



City of Bixby City Council Meeting Agenda

Mayor Brian Guthrie
Vice Mayor Paul Blair
Council Member Andrew Revelis
Council Member Brad Girard
Council Member Robert Founds

Monday, September 26, 2022

6:00 PM

City Hall Municipal Building
116 W. Needles Ave., Bixby,
OK 74008

Public comments are limited to items 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

Shannon Duran, City Clerk

Pledge of Allegiance

Invocation

Consent Agenda

City Clerk's Report

Consider and Approve:

- 1) Approve Minutes for the Work Session dated 09/12/22.
- 2) Approve minutes for the City Council Meeting dated 09/12/22.
- 3) Proclaiming a Proclamation for Constitution Week for the Week of September 17-23, 2022.
- 4) Proclamation recognizing the 100th Birthday of Luther Metcalf.
- 5) Discussion, consideration and possible vote to approve Site Plan (BXSP-22.04) for "126th and Memorial Office No. 1," located at 7643 East 126th Street South, Bixby, Oklahoma.

- 6) Discussion, consideration and possible vote to approve Site Plan (BXSP-22.05) for "Marlee Office No. 2," located at 7627 East 126th Street South, Bixby, Oklahoma.
- 7) Accept the infrastructure at Dodson Warehouse Development, located at 12231 S 74th E Ave, into the City's infrastructure.
- 8) Approve final acceptance of the Needles Storm Sewer Ph. 1 Project with a final contract amount of \$191,635.00.
- 9) Approve final acceptance of the Needles Sidewalk Improvement Project with a final contract amount of \$27,094.00.
- 10) Approve final acceptance of the 2021 CIRP North Street Repair Project and a final contract amount of \$1,420,298.55.
- 11) Approve final acceptance of the 121st widening to 85th Project with a final contract amount of \$2,010,420.52.
- 12) Approve final acceptance of the Bridge Nos. 167 & 168 Rehabilitation Project with a final contract amount of \$172,541.50.
- 13) Approve final acceptance of the White Hawk Sewer Interceptor Project with a final contract amount of \$1,025,129.00.

Regular Agenda

- 1) Discussion, consideration and possibly vote to approve Ordinance Number 2410, amending the Bixby City Code Title 9, Building and Construction Regulations," Chapter 2, "Building and Related Codes," by adopting the ICC 2018 International Building Code and the ICC 2018 International Existing Building Code as part of the Bixby City Code.

O.C. Walker, City Planner

- 2) Discussion, consideration and possible vote for approval of an emergency clause for Ordinance No. 2410, making it effective immediately upon passage and adoption by amending the Bixby City Code Title 9, Building and Construction Regulations," Chapter 2, "Building and Related Codes," by adopting the ICC 2018 International Building Code and the ICC 2018 International Existing Building Code as part of the Bixby City Code.

O.C. Walker, City Planner

- 3) Discussion, consideration and possibly vote to approve Ordinance Number 2411, amending the Bixby City "Fire" Code Title 9, Building and Construction Regulations," Chapter 7, "Building and Related Codes," by adopting the ICC 2018 International "Fire" Code.

O.C. Walker, City Planner

- 4) Discussion, consideration and possible vote for approval of an emergency clause for Ordinance No. 2411, making it effective immediately upon passage and adoption by amending the Bixby City Code Title 9, Chapter 7, "Building and Related Codes," by adopting the ICC 2018 International "Fire" Code.

O.C. Walker, City Planner

- 5) Discussion, consideration and possibly vote to approve Ordinance Number 2412, amending the Bixby City Code Title 9, Building and Construction Regulations," amending Chapter 3 "Electrical Code" by adopting the National Electric Code 2017 Edition.

O.C. Walker, City Planner

- 6) Discussion, consideration and possible vote for approval of an emergency clause for Ordinance No. 2412, making it effective immediately upon passage and adoption by amending the Bixby City Code Title 9, amending Chapter 3 "Electrical Code" by adopting the National Electric Code 2017 Edition.

