication.

Adopted by a 4-1 vote of the City Council of the City of Bixby, Oklahoma, this 24th day of March, 2014, with Emergency Clause voted upon separately.

/s/ Ray Bowen
Mayor

Adopted as an Emergency Measure by a 4-1 vote of the City Council of the City of Bixby, Oklahoma, this 24th day of March, 2014.

/s/ Ray Bowen
Mayor

ATTEST:

APPROVED AS TO FORM:

/s/ Yvonne Beott
City Clerk

/s/ Patrick Boulden
City Attorney

**CITY COUNCIL MEETING
MUNICIPAL BUILDING
116 W. Needles Ave., Bixby, OK 74008
May 27, 2014 at 6:00 P.M.**

CALL TO ORDER

MAYOR EASTON

ROLL CALL

CITY CLERK

PLEDGE OF ALLEGIANCE

INVOCATION

CONSENT AGENDA

CITY CLERK'S REPORT

Consider and approve:

- a) Minutes for the Regular City Council meeting dated 05/12/2014.
- b) Minutes for the Work Session meeting dated 05/12/2014.
- c) Minutes for the Work Session meeting dated 05/05/2014.
- d) Resolution No. 2014-10: A resolution establishing the City of Bixby's annual Nine-One-One (9-1-1) Emergency Telephone Fee rate within the city limits for calendar year 2015 at its existing rate of five percent (5%).
- e) Accepting General Utility Easements from GF Investments for the North Wastewater Transfer Station Force Main.
- f) Accepting Storm Water Detention Easement from the Woodlake Assembly of God for the campus to be constructed on Mingo, south of 103rd Place South.
- g) Bay enclosure at the Street Maintenance Building for \$14,966 from American Overhead Door.
- h) Approve FY14 supplemental budget amendments to transfer \$68,856 from 2002 Revenue Bond Fund to the Water & Sewer Fund due to financial statements preparer's adjustments.

*Prelim
Plat*

City Planner Erik Enyart stated that we have one vacancy on the Planning Commission and two terms have expired on the 5th of this month. Mr. Whisman is up for a renewed term, and Mr. Hicks is here to fill one of the terms that expired on the 5th. Mayor Easton asked Mr. Hicks to give council some background history about himself. Mr. Hicks stated that he was born and raised here and he and his wife are heavily involved in the community, and Mr. Hicks stated that he is excited about being a part of this board.

Mayor Easton asked for a motion on item #8. Councilman Stewart made motion to approve, seconded by Vice Mayor Guthrie. The vote was taken with the following results:

Carried 4-1

Stewart	Yes
Guthrie	Yes
Loudermilk	Yes
Todoroff	No
Easton	Yes

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

Discussion and possible action to accept a right-of-way dedication for 126th St. S., west of Memorial Dr.

Presented by Erik Enyart

City Planner Erik Enyart explained that this was dedicated some years ago for a previous development. The form that was used include language says it's only easement essentially, so the tax parcel records still show that the Knopp estate own the street. One of the things this rededication will do will use the language that ensures that we own the street in all other cases as right-of-way. Councilman Todoroff asked the City Attorney Patrick Boulden if he has approved this. Patrick stated yes sir.

Mayor Easton asked for a motion on item #9. Councilman Todoroff made motion to approve, seconded by Councilman Loudermilk. The vote was taken with the following results:

Carried 5-0

Todoroff	Yes
Loudermilk	Yes
Stewart	Yes
Guthrie	Yes
Easton	Yes

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

Discussion and possible action to approve a **Preliminary Plat for "Byrnes Mini-Storages"** and certain Modifications/Waivers for approximately 3.4 acres consisting of part of Lot 1, Block 1, *The Boardwalk on Memorial*, part of the NW/4 of Section 01, T17N, R13E, and All of Lot 11, Block 2, *Southern Memorial Acres No. 2 Corrected*, addressed 12355 & 12365 S. Memorial Dr. and 12404 S. 85th E. Pl.

Presented by: Erik Enyart

City Planner Erik Enyart stated that preliminary went to the Planning Commission in March and the vote was 2:1:1, staff and Planning Commission recommendation is approval subject to the outstanding items being fixed and there are a few conditions of approval into drainage and floodplain those will need to be resolved as well.

Mayor Easton asked Erik if there were some alternations done to relief water standing on the property owners at the north end of their property, and the owner's providing and paying for that, Erik stated, yes that's correct. Mayor Easton asked Erik to explain.

