

**City of Bixby
City Council Meeting
Minutes
City Hall Municipal Building
116 W Needles, Bixby, OK 74008
July 27, 2020 6:00 P.M.
Council members met by videoconference**

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 July 24th on or before 6:00 p.m.

Mayor Guthrie called the meeting to order at 6:00 p.m.

City Clerk Yvonne Adams called the roll and all members were present.

Members Present

**Blair
Girard
Guthrie
Easton
Crawford**

Staff Present

**Jared Cottle, City Manager
Steve Oakley, City Attorney
Jason Mohler, Dev. Service Dir.
Charles Barnes, Finance Dir.
Ike Shirley, Police Chief
John Wood, Parks Director
Yvonne Adams, City Clerk**

Invocation was given by Yvonne Adams.

**Mayor Guthrie said Item #1 on the Consent Agenda is:
CITY CLERKS REPORT**

Consider and approve:

- a) Minutes of the City Council Regular meeting minutes dated 07/13/2020.
- b) Request to approve Amended Resolution No. 2020-9 extending the time to acquire a 2020-2021 restaurant permit to December 30, 2020, without penalty.
- c) Request to approve Resolution 2020-15 correcting legal descriptions in prior Resolution No. 2020-6.
- d) Request to approve Resolution 2020-16 to adjust the utility easement adjacent to lots 1 and 2, Block 8, Quail Creek of Bixby, an addition to the City of Bixby.

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 Chambers.

Mayor Guthrie asked if there are any questions or amendments to the consent agenda. Councilor Blair asked for some clarification on items “b”, “c:” and “d”. City Attorney Steve Oakley asked to withdraw item “c” until later date, City Clerk Yvonne Adams gave clarification on item “b” and Development Services Director Jason Mohler gave some clarification on item “d” Councilor Blair made motion to approve with the exception of item :c” seconded by Councilor Crawford. The vote was taken with the following results:

Carried 5-0

Yes: Blair, Crawford, Girard, Easton, Guthrie.

No: None.

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

Second reading of Ordinance Number 2309, Bixby Comprehensive Plan-20.03, Minor Amendment to the Comprehensive Plan for *Rowan Grove*, Low Density Residential to Medium Density Residential, to allow for RS-3 (Residential Single Family) zoning in Development Area C of Bixby Planned Unit Development-20.02, contains 27.37 Acres in Section 7, Township 17N, Range 14E, located South of 131st Street South and East of South Mingo Rd.

Presented by: Jason Mohler

Development Services Director Jason Mohler stated that this is the second reading of several Rowan items and stated that he wanted to show you on the screen a revised preliminary plat which is revised because the applicant has incorporated the changes required by council. Jason continued to show council the changes made from the presentation and give council more details regarding the item. Jason stated that with the background information he would be happy to answer any questions you might have.

Discussion continued on this item.

Mayor Guthrie asked for a motion on item #1. Councilor Crawford made motion to approve, seconded by Mayor Guthrie. The vote was taken with the following results:

Carried 4-1

Yes: Crawford, Guthrie, Blair, Easton.

No: Girard.

Mayor Easton said on Item #2 on the Regular Agenda is:

Request to approve Emergency Clause for Ordinance number 2309.

Mayor Guthrie asked for a motion on item #2. Councilor Girard made motion to approve, seconded by Councilor Crawford. The vote was taken with the following results:

Carried 5-0

Yes: Girard, Crawford, Blair, Easton, Guthrie.

No: None.

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

Second reading of Ordinance number 2310, Bixby Zoning-20.02, Rezoning for a portion of *Rowan Grove*, proposed amendment to a zoning district in the City of Bixby, (FD) Flood District to (RS-3) Residential Single Family, to allow for a Residential Development in Development Area C of Bixby Planned Unit Development-20.02, contains 27.37 Acres in Section 7, Township 17N, Range 14E, located South of 131st Street South and East of South Mingo Rd.

Presented by: Jason Mohler

Others who spoke: Alan Betchan 200 N McKinley Sand Springs

Councilor Blair had some questions for Alan Betchan regarding RS-3 in the development area. Alan gave Councilor Blair clarifications on the question asked.

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

Carried 4-1

Yes: Crawford, Guthrie, Blair, Easton.

No: Girard.

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

Request to approve Emergency Clause for Ordinance number 2310.

