

Notice and Agenda Work Session Meeting of The Bixby City Council

Dawes Conference Room
113 West Dawes, Bixby, Oklahoma 74008
June 28th 2021, at 5:00 P.M.

Call to Order

Mayor Guthrie

Roll Call

City Clerk Yvonne Adams

Agenda

1. Discussion on regulation of motorized scooter operations in the City.

Jared Cottle

2. Discussion on regulation of food truck ordinances and policies.

Jared Cottle

Notice of Posting

This Notice and Agenda was posted on the bulletin board June 25th 2021, on or before 5:00 p.m., at City Hall, 116 West Needles, Bixby Oklahoma.

Respectfully submitted,
Yvonne Adams, City Clerk

Persons who require a special accommodation to participate in this meeting should contact City Clerk Yvonne Adams, 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430 or via Email: yadams@bixbyok.gov as far in advance as possible and preferably at least 48-hours before the date of the meeting. Persons using a TDD 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 Council Meeting Agenda

Municipal Building
116 W. Needles Ave., Bixby, OK 74008
June 28th 2021 at 6:00 P.M.

Call to Order

Mayor Guthrie

Roll Call

City Clerk Yvonne Adams

Pledge of Allegiance

Invocation

Consent Agenda

City Clerk's Report

Consider and approve:

- a) Minutes for the Work Session meeting dated 06/14/21.
- b) Minutes for the City Council meeting dated 06/14/21.
- c) Discuss and/or approve purchase to Digi Surveillance Systems in the amount of \$12,196.77, to install door access and surveillance camera access for Remote Disaster Relief Site located at B&B Theaters. State Contract #SW1048D.
- d) Court Calendar for the year 2022.

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

- e) Consider and/or take action on approval of Resolution No. 2021-17, formally re-adopting authorized and existing fees and preset fines charged by the City of Bixby, its agencies, boards and departments.
- f) Discuss and/or approve Budget Revision for the Police Department in the General Fund for \$30,000.00. For increase in overtime budget.
- g) Consider and/or approve Worker's Compensation Insurance renewal for FY-22 in the amount of \$186,446.65 (City portion of total bill).
- h) Resolution No. 2021-18, providing for the authorization to participate in the Oklahoma Municipal Assurance Group (OMAG) Recognition Program.
- i) Discuss and/or take action on awarding contract to Ira M. Green Construction for the lowering of the City's 6" Sanitary Sewer Force Main and 12" Water Main along Mingo at the Saker Channel; Ira M. Green submitted the lowest and best quote of \$24,895.00.
- j) Discuss and/or take action on payment of \$10,907.72 to the Oklahoma Department of Transportation for the 121st St and Mingo Signalization Project.
- k) Accept the infrastructure at Robison Ranch (Phase 1) Development, located at 161st St and Memorial Drive, into the City's infrastructure.
- l) Discuss and/or approve advertising for bids for *Downtown Awning Replacement*.

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.

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

Regular Agenda

1. Discussion and possible approval of Ordinance Number 2341 on BXZO-21.08, a rezoning request accompanied with a plat waiver request, to change the zoning from a Tulsa County zoning designation of Flood District (FD) and Agriculture (AG) to City of Bixby zoning designation of Agriculture (AG). An 11.09 Acre (+/-) lot located along the Arkansas River, Northeast of the northeast corner of 141st Street and South Sheridan Road, Bixby, OK.

Carolyn Back

2. Request to approve emergency Clause for Ordinance Number 2341 and waiving second reading thereof.

Carolyn Back

3. Discussion and possible action on BXPT-21.02-Preliminary Plat and Final Plat for Dollar General Bixby 64. A 2.25 Acre, 1 Lot, 1 Block Commercial Plat, located at 16841 S Memorial Dr.

Carolyn Back

4. Discussion and possible approval of Ordinance Number 2340 BXZO-21.10, a Rezone from Residential Multi-Family High Density (RM-3), Commercial General (CG), and Residential Estate (RE) to Agriculture (AG). A smaller portion of the hard corner on E. 161st Street South and South Sheridan Road will remain zoned Commercial General CG. Located on an unplatted 77.55 Acres (+/-) parcel located at 15802 South Sheridan Road, Bixby, OK 74008, Bixby, OK.

Carolyn Back

5. Request to approve emergency Clause for Ordinance Number 2340 and waiving second reading thereof.

Carolyn Back

6. Consider and take action approving Ordinance Number 2342 annexing into the City of Bixby, OK on behalf of Flying Cow, LLC. The west half of the west half of the Northeast quarter (W/2 W/2 NE/4) of Section Seventeen (17), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government survey thereof.

Persons who require a special accommodation to participate in this meeting should contact City Clerk Yvonne Adams, 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430 or email [City Clerk Yvonne Adams](mailto:City_Clerk_Yvonne_Adams) (yadams@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.

Carolyn Back

7. Request to approve emergency Clause for Ordinance 2342 and waiving second reading thereof.

Carolyn Back

8. City Manager's Report

Jared Cottle

9. New Business

Mayor or Vice-Mayor

10. Adjournment

Mayor or Vice-Mayor

Notice of Posting

This Notice and Agenda was posted on the bulletin board this day of June 25th 2021, on or before 6:00 p.m., at City Hall, 116 W. Needles Bixby Oklahoma.

Respectfully Submitted

Yvonne Adams
City Clerk

Persons who require a special accommodation to participate in this meeting should contact City Clerk Yvonne Adams, 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430 or email [City Clerk Yvonne Adams](mailto:yadams@bixbyok.gov) (yadams@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
June 28th, 2021**

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 06/14/21.
- b. Consider and/or approve Workers' Compensation Insurance renewal for FY-22 in the amount of \$26,126.35 (BPWA portion of total bill).
- c. Discuss and/or approve purchasing borrow soil from Bemies Dirt, Sand, and Gravel to complete backfilling operations at the Bixby Water Reclamation Facility: approve \$50,000 purchase.

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

- d. Discuss and/or approve emergency repair to waterline located at 181st and 161st E. Ave for \$9,943.17.

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 June 25th 2021, on or before 6:00 p.m., at City Hall, 116 W. Needles Bixby, Oklahoma.

Respectfully Submitted

Yvonne Adams

Secretary

Persons who require a special accommodation to participate in this meeting should contact City Clerk Yvonne Adams, 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430 or email [City Clerk Yvonne Adams](mailto:yadams@bixbyok.gov) (yadams@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, OK 74008
June 14th, 2021 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 Avenue, Bixby, Oklahoma on June 11th on or before 4:00 p.m.

Mayor Guthrie called the meeting to order at 5:04 p.m. City Clerk Yvonne Adams called the roll and all members were present.

Members Present

Guthrie
Girard
Founds
Crawford
Blair

Staff Present

Jared Cottle, City Manager
Phil Frazier, City Attorney
Charles Barnes, Finance Dir.
Bea Aamodt, Public Works
Carolyn Back, Dev. Serv. Dir.
Andy Choate, Assist. Police Chief
Joey Wiedel, Fire Chief
Yvonne Adams, City Clerk
Jon Wood, Parks Dir.

Mayor Guthrie said item #1 on the Work Session agenda is:
Dawes Building Ribbon Cutting.

Presented by: Jared Cottle

Council members had a ribbon cutting event with Beck Design for the new renovations of the Dawes building and City Hall.

Mayor Guthrie said item #2 on the Work Session agenda is:
Discussion FY 2022 Budget.

Presented by: Charles Barnes

This item was brought back for further discussion on FY 2022 budget, Finance Director Charles Barnes stated they were asked to get input from the citizen's with no comments

from them. City Manager Jared Cottles stated that he sent out information to council on emails regarding the budget on some concerns. Council had some added questions on items in the budget for some department heads.

Discussion continued.

No action taken

Adjournment was called at 5:54 p.m.

Mayor

Attest

City Clerk

City of Bixby City Council Meeting Minutes

**City Hall Municipal Building
116 W Needles, Bixby, OK 74008
June 14, 2021 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 June 11th on or before 6:00 p.m.

Mayor Guthrie called the meeting to order at 6:05 pm.

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

Members Present

Guthrie
Girard
Blair
Crawford
Founds

Staff Present

Jared Cottle, City Manager
Phil Frazier, City Attorney
Charles Barnes, Finance Dir.
Bea Aamodt, Public Works
Andy Choate, Assist Police Chief
John Wood, Parks Director
Carolyn Back, Dev. Service Dir.
Yvonne Adams, City Clerk

Pledge of Allegiance

Invocation was given by Phil Frazier

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

City Clerks Report

Consider and approve:

- a) Minutes for the Special Work Session meeting dated 05/24/21.
- b) Minutes of the City Council Regular meeting minutes dated 05/24/21.
- c) Minutes for the City Council meeting dated 05/24/21.
- d) Discuss and/or approve to ratify emergency replacement and purchase to Goddard Enterprises in the amount of \$18,145 for the outdoor warning siren located at 168th and Memorial Dr.
- e) Discuss and/or approve the continuance of the existing contract with Alliance Maintenance who provides janitorial services for City Hall at a cost of \$1,760 monthly. No changes to the contract or pricing.

- f) Consider and/or approve annual maintenance with Tyler Technologies (INCODE) for FY-22 the amount of \$22,065.22 (General Funds' portion).
- g) Consider and/or approve surplus equipment for various departments. (General Funds' portion).
- h) Discuss and/or approve School Resource Officer (SRO) contract between the City of Bixby and Bixby Public Schools for 2 Officers for the 2021-2022 school year.
- i) Discuss and/or approve School Resource Officer (SRO) contract between the City of Bixby and Bixby Public Schools for 1 Officer for the 2021-2022 school year.
- j) Discuss and/or approve one (1) grant School Resource Officer (SRO) contract between the City of Bixby and Bixby Public Schools for the 2021-2022 school year.
- k) Discuss and/or take action on a Waiver of Park Rental and Deposit Rental Fees for Bixby Development Foundation Block Party at Charley Young Event Park.
- l) Discuss and/or take action on a Waiver of Barricade Rental Fees request for Bixby Vacation Bible School at the church facility.
- m) Discuss and/or approve designating July 2nd -4th for 2021 Residential Fireworks discharges and displays.

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.

The first item to come before the council meeting was the Consent Agenda. Councilor Girard asked to pull items "h, I, j, k and, l". Assist Police Chief Andy Choate gave clarification on items "h, I, j", and item "k" was given clarification by Krystal Crockett for the Bixby Development Foundations. Vice Mayor Blair asked to pull item "g and "m", Finance Director Charles Barnes gave clarification on that item. Chief Wiedel gave council clarification of the dates for the fireworks discharges and displays.

Mayor Guthrie asked for a motion on the Consent Agenda with the exception of items "l". Councilor Crawford made motion to approve for the exception of item "l", seconded by Councilor Girard. the vote was taken with the following results:

Carried 5-0

Yes: Crawford, Girard, Founds Blair, Guthrie.
No: None.

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

Public hearing to receive input on the FY-22 Budget.

Presented by: Charles Barnes

This item was brought back for councils approve of the FY-22 budget with any questions or concerns regarding the budget and would like to ask for approval.

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

Carried 5-0

Yes: Founds, Crawford, Girard, Blair, Guthrie.
No: None.

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

City Managers' Report

- The summer concerts series will continue thru the month of June at Charley Young Event Park.
- Green Corn Festive June 24th-26th at the Charley Young Event Park
- Bixby Development Foundation Block Party on June 30, 2021 at the Charley Young Event Park.
- The Bixby Freedom Celebration on July 2nd at the Bentley Sports Complex between 5 and 10:30 p.m.

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

New Business

There being no new business.

Adjournment was called at 6:36 p.m.

Mayor

Attest

City Clerk

CONSENT ITEM COMMENTARY

ITEM TITLE: Discuss and/or approve purchase to Digi Surveillance Systems in the amount of \$12,196.77, to install door access and surveillance camera system for Remote Disaster Relief Site located at B&B Theaters. State Contract #SW1048D

INITIATOR: Asst. Chief of Police Andy Choate

STAFF INFORMATION SOURCE: Angela Williams

BACKGROUND: The purchase will provide access control and security camera surveillance for the Remote Disaster Relief Site located at B&B Theaters. The project will be funded through the Capital Disaster Preparedness funds.

EXHIBITS: Quote

KEY ISSUE: Installation of access control and security camera surveillance system at B&B Theaters.

COUNCIL ACTION: Approve or Deny

RECOMMENDATION: Approve purchase to Digi Surveillance Systems.

ITEM NO: _____

MEETING DATE: 6/28/2021

MEETING: CITY



We have prepared a quote for you

**City of Bixby - Remote Disaster Relief Site -
Access Control and Camera Additions**

Quote # 005503
Version 1

Prepared for:

City of Bixby

Heather Staley
hstaley@bixbyok.gov

Wednesday, June 16, 2021

City of Bixby
Heather Staley
10301 S Memorial Dr
Tulsa, OK 74133
hstaley@bixbyok.gov

Dear Heather,

City of Bixby
Remote Disaster Relief Site
Access Control & Camera Additions
State Contract SW1048-D

Scope of work:

Digi will do site walk with partner to verify scope of work

Digi will install (3) Cat6 Plenum camera cable drops

Digi will install (3) High Definition Avigilon IP Cameras

Digi will run access control cabling to (2) doors

Digi will install the necessary door hardware on (2) doors

Digi will terminate cabling at head-end locations

Digi will commission, program, test & adjust system to partner requirements

City of Bixby (Partner) will need to provide:

Partner will need to provide access to all areas necessary for completion of this project.

Partner need to provide necessary space for installation of devices for this system.

Partner need to provide network connectivity for offsite/remote monitoring of the system.

Please contact me with any questions or concerns.

Thank you,

11333 East 51st Place
Tulsa, OK 74146
www.digiss.com
(918) 824-2520



DIGI
SECURITY SYSTEMS

Sean Hardani
Account Manager
Digi Security Systems - Tulsa



Door Access & Camera Additions

Product Details		Suggested Price	Discount Amount	State Contract Price	Qty	Ext. Contract Price
KT-400	KT-400 4 DOOR CNTRLR IP READY ACS KIT KT-400-ACC	\$2,588.382	\$258.842	\$2,329.54	1	\$2,329.54
AL600U LACM	Altronix ACM Proprietary Power Supply - Internal - 110 V AC Input	\$422.982	\$42.302	\$380.68	1	\$380.68
						
F4X4LG 6	PANDUIT - Panduct Type F - Narrow Slot Wiring Duct - Light Gray	\$53.48	\$5.35	\$48.13	1	\$48.13
						
G4X4LG 6	PANDUIT - Panduct Type G - Wide Slot Wiring Duct - Light Gray	\$72.72	\$7.27	\$65.45	1	\$65.45
						
AW6263 3	Power Cord - 9' - 3 Prong w/Ground	\$25.00	\$2.50	\$22.50	1	\$22.50
P325XS F	IOPRX RDR XSF SNG-GNG BLK	\$158.382	\$15.842	\$142.54	2	\$285.08
5200C-LBM	5200C-LBM	\$261.00	\$26.10	\$234.90	2	\$469.80
TREX-LT2	T.REX REQ TO EX DETCTR WHT	\$120.582	\$12.062	\$108.52	2	\$217.04
H4-BO-JBOX1	LA JUNCTION BOX FOR H4A HD BULLET H4SL HD BULLET OR H4 THERMAL	\$91.80	\$27.54	\$64.26	1	\$64.26
3.0C-H5SL-BO1-IR	3.0 MP, WDR, LightCatcher, Day/Night, Indoor/Outdoor Bullet Camera, 3.1-8.4mm f/1.6, Integrated IR	\$581.40	\$174.42	\$406.98	1	\$406.98
12.0-H4F-DO1-IR	12.0 MP, Fisheye Camera, Day/Night, 1.45mm f/2.2, Integrated IR	\$1,080.00	\$324.00	\$756.00	1	\$756.00
2.0C-H4M-D1-IR	2.0 MP, WDR, LightCatcher, Day/Night, Indoor Dome, 2.8mm f/1.2, IR	\$382.50	\$114.75	\$267.75	1	\$267.75

Door Access & Camera Additions

Product Details		Suggested Price	Discount Amount	State Contract Price	Qty	Ext. Contract Price
ES-8-150W	Ubiquiti Managed PoE+ Gigabit Switch with SFP - 8 Ports - Manageable - 2 Layer Supported - Modular - Twisted Pair, Optical Fiber - Standalone, Desktop, Wall Mountable	\$358.20	\$35.82	\$322.38	1	\$322.38
ACC7-ENT	AVIGILON Control Center v. 7.0 Enterprise - License - 1 Camera	\$295.80	\$88.74	\$207.06	3	\$621.18
CABLE-CAT6-CMP-1	Cabling - Category 6 - Network - Plenum	\$245.00	\$120.00	\$125.00	3	\$375.00
CABLE-ACCES S-CMP-1	Cabling - Access Control - Plenum	\$350.00	\$105.00	\$245.00	2	\$490.00
DSS-INST-CAM-IN	Indoor Camera Installation Material Kit	\$75.00	\$15.00	\$60.00	2	\$120.00
DSS-INST-CAM-OUT	Outdoor Camera Installation Material Kit	\$125.00	\$25.00	\$100.00	1	\$100.00
DSS-ACCES S-DOOR	Digi Professional Install Materials - Access Door	\$285.00	\$35.00	\$250.00	2	\$500.00
TECH-LABOR	Installation Services - Tech	\$4,400.00	\$1,320.00	\$3,080.00	1	\$3,080.00
TECH-SENIOR-LABOR	Installation Services - Senior Tech	\$1,800.00	\$525.00	\$1,275.00	1	\$1,275.00

Subtotal: **\$12,196.77**

City of Bixby - Remote Disaster Relief Site - Access Control and Camera Additions

Prepared by:



Digi Security Systems - Tulsa

Sean Hardani
(918) 824-0001
seanh@digiss.com

Prepared for:

City of Bixby

10301 S Memorial Dr
Tulsa, OK 74133
Heather Staley
(918) 366-8294
hstaley@bixbyok.gov

Quote Information:

Quote #: 005503

Version: 1
Delivery Date: 06/16/2021
Expiration Date: 09/07/2021

Quote Summary

Description	Amount
Door Access & Camera Additions	\$12,196.77

Subtotal: \$12,196.77

Shipping: \$200.00

Total: \$12,396.77

This quotation does not include applicable taxes unless specifically listed above. Acceptance of this quote or any purchase order generated as a result of this quote indicates acceptance of the Digi standard terms and conditions. The Digi standard terms and conditions can be found at www.digiss.com or a copy may be requested from your Digi representative. This proposal is valid for 30 days. Conduit, back boxes and hangers are excluded from this proposal unless specifically listed above. All 120v work is excluded from this proposal unless specifically listed. Any and all painting and patching is excluded. Asbestos work of any kind is excluded from this proposal. No cost for any required abatement is included in this proposal. Any cancellation or returns may be subject to a restocking fee and other charges, for which the Purchaser shall be responsible.

Digi Security Systems - Tulsa

City of Bixby

Signature: _____

Name: Sean Hardani

Title: Account Manager

Date: 06/16/2021

Signature: _____

Name: Heather Staley

Date: _____

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Court calendar for the year 2022.

INITIATOR: Municipal Court Clerk Debra Sheridan, on behalf of Municipal Court Judge Tamera Childers.

STAFF INFORMATION SOURCE: Debra Sheridan, Municipal Court Clerk

BACKGROUND: The court dates scheduled for the year 2022.

EXHIBITS: Court calendar for the year 2022.

KEY ISSUE: NONE

COUNCIL ACTION: Receive and file.

RECOMMENDATION: Receive and file.

ITEM NO. CONSENT AGENDA

MEETING DATE: 06/28/21

MEETING: CITY

2022 COURT DATES

January 06, 2022

January 27, 2022

February 03, 2022

February 17, 2022

March 03, 2022

March 24, 2022

April 07, 2022

April 21, 2022

May 05, 2022

May 19, 2022

June 09, 2022

June 30, 2022

July 14, 2022

July 28, 2022

August 04, 2022

August 18, 2022

September 01, 2022

September 15, 2022

October 06, 2022

October 20, 2022

November 03, 2022

November 17, 2022

December 01, 2022

December 15, 2022

Court starts at 5:30 pm – Court is on Thursday

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Consider and/or take action on approval of Resolution No. 2021-17, formally re-adopting authorized and existing fees and preset fines charged by the City of Bixby, its agencies, boards and departments.

INITIATOR: Director of Finance Charles Barnes
City Manager Jared Cottle

STAFF INFO. SOURCE Director of Finance Charles Barnes
City Manager Jared Cottle

BACKGROUND: At the City Council's May 12, 2014 meeting, Council formally adopted authorized and existing fees and preset fines charged by the City of Bixby, its agencies, boards and departments. New fees and fee amounts were adopted on April 10, 2017 and amended November 13, 2018 plus changes recommended today. This agenda item is to request Council re-adopt these fees and preset fines for FY22.

EXHIBITS: Resolution 2021-17 with attachments.

KEY ISSUE: Annual review and approval of Resolution by City Council.

COUNCIL ACTION: Approve or deny

RECOMMENDATION: Approve

ITEM NO: Consent

MEETING DATE: 6/28/2021

MEETING: City

CITY COUNCIL OF THE CITY OF BIXBY, OKLAHOMA

RESOLUTION NO. 2021-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BIXBY, OKLAHOMA, FORMALLY ADOPTING AUTHORIZED AND EXISTING FEES AND PRESET FINES CHARGED BY THE CITY OF BIXBY, ITS AGENCIES, BOARDS AND DEPARTMENTS.

WHEREAS, the City Council of the City of Bixby has reviewed all fees charged by the City, its agencies, boards and departments and compiled those fees into the attached Exhibit; and

WHEREAS, the costs charged for fees are to ensure the City of Bixby will recover its expenses involved in providing certain services; and

WHEREAS, compilation of all fees and preset fines into one document will better serve the public, will assist employees of the City and will ensure consistent application and review of all fees of the City;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BIXBY, OKLAHOMA THAT:

Section 1. **Fees Established.** The attached Exhibit, with its identified services, fees and preset fines are, by this resolution, now established as fees and preset fines to be charged by the City of Bixby, its agencies, boards and departments for the specific services rendered.

Section 2. **Statutory and Ordinance Fees Prevail.** In the event the amount of any fee or preset fine contained in the attached Exhibit is inconsistent with amounts provided by any state statute or ordinance of the City, then the amount provided by statute or ordinance shall supersede and prevail over amounts contained in the attached Exhibit. To the extent any previous resolution of the City Council provided for the administration and regulation of fees now incorporated into the attached Exhibit, those previous resolutions shall remain in full force and effect as to the administration and regulation of fees, but the fee amounts contained in this resolution shall otherwise supersede any previous resolutions.

Section 3. **City Manager's Authority.** The City Manager is authorized to add any pre-existing and unintentionally omitted fee to the attached list, any fee authorized by the City Council subsequent to the adoption of this resolution and any fee imposed or implemented by other governmental entities, until the next annual review, or to make temporary fee adjustments as special circumstances may warrant, to ensure the City of Bixby will recover its expenses for municipal services rendered. Subsequent to the additions or changes made to the attached list, the City Manager shall publish for access to the public an updated comprehensive fee list as soon as practical

Section 4. **Severability Clause.** If any section, sentence, clause or phrase of this resolution or any part thereof 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.

ADOPTED by the Council: JUNE 28, 2021.