City Planner Erik Enyart explained in previous conversations there was some concerns expressed about the drainage for the residential properties to the south of this, which has historian existing inadequate drainage issues, the current plan is to add drainpipes underneath the buildings to abut these residential properties which will allow for them to drain their own properties into it and which will go through the commercial development drainage system.

Mayor Easton asked **City Engineer Jared Cottle** of this current plan. Jared stated that he has handed council a site plan that show the lines that will be relieving the low points on the south side of the property, there are some minor points that will be worked out, but in general the main line runs east and west which is significantly lower than the back yards to the south, which should allow that water to drain in their system out to Fry Creek.

Mayor Easton asked if there were any properties owner here tonight, there were none.

Vice Mayor Guthrie asked if the property owners were aware of the changes being done; JR Donelson stated that the last time I spoke with them this wasn't the issue, they wanted a privacy wall and not see anything to the north, but nothing else was brought up in regards to their back yards and water standing in their back yards, but this would defiantly solve all their issues, if they have any issues with water standing in their back yards. JR stated that the water would go first into the storm sewer pipe then to the retention pond and into the Fry Creek, this will defiantly work.

Councilman Stewart stated that he did like this because you took a lot of time to protect the current home owners that are there yet allowing a businessman to built a business on his property.

Mayor Easton asked for a motion on item #10. Councilman Todoroff made motion to approve, seconded by Councilman Stewart. The vote was taken with the following results:

Carried 4-1

Todoroff

Yes

Stewart

Yes

Loudermilk

No

Guthrie

Yes

REGULAR AGENDA ITEM COMMENTARY

ITEM TITLE: Discuss and/or take action on modifying the Title 3, Chapter 11 of City Code as related to Mobile Food Vendors.

INITIATOR: Jared Cottle

STAFF INFORMATION SOURCE: Jared Cottle

BACKGROUND: In order to provide for expanded market access, modifications to the Chapter 3-11 of the City Code are proposed.

EXHIBITS: Draft Chapter 3-11 Ordinance Modifications (to be provided at Council Meeting)

KEY ISSUE: Mobile Food Ordinance modifications

COUNCIL ACTION: Approve Mobile Food Ordinance modifications

RECOMMENDATION: Approve Mobile Food Ordinance modifications

ITEM NO: _____

MEETING DATE: 04-25-2022

MEETING: Council

REGULAR AGENDA ITEM COMMENTARY

ITEM TITLE: Discuss and/or take action on modifying the Title 3, Chapter 12 of City Code as related to Temporary Seasonal Concession Stands.

INITIATOR: Jared Cottle

STAFF INFORMATION SOURCE: Jared Cottle

BACKGROUND: In order to provide for expanded market access, modifications to the Chapter 3-12 of the City Code are proposed.

EXHIBITS: Draft Chapter 3-12 Ordinance Modifications (to be provided at Council Meeting)

KEY ISSUE: Temporary Seasonal Concession Stands Ordinance modifications

COUNCIL ACTION: Temporary Seasonal Concession Stands Ordinance modifications

RECOMMENDATION: Temporary Seasonal Concession Stands Ordinance modifications

ITEM NO: _____

MEETING DATE: 04-25-2022

MEETING: Council

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Discuss and/or take action on Water Tap Application for Chad and Katie Fent at 16975 South 145th East Avenue, Bixby, OK in Tulsa County, OK.

INITIATOR: Justin Dowd, Engineering

STAFF INFORMATION SOURCE: Justin Dowd, Engineering

BACKGROUND: Chad and Katie Fent are requesting a water tap for a residential service at 16975 South 145th East Avenue, Bixby, OK in Tulsa County, OK. Per the City of Bixby's Tap Policy for this property, the Fent's are responsible for the installation of 24.5 LF/ac of 8" waterline. The Fent's property is 2.47 acres, which requires an installation of 60.52 LF of 8" waterline. The Fent's are responsible for the engineering and construction of this waterline.

The Fent's are responsible for obtaining any off-site easements and Permits from the County for installation of the private water service line.

EXHIBITS: Application & Site Map

KEY ISSUE: Conditional Water Tap Approval

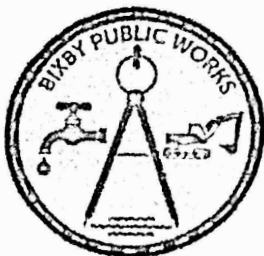
COUNCIL ACTION: Approve water tap (outside the City limits) conditional to the design and construction of 60.52 LF of 8" waterline

RECOMMENDATION: Conditional Approval.