Presented by: Jason Mohler

Mayor Guthrie asked for a motion on item #4. Councilor Girard made motion to terminate, seconded by Councilor Crawford. The vote was taken with the following results:

Carried 5-0

Yes: Girard, Crawford, Blair, Easton, Guthrie.

No: None.

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

Second reading of Ordinance number 2311, Bixby Planned Unit Development-20.02, Planned Unit Development for *Rowan Grove*, contains Three (3) Development Areas, 37.02 acres, in Section 7, Township 17N, Range 14E, located South of 131st Street South and East of South Mingo Rd.

Presented by: Jason Mohler

Councilor Blair had some questions about the total number of homes and livability space/square footage for the homes in area “c” and wanted to know if that has changed.

Development Services Director Jason Mohler stated that he is not aware of any changes, and there was a typo on the 151 lots and that’s been clarified, and Alan will clarify the livability space. Alan gave clarification on Councilor Blair’s questions regarding livability.

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

Carried 5-0

Yes: Crawford, Blair, Girard, Easton, Guthrie.

No: None.

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

Request to approve Emergency Clause for Ordinance number 2311.

Presented by: Jason Mohler

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

Approve 5-0

Yes: Girard, Blair, Crawford, Easton, Guthrie.

No: None.

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

Consider, discuss and approve Ordinance number 2314, Bixby Specific Use Permit number 20.02, for EMPOWER ACADEMY, a supplemental zoning overlay district in Commercial Shopping (CS) zoning, to allow for a Use Unit 8, Community Group Home, in Section 23, Township 17, Range 13 in the City of Bixby, located at 7106 E 151st St. S.

Presented by: Jason Mohler

Others that spoke: Guy Donahue 3939 E. 110th St. Tulsa, Carolyn Back, Chris Frisillo

Development Services Director Jason Mohler stated that he would share his screen giving council some overview of where the site is located, Jason stated that we have some representatives here for any questions you might have, Jason stated that this item was heard by Planning Commission last Monday and was approved. Jason stated that we have met with Public Safety and had a good meeting with them and Staff recommends approval.

Council had some concerns and would like some clarifications. Councilor Blair stated that he has done some research and this is going to be an improved product.

Discussion continued on this item.

Mayor Guthrie asked for a motion on item #7. Councilor Blair made motion to approve, seconded by Vice Mayor Easton. The vote was taken with the following results:

Carried 5-0

Yes: Blair, Easton, Crawford, Girard, Guthrie.

No: None.

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

Request to approve Emergency Clause for Ordinance number 2314 and waiving second reading thereof.

Presented by: Jason Mohler

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

Carried 5-0

Yes: Easton, Blair, Crawford, Girard, Guthrie.

No: None.

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

Consider, discuss and approve Ordinance number 2316, Bixby Easement Closure number 20.01, a previously dedicated Emergency Vehicle Access being part of Lot One (1), Block One (1) of QuikTrip Commercial Center number 51 Amended, Section 23, Township 17, Range 13 in the City of Bixby, located at 15102 South Memorial Drive, said easement being no longer needed for emergency access.

Presented by: Jason Mohler

Others who spoke: Andrew Polly 12910 S. 1st St Jenks, Daniel Chambers 4705 S. 129th E. Ave

Development Services Director Jason Mohler stated that he will share his screen for an overview regarding the Easement Closure and we have some representatives from Quik Trip if you have any questions. Jason stated that the area we are talking about tonight is just south of the existing Quik Trip facility and the easement is no longer needed. Jason stated that Staff does recommend approval.

Discussion continued on this item.

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

Carried 5-0

Yes: Easton, Crawford, Girard, Blair, Guthrie.

No: None.

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

Request to approve Emergency Clause for Ordinance number 2316 and waiving second reading thereof.

Presented by: Jason Mohler

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

Carried 4-1

Yes: Blair, Crawford, Blair, Easton, Guthrie.

No: Girard.

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

Discussion and possible approval of Bixby Preliminary Plat (BXPT) number 20.05, for *CROSSING AT CONRAD VILLAGE*, 50.75 acres, one hundred and forty-three (143) lots, nine (9) blocks, and five (5) reserve area, Section 23, Township 17, Range 13 in the City of Bixby, located South of 151st Street S. and West of Memorial Dr.

Presented by: Jason Mohler

Others that spoke: Rickey Jones Tanner Consulting

Development Services Director stated that he would share his screen to give you more of an overview of the regarding the item, Jason continued wanted to give council a layout of the entire Conrad Village PUD area and he continued to walk council through the details.