Mayor of the City of Bixby, Oklahoma

(Seal)

ATTEST:

City Clerk

APPROVED:

City Attorney

RESIDENTIAL BUILDING PERMIT FEES - New Construction and Remodel

		GL Acct #
A) Single Family Homes - Permit and Plan Review		
Total Area	Updated July 1, 2021	10-4-4251
200 square feet to 499 square feet	PERMIT FEE \$50; PLAN REVIEW \$300	10-4-4251
500 square feet to 999 square feet	PERMIT FEE \$50; PLAN REVIEW \$300	10-4-4251
1,000 square feet to 1,499 square feet	PERMIT FEE \$50; PLAN REVIEW \$300	10-4-4251
1,500 square feet to 1,999 square feet	PERMIT FEE \$50; PLAN REVIEW \$300	10-4-4251
2,000 square feet to 2,499 square feet	PERMIT FEE \$50; PLAN REVIEW \$300	10-4-4251
2,500 square feet to 2,999 square feet	PERMIT FEE \$50; PLAN REVIEW \$440	10-4-4251
3,000 square feet to 3,499 square feet	PERMIT FEE \$50; PLAN REVIEW \$440	10-4-4251
3,500 square feet to 3,999 square feet	PERMIT FEE \$50; PLAN REVIEW \$440	10-4-4251
4,000 square feet to 5,000	PERMIT FEE \$50; PLAN REVIEW \$440	10-4-4251
> 5001	PERMIT FEE \$50; PLAN REVIEW \$600	10-4-4251
New Modular (all SQ FT)	PERMIT FEE \$50; PLAN REVIEW \$125	10-4-4251
B) New Addition/Remodel - Permit and Plan Review		
Single Family 0-2,000 square feet	PERMIT FEE \$50; PLAN REVIEW \$250	10-4-4251
Single Family 2,001 - 5,000 square feet	PERMIT FEE \$50; PLAN REVIEW \$315	10-4-4251
Single Family >5,001 SQ FT	PERMIT FEE \$50; PLAN REVIEW \$465	10-4-4251
New Manufactured Housing (all SQ FT)	PERMIT FEE \$50; PLAN REVIEW N/A	10-4-4251
New Detached Accessory (all SQ FT)	PERMIT FEE \$50; PLAN REVIEW \$90	10-4-4251
New Portable Building (all SQ FT)	PERMIT FEE \$50; PLAN REVIEW \$50	10-4-4251
Swimming Pool (all SQ FT)	PERMIT FEE \$50; PLAN REVIEW \$150	10-4-4251

Decks (all SQ FT)	PERMIT FEE \$15; PLAN REVIEW \$150	10-4-4251
C) Inspection Fees -Single Family homes		
	Updated July 1, 2021	
Inspection Fees (total fees, see breakdown below)	\$720.00	10-4-4252
<i>Breakdown of Fees below for reference/itemized use:</i>		10-4-4252
Structural Piers	\$40.00	10-4-4252
Footing	\$40.00	10-4-4252
Stem Wall / High Wall	\$40.00	10-4-4252
Plumbing Rough	\$40.00	10-4-4252
Slab Electrical	\$40.00	10-4-4252
Slab	\$40.00	10-4-4252
Steel	\$40.00	10-4-4252
Framing	\$40.00	10-4-4252
Electrical Rough	\$40.00	10-4-4252
Electrical Service (per meter)	\$40.00	10-4-4252
Slab Duct	\$40.00	10-4-4252
Overhead Duct	\$40.00	10-4-4252
Top - Out	\$40.00	10-4-4252
Water (Line & Connection)	\$40.00	10-4-4252
Sewer (Line & Connection)	\$40.00	10-4-4252
Gas (Line & Connection)	\$40.00	10-4-4252
Equipment Set (HVAC)	\$40.00	10-4-4252
Roof Deck	\$40.00	10-4-4252
Final - Electrical, Plumbing & HVAC	\$40.00	10-4-4252
Disapproved inspection	\$40.00	10-4-4252
2nd RE-INSPECTION	\$80.00	10-4-4252
3rd RE-INSPECTION	\$100.00	10-4-4252
Walk-thru inspection (ie. Final Punch)	\$75.00	10-4-4252
Work started without a Permit	Per Ordinance	10-4-4252
D) Inspection Fees -New Addition/Remodel		
Single Family 0-2,000 square feet	\$300.00	10-4-4252
Single Family 2,001 - 5,000 square feet	\$300.00	10-4-4252
Single Family >5,001 SQ FT	\$300.00	10-4-4252
New Manufactured Housing (all SQ FT)	\$150.00	10-4-4252
New Detached Accessory (all SQ FT)	\$150.00	10-4-4252
New Portable Building (all SQ FT)	\$85.00	10-4-4252
Swimming Pool (all SQ FT)	\$300.00	10-4-4252
Decks (all SQ FT)	\$85.00	10-4-4252

E) Mechanical, Electrical, Plumbing Fees (MEP);		
	Updated July 1, 2021	
Mechanical Permit (Residential)	\$79.50	10-4-4255
Electrical Permit (Residential)	\$79.50	10-4-4253
Plumbing Permit (Residential)	\$79.50	10-4-4254
Water Meter Deposit (Residential)	\$100.00	61-4063
Mechanical Permit (Commercial)	\$104.50	10-4-4255
Electrical Permit (Commercial)	\$104.50	10-4-4253
Plumbing Permit (Commercial)	\$104.50	10-4-4254
Water Meter Deposit (Commercial)	\$200.00	61-4063
Sewer Tap	\$150.00	60-4-4051
Water Tap, 3/4"	\$150.00	60-4-4051
Water Tap, 1"	\$185.00	60-4-4051
Water Tap, 1-1/2"	\$345.00	60-4-4051
Water Tap, 2"	\$630.00	60-4-4051
Water Tap, 3"	\$2,450.00	60-4-4051
Water Tap, 4"	\$2,790.00	60-4-4051
Water Tap, 6"	\$3,730.00	60-4-4051
Water Tap, 8"	\$4,850.00	60-4-4051
Water Tap, 12"	\$8,500.00	60-4-4051
Backflow Preventer	\$60.00	60-4-4051
E) Miscellaneous Fees		
	Updated July 1, 2021	
Development	\$450.00	30-4-4340
Zoning Clearance	\$50.00	10-4-4256
Retaining Wall	\$55.00	10-4-4258
Pool & Spa	\$54.50	10-4-4258
Sprinkler Permit (Irrigation)	\$40.00	10-4-4254
Temporary Certificate of Occupancy	\$100.00	10-4-4251
Refrigeration Fee (Commercial)	\$100.00	10-4-4254

COMMERCIAL BUILDING PERMIT FEES - New Construction Updated July 1, 2021

GROUPS	OCCUPANCY	SQUARE FOOTAGE	PERMIT FEES	PLAN REVIEW FEE	3rd PLAN REVIEW	INSPECTION FEE
A	ASSEMBLY	0 - 2,500	\$100.00	\$385.00	\$175.00	\$1,250.00
		2501 - 4500	\$100.00	\$650.00	\$175.00	\$1,250.00
		4501 - 10000	\$100.00	\$1,300.00	\$175.00	\$1,500.00
		10,001 - 50,000	\$100.00	\$1,850.00	\$300.00	\$2,800.00
		50,001 - 100,000	\$100.00	\$3,250.00	\$300.00	\$4,000.00
		100,000 - 300,000	\$100.00	\$4,500.00	\$300.00	\$8,500.00
		300,000+	\$100.00	\$4500 + .01 SQ FT	\$500.00	\$8500 + .01 SQ FT
1-2, 1-3	HEALTHCARE, INSTITUTIONAL, or DETENTION Includes Limited Care & Assisted Living	0 - 2,000	\$100.00	\$385.00	\$125.00	\$1,000.00
		2,001 - 5,000	\$100.00	\$650.00	\$125.00	\$1,500.00
		5,001 - 10,000	\$100.00	\$1,300.00	\$125.00	\$1,850.00
		10,001 - 20,000	\$100.00	\$1,650.00	\$200.00	\$4,095.00
		20,001 - 30,000	\$100.00	\$2,450.00	\$200.00	\$5,265.00
		30,000 - 50,000	\$100.00	\$3,475.00	\$200.00	\$7,020.00
		50,001 - 100,000	\$100.00	\$4,275.00	\$200.00	\$11,700.00
		100,000 - 300,000	\$100.00	\$5,500.00	\$325.00	\$21,000.00
		300,000+	\$100.00	\$5,55 + .01 SQ FT	\$325.00	\$21,000 + .01 SQ FT
M & B	BUSINESS OR MERCANTILE	0 - 3,000	\$100.00	\$415.00	\$125.00	\$750.00
		3,001 - 10,000	\$100.00	\$825.00	\$125.00	\$1,755.00
		10,001 - 30,000	\$100.00	\$1,550.00	\$125.00	\$2,575.00
		30,001 - 80,000	\$100.00	\$2,225.00	\$200.00	\$4,650.00
		80,001 - 150,000	\$100.00	\$3,000.00	\$200.00	\$9,900.00
		150,001 - 300,000	\$100.00	\$5,125.00	\$200.00	\$14,625.00
		300,001+	\$100.00	\$5125 + .01 SQ FT	\$200.00	\$14,625 + .01 SQ FT
E & 1-4	EDUCATIONAL & DAYCARE	0 - 5,000	\$100.00	\$650.00	\$175.00	\$1,500.00
		5,001 - 10,000	\$100.00	\$1,150.00	\$175.00	\$1,875.00
		10,001 - 30,000	\$100.00	\$1,900.00	\$175.00	\$4,365.00
		30,001 - 80,000	\$100.00	\$3,150.00	\$300.00	\$9,945.00
		80,001 - 150,000	\$100.00	\$4,900.00	\$300.00	\$17,550.00
		150,001 - 300,000	\$100.00	\$7,850.00	\$300.00	\$43,875.00
		300,000 +	\$100.00	\$7,850 + .01 SQ FT	\$500.00	\$43,875 + .01 SQ FT
F1,F2,S1,S2, & U	INDUSTRIAL or STORAGE	0 - 10,000	\$100.00	\$550.00	\$125.00	\$750.00
		10,001 - 20,000	\$100.00	\$550.00	\$125.00	\$750.00
		20,001 - 50,000	\$100.00	\$550.00	\$125.00	\$1,250.00
		50,001 - 100,000	\$100.00	\$550.00	\$125.00	\$1,250.00
		100,001 - 200,000	\$100.00	\$550.00	\$125.00	\$1,250.00
		200,000 +	\$100.00	\$550 + .01 SQ FT	\$125.00	\$1,250 + .01 SQ FT
H1, H2, H3, H4, & H5	HIGH HAZARD	0 - 2,000	\$100.00	\$725.00	\$125.00	\$1,000.00
		2,001 - 5,000	\$100.00	\$1,100.00	\$125.00	\$1,200.00
		5,001 +	\$100.00	\$1,100 + .02 SQ FT	\$125.00	\$1,200 + .01 SQ FT
R1,R2,R3,R4,I1	HOTELS, DORMS, APARTMENTS, LODGING ROOMING, & RESIDENTIAL CARE FACILITIES	0 - 2,500	\$100.00	\$550.00	\$150.00	\$1,500.00
		2,501 - 10,000	\$100.00	\$1,250.00	\$150.00	\$1,872.00
		10,001 - 30,000	\$100.00	\$1,800.00	\$150.00	\$4,680.00
		30,001 - 50,000	\$100.00	\$3,250.00	\$150.00	\$9,945.00
		50,001 - 150,000	\$100.00	\$4,200.00	\$225.00	\$17,550.00
		150,001 - 300,000	\$100.00	\$5,425.00	\$225.00	\$43,875.00
		300,001 +	\$100.00	\$5,425 + .01 SQ FT	\$225.00	\$43,875 + .01 SQ FT

COMMERCIAL FIRE CODE FEES - New Construction Updaed July 1, 2021

GROUPS	OCCUPANCY	SQUARE FOOTAGE	PLAN REVIEW FEE	3rd PLAN REVIEW	INSPECTION FEE
A	ASSEMBLY	0 - 2,500	\$150.00	50% OF ORIGINAL	\$250.00
		2501 - 4500	\$150.00	PLAN REVIEW FEE	\$250.00
		4501 - 10000	\$250.00	WITH A \$75	\$500.00
		10,001 - 50,000	\$315.00	MINIMUM	\$700.00
		50,001 - 100,000	\$500.00		\$1,000.00
		100,000 - 300,000	\$725.00		\$1,400.00
		300,000+	\$1,000.00		\$1,800.00
1-2, 1-3	HEALTHCARE, INSTITUTIONAL, or DETENTION Includes Limited Care & Assisted Living	0 - 2,000	\$150.00	50% OF ORIGINAL	\$250.00
		2,001 - 5,000	\$150.00	PLAN REVIEW FEE	\$250.00
		5,001 - 10,000	\$250.00	WITH A \$75	\$500.00
		10,001 - 20,000	\$315.00	MINIMUM	\$700.00
		20,001 - 30,000	\$500.00		\$1,000.00
		30,000 - 50,000	\$725.00		\$1,400.00
		50,001 - 100,000	\$1,000.00		\$1,650.00
		100,000 - 300,000	\$1,235.00		\$1,800.00
		300,000+	\$1,400.00		\$2,100.00
M & B	BUSINESS OR MERCANTILE	0 - 3,000	\$150.00	50% OF ORIGINAL	\$250.00
		3,001 - 10,000	\$160.00	PLAN REVIEW FEE	\$315.00
		10,001 - 30,000	\$235.00	WITH A \$75	\$385.00
		30,001 - 80,000	\$275.00	MINIMUM	\$425.00
		80,001 - 150,000	\$355.00		\$715.00
		150,001 - 300,000	\$580.00		\$975.00
		300,001+	\$795.00		\$1,300.00
E & 1-4	EDUCATIONAL & DAYCARE	0 - 5,000	\$150.00	50% OF ORIGINAL	\$300.00
		5,001 - 10,000	\$235.00	PLAN REVIEW FEE	\$415.00
		10,001 - 30,000	\$275.00	WITH A \$75	\$650.00
		30,001 - 80,000	\$360.00	MINIMUM	\$900.00
		80,001 - 150,000	\$615.00		\$1,300.00
		150,001 - 300,000	\$1,400.00		\$2,750.00
		300,000 +	\$1,900.00		\$4,100.00
F1,F2,S1,S2, & U	INDUSTRIAL or STORAGE	0 - 10,000	\$250.00	50% OF ORIGINAL	\$250.00
		10,001 - 20,000	\$250.00	PLAN REVIEW FEE	\$250.00
		20,001 - 50,000	\$250.00	WITH A \$75	\$375.00
		50,001 - 100,000	\$250.00	MINIMUM	\$375.00
		100,001 - 200,000	\$250.00		\$485.00
		200,000 +	\$500.00		\$615.00
H1, H2, H3, H4, & H5	HIGH HAZARD	0 - 2,000	\$375.00	50% OF ORIGINAL PLAN	\$500.00
		2,001 - 5,000	\$600.00	REVIEW FEE WITH A	\$500.00
		5,001 +	\$925.00	\$75 MINIMUM	\$715.00
R1,R2,R3,R4,I1	HOTELS, DORMS, APARTMENTS, LODGING ROOMING, & RESIDENTIAL CARE FACILITIES	0 - 2,500	\$300.00	50% OF ORIGINAL	\$435.00
		2,501 - 10,000	\$400.00	PLAN REVIEW FEE	\$600.00
		10,001 - 30,000	\$615.00	WITH A \$75	\$1,300.00
		30,001 - 50,000	\$800.00	MINIMUM	\$2,250.00
		50,001 - 150,000	\$1,100.00		\$3,415.00
		150,001 - 300,000	\$1,700.00		\$48,000.00
		300,001 +	\$2,300.00		\$6,000.00

MISCELLANEOUS BUILDING PERMIT FEES - Existing structures**A) Residential Fees**

	Updated July 1, 2021
ELECTRICAL TRADE INSPECTION	\$15; INSPECTIONS \$100
MECHANICAL TRADE INSPECTION	\$15; INSPECTIONS \$100
PLUMBING TRADE INSPECTION	\$15; INSPECTIONS \$100
DEMOLITION	\$15; INSPECTIONS \$150
ALL STOP WORK ORDERS	\$100; INSPECTIONS \$100
SWIMMING POOLS	\$15; PLAN REVIEW \$150; INSPECTIONS \$300
CHANGE OF CONTRACTOR	\$50;
CERTIFICATE OF OCCUPANCY REPRINT	\$15
PERMIT REPRINT	\$15
IN-GROUND STORM SHELTER	\$79 or \$99

B) Commercial Fees

ELECTRICAL TRADE INSPECTION	\$15; INSPECTIONS \$150
MECHANICAL TRADE INSPECTION	\$15; INSPECTIONS \$150
PLUMBING TRADE INSPECTION	\$15; INSPECTIONS \$150
DEMOLITION	\$15; INSPECTIONS \$300
CHANGE OF OCCUPANCY	\$50; INSPECTIONS \$150
TEMPORARY POLE	\$15; INSPECTIONS \$125
ALL STOP WORK ORDERS	\$100; INSPECTIONS \$200
SWIMMING POOLS	\$15; PLAN REVIEW \$150; INSPECTIONS \$300
JOB TRAILERS	\$75; INSPECTIONS \$125

PLANNING & ZONING

SIGN PERMIT FEES

	Updated July 1, 2021
Permanent ground sign - Height under 12 feet	\$100.00
Permanent ground sign - Height 12 feet to 20 feet	\$200.00
Permanent ground sign – Height 20 feet & higher	\$300.00
Accessory/Secondary Ground Sign	\$50.00
Wall sign – Principal Sign	\$75.00
Wall sign – Secondary/Additional wall signs	\$50.00
Awnings/Canopy sign	\$50.00
Construction sign	\$50.00
Copy Change, Remove & Rehang	\$50.00
Temporary/Banner/Inflatable/Mobile Ground sign	\$50.00
Work started without a permit, plus permit cost	Per Ordinance

ZONING APPLICATIONS

	Updated July 1, 2021
Rezoning Low Intensity	\$250.00
Rezoning Medium Intensity	\$350.00
Rezoning High Intensity	\$400.00
Planned Unit Development (PUD)	\$400.00
Major Amendment to a PUD	\$400.00
Minor Amendment to a PUD	\$200.00
Abandonment to a PUD	\$300.00
Specific Use Permit	\$300.00

BOA APPLICATIONS

	Updated July 1, 2021
Variance	\$350.00
Special Exception	\$250.00
Interpretations or Appeals from a Building Official	\$250.00

PLAT AND LAND DIVISION APPLICATIONS

	Updated July 1, 2021
Preliminary Plat	\$350.00
Final Plat	\$350.00
Lot Split	\$100.00
Plat Waiver	\$150.00
Waiver of Subdivision Regulations	\$150.00
Plat Amendment	\$100.00

Change of Access	\$70.00
Vacation of Plat	\$500.00
Lot Combination	\$100.00

OTHER ZONING AND DEVELOPMENT RELATED FEES	
	Updated July 1, 2021
Comprehensive Plan Minor Amendment	\$400.00
Comprehensive Plan Major Amendment	\$500.00
Cell Tower Upgrade	\$350.00
Zoning Clearance Permit	\$50.00
Site Plan	\$300.00
Corridor Appearance District Waiver	\$100.00
Right-of-way or Easement Closing -Existing	\$1,000.00
Right-of-way or Easement Closing - propopsed construction	\$1,000.00
Right-of-way or Easement Closing - General	\$1,000.00
Curb Cut/ Street Cut	\$75.00
Encroahments	\$1,000.00
Landscape Plan Alt. Compliance	\$75.00
Annexation / Disannexation	\$225.00
PUD Requirement Waiver	\$100.00
Request Agenda Placement (when Public Notice is required)	\$100.00
Request Agenda Placement (no Public Notice is required)	\$50.00
Sign posting of Public Notice	\$75.00
Per Each Public Notice Mailed	\$6 per...est
Newspaper Publication of Public Notices	As billed by Newspaper
Letter-writing fee	\$50.00
Subdivision Inspection Fees	As per repealed Ord #599 until amended by future Resolution
Other Floodplain Development Permit Fee	\$100.00

ENGINEERING

ENGINEERING FEES		
	Updated July 1, 2021	Notes
Driveway Permit	\$75.00	
Earth Change Application	\$75.00	
Earth Change Permit, <1 acre	\$25.00	LESS THAN 1 ACRE
Earth Change Permit, 1 - 10 acres	\$75.00	1-10 ACRES
Earth Change Permit, > 10 acres	\$150.00	10+ ACRES
Privately Funded Public Improvements (PFPI)	\$50 per sheet	
Infrastructure Inspection Escrow (PFPI)	\$7,500.00	
Fee in lieu, Fry Basin	\$0.20 per SF Impervious	ALTERNATIVE, \$1800 PER ACRE
Fee in lieu, Haikey Basin	\$0.21 per SF Impervious	
ODEQ Fees for Water & SS	per ODEQ	
Water Tap outside City Limits - Review fee	\$200	REVIEW FEE - NON-REFUNDABLE
EXCESS CAPACITY		
<i>Fees based on location of project</i>		
SEC.25 T18 R13		
RESIDENTIAL	\$500.00 PER ACRE	
COMMERCIAL	\$1500.00 PER ACRE	
SEC. 9,10,15,16,17,20,21,22,27,28,29,32 T17 R 13		
RESIDENTIAL INSIDE CITY LIMIT	\$500 PER ACRE	
OUTSIDE CITY LIMIT	\$1500 PER ACRE	
COMMERCIAL INSIDE C.L.	\$1500 PER ACRE	
OUTSIDE C.L.	\$4500 PER ACRE	MULTI FAMILY CONSIDERED COMMERCIAL
SEC. 2 T17 R13		
RESIDENTIAL	\$400 PER ACRE	
COMMERCIAL	\$1200 PER ACRE	
SEC. 35 T18 R13		
RESIDENTIAL	\$400 PER ACRE	
COMMERCIAL	\$1200 PER ACRE	
SEC. 23 T17 R13		
BIXBY CREEK INTERCEPTOR SYSTEM		
BIXBY CREEK INTERCEPTOR BASIN	\$2600 PER ACRE	
SOUTH BIXBY CREEK INTERCEPTOR BASIN	\$3340 PER ACRE	
WHITE HAWK LS & BASIN	\$3680 PER ACRE	
SUNBURST & BLUE RIDGE INTERCEPTOR DRAINAGE BASIN		
SEC. 1 & 12 T17 R13 (PORTIONS THEREOF)	\$1904.82 PER ACRE	
SEC. 6 & 7 T17 R14 (PORTIONS THEREOF)	\$1904.82 PER ACRE	LESS THAN 1 ACRE - PRO RATA % PER ACRE AMT.

Utilities Fees

TEMPORARY/CONSTRUCTION METERS SERVICE CHARGES		Updated July 1, 2021		GL Acct #
Service	Inside City Limits	Outside City Limits		
Meter Deposit	\$5,000.00	\$5,000.00		61-2075
Daily Rental	\$5.00	\$5.00		60-4-4800

CHARGES ASSOCIATED WITH DISCONTINUATION OF SERVICE	Updated July 1, 2021		
Type of Charge	Inside City Limits	Outside City Limits	
CCTV INSPECTION			
PLUMBING & SERVICE LOCATION	\$2.50/LF	\$2.50/LF	60-4-4190
NEW SANITARY INSPECTION	\$1.50/LF	\$1.50/LF	60-4-4190
NEW STROM INSPECTION	\$2.00/LF	\$2.00/LF	60-4-4190
Water meter replacement	Cost of AMR	Cost of AMR	60-4-4190
Replacement of water meter box	\$150.00	\$150.00	60-4-4190
Replacement of water meter lid - 3/4"	\$25.00	\$25.00	60-4-4190
Replacement of water meter lid - over 1"	\$50.00	\$50.00	60-4-4190
Charges associated with replacement of water meter vaults	Cost of labor and materials	Cost of labor and materials	60-4-4190
Service performed after normal working hours, add \$75.00			60-4-4190

REREAD AND LEAK TEST CHARGES		Updated July 1, 2021		
Type of Charge	Inside City Limits	Outside City Limits		
Leak test and re-read charge				

60-4-4190

AMR meter charges	Updated July 1, 2021		
Water Meter Size	Inside City Limits	Outside City Limits	
3/4 inch or less in size	\$200.00	\$200.00	60-4-4055
1 inch	\$311.00	\$311.00	60-4-4055
1 1/2 inch	\$568.00	\$568.00	60-4-4055
2 inch	\$608.00	\$608.00	60-4-4055
2" Compound	\$1,610.00	\$1,610.00	60-4-4055
3" Compound	\$2,215.00	\$2,215.00	60-4-4055
4" Compound	\$2,908.00	\$2,908.00	60-4-4055
6" Compound	\$4,736.00	\$4,736.00	60-4-4055
2" R900i Turbine	\$760.00	\$760.00	60-4-4055
3" R900i Turbine	\$1,093.00	\$1,093.00	60-4-4055
4" R900i Turbine	\$1,410.00	\$1,410.00	60-4-4055
6" R900i Turbine	\$2,510.00	\$2,510.00	60-4-4055
Replace AMR Antenna	\$25.00	\$25.00	60-4-4055

Replace damaged AMR (caused by customer)	Cost as listed above	Cost as listed above	
Data extraction from AMR meter			

60-4-4055

Meter Deposit - Residential/ Rental	\$100.00	\$100.00	\$50.00
Meter Deposit - Commercial	\$200.00	\$200.00	\$100.00

60-2075

60-2075

WATER RATES	Updated October 1, 2018		
Volume water charges per 1,000 gallons	Inside City Limits	Outside City Limits	
Residential	\$7.26 W/Base Rate of \$15.35	\$7.26 W/Base Rate of \$25.92	
Commercial	\$7.26 W/Base Rate of \$15.35	\$7.26 W/Base Rate of \$25.92	

60-4-4050

60-4-4050

Water Rate for Wholesale Water Users. The charge assessed by the City of Bixby and/or the Bixby Public Works Authority (BPWA) for wholesale users of water service shall be the rate which the City of Tulsa and/or Tulsa Metropolitan Utility Authority (TMUA) charges the City of Bixby or the BPWA, plus ten percent(10%). This rate shall be applicable to all wholesale users, unless another rate is provided by a contract executed subsequent to the date of this resolution between a wholesale user and the City of Bixby or

Pass-Through Water Rate Adjustments. Upon future rate increases in water rate charges imposed by the City of Tulsa and/or the TMUA to the City of Bixby and/or the BPWA, the water rate charges shall automatically increase equal to the City of Tulsa and/or the TMUA increase, multiplied by a loss factor automatically increase equal to the City of Tulsa and/or the TMUA increase, multiplied by a loss factor equal to: $1 - \frac{\text{Total Gallons Sold} - \text{Total Gallons Purchased}}{\text{Total Gallons Sold}}$. Such an increase shall be effective immediately on all water usage and the new rates shall be charged to all users beginning with the effective date of any City of Tulsa and/or

STORMWATER FEES	Proposed Fees		
Monthly Stormwater Management Service Charge	Inside City Limits	Outside City Limits	
	\$4.00		
		\$4.00	
Surcharge for Properties outside City Limits *ESU= 2,650 Impervious Square Feet		\$9.00	

GL Acct #

29-4-4330

29-4-4330

29-4-4330

SANITARY SEWER RATES	Updated October 1, 2018		
Volume charges per 1,000 gallons	Inside City Limits		
	Base	Per/1,000 Gallons After Base	
Residential	\$9.85	\$4.00	
Residential-Special	\$9.85	\$4.00	
Commercial	\$9.85	\$4.20	
Commercial (Two Meters)	\$19.70 per meter	\$4.20	
Residential & Commercial-No Water Service	\$16.15 per meter		

60-4-4061

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60-4-4061

Monthly Quantity Sanitary Sewer Rate Charge. The City of Bixby finds that in most instances it is impractical to measure the volume of sewage discharged into its sanitary sewer system for the purpose of billing. Therefore, the volume of domestic sewage, upon which the sewer service charges shall be calculated, shall prima facie be the amount of water which is metered to the user of both water service and sanitary sewer service, except in cases where treatment facilities are furnished by others, in which cases sanitary sewer service and sewer service charges shall be rendered pursuant to contract. Accordingly, the above listed rates shall determine sewer service charges for the purpose of providing funds for the maintenance, repair, operation, expansion, replacement, or reconstruction of the sanitary sewer system of the City of Bixby for residential and commercial user waste charges.

the City of Bixby and Lots 8-15, Block 7; lots 1-3, Block 1; and lots 1-7, Block 3, The Estates of Graystone III Addition to the City of Bixby, Oklahoma. Wastewater from these lots is received and treated pursuant to an Agreement for Sewage Disposal among the City of Bixby, the City of Tulsa and the Regional Metropolitan Utilities Authority (RMUA) executed September-November, 1994 and as subsequently amended.