O.C. Walker, City Planner

- 7) Discussion, consideration and possibly vote to approve Ordinance Number 2413, amending the Bixby City Code Title 9, Building and Construction Regulations," amending Chapter 5, titled "Fuel Gas Code" by Adopting the 2018 International Fuel Gas Code.

O.C. Walker, City Planner

- 8) Discussion, consideration and possible vote for approval of an emergency clause for Ordinance No. 2413, making it effective immediately upon passage and adoption by amending the Bixby City Code Title 9, amending Chapter 5, titled "Fuel Gas Code" by Adopting the 2018 International Fuel Gas Code.

O.C. Walker, City Planner

- 9) Discussion, consideration and possibly vote to approve Ordinance Number 2414, amending the Bixby City Code Title 9, Building and Construction Regulations," Chapter 5, titled "Adoption of Mechanical Code and Section 9-5-2, titled "Amendments to Mechanical Code;" Enacting a New Section 9-5-1, Edition;" by Adopting the 2018 International Mechanical Code.

O.C. Walker, City Planner

- 10) Discussion, consideration and possible vote for approval of an emergency clause for Ordinance No. 2414, making it effective immediately upon passage and adoption by amending the Bixby City Code Title 9, amending Chapter 5, titled "Adoption of Mechanical Code and Section 9-5-2, titled "Amendments to Mechanical Code;" Enacting a New Section 9-5-1, Edition;" by Adopting the 2018 International Mechanical Code.

O.C. Walker, City Planner

- 11) Discussion, consideration and possibly vote to approve Ordinance Number 2415, amending the Bixby City Code Title 9, Building and Construction Regulations,” Chapter 6, titled “Plumbing Code,” repealing section 9-6-1, titled “Adoption of Plumbing Code” and section 9-6-2, titled “Amendments to Plumbing Code,” Enacting a new section 9-6-1, titled by “Adopting the (ICC) 2018 International Plumbing Code.

O.C. Walker, City Planner

- 12) Discussion, consideration and possible vote for approval of an emergency clause for Ordinance No. 2415, making it effective immediately upon passage and adoption by amending the Bixby City Code Title 9, Building and Construction Regulations,” Chapter 6, titled “Plumbing Code,” repealing section 9-6-1, titled by adopting the (ICC) 2018 International Plumbing Code.

O.C. Walker, City Planner

- 13) Discussion, consideration and possible vote to approve a Specific Use Permit (BXSUP-22.03) for a proposed "Duplex" located at 309 South D. Avenue, Bixby, Oklahoma. Ordinance Number 2416.

O.C. Walker, City Planner

- 14) Discussion, consideration and possible vote for approval of an emergency clause for Ordinance No. 2416 making it effective immediately upon passage and approval of Specific Use Permit (BXSUP-22.03) for a proposed "Duplex" located at 309 D. Avenue, Bixby, Oklahoma.

O.C. Walker, City Planner

- 15) Discussion, consideration and possible vote to approve Rezone (BXZO-22.07) for "Guardian Angel Exterminator," which is located at 6485 East 151st Street South, Bixby, Oklahoma. Ordinance Number 2417.

O.C. Walker, City Planner

- 16) Discussion, consideration and possible vote for approval of an Emergency Clause for Ordinance No. 2417, making it effective immediately upon passage and approval of Rezone(BXZO-22.07) "Guardian Angel Exterminator," located at 6485 East 151st Street South Bixby, Oklahoma.

O.C. Walker, City Planner

- 17) Discussion, consideration and possible vote to approve Specific Use Permit (BXSUP-22.02) for "Guardian Angel Exterminator," which is located at 6485 East 151st Street South, Bixby, Oklahoma. Ordinance Number 2418.

O.C. Walker, City Planner

- 18) Discussion, consideration and possible vote for approval of an Emergency Clause for Ordinance No. 2418 making it effective immediately upon the passage and approval of a Specific Use Permit (BXSUP-22.02) for "Guardian Angel Exterminator," located at 6485 East 151st Street South, Bixby, Oklahoma.

O.C. Walker, City Planner

- 19) Discussion, consideration and possible vote to approve the Final Plat for "Crossing at Conrad Village" (BXPT-22.15), located at 15400 Block of 68th East Place , Bixby, Oklahoma.