ITEM NO: _____

MEETING DATE: 04-25-2022

MEETING: BPWA



Bixby Public Works Authority Water Tap Application

Approved []
Date _____
Not Approved []
Date _____
Reviewed By _____

Applicant:	Chad + Katie Fent
Address:	16975 S. 145 th E. Ave
	Bixby, OK
Telephone:	303-453-9918
Email:	chadwfent@gmail.com
Fax:	

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

Complete		Condition	Staff Approval / Date
Y	N		
☒	☐	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 off-site easements.	
☐	☐	Note Service Line Size to be used:	
☒	☐	Note Meter Line Size to be used: 1"	
☒	☐	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.

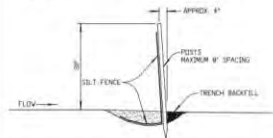
Applicant Certification:

I, Chad + Katie Fent, on 4-19-22, hereby recognize and 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.

NOTES:

GRADING AND EROSION CONTROL PLAN

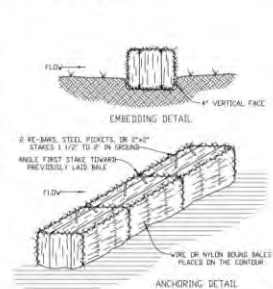
1. ALL GRADING AND EROSION CONTROL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT CITY GRADING CONSTRUCTION SPECIFICATIONS.
2. ALL EROSION CONTROL CONSTRUCTION SHALL BE SUPERVISED BY THE PUBLIC WORKS DEPARTMENT UTILITY INSPECTOR, IN ATTENDANCE WITH CITY POLICE.
3. EROSION CONTROL SHALL START WITH INITIAL CONSTRUCTION AND BE PRACTICED THROUGHOUT THE PROJECT.
4. HAY BALE DIKES OR SILT FENCES SHALL BE CONSTRUCTED ADJACENT TO ALL DRAINAGEWAYS AND IN ALL AREAS THAT WILL EXPOSE INTO THE STORM SEWER SYSTEM.
5. WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR 14 DAYS, THE EROSION CONTROL SHALL BE STABILIZED WITH SEED AND MULCH.
6. THE CONTRACTOR SHALL RE-SEED ALL AREAS DISTURBED DURING CONSTRUCTION AND CONTRACTOR SHALL BE RESPONSIBLE FOR SEEDING AREAS UNTIL GROWTH IS ESTABLISHED TO A UNIFORM HEIGHT OF TWO (2) INCHES.
7. THERE ARE NO OFFSITE MATERIAL, WASTE, BORROW, OR EQUIPMENT STORAGE AREAS.
8. THE EROSION PREVENTION PLAN SHALL BE UPDATED AS NECESSARY TO REMAIN CONSISTENT WITH ANY CHANGES APPLICABLE TO PROJECT SURFACE WATER RESOURCES IN SCIENTIFIC DESIGN, SITE PLANS OR SITE PERMITS, OR STORM WATER MANAGEMENT SITE PLANS OR SITE PERMITS APPROVED BY STATE OR LOCAL OFFICIALS FOR WHICH THE PERMITTEE RECEIVES WRITTEN NOTICE.



1. POSTS SHALL BE ANGLED SLIGHTLY TOWARD RUNOFF SOURCE.
2. THE TOP OF THE SILT FENCE SHALL BE TRENCHES IN AND BACKFILLS.
3. THE TRENCH SHALL BE 4" DEEP BY 2" TO 4" WIDE TO ALLOW SILT FENCE TO BE LAIN IN AND BACKFILLS.
4. SILT FENCE SHALL BE FASTENED TO POSTS TO BE WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE POSTS.
5. INSPECTION SHALL BE FREQUENT & REPAIR OR REPLACEMENT PROMPT.
6. SILT FENCE SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO IMPED STORMWATER FLOW.
7. TRAPPED SEDIMENT SHALL BE DEPOSED OF IN AN APPROVED MANNER AND LOCATION WHICH WILL NOT CONTRIBUTE TO ADDITIONAL POLLUTION.
8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6" TO 9" AND DEPOSED OF AS IN NOTE 7 ABOVE.

4 SILT FENCE DETAIL

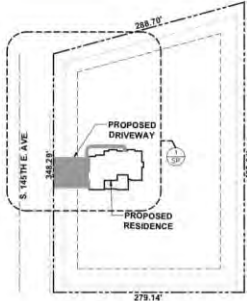
SCALE: NONE



1. BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ADJUTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF FOUR INCHES WHERE POSSIBLE.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE-BARS BEING THRU THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
4. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED BY CONTRACTOR.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO NOT TO BLOCK OR IMPED STORM FLOW OR DRAINAGE.
6. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES.