EXCESS SEWER CAPACITY FEE FOR FUTURE DEVELOPMENT	Updated July 1, 2019	
Bixby Creek Interceptor Basin (per acre)	\$2,600.00	30-4-4360
South Bixby Creek Interceptor Basin (per acre)	\$3,340.00	30-4-4360
White Hawk Lift Station and Basin (per acre)	\$3,680.00	30-4-4360

EXCESS STORMWATER CAPACITY DETENTION FEES	Updated July 1, 2019	
On-Site Storm Water Detention Fee		
per impervious square foot	\$0.21	30-4-4360
per impervious square foot	\$0.20	30-4-4360
per acre within the development tract	\$1,800.00	30-4-4360

EXCESS STORMWATER CAPACITY SYSTEM DEVELOPMENT FEES	Updated July 1, 2019	
Single-Family Residence	\$450.00	30-4-4360
Duplexes	\$900.00	30-4-4360
Apartment	\$450.00	30-4-4360
Per Commercial Unit:		
Greater of: Per unit	\$450.00	30-4-4360
Per Square foot	\$0.05	30-4-4360
Per Industrial Unit:		
Greater of: Per unit	\$450.00	30-4-4360
Per Square foot	\$0.05	30-4-4360
Car Washes with 6 stalls:	\$550.00	30-4-4360
Each additional stall	\$25.00	30-4-4360

Cemetery Fees

CEMETERY FEES	Updated July 1, 2021
Grave Space for City of Bixby Residents	\$800.00
Grave Space for non-residents	\$1,500.00
Grave Opening or closing:	
Monday-Friday 8:00am-4:00pm	\$500.00
Saturday 8:00am-12:00pm	\$700.00
Saturday 12:00pm-4:00pm	\$1,100.00
Holiday	\$1,100.00
Infant (1 year old or less) M-F 8-4	\$100.00
Opening for cremation interment	\$200.00
Opening for Saturday cremation interment	\$300.00
Disinterment	\$600.00
Monument settings	\$1.00 per square inch
Minimum monument setting fee	\$100.00 per square Inch
Veterans Engraving	\$50.00

Fines

EMS/LIFE RIDE MEMBERSHIP FEES	Updated July 1, 2021	Notes
Single Family Household Within City Limits	\$3.60 Per/Month Per/Resident	
Single Family Household Outside City Limits	\$4.00 Per/Month Per/Resident	

FIRE RUNS FOR OUTSIDE CITY LIMITS	Updated July 1, 2021	Notes
Fire Protection Services for residential and agricultural properties	\$500.00 per truck/per hour	
Contracts for Fire Protection Services for non-residential/ non-agricultural properties		

Automatic Fires System Fees	Updated July 1, 2021	Notes
Fire Alarm Contractors License (annual)	\$79.00	
Annual System Contractors License (annual)	\$79.00	
Sprinkler System Contractors License (annual)	\$79.00	
Automatic fire-extinguishing system inspections Fee	\$50.00	
Fire Alarm Inspection Fee	\$50.00	
Annual System Inspection Fee	\$50.00	
Underground Fire line Piping Inspection Fee	\$53.00	
Underground Fire line 150# Pressure Test Fee	\$26.00	
Underground Fire Line Blocking Inspection	\$26.00	
Underground Fire Line Riser Inspection Fee	\$26.00	
Life Safety Inspection Fee	\$50.00	
Disapproved Inspection	\$50.00	
Walk-thru-Inspection (Final Punch)	\$50.00	

OTHER FIRE FEES	Updated July 1, 2021	Notes
Certificate of Occupancy change	\$50.00	
Temporary Certificate of Occupancy	\$100.00	
Sprinkler/ Fire Alarm Plan Review	\$150.00	
Non Commercial Burn Permit	\$25.00	
Commercial Burn Permit	\$85.00	
Building Fire Safety Plans Review Fee (final)	\$50.00	

COPY AND SEARCH FEES	Updated July 1, 2021	Notes
Home Sale Assessment Letter Fee	\$25.00	
Open Records Act. Copy Fee:		
per page	\$0.25	
per certified page	\$1.00	

Compact Disk	\$5.00	
DVD	\$5.00	
Returned Check Fee	\$20.00	

Police	Updated July 1, 2021	Notes
Fingerprint	\$5 Bixby Resident / \$20 Non-Resident	
Special Event Fee	\$25 Non-Refundable application fee	Additional fees to be assessed later
Alarm Permit Fee	\$25.00	
Annual Renewal Fee (Alarm)	\$15.00	
4th False Alarm	\$75.00	3 false alarms permitted ea yr at no addtl cost
5th False Alarm	\$125.00	
6th False Alarm	\$150.00	
7th False Alarm	\$200.00	
Vehicle Impound Fee	\$75.00	Persons arrested for suspected criminal activity, etc.
Wide Load Permit Fee	\$35.00	
Intrusion Alarm Permit	\$30.00/new \$10.00/annual renewal	

MUNICIPAL COURT FEES	July 1, 2021 Fees	Notes
Convicted Defendant Cost	\$30.00	Assessed w/ Court Appearance
Juror's Fee per day	\$7.50	
Juror's Mileage per mile	\$0.10	
Court Technology Fee	\$2.00	
CLEET Fee	\$9.00	
BNDE Marijuana and Drug Paraphernalia Fee	\$5.00	
AFIS Fingerprinting Fee	\$5.00	
Forensic Science Improvement Assessment	\$5.00	
Laboratory Analysis Fee	\$150.00	

FINES	Updated July 1, 2021	Notes
Placing Litter on Highways	\$200.00	
Firework Regulations Fine	\$350.00	
Traffic Fines:		
Speeding:	Minimum Fine	Maximum Fine
1-10 MPH over the limit	\$105.00	\$222.00
11-15 MPH over the limit	\$135.00	\$222.00
16-20 MPH over the limit	\$164.00	\$235.00
Improper Backing	\$55.00	\$222.00

Excessive Acceleration	\$85.00	\$222.00
Failure to Yield	\$135.00	\$222.00
Disobeyed Traffic Control Device	\$115.00	\$222.00
Driving Left of Center	\$85.00	\$222.00
Defective Equipment	\$45.00	\$222.00
Alteration of title,license plate or decal	\$45.00	\$222.00
Improper Passing	\$135.00	\$222.00
Following too Closely	\$135.00	\$222.00
Improper Tum	\$85.00	\$222.00
Failure to Signal Turn	\$105.00	\$222.00
Improper Motorcycle Equipment	\$45.00	\$222.00
Careless driving, interfering w/safe control	\$200.00	\$250.00
Failure to Keep Safe Distance Ahead	\$85.00	\$222.00
Illegal U-Tum	\$105.00	\$222.00
Allow unauthorized person to operate	\$185.00	\$222.00
Driving with no Headlight	\$45.00	\$222.00
Failure to Secure Load	\$50.00	\$225.00
Littering	\$50.00	\$222.00
Improper Lane Use	\$85.00	\$222.00
Fail to Yield to Oncoming Traffic	\$135.00	\$222.00
Improper Stopping on Roadway	\$45.00	\$222.00
Allowing Unlicensed Person to Drive	\$105.00	\$222.00
Unlawful stop/park bus or taxi	\$45.00	\$222.00
Fail to Stop Proper Location	\$85.00	\$222.00
Fail to stop/yield red flashing signal	\$85.00	\$222.00
Fail to use Caution Flashing Yellow	\$85.00	\$222.00
Display Unauthorized signs/signals	\$45.00	\$222.00
Fail to drive right lane less speed	\$85.00	\$222.00
Improper Increase speed while passing	\$85.00	\$222.00
IMPROPER PASSING ON RIGHT OF ANOTHER MV	\$135.00	\$222.00
Failure to keep right Roadway	\$85.00	\$222.00
Improper use of Designated Lane	\$85.00	\$222.00
Employing Unlicensed Chauffer	\$100.00	\$222.00
Improper Movement Stopped	\$75.00	\$222.00
Disobey Prohibited turning device	\$115.00	\$222.00
Fail-equip vehicle with signal device	\$75.00	\$222.00
Improper Movement Direct Course	\$75.00	\$222.00
Improper Tum, Private Road/Drive	\$75.00	\$222.00
Fail to Signal lane change	\$105.00	\$222.00
Imp Driving on/off control access	\$85.00	\$222.00
Fail to Yield from Private Drive	\$135.00	\$222.00
Speed Greater than will permit Stopping	\$135.00	\$222.00
Riding MC/scooter on Sidewalk	\$45.00	\$222.00
OP MC handle bars not exceed 12	\$45.00	\$222.00
Speed not reasonable and Proper	\$145.00	\$222.00

Oper MC w/out rear view mirror	\$45.00	\$222.00
Oper MC w/out shield goggles	\$45.00	\$222.00
Oper MC w/out improper brakes	\$65.00	\$222.00
Fail to equip MC w/ Speedometer	\$45.00	\$222.00
Oper MC w/out Fenders	\$65.00	\$222.00
Oper MC w/out lights	\$65.00	\$222.00
Defective/Improper Exhaust	\$75.00	\$222.00
Race MC while clutch disengaged	\$45.00	\$222.00
Oper MC w/out M Endorsement	\$85.00	\$222.00
Oper MC w/out muffler or defective	\$65.00	\$222.00
Fail to wear helmet	\$45.00	\$222.00
Improper Bypass cutoff or muffler	\$85.00	\$222.00
Improper Modification increasing noise	\$85.00	\$222.00
Fail to submit Vehicle Inspection	\$45.00	\$222.00
Driving on premises w/out service	\$75.00	\$222.00
Failure to wear seatbelt (driver or passenger)	\$20.00	\$222.00
IMPROPER PASSING ON RIGHT OF ANOTHER MV	\$135.00	\$222.00
Changing Lanes Unsafely	\$105.00	\$222.00
Driving off Roadway	\$55.00	\$222.00
IMPROPER PASSING ON RIGHT OF ANOTHER MV	\$135.00	\$222.00
Unlawful Open doors Parked Vehicle	\$45.00	\$222.00
Park Commercial Vehicle at Night	\$85.00	\$222.00
Park Commercial Vehicle opposite street	\$85.00	\$222.00
Park in Handicap	\$100.00	\$240.00
Failure to use Child Restraint	\$65.00	\$222.00
FAIL TO PASS ON RIGHT WHEN MOVEMENT CAN BE MADE SAFELY W/O LEAVING ROADWAY	\$55.00	\$222.00
Fail to yeild to another vehicle at stop sign	\$135.00	\$222.00
Fail to make proper stop for stop sign	\$105.00	\$222.00
OPERATING ATV, DIRT BIKE OR MV ON PUBLIC PROPERTY	\$75.00	\$222.00
FAILURE TO DIM BRIGHT LIGHTS	\$120.00	\$500.00
DRIVING OR MOVING A MV WITH AN UNSECURE LOAD	\$50.00	\$222.00
DRIVING AT A SPEED TOO FAST FOR CONDITIONS	\$135.00	\$222.00
DRIVING ON WRONG SIDE OF ROADWAY	\$85.00	\$222.00
FAIL TO PASS ON LEFT & RETURN TO RIGHT W/O PROVIDING A SAFE DISTANCE	\$135.00	\$222.00
FAILURE TO EXERCISE DUE CARE	\$200.00	\$222.00
IMPROPER TAG DISPLAY	\$30.00	\$222.00
NO DRIVER LICENSE ON PERSON	\$100.00	\$300.00
FAIL TO REPORT ADDRESS CHANGE TO DPS	\$30.00	\$240.00
DRIVING WITH VIEW OBSTRUCTED BY TOO MANY PASSENGERS	\$50.00	\$100.00

RIDING ON PORTION OF MV NOT DESIGNED FOR PASSENGERS	\$50.00	\$100.00
FOLLOWING A FIRE DEPT APPARATUS ON AN EMERGENCY RUN W/IN 500'	\$100.00	\$222.00
THROWING MATERIAL ONTO HIGHWAY WHICH WILL INJURE PERSONS OR MV	\$200.00	\$222.00
DRIVING BTWN MV IN A FUNERAL WHILE IN MOTION	\$100.00	\$222.00
PARENT/GUARDIAN PERMITTING CHILD TO VIOLATE CHAPTER 12 BICYCLES/PLAY VEHICLES	\$100.00	\$222.00
DISOBEY TRAFFIC DEVICE WHILE OPERATING BICYCLE	\$115.00	\$222.00
OPERATE BICYCLE W/MORE PERSONS THAN DESIGNED/EQUIPPED	\$50.00	\$222.00
OPERATE BICYCLE & FAIL TO KEEP RIGHT AS MUCH AS PRACTICAL	\$50.00	\$222.00
OPERATE A BICYCLE AT SPEED GREATER THAN REASONABLE & PRUDENT	\$50.00	\$222.00
FAIL TO YIELD TO PEDESTRIANS LEAVING ALLEY, DRIVEWAY OR BUILDING	\$50.00	\$222.00
OPERATE BICYCLE CARRYING OBJECTS PREVENTING ONE HAND ON HANDLEBARS	\$50.00	\$222.00
DRIVING BICYCLE ON SIDEWALK WITHIN BUSINESS DISTRICT	\$50.00	\$222.00
DRIVING BICYCLE AT NIGHT W/O REQUIRED LIGHTS & REFLECTORS	\$50.00	\$222.00
DISOBEY PEDESTRIAN TRAFFIC CONTROL DEVICE	\$115.00	\$222.00
FAIL TO YIELD RIGHT OF WAY TO PEDESTRIAN IN CROSSWALK	\$115.00	\$222.00
NO PARKING WHERE PROHIBITED BY AN OFFICIAL SIGN	\$50.00	\$222.00
UNLAWFUL SERVICE / REPAIR MV IN STREET	\$50.00	\$222.00
MOVING A VEHICLE INTO ANY AREA PROHIBITED BY ORDINANCE	\$100.00	\$240.00
PARKING ON A ROADWAY OR ALLEY FOR THE PURPOSE OF SELLING A MV	\$100.00	\$240.00
PARKING OVERSIZED COMM'L MV ON A ST 30' WIDE OR LESS, EXPT LOAD/UNLOAD @ NIGHT	\$100.00	\$240.00
PARKING IN AN UNDERPASS	\$100.00	\$240.00
PARKING A PASSENGER MV IN A LOADING ZONE	\$100.00	\$240.00
DRIVING THRU A HIGHWAY BARRICADE	\$100.00	\$222.00
OTHER FINES:		
Stormwater Ordinance Violation MANDATORY COURT APPEARANCE	\$250.00	\$1,000.00
DISCHARGING FIREWORKS	\$130.00	\$350.00
FAILURE TO OBTAIN DOG LICENSE	\$45.00	\$222.00

FAIL TO VACCINATE A DOG OR CAT OLDER THAN 4 MONTHS TO PREVENT RABIES	\$450.00	\$222.00
TRESPASSING WHERE POSTED OR PLAINLY FORBIDDEN	\$100.00	\$222.00
ENGAGING IN UNLICENSED BUSINESS OR TRADE	\$200.00	\$222.00
LOCATING LIQUOR STORE NEAR CHURCH OR SCHOOL	\$200.00	\$222.00
OPERATING AN UNLICENSED PRIVATE CLUB	\$130.00	\$222.00
CONSUMPTION OF ALCOHOL OUTSIDE OF LAWFUL OPERATING HOURS	\$130.00	\$222.00
OPERATING AN UNLICENSED POOL HALL	\$130.00	\$222.00
OPERATING A POOL HALL WHILE A PUBLIC NUISANCE	\$130.00	\$222.00
SALE OF GOODS WITHOUT AN ITINERATE VENDORS LICENSE	\$130.00	\$222.00
POSSESSION OF AN UNLICENSED AMUSEMENT MACHINE	\$130.00	\$222.00
DRILLING AN OIL OR GAS WELL WITHOUT A LICENSE	\$130.00	\$222.00
VIOLATION OF OK HEALTH DPT FOOD SERVICE RULES OAC 310:257	\$130.00	\$222.00
OPERATING A FOOD ESTABLISHMENT WITHOUT A LICENSE	\$130.00	\$222.00
FAIL TO EMPLOY A CERTIFIED FOOD PROTECTION MANAGER	\$130.00	\$222.00
OPERATING A FOOD ESTAB. W/AN EMPLOYEE & NO EMPLOYEE PERMIT	\$130.00	\$222.00
MAINTAIN PLACE WHERE ALCOHOL UNLAWFULLY FURNISHED	\$130.00	\$222.00
CAUSING OR PERMITTING A NOISE DISTURBANCE	\$130.00	\$222.00
OPERATING A MV IN EXCESS OF PERMISSIBLE VEHICLE NOISE LIMITS	\$130.00	\$222.00
CREATING A NOISE DISTURBANCE BY RADIO, TV, MUSICAL INSTRUMENT OR SIMILAR DEVICE	\$130.00	\$222.00
CAUSING A DISTURBANCE BY AN ANIMAL'S HABITUAL NOISE	\$130.00	\$222.00
CREATING A NOISE DISTURBANCE BY LOADING/UNLOADING BTWN 6:00 PM & 7:00 AM	\$130.00	\$222.00
CREATING A NOISE DISTURBANCE WITHIN AN ENCLOSED PLACE OF PUBLIC ENTERTAINMENT	\$130.00	\$222.00
NOISE DISTURBANCE BY FIREWORKS, EXPLOSIVES OR GUNS	\$130.00	\$222.00
CREATING A NOISE DISTURBANCE BY CONDUCTING A MV RACING EVENT	\$130.00	\$222.00
CREATING A NOISE DISTURBANCE BY USE OF DYNAMIC BRAKING DEVICE (JAKE BRAKE)	\$130.00	\$222.00

CREATING A NOISE DISTURBANCE BY OPERATION OF A REFUSE COMPACTING VEHICLE	\$130.00	\$222.00
CREATING A NOISE DISTURBANCE BY USE OF EQUIPMENT ON A STATIONARY MV	\$130.00	\$222.00
CREATING A NOISE DISTURBANCE BY EXCEEDING PERMITTED LIMITS IN A QUIET ZONE	\$130.00	\$222.00
CREATING A NOISE DISTURBANCE BY USE OF BELLS/CHIMES EXCEEDING PERMITTED LIMITS	\$130.00	\$222.00
CREATING A NOISE DISTURBANCE BY USE OF FIXED SIRENS,WHISTLES OR HORNS	\$130.00	\$222.00
CREATING A NOISE DISTURBANCE WHILE REPAIRING OR TESTING VEHICLE OR MOTORBOAT	\$130.00	\$222.00
CREATING A NOISE DISTURBANCE BY OPERATING AN AMPLIFIED ALARM	\$130.00	\$222.00
FAILURE TO REMIT 911 EMERGENCY TELEPHONE FEE	\$250.00	\$500.00
PLACING SIGNS ON PROPERTY/VEHICLE W/O OWNERS CONSENT	\$130.00	\$222.00
TAMPERING WITH OR DAMAGING A PUBLIC UTILITY	\$250.00	\$500.00
TAMPERING WITH A MOTOR VEHICLE	\$250.00	\$500.00
FAILURE TO RETURN RENTAL/LEASED PROPERTY VALUED LESS THAN \$500	\$250.00	\$500.00
MAKING OBSCENE, THREATENING OR HARASSING TELEPHONE CALLS	\$250.00	\$500.00
DISTURBING THE PEACE-LOUD OR UNUSUAL NOISE	\$100.00	\$222.00
USING ABUSIVE & VIOLENT LANGUAGE CALCULATED TO PROVOKE VIOLENCE	\$100.00	\$250.00
DISTURBING A RELIGIOUS ASSEMBLY	\$100.00	\$250.00
DISTURBING THE PEACE WITH LOUD MUSIC, NOISE OR WORDS	\$100.00	\$250.00
DISPLAY OF AN INSULTING SIGN(S) THAT INCITES VIOLENCE	\$100.00	\$250.00
SPITTING ON A STREET, SIDEWALK OR OTHER PUBLIC PLACE	\$100.00	\$250.00
THROWING HANDBILLS ON TO ANY STREET OR PUBLIC PLACE	\$100.00	\$250.00
SELLING CIGARETTES WHICH ARE NOT IN THE ORIGINAL, SEALED PACKAGE	\$100.00	\$250.00
FAILING TO DISPLAY SIGNAGE ON UNLAWFUL SALE OF TOBACCO TO MINORS UNDER 18 YOA	\$100.00	\$250.00
LOCATING A CIGARETTE MACHINE ACCESSIBLE TO MINORS <18 YOA	\$100.00	\$250.00
UNLAWFUL ASSEMBLY	\$100.00	\$250.00

UNLAWFUL REMOVAL, CHANGE OR DEFACEMENT OF TRAFFIC CONTROL DEVICE OR BARRICADE	\$100.00	\$250.00
CARRYING AN OFFENSIVE WEAPON EXCEPT AS AUTHORIZED BY LAW	\$100.00	\$250.00
FAILURE OF A VETERINARIAN TO REPORT A QUARANTINED ANIMAL WITH RABIES	\$200.00	\$250.00
UNLAWFULLY HARBORING, KEEPING, POSSESSING AN ANIMAL WHICH IS "WILD BY NATURE"	\$200.00	\$250.00
HARBORING A NUISANCE ANIMAL	\$200.00	\$250.00
ABANDONING AN ANIMAL TO BECOME A STRAY	\$200.00	\$250.00
MOLESTING WILD BIRDS IN CITY PARK	\$200.00	\$250.00
FAIL TO LICENSE OR AFFIX A DOG/CAT TAG (>THAN 4 MOS. OLD)	\$45.00	\$250.00
NO KENNEL LICENSE-KEEPING MORE THAN 3 DOGS OR 3 CATS >4 MOS. OLD	\$200.00	\$250.00
FAIL TO CONFIN A DOG OR CAT IN HEAT WITHIN A SECURE ENCLOSURE	\$200.00	\$250.00
FAIL TO CONFIN OR LEASH A DOG OR CAT AFTER PROCLAMATION OF RABIES EPIDEMIC	\$200.00	\$250.00
REFUSING TO SELL/RENT B/C OF RACE, COLOR, RELIGION, ETC	\$200.00	\$250.00
UNLAWFUL DISCRIMINATION IN THE SALE OR RENTAL OF A DWELLING	\$200.00	\$250.00
ADVERTISING A DWELLING WITH A DISCRIMINATORY PREFERENCE	\$200.00	\$250.00
REPRESENTING DWELLING AS UNAVAILABLE FOR INSPECTION W/DISCRIMINATORY PURPOSE	\$200.00	\$250.00
INDUCING A PERSON TO SELL/RENT A DWELLING W/DISCRIMINATORY PURPOSE	\$200.00	\$250.00
DISCRIMINATING IN THE FINANCING OF HOUSING B/C OF RACE, COLOR, RELIGION, ETC	\$200.00	\$250.00
UNLAWFUL DISCRIMINATION IN BROKERAGE SERVICES	\$200.00	\$250.00
FAIL TO COMPLY WITH SUBPOENA IN A DISCRIMINATION INVESTIGATION	\$200.00	\$250.00
COERCING, INTIMIDATING OR INTERFERING WITH THE EXERCISE OF FAIR HOUSING RIGHTS	\$200.00	\$250.00
FAILURE TO PROVIDE A WASTE RECEIPTAL WITHIN REQUIRED SPECIFICATIONS	\$200.00	\$250.00
EXCEEDING MAXIMUM WASTE RECEIPTAL WEIGHT	\$200.00	\$250.00
FAILURE TO COMPLY WITH WASTE DRAINAGE & WRAPPING REQUIREMENTS	\$200.00	\$250.00
FAILURE TO MAINTAIN WASTE RECEIPTAL IN A SANITARY CONDITION	\$200.00	\$250.00

PLACING UNPERMITTED WASTE INTO A WASTE RECEIPTAL	\$200.00	\$250.00
FAILURE TO HAVE WASTE COLLECTED OR REMOVED	\$200.00	\$250.00
FAILURE TO HAVE WASTE REMOVED FROM PREMISES	\$200.00	\$250.00
FAILURE TO HAVE WASTE REMOVED BY A LICENSED TRASH HAULER	\$200.00	\$250.00
ILLEGAL DUMPING OF WASTE	\$250.00	Max. Allowed by State
FAILURE OF PRIVATE WASTE COLLECTOR TO PROPERLY COVER/SECURE COLLECTED WASTE	\$200.00	\$250.00
FAILURE TO HAVE WASTE COLLECTION VEHICLE INSPECTED BY THE CITY	\$200.00	\$250.00
FAILURE TO MEET MINIMUM WASTE COLLECTION VEHICLE STANDARDS	\$200.00	\$250.00
FAILURE OF WASTE COLLECTION SUPPORT VEHICLE TO HAVE FLASHING SAFETY LIGHTS	\$200.00	\$250.00
FAILURE TO HAVE A CITY VEHICLE INSPECTION STICKER	\$200.00	\$250.00
FAIL TO DISPOSE OF WASTE COLLECTED AT LICENSED DISPOSAL FACILITY OUTSIDE CITY	\$200.00	\$250.00
COLLECTION OF WASTE W/O CITY WASTE COLLECTOR'S LICENSE	\$200.00	\$250.00
FAILURE OF WASTE COLLECTOR TO RETAIN/MAINTAIN REQUIRED INSURANCE COVERAGE	\$200.00	\$250.00
FAILURE TO ATTACH WASTE COLLECTORS LICENSE OR INSPECTION STICKER TO VEHICLE	\$200.00	\$250.00
SPEEDING 1-10 MPH OVER THE UNPOSTED LIMIT	\$105.00	\$222.00
DRIVING AT A SPEED GREATER THAN 10 MPH IN AN ALLEY	\$105.00	\$222.00
DRIVING/HWY UNDER CONST 1-10 OVER LIMIT	\$105.00	\$222.00
SPEEDING IN SCHOOL ZONE 1-9 MPH OVER	\$105.00	\$222.00
SPEEDING 11-15 MPH OVER THE UNPOSTED LIMIT	\$135.00	\$222.00
DRIVING/HWY UNDER CONST AT 11-15 OVER LIMIT	\$135.00	\$222.00
SPEEDING IN SCHOOL ZONE 10 MPH OR MORE	\$150.00	\$222.00
SPEEDING 16-20 MPH OVER UNPOSTED LIMIT	\$200.00	\$235.00
DRIVING/HWY UNDER CONST AT 16-20 OVER LIMIT	\$200.00	\$222.00
UNLAWFULLY POSSESSING OR DISPLAYING AN ALTERED OKLA DL OR ID CARD	\$200.00	\$375.00
FAILING TO SURRENDER A SUSPENDED, REVOKED OR CANCELED DL OR ID	\$200.00	\$375.00
PERMITTING THE UNLAWFUL USE OF A DL OR ID CARD ISSUED TO SUCH PERSON	\$200.00	\$375.00

UNLAWFULLY DISPLAYING AN OUT-OF-STATE TAG	\$45.00	\$375.00
OPERATE MV W/O VALID TAG OR TAXES PAID	\$100.00	\$222.00
BUY, SELL OR DISPOSE OF USED MV ON WHICH NO REGISTRATION OR LICENSE FEES PAID	\$135.00	\$222.00
OPERATE A MV W/O ITS FACTORY ORIGINAL MOTOR OR SERIAL NUMBER	\$135.00	\$222.00
IMPROPER LICENSE PLATE DISPLAY-NOT CLEARLY VISIBLE	\$135.00	\$222.00
FAIL TO HAVE COMM'L MV DISPLAY THE NAME OF COMM'L BUSINESS OR OTHERWISE	\$135.00	\$222.00
FAIL TO HAVE REQUIRED COMM'L REGISTRATION PAPERS	\$135.00	\$222.00
UNLAWFULLY LENDING A VEHICLE TITLE, TAG, DECAL	\$135.00	\$222.00
INATTENTIVE DRIVING, FAILURE TO REMAIN ALERT	\$200.00	\$250.00
TEXTING WHILE DRIVING	\$200.00	\$200.00
FAIL TO YIELD TO VEHICLE IN AN INTERSECTION	\$135.00	\$222.00
FAIL TO YIELD TO VEHICLE APPROACHING AN INTERSECTION ON THE RIGHT	\$135.00	\$222.00
FAIL TO YIELD WITHIN AN INTERSECTION TO ANOTHER VEHICLE	\$135.00	\$222.00
FAIL TO YIELD FROM A STOP SIGN TO ANOTHER VEHICLE	\$135.00	\$222.00
FAIL TO YIELD FROM A YIELD SIGN TO A PEDESTRIAN OR ANOTHER VEHICLE	\$135.00	\$222.00
FAIL TO YIELD WHERE 2 OR MORE VEHICLES FACE A STOP, SLOW, WARNING, CAUTION SIGN	\$135.00	\$222.00
UNLAWFULLY DISPLAYING IMITATION TRAFFIC CONTROL SIGNS, SIGNALS OR MARKINGS	\$45.00	\$222.00
UNAUTHORIZED DISPLAY OF COMM'L ADVERTISING ON A TRAFFIC CONTROL SIGN OR DEVICE	\$130.00	\$222.00
DEFACING OR REMOVING A TRAFFIC CONTROL SIGN OR DEVICE	\$130.00	\$222.00
DISOBEY A PROHIBITED TURN CONTROL SIGN	\$115.00	\$222.00
DRIVING LEFT OF CENTER ON AN OBSTRUCTED CREST OR CURVE	\$85.00	\$222.00
DRIVING LEFT OF CENTER WITHIN 100' OF A BRIDGE, VIADUCT OR TUNNEL	\$85.00	\$222.00
DISOBEY NO PASSING ZONE SIGNS	\$85.00	\$222.00
DRIVING ON LEFT SIDE OF ROADWAY IN A NO PASSING ZONE	\$85.00	\$222.00
PASSING WITHIN 100' OF A MARKED SCHOOL ZONE	\$130.00	\$222.00