Discussion continued on this item.

Mayor Guthrie asked for motion on item #11. Councilor Crawford made motion to approve, seconded by Mayor Guthrie. The vote was taken with the following results:

Carried 4-1

Yes: Crawford, Guthrie, Blair, Easton.

No: Girard.

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

Consider, discuss and approve Ordinance number 2313, an Ordinance amending Title 11 “Zoning Regulation”, Chapter 13 “Specific Use Permits”, Subsection 11-13-3 “Specific Use Permit List” A.1. Subsection 11-9-24 to read “Oil and Gas Drilling and Mining Mineral Processing”; and amending Subsection 11-13-6 the “Matrix of Uses” by adding Oil and Gas Drilling to Mining and Mineral Processing.

Presented by: Steve Oakley

City Attorney Steve Oakley stated that he had an inquiry a while back as to oil drilling in residential zoned area, and I searched our city code and the only thing there is just a fee for someone drilling. Steve stated there was no prohibition at where they could drill, so I put together 2 things, one from the zoning code adding oil and gas drilling to mining mineral processing in certain areas and it has went to the Planning Commission and they approved it and this is the first step.

Mayor Guthrie asked for a motion on item #12. Councilor Crawford made motion to approve, seconded by Councilor Blair. The vote was taken with the following results:

Carried 5-0

Yes: Crawford, Blair, Girard, Easton, Guthrie.

No: None.

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

Request to approve Emergency Clause for Ordinance number 2313 and waiving second reading thereof.

Presented by: Steve Oakley

Mayor Guthrie asked for a motion on item #13. Vice Mayor Easton made motion to approve, seconded by Councilor Crawford. The vote was taken with the following results:

Carried 4-1

Yes: Easton, Crawford, Blair, Guthrie.

No: Girard.

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

Request to approve ordinance number 2315 , an ordinance amending article 3 entitled “ business and licensing regulations” of the Bixby city code by adding an article 15 entitled “oil and gas” by providing for purpose; minimum standards; adoption by reference rules of the corporation commission and U.S. clean water act; providing for definitions; requiring permit, application and fee; requiring insurance and bond; regulating deeper drilling; requiring setbacks for wells and injection plants; regulating waste; zoning; requiring safety devices and policies; regulating operations; regulating storage tanks and separators: requiring fencing; addressing fire protection; addressing loss of control; regulating accumulation of vapors; addressing ingress and egress; providing for waivers.

Presented by: Steve Oakley

City Attorney Steve Oakley stated that this Ordinance gets into details of regulating oil operations, and would recommend approval.

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

Carried 5-0

Yes: Girard, Blair, Crawford, Easton, Guthrie.

No: None.

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

Request to approve Emergency Clause for Ordinance number 2315 and waiving second reading thereof.

Mayor Easton asked for a motion on item #15. Councilor Girard made motion to approve, seconded by Councilor Blair. The vote was taken with the following results:

Carried 5-0

Yes: Girard, Blair, Crawford, Easton, Guthrie.

No: None.

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

City Manager's Report

- August 4th a 100 inning fundraiser for softball sponsored by the Bixby Youth Baseball.
- School will be starting in the next few weeks and watch for the schools website to see if there are any changes for the fall.

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

New Business

There being none.

Adjournment was called at 7:43 pm.

MAYOR

ATTEST

CITY CLERK

BIXBY PUBLIC WORKS AUTHORITY MEETING

Board of Trustees

Municipal Building

Minutes

116 W. Needles, Bixby, OK 74008

July 27, 2020 6:00 P.M.

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 Avenue, Bixby, Oklahoma on July 24th 2020 on or before 5:00 p.m.

Mayor Guthrie called the Bixby Public Works Authority Meeting to order at 7:43 p.m. All members were present.

Members Present

Blair

Girard

Easton

Guthrie

Crawford

Staff Present

Jared Cottle, City Manager

Steve Oakley, City Attorney

Jason Mohler, Dev. Service

Ike Shirley, Police Chief

Charles Barnes, Finance Dir.

John Wood, Park Director

Yvonne Adams, City Clerk

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

CITY CLERKS REPORT

Consider and approve:

- a) Minutes for the Bixby Public Works Authority meeting dated 07/13/2020.

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

Carried 5-0

Yes: Easton Crawford, Girard, Blair, Guthrie.

No: None

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

New Business

There being none.

Adjournment was called at 7:44 p.m.

MAYOR

ATTEST

CITY CLERK