3 HAY BALE DIKE DETAIL

SCALE: NONE



2 OVERALL SITE PLAN

SCALE: NTS

SURVEY DISCLAIMER

- THIS SITE PLAN IS DRAWN WITHOUT THE BENEFIT OF A BOUNDARY SURVEY, BOUNDARY AND EXISTING STRUCTURE LOCATIONS ARE APPROXIMATE BASED ON FIELD INFORMATION AND ARE FOR ILLUSTRATIVE PURPOSES ONLY.

LEGAL DESCRIPTION

- LOT 3, BLOCK 1, PECAN MEADOW, BIXBY, OKLAHOMA

LIVABILITY SPACE

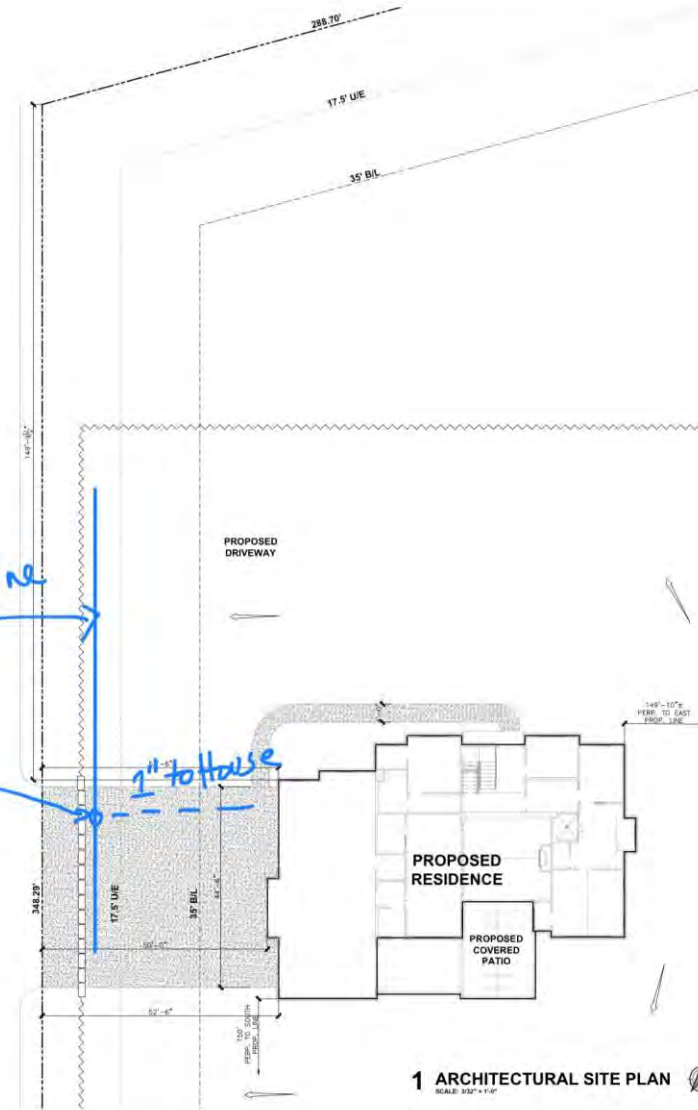
• ZONING =	RS-22.5
• LOT SIZE =	107,766 SQ. FT.
• STRUCTURE HEIGHT =	60'0\"/>

EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE EXTENT KNOWN AND PLANS HAVE BEEN SENT TO THE ATTACHED UTILITY OWNERS FOR VERIFICATION OF EXISTING LINES. RECORD JOB SHEET CONTACT: SKSL 1-800-562-6543

EROSION CONTROL MEASURES

• SCALE: IN GRADE	• HAY BALE
• DOWNSPOUT	• SILT FENCE
• DOWNSPOUT TO SPLASH PAD	
• UNDERGROUND LEADER, DISCHARGE AT CURB	
• NEW DRAINAGE FLOW	
• EXISTING DRAINAGE FLOW	

Water line
TAP
1" to House



1 ARCHITECTURAL SITE PLAN

SCALE: 3/32" = 1'-0"



wdesign
ARCHITECTURE & INTERIORS
608 E. 3rd Street
Tulsa, OK 74120
Office: 918.794.6616
Fax: 918.794.6602
www.wdesignstudio.com



PROJECT:

FENT
RESIDENCE

PROJECT #
21135

LOT 3 BLOCK 1
PECAN MEADOW
BIXBY, OK

CONSULTANT:

REVISIONS:

ISSUE DATE:

5.26.2021

SHEET NAME:
ARCHITECTURAL
SITE PLAN

SHEET #:

SP