DRIVING WRONG WAY ON A ONE-WAY STREET OR ALLEY	\$130.00	\$222.00
FAIL TO DRIVE ON RIGHT SIDE OF ROTARY TRAFFIC	\$130.00	\$222.00
FAILING TO DRIVE ON RIGHT SIDE OF DIVIDED HIGHWAY OR IMPROPER DRIVING ON MEDIAN	\$135.00	\$222.00
IMPROPERLY ENTERING OR EXITING CONTROLLED ACCESS HIGHWAY	\$85.00	\$222.00
IMPROPERLY PASSING A STATIONARY EMERGENCY MV	\$135.00	\$222.00
PASSING A STATIONARY EMERGENCY MV AT UNSAFE SPEED FOR CONDITIONS	\$135.00	\$222.00
OPERATE A MV W/O REQUIRED EQUIPMENT	\$100.00	\$222.00
FAIL TO ALLOW SUFFICIENT SPACE TO AN OVERTAKING VEHICLE	\$135.00	\$222.00
FOLLOWING TOO CLOSE-INSUFFICIENT SPACE BWTN 2 SIX-WHEELED MV	\$135.00	\$222.00
FOLLOWING TOO CLOSE-BWTN CARAVAN OR MOTORCADE VEHICLES	\$135.00	\$222.00
MAKING AN UNSAFE TURN OR FAILING TO GIVE A TURN SIGNAL	\$105.00	\$222.00
FAIL TO GIVE TURN OR STOP SIGNAL	\$75.00	\$222.00
DRIVING A MV NOT EQUIPPED WITH REQUIRED SIGNAL LAMPS	\$75.00	\$222.00
FAIL TO GIVE A HAND AND ARM TURN, STOP OR SLOWING SIGNAL IN THE MANNER REQUIRED	\$75.00	\$222.00
UNLAWFULLY MANUFACTURE ALCOHOL	\$200.00	\$250.00
LOITERING WHERE ALCOHOL IS FURNISHED	\$200.00	\$250.00
MAINTAIN PLACE WHERE ALCOHOL UNLAWFULLY FURNISHED	\$200.00	\$250.00
PERMITTING INTOXICATED PERSON ON CERTAIN PREMISES	\$200.00	\$250.00
UNLAWFULLY POSSESS/TRANSPORT ALCOHOL	\$200.00	\$250.00
MAKING A U-TURN ON A CURVE OR CREST W/O 500' VIEW	\$200.00	\$250.00
PARENT/ VEHICLE OWNER PERMITTING CHILD OR OTHER DRIVE/ VIOLATION OF TRAFFIC CODE	\$200.00	\$225.00
DRIVING A MV IN A CONDITION OR LOADED SO THAT IT DELAYS TRAFFIC OR IS A HAZARD	\$200.00	\$225.00
DRIVING A MV WHICH IS INJUREOUS TO THE STREET SURFACE	\$200.00	\$225.00
THROWING OR DUMPING TRASH/DEBRIS ON PROPERTY W/O CONSENT	\$250.00	Max. Allowed by State
FAIL TO PASS OPPOSING TRAFFIC ON RIGHT OR SHARE 1/2 OF NARROW 2-WAY ROAD	\$100.00	\$222.00
FAILURE OF DRIVER OF PASSED MV TO YIELD SPEED TO A PASSING MV	\$85.00	\$222.00

FAIL TO PASS WHEN MOVEMENT CANNOT BE MADE SAFELY	\$135.00	\$222.00
IMPROPER USE OF THE LEFT LANE ON A 4-LANE ROADWAY	\$85.00	\$222.00
IMPROPER USE OF TWO-WAY LEFT-TURN LANE	\$85.00	\$222.00
FAIL TO COMPLY WITH MC PASSENGER REGULATIONS AND RESTRICTIONS	\$85.00	\$222.00
RIDING A MC OR MOTOR SCOOTER WHILE HOLDING ONTO A MOVING MV	\$85.00	\$222.00
DRIVING A MC OR MOTOR SCOOTER WHILE PASSNG MV BETWEEN TRAFFIC LANES	\$85.00	\$222.00
OPER MC OR MOTOR SCOOTER W/O A SPEEDOMETER	\$85.00	\$222.00
OPER MC OR MOTOR SCOOTER W/O A SEAT DESIGNED TO CARRY ALL RIDERS	\$85.00	\$222.00
OPER MC OR MOTOR SCOOTER WITH TOO MANY PASSENGERS	\$85.00	\$222.00
OPER OR RIDE ON A MC OR SCOOTER < 18 YOA W/O HEADGEAR	\$85.00	\$222.00
OPER OR RIDE ON A MC OR MOTOR SHOOTER UNDER 16 YOA OVER 35 MPH	\$85.00	\$222.00
OPERATE A MOTOR DRIVEN CYCLE, BICYCLE OR SCOOTER WHEN PROHIBITED	\$85.00	\$222.00
DRIVING ON A SIDEWALK OR IN ANY SIDEWALK AREA	\$85.00	\$222.00
FAILURE TO FOLLOW THE DESIGNATED TRUCK ROUTE	\$85.00	\$222.00
UNLAWFULLY DRIVING ON A POSTED CITY COUNCIL DESIGNATED PLAY STREET	\$85.00	\$222.00
FAIL TO PROPERLY USE VISUAL SIGNALS ON SCHOOL BUS WHEN RECEIVING/DISCHARGING	\$85.00	\$222.00
FAIL TO STOP WHILE APPROACHING A CHURCH BUS DISPLAYING RED LOADING SIGNALS	\$85.00	\$222.00
FAIL TO USE VISUAL SIGNALS ON CHURCH BUS WHEN RECEIVING/DISCHARGING	\$85.00	\$222.00
PEDESTRIAN CROSSING ROADWAY AGAINST A PEDESTRIAN WAIT OR DON'T WALK SIGNAL	\$85.00	\$222.00
FAIL TO YIELD TO PEDESTRIAN CROSSING AT AN ACTUATED SCHOOL CROSSING SIGNAL	\$85.00	\$222.00
ENTERING AN INTERSECTION OR CROSSWALK OBSTRUCTING MV OR PEDESTRIAN TRAFFIC	\$85.00	\$222.00
STARTING A STOPPED MV WHICH CANNOT BE MADE W/ SAFETY	\$85.00	\$222.00
DRIVING W/ TOO MANY PASSENGERS	\$85.00	\$222.00
OPERATING SCHOOL BUS W/TOO MANY PASSENGERS	\$85.00	\$222.00

OPENING A MV DOOR OR LEAVING IT OPEN WHEN UNSAFE	\$85.00	\$222.00
BOARDING OR ALIGHTING FROM A MOVING MV	\$85.00	\$222.00
COASTING ON A DOWNHILL GRADE W/CLUTCH DISENGAGED	\$85.00	\$222.00
DRIVING OVER AN UNPROTECTED FIRE HOSE WHILE IN USE	\$85.00	\$222.00
DRIVING W/ TOO MANY PASSENGERS	\$85.00	\$222.00
OPERATING SCHOOL BUS W/TOO MANY PASSENGERS	\$85.00	\$222.00
OPENING A MV DOOR OR LEAVING IT OPEN WHEN UNSAFE	\$85.00	\$222.00
BOARDING OR ALIGHTING FROM A MOVING MV	\$85.00	\$222.00
COASTING ON A DOWNHILL GRADE W/CLUTCH DISENGAGED	\$85.00	\$222.00
DRIVING OVER AN UNPROTECTED FIRE HOSE WHILE IN USE	\$85.00	\$222.00
FAIL TO REMOVE INJURIOUS MATERIAL FROM HIGHWAY AFTER PLACING IT THERE	\$85.00	\$222.00
FAIL TO REMOVE INJURIOUS SUBSTANCE AFTER REMOVING WRECKED MV	\$85.00	\$222.00
THROWING OBJECTS AT MV OR OCCUPANTS OR PERSON BESIDE A HIGHWAY	\$200.00	\$222.00
FAIL DRIVE IN FUNERAL POSSESSION NEAR RIGHT EDGE OF ROADWAY	\$200.00	\$222.00
DRIVING AS PART OF FUNERAL POSSESSION W/O DISPLAYING INSIGNIA	\$200.00	\$222.00
RIDING BICYCLE/PLAY VEHICLE WHILE CLINGING TO MV	\$200.00	\$222.00
USING ROLLER SKATES, COASTERS, TOY VEHICLE ON ROADWAY	\$200.00	\$222.00
DISOBEY TURN CONTROL SIGN WHILE OPERATING BICYCLE	\$200.00	\$222.00
FAIL TO DRIVE BICYCLE EQUIPPED WITH SEAT ATTACHED	\$200.00	\$222.00
RIDING BICYCLES MORE THAN 2 ABREAST EXCEPT WHERE PERMITTED	\$200.00	\$222.00
FAIL TO USE BICYCLE PATH ADJACENT TO ROADWAY	\$200.00	\$222.00
DISOBEY SIGNS PROHIBITING BICYCLES ON SIDEWALKS OR ROADWAYS	\$200.00	\$222.00
DRIVING BICYCLE ON A SIDEWALK WITHOUT YIELDING TO PEDESTRIANS	\$200.00	\$222.00
FAIL TO PARK BICYCLE AGAINST CURB, BIKE RACK OR SO NOT TO OBSTRUCT PEDESTRIANS	\$200.00	\$222.00

OPERATE BICYCLE NOT EQUIPPED WITH REQUIRED BRAKES	\$200.00	\$222.00
OPERATING A RECREATION VEHICLE W/O PROPER EQUIPMENT	\$200.00	\$222.00
PEDESTRIAN RUNNING INTO PATH OF MV TOO CLOSE FOR MV TO YIELD	\$35.00	\$222.00
FAIL TO YIELD TO PEDESTRIAN WHEN VEHICLE HAS STOPPED TO PERMIT CROSSING	\$35.00	\$222.00
PEDESTRIAN FAIL TO YIELD TO MV WHEN CROSSING OUTSIDE OF CROSSWALK	\$35.00	\$222.00
PEDESTRIAN FAIL TO YIELD TO MV WHERE PEDESTRIAN TUNNEL OR OVERHEAD CROSSING	\$35.00	\$222.00
PEDESTRIAN FAIL TO CROSS WITHIN CROSSWALK WHERE ADJACENT SIGNALS PROVIDED	\$35.00	\$222.00
FAILURE OF PEDESTRIAN TO CROSS AT RIGHT ANGLE TO CURB OR SHORTEST DISTANCE	\$35.00	\$222.00
PEDESTRIAN WALKING ALONG/UPON ROADWAY WHERE SIDEWALKS PROVIDED	\$35.00	\$222.00
FAILURE OF PEDESTRIAN TO WALK ON LEFT SIDE OF ROADWAY FACING TRAFFIC	\$35.00	\$222.00
STANDING OR NEAR A STREET SOLICITING THE GUARDING OF A PARKED MV	\$35.00	\$222.00
NO PARKING ON A SIDEWALK	\$35.00	\$222.00
NO PARKING IN FRONT OF A PUBLIC OR PRIVATE DRIVEWAY	\$35.00	\$222.00
NO PARKING WITHIN AN INTERSECTION	\$35.00	\$222.00
NO PARKING WITHIN 15' OF A FIRE HYDRANT	\$35.00	\$222.00
NO PARKING OVER A CROSSWALK	\$35.00	\$222.00
NO PARKING WITHIN 20' OF A CROSSWALK AT AN INTERSECTION	\$35.00	\$222.00
NO PARKING W/IN 30' OF A TRAFFIC CONTROL SIGNAL OR STOP SIGN	\$35.00	\$222.00
NO PARKING WITHIN 30' OF A SAFETY ZONE	\$35.00	\$222.00
NO PARKING TOO CLOSE TO A FIRE STATION DRIVEWAY OR ENTRANCE	\$35.00	\$222.00
NO PARKING TOO CLOSE TO EXCAVATION/OBSTRUCTION AND OBSTRUCT TRAFFIC	\$35.00	\$222.00
DOUBLE PARKING	\$35.00	\$222.00
NO PARKING ON A HIGHWAY BRIDGE, ELEVATED STRUCTURE OR UNDERPASS	\$35.00	\$222.00
NO PARKING ACROSS A DRIVEWAY TO ANY DEGREE	\$35.00	\$240.00
NO PARKING ON CENTER MEDIAN ON A CONTROLLED ACCESS HIGHWAY	\$35.00	\$240.00

NO PARKING ON PUBLIC PROPERTY NOT DESIGNATED TO ACCOMMODATE MV	\$35.00	\$240.00
PARKING ON A HIGHWAY WHEN OFF-HIGHWAY PARKING AVAILABLE - OBSTRUCTING PASSAGE	\$35.00	\$240.00
FAIL TO PARK PARALLEL TO AND WITHIN 18' OF THE RIGHT-HAND CURB	\$35.00	\$240.00
FAIL TO PARK PARALLEL TO AND WITHIN 18' OF THE LEFT-HAND CURB ON A ONE-WAY ROAD	\$35.00	\$240.00
ANGLE PARKING AT A LOCATION WHERE NOT ALLOWED	\$35.00	\$240.00
PARKING ON A ROADWAY/ ALLEY FOR THE PURPOSE OF ADVERTISING/SELLING MERCHANDISE	\$35.00	\$240.00
PARKING ON A ROADWAY/ ALLEY FOR THE PURPOSE OF WASHING, GREASING REPAIRING MV	\$35.00	\$240.00
PARKING OVERSIZED COMM'L MV ON A ST 36' WIDE OR LESS OPPOSITE ANOTHER MV	\$35.00	\$240.00
PARKING A NON-COMM'L MV IN AN ALLEY WITHOUT A PERMIT	\$35.00	\$240.00
PARKING A COMM'L MV IN AN ALLEY IN EXCESS OF 15 MINUTES	\$35.00	\$240.00
PARKING IN AN ALLEY AGAINST THE DESIGNATED DIRECTION FOR TRAFFIC TO MOVE	\$35.00	\$240.00
PARKING IN AN ALLEY IN A MANNER WHICH BLOCKS OTHER MV FROM PASSING THROUGH	\$35.00	\$240.00
PERMITTING BUSINESS MV TO REMAIN ON A SIDEWALK, STREET, ALLEY	\$35.00	\$240.00
PARKING A COMM'L MV IN A LOADING ZONE NOT LOAD/UNLOAD OR LONGER THAN 15 MINUTES	\$35.00	\$240.00
PARKING ON A STREET ADJACENT TO A SCHOOL NOT ENCLOSED BY A FENCE, WALL, BUILDING	\$35.00	\$240.00
PARKING A MV SO AS TO BE BACKED TO THE CURB WITHOUT A SPECIAL PERMIT	\$35.00	\$240.00
PARKING ON A STREET OR ALLEY > 24 HOURS	\$35.00	\$240.00
PARKING LONGER THAN THE POSTED DESIGNATED PERIOD	\$35.00	\$240.00
PARKING IN THE STREET IN FRONT OF A BUSINESS IN EXCESS OF ONE HOUR	\$35.00	\$240.00
LEAVING & REENTERING PARKING SPACE W/ INTENT TO AVOID VIOLATING §6-6-16	\$35.00	\$240.00
EXCHANGING PARKING SPACES WITH THE INTENT TO AVOID VIOLATING SS 6-6-16	\$35.00	\$240.00
PARKING A MV ON PRIVATE PROPERTY W/O THE CONSENT OF THE OWNER/TENANT	\$35.00	\$240.00
PARKING SO AS TO OBSTRUCT TRAFFIC	\$35.00	\$240.00

PARKING ON THE SHOULDER WHICH OBSTRUCTS THE VIEW OF MV'S TO LESS THAN 200 FEET	\$35.00	\$240.00
PARKING A BUS ON A STREET AT A PLACE OTHER THAN A BUS STOP	\$45.00	\$240.00
STOPPING BUS ON A STREET TO LOAD/UNLOAD NOT AT A BUS STAND OR STOP	\$45.00	\$240.00
FAIL TO PARK BUS PARALLEL TO & WITHIN 18" OF THE CURB WHEN LOAD/UNLOAD	\$45.00	\$240.00
PARKING A TAXICAB ON STREET OTHER THAN AT A DESIGNATED TAXICAB STAND	\$45.00	\$240.00
UNLAWFUL OPERATING HOURS OF LIQUOR STORE	\$130.00	\$222.00
OPEN OR CONSUME ALCOHOL AT LIQUOR STORE	\$130.00	\$222.00
OPEN OR CONSUME ALCOHOL AT LIQUOR STORE BY OPERATOR	\$130.00	\$222.00
PERMITTING PERSON UNDER 21 YOA ON LIQUOR STORE PREMISES	\$130.00	\$222.00
EMPLOYMENT OF PERSON UNDER 21 YOA IN A BAR	\$130.00	\$222.00
ALLOWING INTOXICATED PERSON TO DRINK OR LOITER	\$130.00	\$222.00
ALLOWING GAMBLING/DISORDERLY CONDUCT WHERE ALCOHOL SOLD	\$13.00	\$222.00
PERMITTING BOXING OR PHYSICAL CONTEST WHERE ALCOHOL SOLD	\$130.00	\$222.00
ALLOWING A PERSON UNDER 21 YOA IN A BAR AREA	\$130.00	\$222.00
EMPLOYMENT OF PERSON UNDER 21 YOA IN A BAR AREA	\$130.00	\$222.00
PERMITTING PERSON UNDER 21 YOA TO CONSUME LOW POINT BEER ON PREMISES	\$130.00	\$222.00
PERMITTING PERSONS TO REMAIN OUTSIDE OF LAWFUL OPERATING HOURS	\$130.00	\$222.00
PERMITTING AN INTOXICATED PERSON TO REMAIN	\$130.00	\$222.00
EMPLOYMENT OF PERSON UNDER 21 YOA IN A PRIVATE CLUB	\$130.00	\$222.00
ALLOWING PERSON UNDER 21 YOA ON LICENSED PREMISES	\$130.00	\$222.00
OPERATING A POOL HALL IN VIOLATION OF U.S. LAW	\$130.00	\$222.00
OPERATING A POOL HALL IN VIOLATION OF CITY ORDINANCES	\$130.00	\$222.00
OPERATING A POOL HALL WHILE DISTURBING THE PEACE	\$130.00	\$222.00
OPERATING A POOL HALL CONTRARY TO PUBLIC WELFARE	\$130.00	\$222.00

OPERATING A POOL HALL WHILE DISTURBING THE PEACE	\$130.00	\$222.00
UNLAWFUL OTHER BUSINESS ON POOL HALL PREMISES	\$130.00	\$222.00
OPERATING AN AMUSEMENT MACHINE OUTSIDE OF LAWFUL HOURS	\$130.00	\$222.00
OPERATING AN OIL OR GAS WELL W/O A PERMIT	\$130.00	\$222.00
DRILLING AN OIL OR HGAS WELL IN ROCK CREEK/MOUNTAIN CREEK WATERSHED	\$130.00	\$222.00
MINOR IN POSSESSION OF TOBACCO/VAPOR PRODUCTS (<18 YOA)	\$130.00	\$222.00
FAIL TO COMPLY WITH ORDER TO REMOVE HEALTH NUISANCE	\$130.00	\$222.00
FAIL TO OPERATE A FOOD ESTAB. W/REQUIRED NUMBER OF FOOD PROTECTION MANAGERS	\$130.00	\$222.00
SERVING FOOD W/OUT A VALID FOOD EMPLOYEE PERMIT	\$130.00	\$222.00
PERMITTING GROWTH OF OBNOXIOUS WEEDS, GRASS OR OTHER VEGETATION	\$130.00	\$222.00
PERMITTING NOISE IN EXCESS OF PERMISSIBLE SOUND LEVELS	\$130.00	\$222.00
PERMITTING A CYCLICAL OR REPETITIVE SOUND AS A NOISE DISTURBANCE	\$130.00	\$222.00
CREATING A NOISE DISTURBANCE BY VEHICLE HORN OR SIGNAL DEVICE	\$130.00	\$222.00
CREATING A NOISE DISTURBANCE BY OPERATION OF A DEFECTIVE MV	\$130.00	\$222.00
CREATING A NOISE DISTURBANCE BY SELLING OUTCRYING IN A RESIDENTIAL DISTRICT	\$130.00	\$222.00
CREATING A NOISE DISTURBANCE BY LOUD SPEAKERS OR AMPLIFIED EQUIPMENT	\$130.00	\$222.00
CREATING A NOISE DISTURBANCE BY CONSTRUCTION WORK BTWN 6:00 PM & 7:00 AM	\$130.00	\$222.00
CREATING A NOISE DISTURBANCE USE OF DOMESTIC POWER EQUIP. BTWN 6:00 PM & 7:00 AM	\$130.00	\$222.00
CREATING A NOISE DISTURBANCE USE OF COMM'L POWER EQUIP. BTWN 6:00 PM & 7:00 AM	\$130.00	\$222.00
CREATING A NOISE DISTURBANCE BY POWER MODEL MECH. DEVICES BTWN 6:00 PM & 7:00 AM	\$130.00	\$222.00
CREATING A NOISE DISTURBANCE BY GARBAGE COLLECTION BTWN 6:00 PM & 7:00 AM	\$130.00	\$222.00
CREATING A NOISE DISTURBANCE BY GATHERING OF PEOPLE BTWN 6:00 PM & 7:00 AM	\$130.00	\$222.00
DISTURBING A LAWFUL PUBLIC GATHERING OR ASSEMBLY	\$130.00	\$222.00

DISTRIBUTING LITERATURE VIOLENTLY RIDICULING A DIET	\$130.00	\$222.00
DISTRIBUTING TOBACO PRODUCT SAMPLES TO A PERSON UNDER 18 YOA	\$130.00	\$222.00
PURCHASING, RECEIVING OR POSSESS TOBACCO PRODUCTS UNDER 18 YOA	\$45.00	\$222.00
DRIVING OVER A HIGHWAY BRIDGE AT AN UNSAFE SPEED	\$130.00	\$222.00
DRIVING OVER HIGHWAY BRIDGE AT UNSAFE SPEED	\$130.00	\$222.00
FAIL TO YEILD & STOP AT AN INTERSECTION CONTROLLED BY YIELD SIGN	\$105.00	\$222.00
FAIL TO PROPERLY STOP & YIELD WHILE EMERGING FROM ALLEY, DRIVEWAY OR BUILDING	\$105.00	\$222.00
FAIL TO STOP AT A FLASHING RED LIGHT	\$85.00	\$222.00
DISOBEY A FLASHING YELLOW CAUTION LIGHT& ANY POSTED SIGN	\$85.00	\$222.00
FAIL TO STOP AT A STEADY RED SIGNAL LIGHT	\$115.00	\$222.00
DISOBEY A FLASHING LEFT TURN LANE SIGNAL LIGHT	\$85.00	\$222.00
AVOIDING A TRAFFIC CONTROL DEVICE	\$115.00	\$222.00
SERVING FOOD W/OUT A VALID FOOD EMPLOYEE PERMIT	\$130.00	\$222.00
PERMITTING GROWTH OF OBNOXIOUS WEEDS, GRASS OR OTHER VEGETATION	\$130.00	\$222.00
PERMITTING NOISE IN EXCESS OF PERMISSIBLE SOUND LEVELS	\$130.00	\$222.00
PERMITTING A CYCLICAL OR REPETITIVE SOUND AS A NOISE DISTURBANCE	\$130.00	\$222.00
CREATING A NOISE DISTURBANCE BY VEHICLE HORN OR SIGNAL DEVICE	\$130.00	\$222.00
CREATING A NOISE DISTURBANCE BY OPERATION OF A DEFECTIVE MV	\$130.00	\$222.00
CREATING A NOISE DISTURBANCE BY SELLING OUTCRYING IN A RESIDENTIAL DISTRICT	\$130.00	\$222.00
CREATING A NOISE DISTURBANCE BY LOUD SPEAKERS OR AMPLIFIED EQUIPMENT	\$130.00	\$222.00
CREATING A NOISE DISTURBANCE BY CONSTRUCTION WORK BTWN 6:00 PM & 7:00 AM	\$130.00	\$222.00
CREATING A NOISE DISTURBANCE USE OF DOMESTIC POWER EQUIP. BTWN 6:00 PM & 7:00 AM	\$130.00	\$222.00
CREATING A NOISE DISTURBANCE USE OF COMM'L POWER EQUIP. BTWN 6:00 PM & 7:00 AM	\$130.00	\$222.00
CREATING A NOISE DISTURBANCE BY POWER MODEL MECH. DEVICES BTWN 6:00 PM & 7:00 AM	\$130.00	\$222.00

CREATING A NOISE DISTURBANCE BY GARBAGE COLLECTION BTWN 6:00 PM & 7:00 AM	\$130.00	\$222.00
CREATING A NOISE DISTURBANCE BY GATHERING OF PEOPLE BTWN 6:00 PM & 7:00 AM	\$130.00	\$222.00
DISTURBING A LAWFUL PUBLIC GATHERING OR ASSEMBLY	\$130.00	\$222.00
DISTRIBUTING LITERATURE VIOLENTLY RIDICULING A DIETY	\$130.00	\$222.00
PURCHASING, RECEIVING OR POSSESS TOBACCO PRODUCTS UNDER 18 YOA	\$45.00	\$222.00
DRIVING OVER A HIGHWAY BRIDGE AT AN UNSAFE SPEED	\$130.00	\$222.00
DRIVING OVER HIGHWAY BRIDGE AT UNSAFE SPEED	\$130.00	\$222.00
FAIL TO YIELD & STOP AT AN INTERSECTION CONTROLLED BY YIELD SIGN	\$105.00	\$222.00
FAIL TO PROPERLY STOP & YIELD WHILE EMERGING FROM ALLEY, DRIVEWAY OR BUILDING	\$105.00	\$222.00
FAIL TO STOP AT A FLASHING RED LIGHT	\$85.00	\$222.00
DISOBEY A FLASHING YELLOW CAUTION LIGHT& ANY POSTED SIGN	\$85.00	\$222.00
FAIL TO STOP AT A STEADY RED SIGNAL LIGHT	\$115.00	\$222.00
DISOBEY A FLASHING LEFT TURN LANE SIGNAL LIGHT	\$85.00	\$222.00
AVOIDING A TRAFFIC CONTROL DEVICE	\$115.00	\$222.00
Other: Mandatory Court		
21 + MPH over the limit	\$0.00	\$222.00
No Proof of Financial Responsibility	\$0.00	\$222.00
No Valid Drivers License	\$0.00	\$300.00
No Valid Tag	\$0.00	\$222.00
Reckless driving-disregard for safety	\$0.00	\$500.00
DUI - ALCOHOL BAC >.08%	\$0.00	\$800.00
ACTUAL PHYSICAL CONTROL OF MV UNDER INFLUENCE	\$0.00	\$500.00
DUI - DRUGS	\$0.00	\$800.00
DRIVING WHILE IMPAIRED BY ALCOHOL	\$0.00	\$500.00
TRANSPORTING OPEN CONTAINER OF ALCOHOL	\$0.00	\$250.00
TRANSPORTING OPEN CONTAINER (BEER)	\$0.00	\$250.00
DRIVING WITH A SUSPENDED OR REVOKED DRIVERS LICENSE	\$0.00	\$500.00
TRANSPORTING LOADED FIREARM	\$0.00	\$222.00
FAIL TO YIELD RIGHT OF WAY TO PEDESTRIAN FACING CROSS WALK SIGNAL	\$0.00	\$222.00
SOLICITING A RIDE, DONATION, EMPLOYMENT OR BUSINESS STANDING IN ROADWAY	\$0.00	\$222.00