O.C. Walker, City Planner

- 20) Discussion, consideration and possible vote to approve the Comprehensive Plan Amendment (BXCP-22.04) for property located approximately 550 feet east of the southeast corner of East 111th Street South and South Mingo Road, Bixby, Oklahoma. Ordinance Number 2419.

O.C. Walker, City Planner

- 21) Discussion, consideration and possible vote for approval of an Emergency Clause for Ordinance No. 2419, making it effective immediately upon passage and approval of the Comprehensive Plan Amendment (BXCP-22.04) for property located approximately 550 feet east of the southeast corner of East 111th Street South and South Mingo Road, Bixby, Oklahoma.

O.C. Walker, City Planner

- 22) Discussion, consideration and possible vote to approve Rezone (BXZO-22.06) and Planned Unit Development-60, Major Amendment No. 2, for property located approximately 550 feet east of the southeast corner of East 111th Street South and South Mingo Road, Bixby, Oklahoma. Ordinance Number 2420.

O.C. Walker, City Planner

- 23) Discussion, consideration and possible vote for approval of an Emergency Clause for Ordinance No. 2420, making it effective immediately upon passage and approval of Rezone (BXZO-22.06) and Planned Unit Development (PUD-60, Major Amendment No. 2) for property located approximately 550 feet east of the southeast corner of East 111th Street South and South Mingo Road, Bixby, Oklahoma.

O.C. Walker, City Planner

- 24) Motion to enter into Executive Session:
Executive Session-

- a. 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.
- b. Confidential communications and discussions among the City Council and its attorney concerning potential litigation regarding the Downtown Streetscape Project schedule and claims by Paragon. Authority: Oklahoma Open Meeting Act, Title 25 Oklahoma Statutes Section 307.B.4.
- c. Confidential communications and discussion among the City Council and its Attorney to discuss current litigation, status and recommendation. Authority: Oklahoma Open Meeting Act, Title 25 Oklahoma Status Section 307B.

Brian Guthrie, Mayor

25) Motion to exit Executive Session.

Brian Guthrie, Mayor

26) Discuss and/or take action on revised Development Agreement with Rockwood Investment, LLC for the development of the TIF 2 site in Bixby

Jared Cottle, City Manager

27) Discuss and/or take action on Final Change Order and adjustment of quantities for the Downtown Streetscape Project.

Jared Cottle, City Manager

28) City Manager's Report

29) New Business

In accordance with the Open Meeting act, Title 25 O.S. § 311.A.10, new business is defined as any matter not known about or which could not have been reasonably foreseen prior to the time of posting the agenda.

30) Adjournment

Notice of Posting

This Notice and Agenda was posted on the bulletin board this day of September 23, 2022, on or before 6:00 p.m., at City Hall, 116 W. Needles Bixby, Oklahoma.

Respectfully Submitted

Shannon Duran
City Clerk

Note: All cell phones and pagers must be turned off or operated silently during all meetings.

21 O.S. Section 280 provides the following: A. It is unlawful for any person, alone or in concert with others and without authorization, to willfully disturb, interfere or disrupt state business, agency operations or any employee, agent, official or representative of the state. B. It is unlawful for any person who is without authority or who is causing any disturbance, interference or disruption to willfully refuse to disperse or leave any property, building or structure owned, leased or occupied by state officials, employees, agents or representatives or used in any manner to conduct state business or operations

after proper notice by a peace officer, sergeant-at-arms, or other security personnel. C. Any violation of the provisions of this section shall be a misdemeanor punishable by imprisonment in the county jail for a term Oklahoma Statutes - Title 21. Crimes and Punishments Page 94 of not more than one (1) year, by a fine not exceeding One Thousand Dollars (\$1,000.00), or by both such fine and imprisonment. D. For purposes of this section, “disturb, interfere or disrupt” means any conduct that is violent, threatening, abusive, obscene, or that jeopardizes the safety of self or others.

For Special Accommodations

Persons who require special accommodation to participate in this meeting should contact City Clerk, Shannon Duran: 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430 or email [City Clerk, Shannon Duran](mailto:sduran@bixbyok.gov) (sduran@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.