PUBLIC INTOXICATION	\$0.00	\$222.00
SOLICITING W/O A LICENSE	\$0.00	\$222.00
POSSESSION OF DRUG PARAPHERNALIA	\$0.00	\$222.00
ALLOWING A DOG OR CAT TO RUN AT-LARGE	\$0.00	\$150.00
DISTRIBUTING ALCOHOL WITHOUT A LICENSE	\$0.00	\$222.00
UNLAWFUL OPERATING HOURS OF BAR	\$0.00	\$222.00
PERMITTING CONSUMPTION OF ALCOHOL BY PERSON UNDER 21 YOA	\$0.00	\$222.00
FAILURE TO COMPLY WITH BAIL OR PERSONAL RECOGNIZANCE	\$0.00	\$222.00
DECEPTION BY FALSE IMPERSONATION OR MISREPRESENTATION RESULTING IN LOSS/DAMAGE	\$0.00	\$500.00
BEGGING OFFENSIVELY WHILE OBSTRUCTING A PUBLIC WAY OR CREATING A HAZARD	\$0.00	\$500.00
CARRY OR DISCHARGE A FIREARM UNDER THE INFLUENCE	\$0.00	\$250.00
THROWING OBJECTS INJUREOUS TO PERSONS/PROPERTY	\$0.00	\$500.00
CARRYING CONCEALED HANDGUN INTO GOV'T BUILDING	\$0.00	\$500.00
FURNISHING A FIREARM TO A MENTALLY INCOMPETENT PERSON	\$0.00	\$250.00
CARRYING A FIREARM WHERE LIQUOR IS CONSUMED	\$0.00	\$250.00
RESCUING OR ATTEMPTING TO SET FREE A PRISONER IN CUSTODY OF A POLICE OFFICER	\$0.00	\$250.00
MISREPRESENTATION TO A MUNICIPAL EMPLOYEE OR TRIBUNAL	\$0.00	\$250.00
INTERFERING WITH DIRECTOR OF HEALTH DEPT, CITY CLERK OR POLICE CHIEF	\$0.00	\$250.00
FAIL TO SURRENDER UNLICENSED DOG, VICIOUS ANIMAL, NUISANCE ANIMAL ETC.	\$0.00	\$250.00
FAILURE OF MEDICAL PRACTITIONER TO REPORT AN ANIMAL BITE	\$0.00	\$250.00
HARBORING A VICIOUS ANIMAL	\$0.00	\$250.00
CRUELTY TO ANIMAL(S) IN WILLFUL OR MALICIOUS MANNER BY ACTIONS OR DEPRIVATION	\$0.00	\$250.00
FAILURE TO PROVIDE ADEQUATE SHELTER TO AN ANIMAL	\$0.00	\$250.00
UNLAWFUL ADMINISTRATION OF A POISONOUS SUBSTANCE TO AN ANIMAL	\$0.00	\$250.00
PERMITTING ANOTHER TO UNLAWFULLY USE AN OKLA DL OR ID CARD	\$0.00	\$375.00
MAKING AN IMPROPER LEFT HAND TURN INVOLVING A ONE-WAY ROAD	\$0.00	\$222.00

STOPPING OR SLOWING SPEED W/O SIGNALING	\$0.00	\$222.00
DRIVING WITH A SUSPENDED OR REVOKED DL PURSUANT TO 47 OS SS 6-205A1	\$0.00	\$500.00
PARKING A MV OTHER THAN A BUS OR TAXICAB IN A BUS STOP OR TAXICAB STAND	\$0.00	\$240.00
FAIL TO OBEY A ROAD CONSTRUCTION TRAFFIC SIGN	\$0.00	\$222.00
REMOVING, CHANGING, MODIFYING OR DEFACING TRAFFIC CONTROL DEVICES/BARRICADES	\$0.00	\$222.00
NO VALID DRIVERS LICENSE	\$0.00	\$300.00
NO FINANCIAL RESPONSIBILITY	\$0.00	\$500.00
POINTING A DEADLY WEAPON AT ANOTHER EXCEPT IN SELF-DEFENSE	\$0.00	\$222.00
ENGAGING IN RECKLESS CONDUCT WHILE IN POSSESSION OF A FIREARM	\$0.00	\$222.00
DISCHARGING A FIREARM OR AIR GUN WHERE PROHIBITED	\$0.00	\$222.00
CARRY CONCEALED HANDGUN TO MEETING OF GOV'T OFFICIALS / AUTHORIZED BY STATE LAW	\$0.00	\$222.00
CARRY CONCEALED HANDGUN INTO A JAIL FACILITY EXCEPT AS AUTHORIZED BY STATE LAW	\$0.00	\$222.00
FORGING OR PRESENTING A FALSE SECURITY VERIFICATION FORM	\$0.00	\$222.00
DISTRIBUTING TOBACO PRODUCT SAMPLES TO A PERSON UNDER 18 YOA	\$130.00	\$222.00
POINTING A DEADLY WEAPON AT ANOTHER EXCEPT IN SELF-DEFENSE	\$200.00	\$222.00
ENGAGING IN RECKLESS CONDUCT WHILE IN POSSESSION OF A FIREARM	\$200.00	\$222.00
DISCHARGING A FIREARM OR AIR GUN WHERE PROHIBITED	\$200.00	\$222.00
CARRY CONCEALED HANDGUN TO MEETING OF GOV'T OFFICIALS / AUTHORIZED BY STATE LAW	\$200.00	\$222.00
CARRY CONCEALED HANDGUN INTO A JAIL FACILITY EXCEPT AS AUTHORIZED BY STATE LAW	\$200.00	\$222.00
AMENDED TO NO DRIVERS LICENSE ON PERSON	\$0.00	\$0.00
FORGING OR PRESENTING A FALSE SECURITY VERIFICATION FORM	\$200.00	\$222.00
Throw/shoot at person/property	\$0.00	\$222.00
SPEEDING IN EXCESS OF POSTED MAXIMUM	\$0.00	\$222.00
DRIVING WHILE REVOKED	\$0.00	\$500.00
CONTEMPT OF COURT-DIRECT CONTEMPT	\$0.00	\$500.00
ANTI-NOISE ORDINANCE	\$0.00	\$222.00
Failure to Yield to Emergency Vehicles	\$200.00	\$222.00
FAILURE TO REPORT ACCIDENT	\$0.00	\$222.00

Passing Loaded School Bus	\$0.00	\$222.00
ELUDING/ATTEMPTING TO ELUDE POLICE OFF.	\$0.00	\$222.00
MINOR IN POSSESSION OF ALCOHOL	\$0.00	\$222.00
Violation Restriction #1	\$0.00	\$222.00
Violation Restriction #9	\$0.00	\$222.00
ALLOW PERSON TO CLING TO VEHICLE	\$0.00	\$200.00
FAILURE TO REPORT PROP DAMAGE ACC	\$0.00	\$222.00
HIT & RUN: PROPERTY DAMAGE ACCIDENT	\$0.00	\$222.00
VIOLATION OF DRIVERS LICENSE RESTRICTION	\$0.00	\$222.00
OPER NOT REASONABLE & PROPER	\$0.00	\$222.00
CARRY PASS LIGHT WEIGHT VEHICLE	\$0.00	\$222.00
VIOLATION OF FOOD SANITATION	\$0.00	\$222.00
PUBLIC NUISANCE	\$0.00	\$222.00
MINOR IN POSSESSION OF DRUGS	\$0.00	\$222.00
FAILURE TO PAY ALCOHOL OCCUPATION TAX	\$0.00	\$222.00
FURNISHING ALCOHOL TO PERSON UNDER 21 YOA	\$0.00	\$222.00
UNLAWFUL CONSUMPTION OF ALCOHOL BY A MINOR	\$0.00	\$222.00
SOCIAL HOSTING WHERE MINORS CONSUME ALCOHOL	\$0.00	\$222.00
DRIVING A MV EXCEEDING STATE WIDTH, HEIGHT. LENGTH OR LOAD LIMITS	\$0.00	\$222.00
VANDALISM	\$0.00	\$500.00
CONSUMING ALCOHOL IN PUBLIC PLACE	\$0.00	\$222.00
RESISTING AN OFFICER	\$0.00	\$500.00
POSSESSION OR UNDER INFLUENCE OF MARIJUANA	\$0.00	\$400.00
ASSAULT OR ASSAULT & BATTERY UPON A POLICE OFFICER	\$0.00	\$222.00
ASSAULT & BATTERY	\$0.00	\$222.00
DESTRUCTION OF CITY PROPERTY	\$0.00	\$222.00
DESTROYING, INJURING OR MOLESTING PROPERTY	\$0.00	\$222.00
QUARRELING-DISTURBING THE PEACE BY FIGHTING OR THREAT	\$0.00	\$100.00
PETTY LARCENY - TAKE PERSONAL PROPERTY VALUED <\$500	\$0.00	\$400.00
VIOLATION FLOOD PLAIN REQUIREMENT	\$0.00	\$222.00
UNLAWFULLY POSSESSING A SCHEDULE III, IV OR C.D.S.	\$0.00	\$222.00
CARRYING CONCEALED HANDGUN, EXCEPT AS AUTHORIZED BY LAW	\$0.00	\$222.00
DISCHARGING FIREARMS CITY LIMITS	\$0.00	\$222.00
CRUELTY TO ANIMALS	\$0.00	\$222.00
VIOLATION OF MAINTENANCE ZONE	\$0.00	\$222.00

RESISTING/OBSTRUCTING A CITY OFFICER/EMPLOYEE	\$0.00	\$222.00
CARRYING PROHIBITED WEAPON	\$0.00	\$222.00
IMMORAL CONDUCT	\$0.00	\$222.00
NUDITY IN PUBLIC	\$0.00	\$222.00
FALSE REPRESENTATION TO OFFICER	\$0.00	\$222.00
INDECENT EXPOSURE	\$0.00	\$222.00
DESTROYING/INJURYING BUILDINGS	\$0.00	\$500.00
MOLESTING AUTOS OR OTHER VEHICLES	\$0.00	\$222.00
SELLING BEER/LIQUOR MINOR	\$0.00	\$222.00
CITY CODE VIOLATION	\$0.00	\$235.00
VICIOUS ANIMAL	\$0.00	\$222.00
CURFEW VIOLATION: UNDER 18 YOA 12. A.M.-6 A.M.	\$0.00	\$222.00
FAILURE TO APPEAR	\$0.00	\$222.00
INSULTING OTHER-DISTURBING PEACE	\$0.00	\$222.00
PARK CURFEW VIOLATION	\$0.00	\$150.00
FALSE REPORTING	\$0.00	\$222.00
UNSEEMLY CONDUCT	\$0.00	\$222.00
OPERATING W/O REFUSE PERMIT	\$0.00	\$222.00
FOOD CODE VIOLATION	\$0.00	\$222.00
EMPLOYMENT OF PERSON UNDER 18 YOA WHERE LOW POINT BEER CONSUMED	\$0.00	\$222.00
FURNISHING ALCOHOL TO A PERSON UNDER 21YOA	\$0.00	\$500.00
POSSESSION OF ALCOHOL < 21 YOA	\$0.00	\$222.00
ALLOWING NUDITY WHERE ALCOHOL IS CONSUMED	\$0.00	\$222.00
SERVING ALCOHOL TO AN INTOXICATED PERSON	\$0.00	\$222.00
DISORDERLY CONDUCT	\$100.00	\$200.00
PERMITTING THE MAINTENANCE OF A PUBLIC NUISANCE	\$0.00	\$222.00
MAKING A FALSE 911 CALL, COMPLAINT, REPORT OR ALARM	\$0.00	\$500.00
OBTAINING PROPERTY VALUED AT LESS THAN \$500 BY TRICK OR DECEPTION	\$0.00	\$500.00
EMBEZZLEMENT OF PROPERTY VALUED AT LESS THAN \$500	\$0.00	\$500.00
FALSELY OR FRAUDULENTLY OBTAINING A REFUND FOR MERCHANDISE	\$0.00	\$500.00
LARCENY OF CABLE TELEVISION BY UNAUTHORIZED CONNECTION	\$0.00	\$500.00
UNLAWFULLY OBSTRUCTING A PUBLIC STREET,SIDEWALK OR PUBLIC WAY	\$0.00	\$500.00
DRIVING ON CERTAIN PREMISES W/O OBTAINING SERVICES	\$0.00	\$500.00

PEEPING-LOITERING NEAR A PRIVATE RESIDENCE TO VIEW OCCUPANTS	\$0.00	\$50.00
AIDING, ABETTING OR HARBORING A RUNAWAY CHILD UNDER 18 YOA	\$0.00	\$500.00
PARENT/GUARDIAN PERMIT CHILD OVER 5 YOA & UNDER 18 YOA TO BE ABSENT FROM SCHOOL	\$0.00	\$500.00
GAMBLING	\$0.00	\$500.00
OPERATING A HOUSE OF PROSTITUTION, LEWDNESS OR ASSIGNATION	\$0.00	\$500.00
DISPLAYING SEXUAL MATERIAL EXPOSED TO MINORS	\$0.00	\$500.00
APPEARING IN PUBLIC WHILE NUDE OR WHILE IN INDECENT OR LEWD DRESS	\$0.00	\$500.00
SELLING/FURNISHING TOBACCO PRODUCTS TO PERSONS UNDER 18 YOA	\$0.00	\$222.00
DISPLAY OF MINOR ACCESSIBLE TOBACCO/VAPOR PRODUCTS	\$0.00	\$222.00
CARRY CONCEALED HANDGUN INTO A SCHOOL FACILITY EXCEPT AUTHORIZED BY STATE LAW	\$0.00	\$250.00
SELLING OR GIVING AN OFFENSIVE WEAPON TO A MINOR EXCEPT AUTHORIZED BY STATE LAW	\$0.00	\$500.00
ESCAPE OR ATTEMPTED ESCAPE FROM CUSTODY	\$0.00	\$250.00
AIDING THE ESCAPE OF A PRISONER-PROVIDING A PRISONER CONTRABAND	\$0.00	\$250.00
IMPERSONATING AN OFFICER OR EMPLOYEE OF THE CITY	\$0.00	\$250.00
TURNING IN A FALSE FIRE ALARM	\$0.00	\$250.00
ASSAULT OR BATTERY ON A CITY EMPLOYEE	\$0.00	\$250.00
POSSESSION OF BURGLARY TOOLS	\$0.00	\$50.00
FAIL MAINTAIN VEGETATION IN RIGHT OF WAY AFTER 5 DAYS NOTICE FROM CITY	\$0.00	\$222.00
INJURY TO TREE/SHRUBBERY ON STREET OR ALLEY	\$0.00	\$222.00
OPERATE BUSINESS ON PUBLIC STREET, ALLEY, CURB OR PARKING SPACE	\$0.00	\$222.00
UNLAWFULLY OBSTRUCT PEDESTRIAN USE OF SIDEWALKS OR TRAFFIC ON STREETS/ALLEYS	\$0.00	\$222.00
DEPOSITING TRASH/DEBRIS ON STREET, ALLEY, PARKING AREA OR SIDEWALK	\$0.00	\$222.00
FAIL TO CLEAN SIDEWALK, GUTTER OR ALLEY ABUTTING A PREMISES AFTER NOTICE		
FAILURE TO CLEAR ICE/SNOW FROM SIDEWALK/IN 24 HRS	\$0.00	\$222.00
PERMITTING AN OPEN MANHOLE OR GRATING ON A STREET, SIDEWALK OR ALLEY	\$0.00	\$222.00
PERMIT WATER, SLOP OR OTHER LIQUIDS TO DRAIN INTO STREET, SIDEWALK OR ALLEY	\$0.00	\$222.00

FAIL TO CONSTRUCT A TEMPORARY SIDEWALK DURING CONSTRUCTION	\$0.00	\$222.00
ENTERING OR LEAVING PROPERTY WHERE CURBCUTS ARE NOT PROVIDED	\$0.00	\$222.00
FAIL TO CUT CITY STREET IN ACCORD W/CITY STANDARD SPECIFICATIONS	\$0.00	\$222.00
FAIL TO ALTER DRIVE OR CONSTRUCT NEW DRIVE IN ACCORD W/CITY STANDARDS	\$0.00	\$222.00
FAIL TO OBTAIN RESIDENTIAL DRIVEWAY CONSTRUCTION PERMIT	\$0.00	\$222.00
UNLAWFUL REMOVAL OF BARRIER/DANGER SIGNAL ERECTED PURSUANT TO TITLE 7 CH 2	\$0.00	\$222.00
FAIL TO RESTORE STREET SURFACE TO ORIGINAL CONDITION AFTER EXCAVATION	\$0.00	\$222.00
FAIL TO PLACE PROTECTIVE BARRIERS DURING SIDEWALK/STREET CONSTRUCTION	\$0.00	\$222.00
LEAVING MANHOLE W/O PROPERLY REPLACING FIXTURES & COVER	\$0.00	\$222.00
CUTTING/REMOVING PAVEMENT, WALKWAY, DRIVE OR CURB W/O PERMIT	\$0.00	\$222.00
FAIL TO COMPLY W/ALL PARADE PERMIT DIRECTIONS, CONDITIONS & ORDINANCES	\$0.00	\$222.00
PARTICIPATE IN PARADE W/TRAILER GREATER THAN 40 FEET IN LENGTH	\$0.00	\$222.00
FAIL TO PROVIDE GROUND GUIDES FOR PARADE VEHICLES & TRAILERS	\$0.00	\$222.00
THROWING CANDY OR OTHER OBJECTS FROM MOVING PARADE VEHICLE OR TRAILER	\$0.00	\$222.00
ENTERING/EXITING MOVING PARADE VEHICLE OR TRAILER	\$0.00	\$222.00
OBSTRUCTING PARADE OR PUBLIC ASSEMBLY WHERE PERMIT ISSUED	\$0.00	\$222.00
PARKING VEHICLE IN VIOLATION OF SIGNS POSTED BY CHIEF OF POLICE	\$0.00	\$222.00
FAIL TO EXERCISE DUE CARE WHILE PERFORMING PARADE STUNTS & ACTIVITIES	\$0.00	\$222.00
FAIL TO SUBMIT PARADE FLOAT TO FIRE DEPT LIFE SAFETY INSPECTION	\$0.00	\$222.00
FAIL OF PARADE FLOAT DRIVER TO HAVE VALID DRIVERS LICENSE	\$0.00	\$222.00
HAVING AN OPEN FLAME ON A PARADE FLOAT	\$0.00	\$222.00
FAIL TO REMOVE ANIMAL WASTE/FECES FOLLOWING CONCLUSION OF PARADE	\$0.00	\$222.00
ON CEMETERY PREMISES OUTSIDE OF DAYLIGHT HOURS	\$0.00	\$222.00
EMPLOYEE PERFORMING WORK FOR CEMETERY LOT OWNER/VISITOR FOR REMUNERATION		

CITY EMPLOYEE SELLING ITEMS FOR CEMETERY USE	\$0.00	\$222.00
OPENING GRAVE ON SUNDAY OR LEGALLY DESIGNATED CITY HOLIDAY	\$0.00	\$222.00
PAYING FEE OR GRATUITY TO CITY CEMETERY EMPLOYEE BY CEMETERY PATRON	\$0.00	\$222.00
PERFORMANCE OF FUNERAL SERVICES W/O ADVANCE PAYMENT OF FEES	\$0.00	\$222.00
FAIL TO CONCLUDE FUNERAL SERVICES BY 4:00 PM W/O CITY MANAGER APPROVAL	\$0.00	\$222.00
USING CEMETERY LOT FOR OTHER THAN BURIAL OF HUMAN REMAINS	\$0.00	\$222.00
VIOLATION OF CEMETERY RULES & REGULATIONS	\$0.00	\$222.00
ERECTION OF MONUMENTS OR IMPROVEMENTS W/O CITY APPROVAL	\$0.00	\$222.00
PLACING FENCES, HEDGES OR ENCLOSURES AROUND A GRAVE SPACE	\$0.00	\$222.00
RAISING GRAVE SPACE ABOVE THE ESTABLISHED GRADE OR TERRAIN	\$0.00	\$222.00
PLACING BENCHES, URNS, OR SIMILAR ARTICLES ON CEMETERY PREMISES	\$0.00	\$222.00
PLACING MORE THAN ONE MARKER PER GRAVE SPACE IN BLKS 13, 14 & 15	\$0.00	\$222.00
HAVING A PROHIBITED MAUSOLEUM	\$0.00	\$222.00
PLANTING SHRUBS, FLOWERS & SIMILAR VEGETATION ON A GRAVE SPACE	\$0.00	\$222.00
INTERMENT W/O THE GRAVE SPACE OWNER'S OR HEIR'S CONSENT	\$0.00	\$222.00
FAIL TO GIVE 24 HRS ADVANCE NOTICE OF INTERMENT	\$0.00	\$222.00
ENTER CEMETERY PREMISES EXCEPT THROUGH DESIGNATED CEMETERY DRIVES	\$0.00	\$222.00
DRIVING THRU A CEMETERY OUTSIDE OF DESIGNATED CEMETERY DRIVES	\$0.00	\$222.00
INSTALL A SIGN OR OTHER ADVERTISING DEVICE TO CEMETERY PROPERTY	\$0.00	\$222.00
BRINGING ANIMALS ON TO CEMETERY PREMISES	\$0.00	\$222.00
USE TOBACCO IN ANY FORM IN ANY PARK AREA OR FACILITY	\$0.00	\$222.00
TRESPASSING ON PARK AREA PERMITTED FOR EXCLUSIVE USE	\$0.00	\$222.00
REMAINING ON PARK AREA PERMITTED FOR EXCLUSIVE USE W/O CONSENT	\$0.00	\$222.00
TRESPASSING ON PARK AREAS WHEN CLOSED TO PUBLIC USE	\$0.00	\$222.00
VIOLATION OF PARK RULES & REGULATIONS	\$0.00	\$222.00

DEFACING, TAMPERING W/OR REMOVING PARK EQUIPMENT, FACILITIES OR APPURTENANCES	\$0.00	\$222.00
DAMAGING PARK TREES, FLOWERS OR PLANTS	\$0.00	\$222.00
CUTTING ANY PARK TREE W/O WRITTEN PERMISSION	\$0.00	\$222.00
DISTURBING PARK PLANTS W/O WRITTEN PERMISSION	\$0.00	\$222.00
HUNTING, HARMING, KILLING, MOLESTING OR TRAPPING WILDLIFE IN PARK	\$0.00	\$222.00
ICE SKATING OR SNOWMOBILING ON PARK PROPERTY	\$0.00	\$222.00
POLLUTING PARK FOUNTAINS, PONDS, LAKES, STREAMS OR OTHER WATERS	\$0.00	\$222.00
UNAUTHORIZED RELEASE OF PARK WATER OR VIOLATING WATER PLAY RULES	\$0.00	\$222.00
LIGHTING A FIRE OR FAILING TO SUPERVISE LIT FIRE	\$0.00	\$222.00
RIDING HORSE IN PARK EXCEPT ON RODEO GROUNDS	\$0.00	\$222.00
USING PARK GROUNDS AS TOILET FACILITY, EXCEPT IN PUBLIC RESTROOMS	\$0.00	\$222.00
BOW FISHING EXCEPT IN PARK AREAS SPECIFICALLY DESIGNATED FOR SUCH USE	\$0.00	\$222.00
OFFERING ITEMS FOR SALE IN PARK W/O OBTAINING ALL STATE & CITY LICENSES	\$0.00	\$222.00
ENTERING PARK AREA W/O PAYMENT OF ANY APPROVED ADMISSION FEE	\$0.00	\$222.00
DRIVING ON PARK GROUNDS OUTSIDE OF DRIVEWAYS & PARKING LOTS	\$0.00	\$222.00
POSSESSING OFFENSIVE WEAPON IN PARK EXCEPT AS AUTHORIZED BY STATE LAW	\$0.00	\$222.00
SWIMMING OR WADING IN PARK LAGOON, LAKE OR FOUNTAIN W/O WRITTEN CONSENT	\$0.00	\$222.00
DISTURBING TREES IN PARK AREA OR FACILITY	\$0.00	\$222.00
DISOBEYING THE LAWFUL ORDER OF A CITY PARK EMPLOYEE	\$0.00	\$222.00
ATTACHING ROPE OR ADS TO PARK TREE OR STRUCTURE W/O PERMISSION	\$0.00	\$222.00
CONSUMING ALCOHOL BEVERAGE ON PARK ROAD OR PARKING LOT	\$0.00	\$222.00
PRACTICING GOLF IN PARK AREA OR FACILITY NOT DESIGNATED FOR SUCH USE	\$0.00	\$222.00
CAMP OR PARK CAR IN A PARK W/THE PURPOSE OF SLEEPING EXCEPT WHERE APPROVED	\$0.00	\$222.00
THROWING TRASH ON PARK AREA OR FACILITY	\$0.00	\$222.00
VIOLATING PARK CURFEW; ENTER/REMAIN BETWEEN 11:30 PM & 7:30 PM	\$0.00	\$222.00

USING QUAIL CREEK PARK TENNIS COURTS FOR ACTIVITIES OTHER THAN TENNIS	\$0.00	\$222.00
PLAYING ON QUAIL CREEK PARK TENNIS COURTS AFTER SUNSET & BEFORE SUNRISE	\$0.00	\$222.00
VIOLATING QUAIL CREEK PARK CURFEW: ENTER/REMAIN BETWEEN 10 PM & 6 AM	\$0.00	\$222.00
VIOLATING LAKE BIXHOMA CURFEW: ENTER/REMAIN BETWEEN 10 PM & 6 AM	\$0.00	\$222.00
BOATING ON LAKE BIXHOMA WHILE UNDER 16 YOA W/O PARENT OR GUARDIAN	\$0.00	\$222.00
BOATING ON LAKE BIXHOMA W/O CURRENT STATE OR CITY PERMIT	\$0.00	\$222.00
OPERATING BOAT ON LAKE BIXHOMA W/O REQUIRED EQUIPMENT OR APPROVED MOTOR	\$0.00	\$222.00
SPEED IN EXCESS OF 5 MPH SPEED LIMIT FOR WATER VESSELS ON LAKE BIXHOMA	\$0.00	\$222.00
LEAVING BAIT ON PREMISES OR DEPOSITING PROHIBITED FISH IN BIXHOMA	\$0.00	\$222.00
CAMPING, PICNICKING OR OTHER NON-FISHING USES OF LAKE BIXHOMA W/O PERMIT	\$0.00	\$222.00
FAIL TO REMOVE WASTE, REFUSE & CONTAMINATES FROM LAKE BIXHOMA PREMISES	\$0.00	\$222.00
OPERATING JET SKI, PERSONAL WATERCRAFT, AIRBOAT OR HYDROPLANE OF LAKE BIXHOMA	\$0.00	\$222.00
OPERATING BOAT, PERSONAL WATERCRAFT OR VESSEL W/O STATE OR CITY LICENSE	\$0.00	\$222.00
FISHING ON LAKE BIXHOMA W/O STATE OR CITY LICENSE	\$0.00	\$222.00
FAIL TO PRODUCE OR HAVE ON ONE'S PERSON STATE OR CITY FISHING LICENSE	\$0.00	\$222.00
VIOLATE LAKE BIXHOMA FISHING BAG LIMITS (NO MORE THAN 5 BASS & 5 CATFISH A DAY)	\$0.00	\$222.00
USING PROHIBITED FISHING METHODS IN LAKE BIXHOMA	\$0.00	\$222.00
FISHING IN LAKE BIXHOMA EXCEPT FROM A BOAT OR FROM THE LAKE'S BANK	\$0.00	\$222.00
WADING, SWIMMING, BATHING OR SKIING IN LAKE BIXHOMA	\$0.00	\$222.00
FAILURE TO REPORT FISH CAUGHT TO LAKE SUPERINTENDENT	\$0.00	\$222.00
ROCK CLIMBING IN LAKE BIXHOMA PARK	\$0.00	\$222.00
CARRY FIREARM, BOW & ARROW OR HUNTING AT LAKE BIXHOMA EXCEPT PERMITTED BY LAW	\$0.00	\$222.00
FAIL TO KEEP LAKE BIXHOMA BOAT RAMPS CLEAR, EXCEPT WHEN LOADING/LAUNCHING	\$0.00	\$222.00

CAMPING, PICNICKING, SWIMMING, SCUBA DIVING, FISHING OR BOATING WHEN PROHIBITED	\$0.00	\$222.00
DRIVING MV ON TRAIL, PUBLIC PATHWAY OR SIDEWALK WHERE PROHIBITED	\$0.00	\$222.00
RIDING HORSE ON A HARD SURFACE PUBLIC TRAIL OR PATHWAY	\$0.00	\$222.00
CONVICTED SEX OFFENDER W/IN 300' OF SCHOOL, CHILD CARE FACILITY OR PUBLIC PARK	\$0.00	\$222.00
RESIDING W/IN 2,000' OF PUBLIC OR PRIVATE SCHOOL AS REGISTERED SEX OFFENDER	\$0.00	\$222.00
VIOLATION OF BUILDING & CONSTRUCTION REGULATIONS TITLE 9	\$0.00	\$750.00
VIOLATION OF INT'L BUILDING CODE 9-2-2	\$0.00	\$750.00
VIOLATION OF INT'L RESIDENTIAL CODE 9-2-4	\$0.00	\$750.00
VIOLATION OF INT'L EXISTING BUILDING CODE 9-2-6	\$0.00	\$750.00
VIOLATION OF NAT'L ELECTRICAL CODE 9-3-1	\$0.00	\$750.00
VIOLATION OF INT'L PROPERTY MAINTENANCE CODE	\$0.00	\$750.00
VIOLATION OF INT'L MECHANICAL CODE 9-5-1	\$0.00	\$750.00
VIOLATION OF INT'L PLUMBING CODE 9-6-1	\$0.00	\$750.00
VIOLATION OF INT'L FIRE CODE 9-7-1	\$0.00	\$750.00
NO ZONING CLEARANCE PERMIT	\$0.00	\$200.00
PARKING ON A NON-ALL WEATHER SURFACE	\$0.00	\$200.00
UNLAWFULLY POSSESSING OR DISPLAYING SUSPENDED, REVOKED OR CANCELLED DL	\$0.00	\$375.00
DESTRUCTION OF PUBLIC PROPERTY WHILE OPERATING AN ATV, DIRT BIKE OR MV	\$0.00	\$500.00
HIT & RUN: FAIL REMAIN AT SCENE OF INJURY OR DEATH ACCIDENT	\$0.00	\$225.00
FAIL TO NOTIFY OWNER OF UNATTENDED VEHICLE ACCIDENT	\$0.00	\$225.00
FAIL TO NOTIFY OWNER OF DAMAGED PROPERTY IN AN ACCIDENT	\$0.00	\$225.00
FAIL TO PROVIDE VITAL INFORMATION OR AID AT ACCIDENT	\$0.00	\$225.00
FAIL TO IMMEDIATELY NOTIFY POLICE OF INJURY ACCIDENT	\$0.00	\$225.00
FAIL TO FILE WRITTEN ACCIDENT REPORT WITH OK DEPT OF PUBLIC SAFETY	\$0.00	\$225.00
FAILURE OF OCCUPANT TO FILE WRITTEN ACCIDENT REPORT IN LIEU OF DRIVER	\$0.00	\$225.00
PROVIDING FALSE INFORMATION IN AN ACCIDENT REPORT	\$0.00	\$225.00
MISREPRESENTING AGE TO PURCHASE ALCOHOL	\$0.00	\$222.00

EMPLOYMENT OF MINOR TO SELL ALCOHOL	\$0.00	\$222.00
FURNISHING ALCOHOL TO MENTALLY IMPAIRED	\$0.00	\$222.00
SERVING ALCOHOL TO INCOMPETENT PERSONS	\$0.00	\$222.00
OPERATING AN OVERSIZED MV ON A RESIDENTIAL NEIGHBORHOOD STREET	\$0.00	\$222.00
OPERATING A MV WITH LOAD IN EXCESS OF 36,000 LBS	\$0.00	\$222.00
DRAG RACING	\$0.00	\$222.00
ASSAULT	\$0.00	\$222.00
DOMESTIC ASSAULT AND BATTERY	\$0.00	\$222.00
AGGRAVATED A&B WITH INTENT TO INFLICT GREAT BODILY HARM	\$0.00	\$222.00
ASSAULT WITH BODILY FLUIDS OR WASTE	\$0.00	\$222.00
OBTAINING PROPERTY/SERVICES <\$500 BY BOGUS CHECK	\$0.00	\$222.00
CARRYING CONCEALED HANDGUN WHERE PROHIBITED	\$0.00	\$222.00
DELIVERING, POSSESSING OR MANUFACTURING DRUG PARAPHERNALIA	\$0.00	\$222.00
FAILURE TO OBEY ORDER OF POLICE OFFICER OR FIREFIGHTER	\$0.00	\$222.00
FAILING TO ASSIST A POLICE OFFICER MAKING AN ARREST OR EXECUTING LEGAL PROCESS	\$0.00	\$222.00
FURNISH, POSSESS, DISPLAY OR USE FIREWORKS W/O A PERMIT	\$0.00	\$222.00
INTRUSION UPON OR OCCUPYING PROPERTY W/O AUTHORITY	\$0.00	\$222.00
OPERATING PUBLIC PLACE ALLOWING MINORS AFTER CURFEW	\$0.00	\$222.00
PARENT/GUARDIAN PERMITTING A MINOR TO BE IN PUBLIC PLACE IN VIOLATION OF CURFEW	\$0.00	\$222.00
SERVING ALCOHOL TO PERSONS UNDER 21 YOA	\$130.00	\$222.00
LARCENY OF CABLE TELEVISION, VIEWING W/INTENT TO DEFRAUD	\$0.00	\$500.00
TRUANCY, CHILD > 12 AND < 18 YOA	\$0.00	\$500.00
LOITERING IN A PLACE WHERE GAMBLING IS BEING CONDUCTED	\$0.00	\$500.00
KNOWINGLY OWNING A PLACE OR MV USED FOR PROSTITUTION		
OFFERING ANOTHER FOR PROSTITUTION, LEWDNESS OR INDECENT ACT	\$0.00	\$500.00
RECEIVING A PERSON FOR PROSTITUTION OR LEWDNESS	\$0.00	\$500.00
ALLOWING AN ABANDONED REFRIGERATOR ACCESSIBLE TO A CHILD	\$130.00	\$222.00

TRANSPORTING A PERSON FOR PROSTITUTION OR LEWDNESS	\$0.00	\$500.00
KNOWINGLY RECEIVING PROCEEDS OBTAINED BY A PROSTITUTE	\$0.00	\$500.00
ENGAGING IN PROSTITUTION, LEWDNESS OR ASSIGNATION	\$0.00	\$500.00
SOLICITING ANOTHER TO COMMIT AN ACT OF PROSTITUTION, LEWDNESS OR ASSIGNATION	\$0.00	\$500.00
RESIDE IN A HOUSE, REMAIN IN A MV FOR PROSTITUTION, LEWDNESS OR ASSIGNATION	\$0.00	\$500.00
AIDING OR ABETTING PROSTITUTION, LEWDNESS OR ASSIGNATION	\$0.00	\$500.00
SELLING OR DISTRIBUTING SEXUAL MATERIAL TO A MINOR	\$0.00	\$500.00
PRESENTING A SEXUAL PERFORMANCE OR SEXUAL MATERIAL TO A MINOR	\$0.00	\$500.00
POSSESSION OF WEAPON ON SCHOOL PROPERTY	\$0.00	\$222.00
REMOVING PROTECTIVE BARRICADES DURING SIDEWALK/STREET CONSTRUCTION	\$0.00	\$222.00
ENTER NEWLY CONSTRUCTED STREET/ SIDEWALK BEFORE OPEN FOR GENERAL USE	\$0.00	\$222.00
Indicates that additional court costs of \$21.00 will be applied		

Parks & Events Fees

CITY FACILITIES RESERVATION FEES		Updated July 1, 2021
A) Washington Irving Park		
Reservation Fees		
Individual Family:		
Section:		
1	\$100.00	
2	\$100.00	
3	\$100.00	
4	\$100.00	
5	\$150.00	
6	\$100.00	
Entire Park	\$750.00	
Deposit	\$250.00/Section	\$500.00/Entire Park
Non-Profit Organization:		
Section:		
1	\$100.00	
2	\$100.00	
3	\$100.00	
4	\$100.00	
5	\$150.00	
6	\$100.00	
Entire Park	\$750.00	
Deposit	\$250.00/Section	\$500.00/Entire Park
Accelerated/Corporate Use Event Use Event:		
Section:		
1	\$120.00	
2	\$150.00	
3	\$120.00	
4	\$120.00	
5	\$300.00	
6	\$120.00	
Entire Park	\$1,500.00	
Clean-Up and Maintenance Deposits:		
Per Section	\$500.00	
Entire Park	\$2,000.00	
B) Charlie Young Park		
Park Rental	\$800.00	
Deposit	\$1,500.00	

C) Other Park Fees

FISHING PERMITS	Updated July 1, 2021	
Lake Bixhoma Annual Fishing License	\$15.00	
Daily Fishing License	\$5.00	
Lake Bixhoma Annual Boating License	\$15.00	
Daily Boating License	\$5.00	

SHELTERS AND TENNIS COURT FEES	Updated July 1, 2021	
Park Shelters Reservations		
Park Shelters Reservations, shelters only.		
Tennis Courts/Reservations	\$15.00/hr. \$50.00/day	

SPORTS FIELD FEES	Updated July 1, 2021	
Fields		
Baseball Fields/Softball Fields	Contract	
Soccer Fields	\$12.00 per game	
Soccer Tournaments		
Per game fee	\$50.00	
Deposit	\$3,000.00	
Soccer Club host fee	\$15.00/game	
No deposit required for club	\$0.00	

EVENT RELATED CHARGES	Updated July 1, 2021	
Fields	Resident	Event
Rental of Barricades	\$25/per day / \$50 weekend / Limit of 4 barricaeds	\$150/day
Photography fee for parks	\$50/per year	\$0.00

BLOCK PARTIES	Updated July 1, 2021	
Fields	Resident	
Bentley Park 5-k run		
Usage fee	\$1,000.00	
Deposit fee	\$1,000.00	
Basketball Courts		
Usage fee daily all courts	\$1,000.00	
Deposit fee	\$1,000.00	

Licenses & Business

BUSINESS REGULATIONS	Updated July 1, 2021
7 day License	\$50.00
Alcohol Licenses / Permits (annual) :	
Brewer's License	\$1,265.00
Beer Distributor	\$500.00
Mixed Beverage Establishment (New)	\$900.00
Mixed Beverage Establishment (Renewal)	\$600.00
Hotel Alcohol Beverage License (New)	\$500.00
Hotel Alcohol Beverage License (Renewal)	\$450.00
On Premises Wine & Beer Sales (New)	\$500.00
On Premises Wine & Beer Sales (Renewal)	\$450.00
Retail Wine Sales	\$250.00
Retail Beer Sales	\$250.00
Retail Package Store	\$500.00
Wholesaler - Wine & Spirits	\$2,000.00
Class B Wholesaler	\$625.00
Wine Maker's License	\$625.00
Small Farm Winery (replaced OK Winemaker)	\$125.00
Private Clubs (Liquor License)	\$900.00
Caterer (If Bixby Located)	\$500.00
Distiller's License	\$3,438.00
Rectifier's License	\$3,125.00
Other Business Licenses:	
Business Permit Fee (annual)	\$25.00
Special Events	\$50.00
Contractor's License - Electrical	\$100.00
Contractor's License - Mechanical	\$100.00
Contractor's License - Plumbing	\$100.00
Drilling Bond	\$25,000.00
Drilling Permit (annual)	\$750.00
Itinerant Merchant & Door to Door Sales (6 month)	\$121.00
Operating Permit (annual)	\$300.00
Peddler's License (6 months) door to door	\$200.00
Pool Hall License (annual)	\$20.00
Taxicab Fee (annual)	\$25.00
Amusement Machines (annual)	\$5.00
Bail Bondsman License (annual)	\$100.00

HEALTH AND SANITATION	Updated July 1, 2021
Food service establishment License (annual)	\$155.00
Processing fee	\$5.00

Water Vending Machine License & Inspection (annual)	\$25.00
Temporary Food Establishment License	\$25.00
Each additional day (after 3 days)	\$5.00
Food Protection Manager (annual)	\$15.00
Temporary Seasonal Concession Stand	\$100.00
Food Handler Permit (annual)	\$15.00
Mobile Food Vendor - Tier 1 & 2 Events In	\$95 + \$5.00
Lieu of \$25 Temporary Food Establishment Fee	Processing Fee

Animals

ANIMAL FEES	Updated July 1, 2021
Impounding Fee:	
1st offense Pickup	\$10.00
2nd Offense Pickup	\$20.00
1st Offense at Large	\$25.00
2nd Offense at Large	\$50.00
Daily Fee	\$14.00
Rabies Daily Observation Fee	\$25.00
Kennel Fees (per day)	\$15.00
Kennel Fees for rabies Observation (per day)	\$25.00
Kennel Proprietor License	\$25.00
Dog or Cat license (annual)	\$3.00
Annual animal license fee:	
License	\$15.00
Dogs, unaltered	\$3.00
Dogs, altered	\$3.00
Cats, unaltered	\$3.00
Cats, altered	\$3.00
Animal at Large	\$45.00
Failure to Obtain Dog License	\$45.00

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Discuss and/or approve Budget Revision for the Police Department in the General Fund for \$30,000.00 for increase in overtime budget.

INITIATOR: Charles Barnes

STAFF INFO SOURCE: Charles Barnes

BACKGROUND: The Bixby Police Department funds overtime for the purpose of providing PD WEB-IT assistance. The department asserts the original budget was for general overtime needs and wants to increase the overtime budget to fund the WEB-IT needs.

EXHIBITS: Budget Revision 21-2

KEY ISSUE: Budget additional expenditure allocation to Police Department within General Fund.

COUNCIL ACTION: Approve or Deny

RECOMMENDATION: Approve request.

ITEM: Consent

MEETING DATE: 6/28/2021

MEETING: CITY

CITY OF BIXBY

BUDGET AMENDMENT FORM

Fund: General Fund - Fund Balance
 Amendment #: 20-2
 Fiscal Year: 2020/2021

Account #	Account Name	Estimated Revenue		Appropriations	
		Increase	Decrease	Increase	Decrease
10-5-21-6120	Police - Overtime			30,000.00	
		0.00	0.00	30,000.00	0.00

EXPLANATION:

The Bixby Police Department funds overtime for the purpose of providing Police Department WEB-IT assistance. The department asserts that the original overtime budget was submitted for general police overtime needs. We are asking to increase the Police Department overtime budget by moving funds from General Fund - Fund Balance to re-align the overtime budget to original intents.

City Manager approval

City Council approval

Department Head approval

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Consider and/or approve Worker's Compensation Insurance renewal for FY-22 in the amount of \$186,446.65 (City portion of total bill).

INITIATOR: Charles Barnes

STAFF INFO. SOURCE Charles Barnes

BACKGROUND: Our Worker's Compensation Insurance renewal for FY22 is \$212,593. This represents a 3.45% decrease from last year.

EXHIBITS: Invoice

KEY ISSUE: Payment of Worker's Compensation Insurance and renewal documents

COUNCIL ACTION: Approve or deny

RECOMMENDATION: Approve

ITEM NO: Consent Agenda

MEETING DATE: 6/28/2021

MEETING: City



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

Invoice No. 1370

Date of Invoice: 6/17/2021

INVOICE-Workers' Compensation Standard Plan

Mail To: Bixby P.O. Box 70 Bixby, OK 74008-0070	Insured: City of Bixby Policy No.: WCV140001905 Effective Date: 7/1/2021 Expiration Date: 7/1/2022
--	---

Inst. No.	Date	Transaction Type	Amount
1	7/1/2021	Renewal	\$53,148.25

Standard Plan Premium: 191,698.00 OMAG Admin. Fee: 20,895.00 Total Premium: 212,593.00 Total Policy Balance Before Payment: \$212,593.00	Current Amount Due: \$53,148.25 Payment Due By: 7/1/2021
--	---

**Thank you for your business. If you have questions about your account, please
call 1-800-234-9461 or 405-657-1400.**

Detach along the perforation below. Keep top portion for your records:

Return bottom portion with your remittance.

Policy Number: WCV140001905 Insured Name: City of Bixby Invoice Number: 1370	Amount Due: \$53,148.25 Payment Due By: 7/1/2021
--	---

PLEASE REMIT PAYMENT TO:

OMAG

P. O. Box 3091

Edmond, OK 73083

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Resolution No. 2021-18, providing for the authorization to participate in the Oklahoma Municipal Assurance Group (OMAG) Recognition Program.

INITIATOR: City Treasurer Charles Barnes

STAFF INFO SOURCE: City Treasurer Charles Barnes

BACKGROUND: The Oklahoma Municipal Assurance Group (OMAG) has started a recognition program whereby the council takes certain steps throughout the fiscal year to meet certain demands of the recognition program, ie. training and document reviews. Once those demands are met, the City of Bixby is eligible to receive over \$9,000 in rebates on the insurance premiums paid over the past year.

EXHIBITS: See Resolution No. 2021-18 attached.

KEY ISSUE: This action fulfills the City Council's obligation to the OMAG Recognition program for Fiscal Year 2021

COUNCIL ACTION: Approval.

RECOMMENDATION: Approval.

ITEM NO. CONSENT AGENDA

MEETING DATE: 06/28/2021

MEETING: CITY COUNCIL

CITY COUNCIL OF THE CITY OF BIXBY, OKLAHOMA

RESOLUTION 2021-18

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF BIXBY,
AUTHORIZING PARTICIPATION IN THE OMAG RECOGNITION PROGRAM

WHEREAS, the City of Bixby believes the best run municipalities have fewer liability claims and the claims they have place fewer demands on municipal resources; and

WHEREAS: City of Bixby participates in the Municipal Liability Protection Plan provided by OMAG (the Oklahoma Municipal Assurance Group): and

WHEREAS, OMAG is the City of Bixby's provider of insurance and risk management solutions; and

WHEREAS, OMAG has established a program to recognize member municipalities which have committed themselves to obtaining training above and beyond the legally required training and which have taken certain actions which show that the member is committed to operating under certain best practice recommendations; and

WHEREAS, during the past fiscal year:

- Each member of the governing body received, either in person or by distance learning, the training required for participation in the OMAG recognition program; and
- The governing body has adopted a governing body handbook or, if a handbook had previously been adopted, the body has reviewed and updated the handbook to reflect the best practice recommendations from OMAG; and
- Each member of the governing body completed the OMAG recommended Stability Test and the results of the test were reviewed by the governing body to self-audit its performance; and
- The governing body reviewed the Declarations and Explanation of Coverage page for its liability policy with OMAG; and

WHEREAS, due to the above actions by the governing body and its members, the City of Bixby is eligible as of June 28, 2021 to participate in the OMAG Recognition program.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF BIXBY, OKLAHOMA THAT:

The Bixby City Council requests that it be considered for participation in the OMAG Recognition Program.

ADOPTED and APPROVED by the Bixby City Council on June 28, 2021.

Brian Guthrie, Mayor of the City of Bixby

ATTEST:

City Clerk

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Discuss and/or take action on awarding contract to Ira M. Green Construction for the lowering of the City's 6" Sanitary Sewer Force Main and 12" Water Main along Mingo at the Saker Channel; Ira M. Green submitted the lowest and best quote of \$24,895.00

INITIATOR: Justin Dowd, Engineering

STAFF INFORMATION SOURCE: Justin Dowd, Engineering

BACKGROUND: As part of completing Phase 1 (Saker Channel) of the South Bixby Drainage project, a contract was awarded for the installation of a reinforced concrete box at Mingo to provide an improved discharge into Little Snake Creek. This original installation plan had to be modified in order to accommodate clearance requirements for an existing fiber optic cable line.

With the design modifications, additional utility conflicts had to be resolved. This project includes the lowering of the City's 6" Sanitary Sewer Force Main and 12" Water Main along Mingo at the Saker Channel.

Three quotes were solicited. One quote was received.

EXHIBITS: Quotes

KEY ISSUE: Approval

COUNCIL ACTION: Approve or deny

RECOMMENDATION: Approve

ITEM NO: _____

MEETING DATE: 6-28-2021

MEETING: Council

Quote Form

To: All Bidders

Project: Lowering of 6" Sanitary Sewer Force Main & 12" Water Main

Location: Mingo at Saker Channel
City of Bixby

Issue Date: June 9, 2021

Due Date: June 16, 2021 by 10:00 am (Wednesday)

A SEALED QUOTE FORM SHALL BE SUBMITTED TO THE BIXBY CITY CLERK BY 10:00AM ON THE DATE SPECIFIED ABOVE. THE PROJECT REFERENCE SHALL BE INCLUDED ON THE SEALED ENVELOPE SUBMITTED. OR, A PDF OF THE SIGNED QUOTE FORM MAY BE SUBMITTED VIA EMAIL TO JDOWD@BIXBYOK.GOV

Contract Award: The Bixby City Council will consider the Quotes at the June 21, 2021 regular City Council Meeting.

Contract Time: All work shall be complete no later than three (3) weeks after the Notice to Proceed date.

Project Scope: Lowering of 6" Sanitary Sewer Force Main and 12" Water Main

Contractor will provide all labor and materials necessary to:

- Lower 6" Sanitary Sewer Force Main
- Lower 12" Water Main
- Provide Erosion Control
- Provide Traffic Control

Warranty: 1 year maintenance bond required.

Project Details: Contractor shall lower existing 6" Sanitary Sewer Force Main and 12" Water Main.

- See attached Sketch
- Exact location of existing utilities to be confirmed in the field.
- Excavated backfill not needed in the trench will be loaded by Contractor into truck TBD.

ALL PROPOSAL ITEMS LISTED BELOW SHALL BE COMPLETED AND SUBMITTED WITH THE QUOTE FORM.

1	6" C900 DR14 PVC Pipe (Complete-in-Place)	45	LF	
	@ <u>Forty Five</u>	Dollars	\$ 45.00	= \$ 2025.00
2	12" C900 DR14 PVC Pipe (Complete-in-Place)	33	LF	
	@ <u>Ninety</u>		\$ 90.00	= \$ 2970.00
3	Mobilization	1	LS	
	@ <u>Two Thousand Five Hundred</u>		\$ 2500.00	= \$ 2500.00
4	Construction Staking Level II	1	LS	
	@ <u>One Thousand Five Hundred</u>		\$ 1500.00	= \$ 1500.00
5	Traffic Control	1	LS	
	@ <u>One Thousand Five Hundred</u>		\$ 1500.00	= \$ 1500.00
6	6" 45 Degree Fitting (Complete- in-Place; to include restraints)	4	EA	
	@ <u>Three Hundred Fifty</u>		\$ 350.00	= \$ 1400.00
7	6" Solid Sleeve	2	EA	
	@ <u>Three Hundred Seventy Five</u>		\$ 375.00	= \$ 750.00
8	12" 45 Degree Fitting (Complete-in-Place; to include restraints)	4	EA	
	@ <u>Seven Hundred Fifty</u>		\$ 750.00	= \$ 3000.00
9	12" Solid Sleeve	2	EA	
	@ <u>Seven Hundred Fifty</u>		\$ 750.00	= \$ 1500.00
10	Air Relief Valve (Complete-in- Place)	1	EA	
	@ <u>Six Thousand Seven Hundred Fifty</u>		\$ 6750.00	= \$ 6750.00
11	Erosion Control	1	LS	
	@ <u>One Thousand</u>		\$ 1000.00	= \$ 1000.00

CONTRACTOR _____

CITY OF BIXBY _____

Ira M Green Construction

By: _____

By: _____

Corporate Seal:

Corporate Seal:

Attest: _____

Attest: _____

Address for giving notices:

Address for giving notices:

17211 S. 4170 Rd

Claremore, OK 74017

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Discuss and/or take action on payment of \$10,907.72 to the Oklahoma Department of Transportation for the 121st St and Mingo Signalization Project;

INITIATOR:

Bea Aamodt

STAFF INFORMATION SOURCE:

Bea Aamodt

BACKGROUND: ODOT has opened bids for the 121st and Mingo Signalization Project. The City provided preliminary funding of \$473,780 with a balance in Federal funds supplied through the STP Program. The construction total is \$1,666,651.02. After the final figures are calculated, the City's share including the non-federal participating sum of \$85,566 is \$484,687.72.

EXHIBITS: Invoice for remainder project funding share

KEY ISSUE: Design Funding Agreement

COUNCIL ACTION: Approve Invoice

RECOMMENDATION: Approval.

ITEM NO: _____

MEETING DATE: 06-28-2021

MEETING: City Council

OKLAHOMA DEPARTMENT OF TRANSPORTATION

INVOICE

Make check PAYABLE, and MAIL TO:

**Oklahoma Department of Transportation
Comptroller Division
200 N.E. 21st Street
Oklahoma City, Oklahoma 73105-3204**

To: The City of Bixby

**Department Invoice No 28656(04)-2
6/22/2021**

Project Type	Div	County	JP No	Project No.	Work Type	Description
CITY STREET	8	TULSA	28656(04)	STP-172B (533) IG	INTERSECTIO N MOD & TRAF. SIGNALS	INTERSECTION MOD & TRAFFIC SIGNALS @ 121ST & MINGO ROAD IN BIXBY

Construction JP# 28656(04)

Description – Explanation of Charge	Total	Federal	Sponsor
Due Date: Upon Receipt			
Total Estimate for Federally Participating Project Construction	\$1,487,878.35	\$1,115,908.76	\$371,969.59
Total Estimate for Federally Non-Participating Project Construction	\$85,566.00	\$0	\$85,566.00
Estimated 6% Construction Management Deposit	\$93,206.67	\$66,054.53	\$27,152.14
Previous Deposit			(\$473,780.00)
Accounting Use Only		Invoice Total	\$10,907.72

Distribution:

City
Remit with Payment
Division Project File
Comptroller Division

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Accept the infrastructure at Robison Ranch (Phase 1) Development, located at 161st St and Memorial Drive, into the City's infrastructure

INITIATOR:

Bea Aamodt

STAFF INFORMATION SOURCE:

Jon Brown

BACKGROUND: Robison Ranch (Phase 1) is located on Memorial south at 161st Street. The infrastructure has been completed. The punch list items have been addressed.

Owner: Bixby 161, LLC.

Final Inspection- 06/22/2021

Public infrastructure:

Water distribution –

1. 1,278 LF 6" C900 PVC
2. 1,625 LF 8" C900 PVC

Sanitary Sewer –

1. 404 LF 8" SDR26
2. 2,814 LF 12" SDR26

Storm Sewer –

1. 120 LF 24" RCP
2. 68 LF 36" RCP
3. 52 LF 24" CSD Type 2
4. 52 LF 30" CSD Type 2
5. 592 LF 24" HPP
6. 32 LF 24" CSD Type 3
7. 32 LF 30" CSD Type 3

Streets – All streets and appurtenances

EXHIBITS: None

KEY ISSUE: City Infrastructure

COUNCIL ACTION: Approve

RECOMMENDATION: Approve

ITEM NO: _____

MEETING DATE: 6-28-2021

MEETING: Council

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Discuss and/or approve advertising for bids for *Downtown Awning Replacement*

INITIATOR: Jared Cottle, City Manager

STAFF INFORMATION SOURCE: Jon Brown, Construction Manager

BACKGROUND: As part of the Downtown Streetscape project, a number of columns supporting existing awnings had to be removed in order to allow for the installation of new sidewalks as well as eliminate sidewalk obstructions.

Installation of stand-alone support awnings is proposed to replace the pole support awnings that were removed as part of the Streetscape Project. The City proposes to replace awnings on 2 E. Dawes, 8 E. Dawes, 17 E. Dawes, and 118 N. Armstrong.

EXHIBITS: None

KEY ISSUE: Downtown Awnings

COUNCIL ACTION: Authorize Staff to advertise for bid

RECOMMENDATION: Authorize Staff to advertise for bid

ITEM NO: _____

MEETING DATE: 6/28/2021

MEETING: Council



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

Staff Agenda Commentary

June 28, 2021

Item Titles(s):

Discussion and possible action on BXZO-21.08, a rezoning request accompanied with a plat waiver request, to change the zoning from a Tulsa County zoning designation of Flood District (FD) and Agriculture (AG) to City of Bixby zoning designation of Agriculture (AG). An 11.09 Acre (+/-) lot located along the Arkansas River, Northeast of the northeast corner of 141st Street and South Sheridan Road, Bixby, OK.

Presenter:

Carolyn Back, Development Services Director / City Planner

Applicant:

Select Design

Staff Information Source:

Comprehensive Plan, Zoning Code, and Select Design Waiver Request Letter and Exhibits

Background:

Heard by Planning Commission on June 21, 2021.

Zero (0) citizens spoke for/against the request at the Planning Commission public hearing.

Exhibits:

Attachment 1: Planning Commission Staff Report dated 06.21.2021

Key Issue:

Approval

Recommendation:

Staff recommends approval of the Select Design Rezone request per Planning Commission recommendation with Staff comments in Staff Report dated June 21, 2021.



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

Staff Report

To: City of Bixby, Planning Commission

From: Carolyn Back, Development Services Director/City Planner

Date: Monday, June 21, 2021

RE: ***Rezone: 11.09 Acres (+/-) (according to Tulsa County Assessor)
from Flood District (FD) and Agriculture (AG) to Agriculture (AG).***

Plat Waiver Request

Location: Northeast of the northeast corner of 141st Street and South Sheridan Road, Bixby, OK 74008. Unplatted: 11.09 Acres +/-

STR: Section 11, Township 17N, Range 13E

Applicant: Select Design

Request: Rezone from Flood District (FD) and Agriculture (AG) to Agriculture (AG). Plat Waiver Requested

Existing Zoning; Use: Agriculture (AG) and Flood District (FD); Vacant

Surrounding Zoning; Uses:

- North: (AG) Agriculture; Arkansas River
- East: (AG) Agriculture; Arkansas River
- South: (AG) Agriculture; Agriculture Vacant
- West: (AG) Agriculture; Agriculture Vacant

Proposed Zoning; Uses: Agriculture (AG); Single-Family dwelling

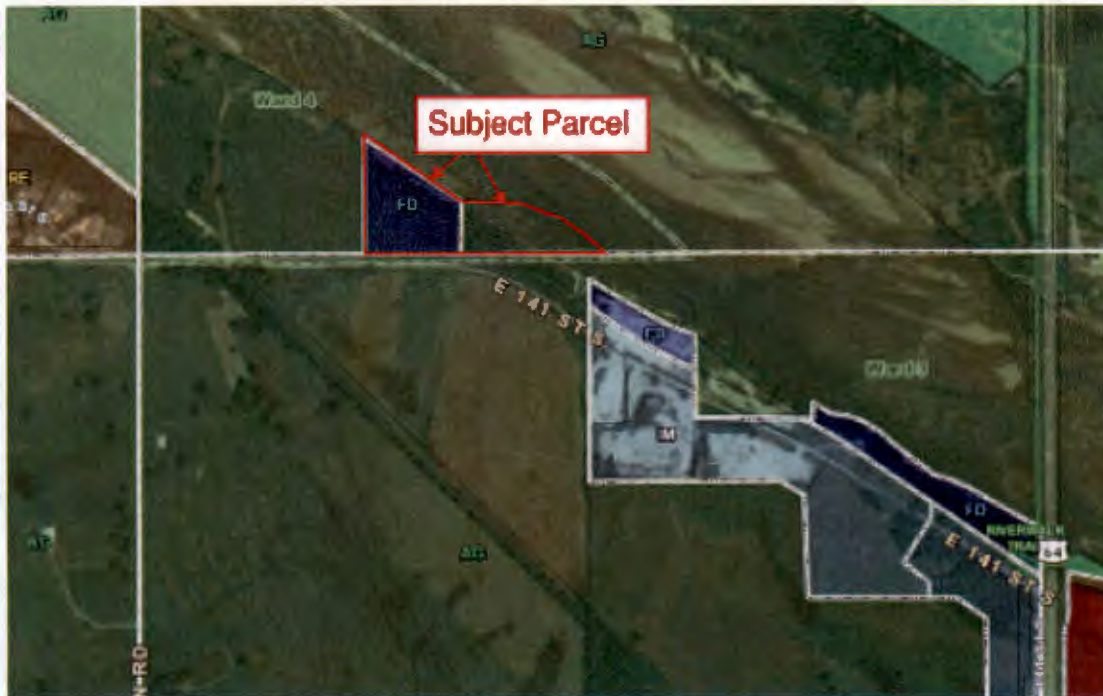


Figure 1: City of Bixby Zoning Map

Staff Review

The applicant is requesting a rezone (BXZO-21.08) from Flood District (FD) and Agriculture (AG) to Agriculture (AG). The parcel has split zoning between Agriculture (AG) and a leftover Tulsa County zoning designation of Flood District (FD) with no equivalent designation in the Bixby Zoning Code.

Bixby Zoning Code 11-8-13 requires platting; however, the applicant is requesting a Plat Waiver to allow a single-family residential dwelling to be constructed on the property. The applicant is providing 17.5' perimeter utility easement and 50' Right of Way dedication to help serve any future development in the area.

Utilities/Site Area: On the south side of East 141st Street:
8" water line
12" force main sanitary sewer

This site would not be allowed to connect to 12" force main sanitary sewer, and will require Oklahoma Department of Environmental Quality (ODEQ) on-site disposal approval.

Public Comments: No comments at time of this report

Staff Comments:

1. Staff recommends rezoning to Agriculture (AG).
2. The house pad site is located within the 500 year flood plain; therefore, the house is not subject to flood plain construction requirements.

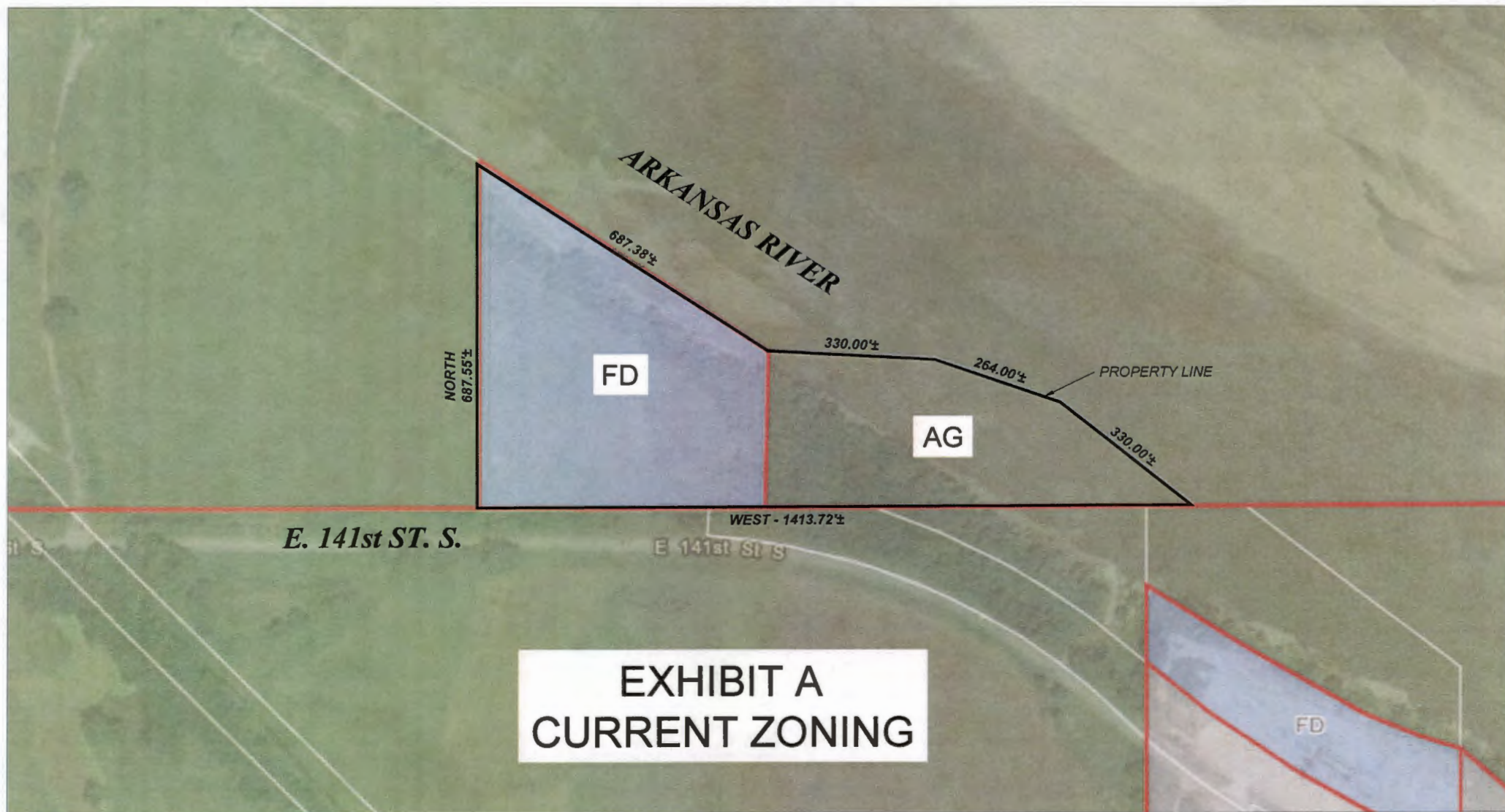
Staff Comments (cont.):

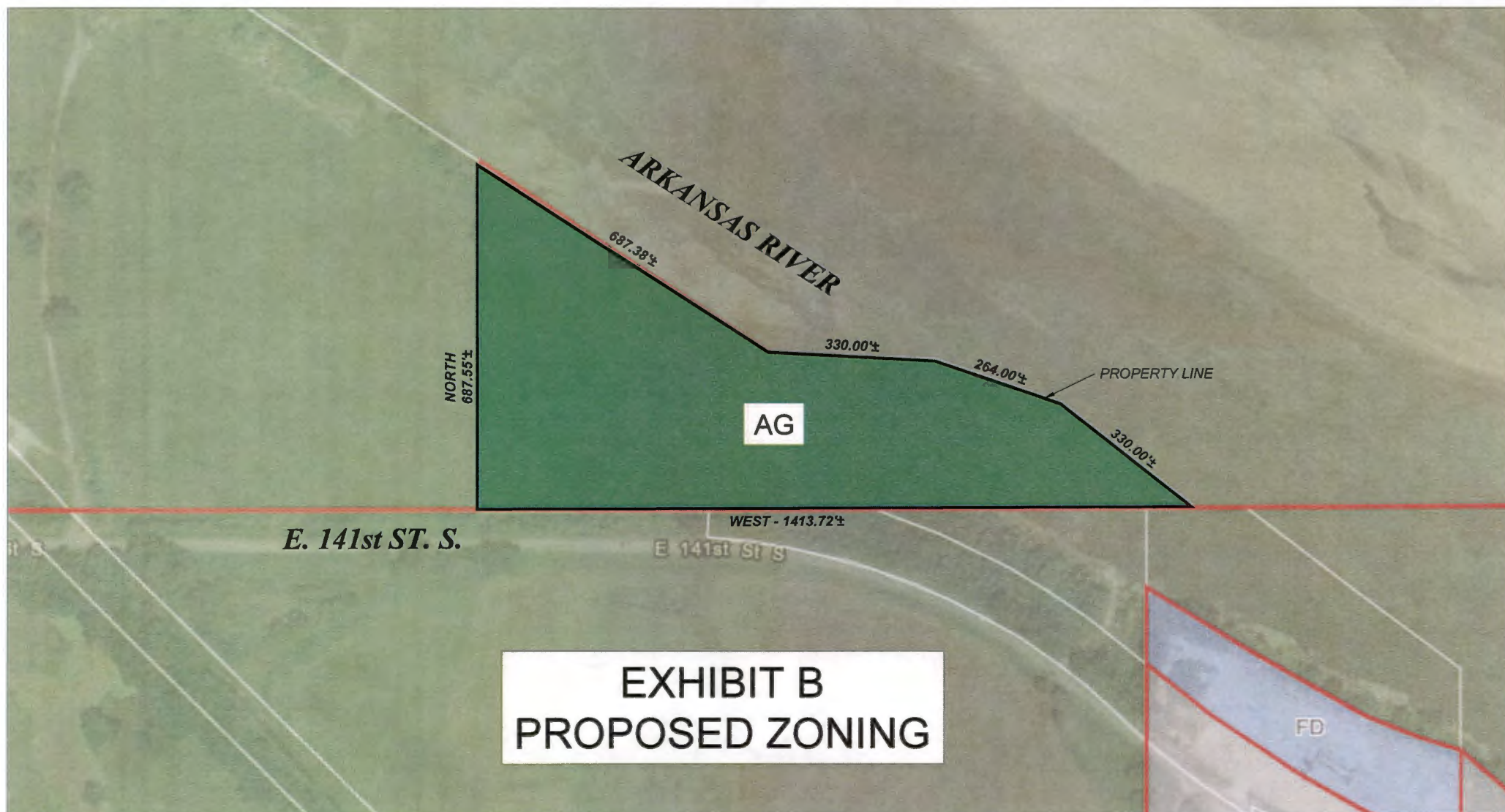
3. The applicant's proposed house pad shall be required to comply with all Bulk and Area requirements and setbacks.
4. Staff recommends granting plat waiver request per the Bixby Zoning Code 11-8-13 as all perimeter utility easements and right of way are being provided.

Figures: Figure 1: City of Bixby Zoning Map

Attachments:

- Exhibit A:** Select Design Current Zoning
- Exhibit B:** Select Design Proposed Zoning
- Exhibit C:** Select Design ROW & ESMT Worksheet
- Exhibit D:** Select Design Plat Waiver Request Letter







DEVELOPMENT ANALYSIS
PROJECT MANAGEMENT
DRAFTING & DESIGN

P.O. Box 548
Bixby, Oklahoma 74008
Phone: (918) 798-8356

RE: Plat Waiver Request for Zoning Application

To whom it may concern,

In conjunction with our rezoning application from FD – Floodway District to AG – Agriculture District, we are requesting a waiver from the platting requirement. The nature of the rezoning request is to:

1. Update the historic zoning classification (FD – Floodway District) with AG – Agriculture District
2. Allow for a single-family residential dwelling to be constructed on the property

Excerpt from the City of Bixby Zoning Code...

11-8-13: PLATTING REQUIREMENTS:

For the purpose of providing a proper arrangement of streets and assuring the adequacy of open spaces for the traffic, utilities, and access of emergency vehicles, commensurate with the intensification of land use customarily incident to a change of zoning, a platting requirement is established as follows: For any land which has been rezoned upon application of a private party, no building permit shall be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, as the case may be, submitted to the planning commission for their review and recommendation, approved by the city council, and filed of record in the office of the county clerk where the property is situated. **Provided that the city council, pursuant to their exclusive jurisdiction of subdivision plats, may remove the platting requirement upon a determination that the above stated purposes have been achieved by previous platting or could not be achieved by a plat or replat. (Ord. 983, 11-12-2007)**

If you have any questions or require additional information, please let me know.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan McCarty", written over a horizontal line.

Ryan McCarty
President

Published in the Tulsa World,
City of Bixby, Tulsa County, Oklahoma May 28, 2021

ORDINANCE No. 2341

AN ORDINANCE AMENDING ORDINANCE NUMBER 272; REZONING A TRACT OF LAND, AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE, FROM TULSA COUNTY ZONING DESIGNATION OF FLOOD DISTRICT (FD) AND AGRICULTURE (AG) TO CITY OF BIXBY ZONING DESIGNATION OF AGRICULTURE (AG) CLASSIFICATION (BXZO-21.08); 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. 2341 be and the same is now amended and the following described property, to-wit:

LEGAL DESCRIPTION SET FORTH IN EXHIBIT "A" ATTACHED.

Located Northeast of the northeast corner of 141st Street South and South Sheridan Road, Bixby, Oklahoma, (BXZO-21.08), be and the same is now rezoned from Tulsa County zoning designation of Flood District (FD) and Agriculture (AG) to City of Bixby zoning designation of Agriculture (AG) classification.

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 day of , 2021.

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 day of , 2021.

Mayor of the City of Bixby, Oklahoma

(Seal)
ATTEST:

City Clerk

APPROVED:

City Attorney

EXHIBIT "A"

A TRACT OF LAND THAT IS PART OF GOVERNMENT LOT SEVEN (7) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION ELEVEN (11), 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SW/4 OF SAID SECTION 11;
THENCE NORTH 89°49'00" EAST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 1316.70 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 00°01'00" WEST 687.55 FEET TO THE MEANDER LINE OF THE ARKANSAS RIVER;
THENCE SOUTH 57°00'00" EAST ALONG THE MEANDER LINE 687.38 FEET;
THENCE SOUTH 00°11'00" EAST 311.33 FEET TO A POINT ON THE SOUTH LINE OF THE SW/4 OF SECTION 11;
THENCE NORTH 89°49'00" WEST ALONG SAID SOUTH LINE 487.80 FEET TO THE POINT OF BEGINNING.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW/4 OF SEC. 11, T17N, R13E AS S 89°49'00" E.

SAID TRACT OF LAND CONTAINS 288,005.65 SQUARE FEET OR 6.61 ACRES.



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

Staff Agenda Commentary

June 28, 2021

Item Titles(s):

Discussion and possible action on BXPT-21.02 - Preliminary Plat and Final Plat for Dollar General Bixby 64. A 2.25 Acre, 1 Lot, 1 Block Commercial Plat, located at 16841 S Memorial Drive.

Presenter:

Carolyn Back, Development Services Director / City Planner

Applicant:

AAB Engineering, LLC

Staff Information Source:

Comprehensive Plan, Zoning Code, Subdivision Regulations, and Dollar General Bixby 64 Preliminary and Final Plats

Background:

Heard by Planning Commission on June 21, 2021.

Zero (0) citizens spoke for/against the request at the Planning Commission public hearing.

04.12.21 Comp Plan Future Land Use Map Amendment – City Council approval

04.12.21 Rezone RS-1 to CS – City Council approval

04.12.21 Planned Unit Development (PUD) – City Council approval

Exhibits:

Attachment 1: Planning Commission Staff Report dated 06.21.2021

Key Issue:

Approval

Recommendation:

Staff recommends approval of the Dollar General Bixby 64 Preliminary and Final Plats per Planning Commission recommendation and Staff comments in Development Services – Engineering Memo dated June 18, 2021.



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

Staff Report

To: City of Bixby, Planning Commission

From: Carolyn Back, Development Services Director/City Planner

Date: Monday, June 21, 2021

RE: BXPT-21.02 - Preliminary Plat for Dollar General Bixby 64
BXPT-21.02 - Final Plat for Dollar General Bixby 64
2.25 Acres (+/-)
1 Block
1 Commercial Lot

History: 04.12.21 Comp Plan Future Land Use Map Amendment – City Council approval
04.12.21 Rezone RS-1 to CS – City Council approval
04.12.21 Planned Unit Development (PUD) – City Council approval

Location: 16841 S. Memorial Drive

STR: Section 25, Township 17N, Range 14E

Applicant: AAB Engineering, LLC

Staff Review

Background:

Discuss and consider recommendation for approval of a request by AAB Engineering for a Preliminary and Final Plat for Dollar General Bixby 64. A tract of land that is approximately 98,038 SF / 2.25 acres, more or less, a 1 Lot, 1 Block commercial plat. This land is zoned CS (Commercial Shopping).

Utilities/Site Area: Please see attached (Exhibit A) Development Services – Engineering Review Memo for Engineering and Public Works Comments. The typographical error mentioning City of Broken Arrow will be corrected and hard copies will be made available to the Planning Commission at the meeting by the applicant.

Public Comments: No comments at time of this report.

Staff Comments:

1. Planning Commission make recommendation for approval of the Preliminary Plat to the Bixby City Council with recommended Staff modifications mentioned in Development Services – Engineering Memo dated June 18, 2021.
2. Planning Commission make recommendation for approval of the Final Plat to the Bixby City Council with recommended Staff modifications mentioned in Development Services – Engineering Memo dated June 18, 2021.

Figures: None

Attachments: Exhibit A: City of Bixby Zoning Map
Exhibit B: Preliminary Plat dated 06.15.21
Exhibit C: Final Plat dated 06.15.21
Exhibit D: Development Services – Engineering Memo dated June 18, 2021
Exhibit E: City Council 04.12.21 Agenda for Comp Plan, Rezone and PUD
Exhibit F: City Council 04.12.21 Meeting Minutes with approvals

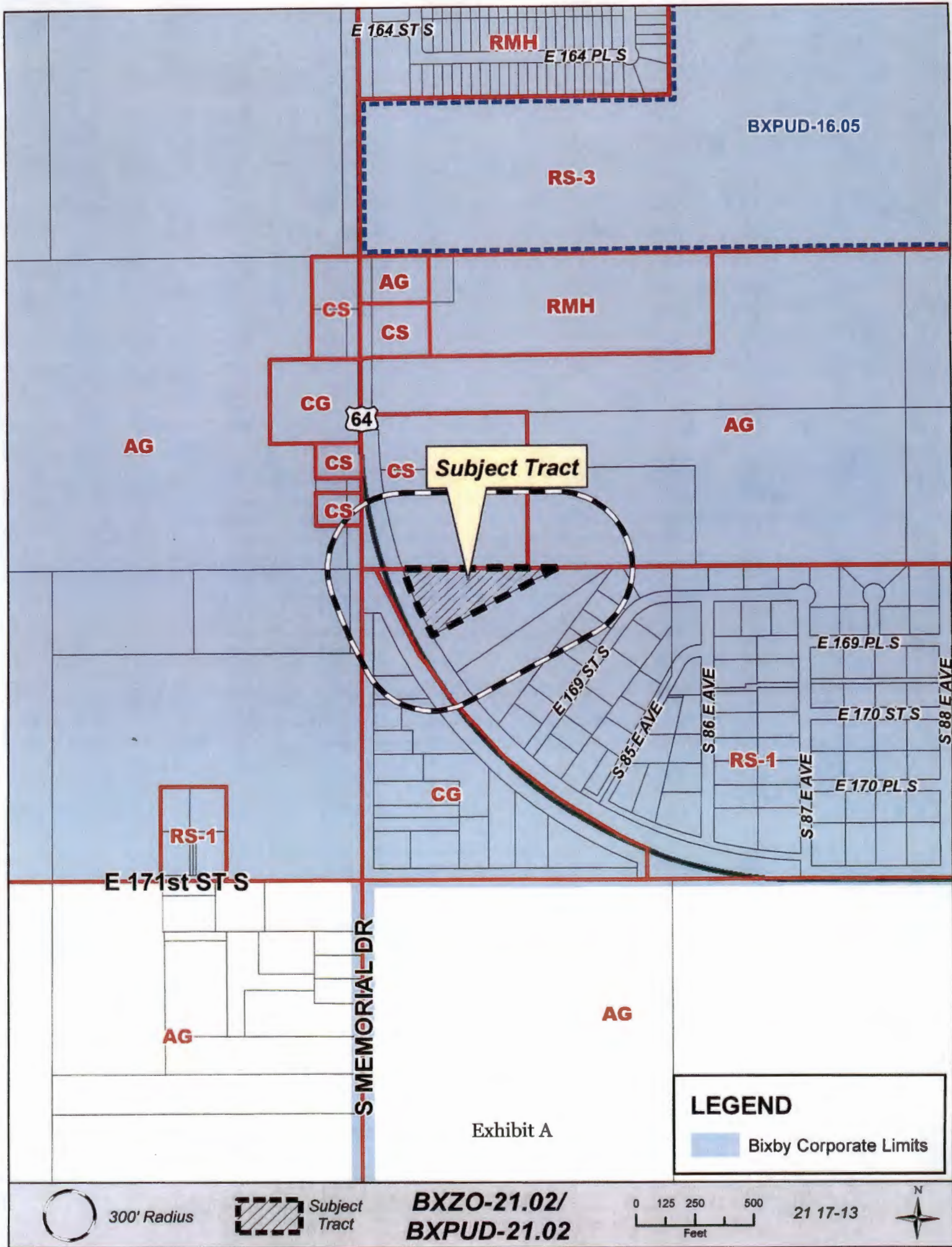


Exhibit A

**BXZO-21.02/
BXPUD-21.02**

21 17-13

PRELIMINARY PLAT

Dollar General Bixby 64

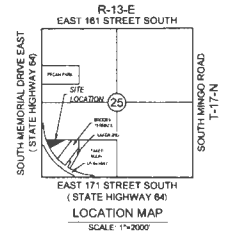
A PART OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHWEST QUARTER (SW¼) LYING NORTH AND EAST OF THE NORTHEASTERLY RIGHT OF WAY LINE OF HIGHWAY 64 IN SECTION TWENTY-FIVE (25), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA.

OWNER/DEVELOPER

DG BIXBY 64, LLC.
P.O. BOX 36366
TULSA, OK 74133
PHONE 918.749.1980
ATTN: MARK HELMER

ENGINEER/SURVEYOR

AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE 30, 2022
PO BOX 2136
SAND SPRINGS, OK 74863
PHONE 918.514.4283
FAX 918.514.4288



SUBDIVISION STATISTICS

SUBDIVISION CONTAINS 1 LOT IN 1 BLOCK
AREA 2.25 ACRES (98,035 SF)

SITE DATA

BENCHMARK
3/8" IRON PIN WITH CAP SET 41 FEET WEST OF HIGHWAY AND 118 FEET SOUTH OF THE NORTHEAST PROPERTY CORNER. ELEVATION = 801.17 NAVD 1986.

BASIS OF BEARINGS
GRID BEARINGS OF THE OKLAHOMA STATE PLANE COORDINATE SYSTEM - ZONE 3501 NORTH

LAND AREA
98,035 SF ± / 2.25 ACRES ±

MONUMENTATION
A 3/8" X 18" REBAR WITH A YELLOW PLASTIC CAP STAMPED "CASH" TO BE SET AT ALL LOT CORNERS. POINTS OF CURVE, POINTS OF TANGENT, POINTS OF COMPOUND CURVE, POINTS OF REVERSE CURVE, A WOOD NAIL WITH WASHER STAMPED "CASH" TO BE SET AT ALL STREET CENTERLINE INTERSECTIONS, CENTER OF CUL-DE-SACS, AND CENTER OF EYEBROWS, AFTER COMPLETION OF IMPROVEMENTS, UNLESS NOTED OTHERWISE.

ADDRESSES
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 DESCRIPTION.

FLOODPLAIN

ALL OF THE PROPERTY LIES WITHIN UNSHADED ZONE "X" AREA OF MINIMAL FLOOD HAZARD AND ZONE AE AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FIRM PANEL "40143C04M5", DATED OCTOBER 16, 2012.

UTILITY CONTACTS

OG&E
CONTACT: EDDIE
PHONE: 918.360.4943

COX TELEPHONE
CONTACT: JOHN VANCECOP
PHONE: 918.260.4542

OKLAHOMA NATURAL GAS
CONTACT: DONALD KAUFER
PHONE: 918.531.8353

WATER & SEWER
CITY OF BIXBY
PUBLIC WORKS DIRECTOR: BEA AAMOOT
PHONE: 918.366.5695
UTILITY SUPERVISOR: HEATH WRIGHT
PHONE: 918.244.5696

LEGEND

BL.....BUILDING LINE
LMA.....LIMITS OF NO ACCESS
POB.....POINT OF BEGINNING
POC.....POINT OF COMMENCEMENT
ROW.....RIGHT OF WAY
LWE.....UTILITY EASEMENT
PFE.....FINISH FLOOR ELEVATION
FPL.....FLOOD PLAIN LIMITS
.....ZONE AE
.....MUTUAL ACCESS EASEMENT

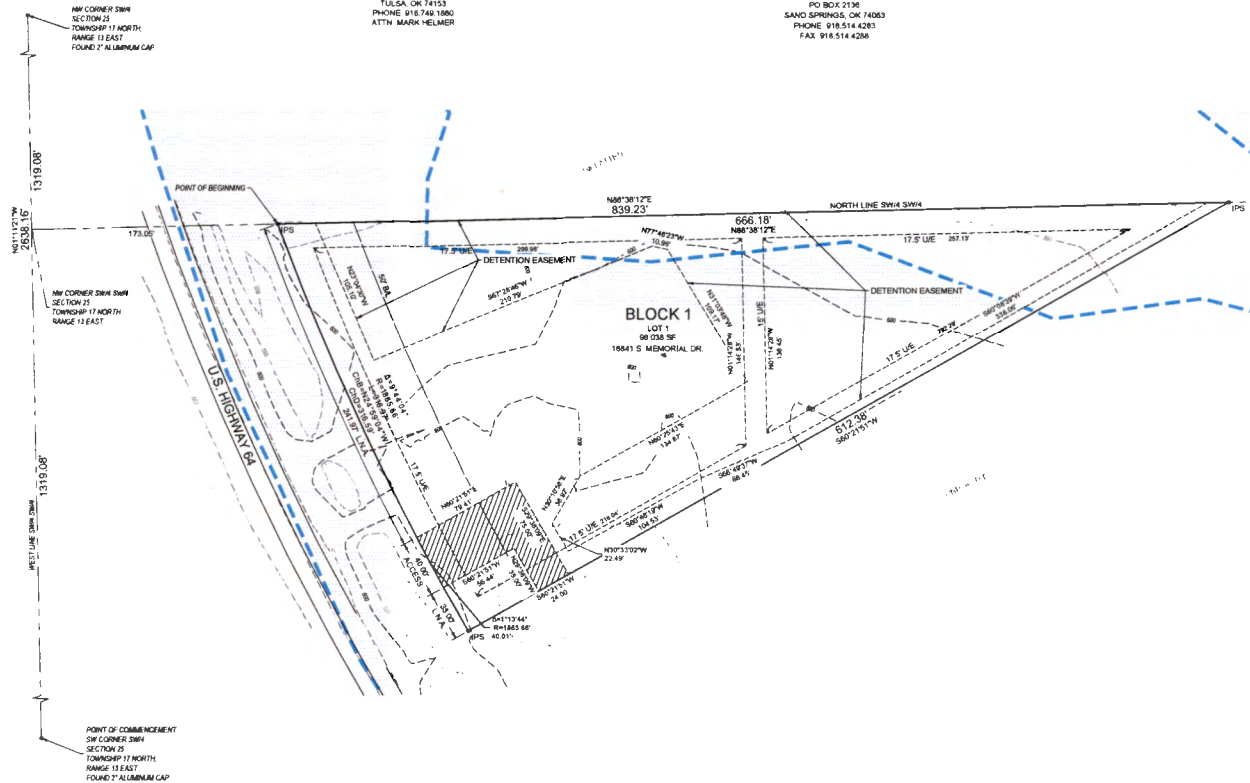


Exhibit B

PRELIMINARY PLAT

Dollar General Bixby 64

A PART OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHWEST QUARTER (SW¼) LYING NORTH AND EAST OF THE NORTHEASTERLY RIGHT OF WAY LINE OF HIGHWAY 64 IN SECTION TWENTY-FIVE (25), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA.

OWNER/DEVELOPER

DG BIXBY 64, LLC.
P.O. BOX 36360
TULSA, OK 74153
PHONE: 918.746.1802
ATTN: MARK HELMER

ENGINEER/SURVEYOR

AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE 30, 2022
P.O. BOX 2176
SAVO SPRINGS, OK 74065
PHONE: 918.514.4283
FAX: 918.514.4288

NOW ALL MEN BY THESE PRESENTS

DG BIXBY 64, LLC, AN OKLAHOMA CORPORATION, HEREINAFTER REFERRED TO AS THE "OWNER/DEVELOPER" IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW¼ SW¼) LYING NORTH AND EAST OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 64, IN SECTION TWENTY-FIVE (25), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW¼ SW¼) SHALL THENCE NORTH 01°17'21" WEST ALONG THE WEST LINE THEREOF, A DISTANCE OF 139.04 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW¼ SW¼), THENCE NORTH 8°31'12" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW¼ SW¼), A DISTANCE OF 173.05 FEET TO SAID RIGHT-OF-WAY LINE AND THE POINT OF BEGINNING, THENCE CONTINUING NORTH 8°31'12" EAST ALONG SAID NORTH LINE, A DISTANCE OF 968.11 FEET, THENCE SOUTH 80°21'11" WEST, A DISTANCE OF 413.24 FEET TO SAID RIGHT-OF-WAY LINE, THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1565.96 FEET, A CHORD BEARING OF NORTH 24°30'50" WEST, A CHORD DISTANCE OF 318.97 FEET, A CURVE DISTANCE OF 318.97 FEET TO THE POINT OF BEGINNING, CONTAINING 86.026 SQUARE FEET OR 2.25 ACRES.

LEGAL DESCRIPTION BASED ON BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE 300) NORTH, WITH THE WEST LINE OF THE SOUTHWEST QUARTER BEING NORTH 01°17'21" WEST.

THIS LEGAL DESCRIPTION WAS PREPARED ON JUNE 14, 2021 BY JAY P. REISSEL, OKLAHOMA LICENSED LAND SURVEYOR NO. 1318.

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, AND PLATTED IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS DOLLAR GENERAL BIXBY 64, A SUBDIVISION OF THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA, HEREINAFTER REFERRED TO AS "DOLLAR GENERAL BIXBY 64" OR THE "SUBDIVISION".

THE OWNER DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND GRANTS AND AGREES TO BE BOUND BY THE FOLLOWING PROTECTIVE COVENANTS AND RESTRICTIONS:

SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES

A. GENERAL UTILITY EASEMENTS

THE OWNER/DEVELOPER DOES HEREBY DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "VE" OR "UTILITY EASEMENT" FOR OWNER/DEVELOPER AND ALL UTILITY SERVICES WITH FRANCHISE RIGHTS WITHIN THE CITY OF BIXBY FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES TOGETHER WITH ALL FITTINGS INCLUDING THE POLES, MASTS, CONDUITS, PIPES, VALVES, METERS AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THEREON, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES HEREIN; PROVIDED, HOWEVER, THE OWNER/DEVELOPER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RELAY ALL UTILITY LINES, INCLUDING WATER LINES AND SEWER LINES, EXCLUDING GAS LINES AND GAS SERVICE LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RELAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER SERVICE, SEWER SERVICE AND ALL UTILITY SERVICES, EXCLUDING NATURAL GAS, TO THE AREA INCLUDED IN THE PLAT AND ELEMENARY AS MAY BE REQUIRED. THE OWNER/DEVELOPER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON THE LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND DISTURBANCE SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED, HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING, CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UTILITY LINES AND SERVICE

- OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES AND OTHER COMMUNICATION SERVICES MAY BE LOCATED ALONG THE PERMITTER EASEMENTS OF THE SUBDIVISION THAT ADJACENT TO STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD LINE OR UNDERGROUND CABLE THROUGHOUT THE SUBDIVISION. OTHERWISE, ALL SUPPLY LINES SHALL BE LOCATED UNDERGROUND IN THE GENERAL UTILITY EASEMENTS AND IN THE RIGHT-OF-WAY FOR PUBLIC STREETS AS DEPICTED BY THE PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES MAY ALSO BE LOCATED IN THE GENERAL UTILITY EASEMENTS.
- UNDERGROUND SERVICE CABLES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE, AS MAY BE LOCATED UPON THE LOT, PROVIDED THAT UPON THE INSTALLATION OF A SERVICE CABLE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 25 FEET ON EACH SIDE OF THE SERVICE CABLE, EXTENDING FROM THE SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.
- THE SUPPLIER OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES AND OTHER COMMUNICATION SERVICES THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL GENERAL UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND, ELECTRIC, TELEPHONE, CABLE TELEVISION OR COMMUNICATION FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.
- THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON HIS LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY THAT WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR COMMUNICATION FACILITIES. THE SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.
- THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH B SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR OTHER COMMUNICATION SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

C. WATER, SANITARY SEWER AND STORM SEWER SERVICE

- THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS LOCATED ON THEIR LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID PUBLIC WATER MAIN, PUBLIC SANITARY SEWER MAIN OR STORM SEWER.
- WITHIN THE UTILITY AND DRAINAGE EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTIGUOUS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, STORM SEWER OR DRAINAGEWAYS OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS SHALL BE PROHIBITED. THE CITY OF BIXBY, OKLAHOMA, MAY SPECIFICALLY ENFORCE THIS PROVISION.
- THE CITY OF BIXBY OR ITS SUCCESSORS AS THE PROVIDER, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.
- THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF STORM WATER FACILITIES OR WATERLINES, ITS SUCCESSORS OR MUNICIPALITY PROVIDING SERVICE SHALL HAVE SIMILAR RIGHT OF ACCESS.

D. STORMWATER DETENTION EASEMENT

- THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THE PROPERTY, DESCRIBED AND SHOWN ON THE ACCOMPANYING PLAT, FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, RETENTION, DETENTION AND DISCHARGE OF STORMWATER RUNOFF FROM THE SUBDIVISION.
- DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES LOCATED WITHIN THE STORMWATER DETENTION EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF BIXBY, OKLAHOMA.
- NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN STORMWATER DETENTION EASEMENTS NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID EASEMENTS UNLESS APPROVED BY THE CITY OF BIXBY, OKLAHOMA.
- DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE OWNER, TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, RETENTION, AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. DETENTION FACILITIES SHALL BE MAINTAINED BY THE OWNER IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:
 - GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR WEEKS, OR LESS IF APPLICABLE.
 - CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
 - THE DETENTION EASEMENT SHALL BE KEPT FREE OF DEBRIS.
 - CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY (IF APPLICABLE).
- LANDSCAPING, APPROVED BY THE CITY OF BIXBY, OKLAHOMA, SHALL BE ALLOWED WITHIN THE DETENTION EASEMENTS.
- IN THE EVENT THE OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES OR IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN OR THE ALTERATION OF GRADE, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE OWNER. IN THE EVENT THE OWNER FAILS TO PAY THE COST OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF BIXBY, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE LAND RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE PROPERTY, A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA.

E. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF THE LOT AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCURRED BY NECESSARY INSTALLATION OR MAINTENANCE OF UNDERGROUND WATER SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION CABLE, TELEVISION OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED, HOWEVER, THE CITY OF BIXBY, OKLAHOMA, OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

F. GAS SERVICE

- THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED ON THE LOT.
- WITHIN THE DESIGNATED UTILITY EASEMENT AREAS, THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY, WHICH MAY INTERFERE WITH THE UNDERGROUND GAS FACILITIES, SHALL BE PROHIBITED.
- THE SUPPLIER OF GAS SERVICE OR ITS SUCCESSORS SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF THE GAS FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.
- THE SUPPLIER OF GAS SERVICE OR ITS SUCCESSORS SHALL, AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL EASEMENT AREAS DEPICTED ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND GAS FACILITIES.
- UNDERGROUND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE, AS MAY BE LOCATED UPON THE LOT, PROVIDED THAT UPON THE INSTALLATION OF A SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 25 FEET ON EACH SIDE OF THE SERVICE LINE, EXTENDING FROM THE GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE.
- THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION E SHALL BE ENFORCEABLE BY THE SUPPLIER OF GAS SERVICE OR ITS SUCCESSORS AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

G. SURFACE DRAINAGE AND LOT GRADING RESTRICTION

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 NO LOT 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. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH F SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER, BY THE OWNER/DEVELOPER AND BY THE CITY OF BIXBY, OKLAHOMA.

H. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER/DEVELOPER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO STATE HIGHWAY 64 WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" (L.N.A.) ON THE ACCOMPANYING PLAT, WHICH LIMITS OF NO ACCESS MAY BE AMENDED OR RELEASED BY THE BIXBY AREA PLANNING COMMISSION, OR ITS SUCCESSOR, WITH THE APPROVAL OF THE CITY OF BIXBY, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO, AND THE LIMITS OF NO ACCESS ABOVE ESTABLISHED SHALL BE ENFORCEABLE BY THE CITY OF BIXBY.

I. SIDEWALKS

SIDEWALKS ARE REQUIRED ALONG STREETS DESIGNATED BY AND IN ACCORDANCE WITH SUBDIVISION REGULATIONS. REQUIRED SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH CITY OF BIXBY, OKLAHOMA, ENGINEERING DESIGN STANDARDS. THE OWNER SHALL CONSTRUCT REQUIRED SIDEWALKS ALONG ARTERIAL STREET FRONTS AND/OR SHALL PAY APPROPRIATE FEE IN LIEU OF CONSTRUCTION FOR SUCH SIDEWALKS.

J. CERTIFICATE OF OCCUPANCY RESTRICTIONS

NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BY THE CITY OF BIXBY UNTIL COMPLETION OF THE ENTIRE DEVELOPMENT AND ITS FORMAL ACCEPTANCE BY THE CITY OF BIXBY. ANY AND ALL CONSTRUCTION PURSUANT TO ANY BUILDING PERMIT, BUT PRIOR TO THE CITY OF BIXBY'S FORMAL ACCEPTANCE OF THE ENTIRE DEVELOPMENT, SHALL BE AT THE OWNER/DEVELOPER'S, CONTRACTOR'S, SUBDIVISOR'S OR INVESTOR'S OWN RISK.

K. MUTUAL ACCESS EASEMENTS

- AREAS DEPICTED AS "MUTUAL ACCESS EASEMENT" OR "M/AE" ON THE ACCOMPANYING PLAT IS HEREBY ESTABLISHED FOR THE PURPOSES OF PERMITTING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM HIGHWAY 64 AND PROPERTIES IMMEDIATELY ADJACENT TO SAID MUTUAL ACCESS EASEMENT. SAID ACCESS GRANT IS SUBJECT TO THE FOLLOWING PROVISIONS AND LIMITATIONS:
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF ALL IMPROVEMENTS WITHIN THE EASEMENT AREA.
 - THE MUTUAL ACCESS EASEMENT SHALL NOT BE USED FOR CONSTRUCTION, TRAFFIC OR CONSTRUCTION ACCESS TO ANY ADJUTING PARCELS.
 - ANY PROPERTY THAT CHOOSES TO UTILIZE THE MUTUAL ACCESS EASEMENT SHALL INDEMNIFY AND HOLD THE OWNER OF THE LOT HARMLESS FROM AND AGAINST ANY AND ALL LOSS, COST, DAMAGE, LIABILITY OR EXPENSE (INCLUDING REASONABLE ATTORNEY'S FEES ACTUALLY INCURRED AND COURT COSTS) INCURRED BY THE OWNER OF THE LOT IN CONNECTION WITH THE EXERCISE BY THE ADJOINING PROPERTY OF THE EASEMENTS AND RIGHTS CREATED HEREIN, EXCEPT TO THE EXTENT CAUSED BY THE NEGLIGENCE OR MULTUAL ACT OF OWNERS OF THE LOT, ITS EMPLOYEES, TENANTS, CONTRACTORS, AGENTS OR LICENSEES.
 - THE MUTUAL ACCESS EASEMENT SHALL NOT BE USED FOR ANY PROPERTY OR PORTION OF A PROPERTY THAT IS USED FOR THE PURPOSE OF CONDUCTING BUSINESS AS OR FOR USE AS A FAMILY DOLLAR STORE, BILLS DOLLAR STORE, DOLLAR TREE, NINETY-NINE CENTS ONLY, DEALS, BIG LOTS, WALGREENS, CVS, RITE AID, WALMART OR ANY WALMART CONCEPT. THE LOT OWNER SHALL HAVE THE EXPRESS RIGHT OF RESTRICTING ANY OF THE ABOVE USERS FROM ACCESSING THE MUTUAL ACCESS EASEMENT.

PRELIMINARY PLAT

Dollar General Bixby 64

A PART OF THE SOUTH-WEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) LYING NORTH AND EAST OF THE NORTHEASTERLY RIGHT OF WAY LINE OF HIGHWAY 64 IN SECTION TWENTY-FIVE (25), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA.

OWNER/DEVELOPER

DG BIXBY 64, LLC
P.O. BOX 36366
TULSA, OK 74153
PHONE 918.748.1880
ATTN: MARK HELMER

ENGINEER/SURVEYOR

AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 8318, EXP. JUNE 30, 2022
PO BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
FAX: 918.514.4286

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, "DOLLAR GENERAL BIXBY 64" WAS SUBMITTED AS PLANNED UNIT DEVELOPMENT (DESIGNATED AS BXPUD-21.02 AND BXPUD-21.02 WAS APPROVED BY THE BIXBY PLANNING COMMISSION ON _____ AND APPROVED BY THE BIXBY CITY COUNCIL ON _____

WHEREAS, OWNER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF ACHIEVING AN ORDERLY DEVELOPMENT FOR THE MUTUAL BENEFIT OF OWNER, ITS SUCCESSORS IN TITLE AND THE CITY OF BIXBY, OKLAHOMA.

WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE CITY OF BIXBY ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD INVOLVING TO AND ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, SUFFICIENT TO ASSURE CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT AND AMENDMENTS THERETO.

THEREFORE, OWNER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON OWNER, ITS SUCCESSORS IN TITLE, AND SHALL BE ENFORCEABLE BY OWNER, ANY PERSON OWNING A LOT IN "DOLLAR GENERAL BIXBY 64" AND BY THE CITY OF BIXBY AS HEREINAFTER SET FORTH.

A. GENERAL STANDARDS

THE DEVELOPMENT OF "DOLLAR GENERAL BIXBY 64" SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE CITY OF BIXBY ZONING CODE, AS SUCH PROVISIONS EXISTED _____ OR AS MAY BE SUBSEQUENTLY AMENDED.

B. DEVELOPMENT STANDARDS

1. GROSS LAND AREA 2.25 ACRES 96,038 SQFT

2. PERMITTED USES

USES PERMITTED AS A MATTER OF RIGHT BY THE CITY OF BIXBY ZONING CODE WITHIN THE C5 DISTRICT INCLUDING ALL USES CUSTOMARILY ACCESSORY THERETO.

3. MINIMUM LOT WIDTH

150 FT

4. MAXIMUM BUILDING AREA

15,000 SQ FT

5. MINIMUM SETBACKS

FRONT YARDS 50 FT

REAR YARDS 10 FT

SIDE YARDS 10 FT

6. MAXIMUM BUILDING HEIGHTS 30 FT

C. ARCHITECTURAL STANDARDS

ALL NORTH, WEST AND SOUTH-FACING WALLS SHALL BE CONSTRUCTED OF MASONRY MATERIALS. MASONRY WALLS MAY BE CONSTRUCTED OF A COMBINATION OF ENFS, STUCCO, BRICK, OR BLOCK. METAL ACCENT PANELS, AWNINGS, AND CANOPIES MAY BE USED.

D. LANDSCAPE AND SCREENING STANDARDS

IN ORDER TO INTEGRATE THE PROPOSED USE INTO THE EXISTING AREA WITH MINIMAL IMPACT, A 6' SCREENING FENCE WILL BE PROVIDED ALONG THE SOUTHERN PROPERTY LINES. THE RESIDENTIAL PROPERTIES ADJUTING THE PROPERTY ON THE SOUTH WILL BE FURTHER SCREENED USING TREES OF NOT LESS THAN 7" IN HEIGHT AT TIME OF PLANTING SPACED NO MORE THAN 20' APART FOR THE PORTION OF THE PROPERTY IN FRONT OF THE REAR WALL OF ANY NEW CONSTRUCTION. EXISTING MATURE TREES ALONG THE SOUTHERN FENCE LINE EAST OF NEW CONSTRUCTION WILL BE MAINTAINED TO FURTHER ENHANCE THE CURB APPEARANCE OF THE PROJECT. A SINGLE CONTINUOUS ROW OF SHRUBS WILL BE PLANTED ALONG THE HIGHWAY 64 RIGHT OF WAY WHERE ADJUTTING PARKING IS PROVIDED. TREES WILL BE PLANTED WITHIN THE STREET YARD IN CONFORMANCE WITH THE LANDSCAPE ORDINANCE. A LARGE STAND OF EXISTING TREES IN THE NORTHWEST CORNER OF THE SITE WILL BE PROTECTED TO FURTHER IMPROVE THE STREET APPEARANCE.

E. LIGHTING

ALL SITE LIGHTING IS DOWN FACING AND SHIELDED. A PHOTOMETRIC PLAN DEMONSTRATING ZERO LIGHT BLEED TO THE SOUTH SHALL BE PROVIDED ALONG WITH THE CONSTRUCTION PLANS.

SECTION III. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHIN THE PROVISIONS OF SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO AND WHETHER OR NOT THEREIN SO STATED, THE COVENANTS WITHIN SECTION I SHALL INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, IN ANY JUDICIAL ACTION BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED WITHIN THIS DEED OF DEDICATION. THE DEFENSE THAT THE PARTY INITIATING THE EQUITABLE PROCEEDINGS HAS AN ADEQUATE REMEDY AT LAW IS HEREBY WAIVED. THE COVENANTS CONTAINED IN SECTION II, PLANNED UNIT DEVELOPMENT RESTRICTIONS, ARE ESTABLISHED PURSUANT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BIXBY ZONING CODE AND SHALL INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY THE OWNER OF ANY LOT WITHIN "DOLLAR GENERAL BIXBY 64" AND/OR THE ASSOCIATION AND/OR THE CITY OF BIXBY, OKLAHOMA. IF THE UNDERSIGNED OWNER, OR ITS SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION I, THE SUPPLIER OF UTILITY SERVICE AND/OR THE CITY OF BIXBY, OKLAHOMA MAY BRING AN ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT TO PREVENT THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT OR TO RECOVER DAMAGES. IF THE UNDERSIGNED OWNER, OR ITS SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION II, IT SHALL BE LAWFUL FOR ANY PERSON OWNING ANY LOT WITHIN "DOLLAR GENERAL BIXBY 64" AND/OR THE ASSOCIATION AND/OR THE CITY OF BIXBY TO BRING AN ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT OR TO RECOVER DAMAGES.

B. DURATION

THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL, BUT IN ANY EVENT SHALL BE IN FORCE AND EFFECT FOR A TERM OF NOT LESS THAN THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I, PUBLIC STREETS, EASEMENTS AND UTILITIES, AND SECTION II, PLANNED UNIT DEVELOPMENT RESTRICTIONS, MAY BE AMENDED OR TERMINATED AT ANY TIME BY WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE, AND APPROVED BY THE BIXBY PLANNING COMMISSION OR ITS SUCCESSORS AND THE CITY OF BIXBY, OKLAHOMA.

D. SEVERABILITY

INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, 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.

IN WITNESS WHEREOF, DG BIXBY 64, LLC, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2021.

DG BIXBY 64, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY
MARK HELMER, MANAGER

STATE OF OKLAHOMA)
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2021, BY MARK HELMER, AS MANAGER OF DG BIXBY 64, LLC.

NOTARY PUBLIC
MY COMMISSION EXPIRES NOV. 25, 2023
COMMISSION NUMBER 18011877



CERTIFICATE OF SURVEY

I, JAY P. BISSELL, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE SURVEYED, SUBDIVIDED, AND PLATTED THE ABOVE TRACT DESIGNATED AS "DOLLAR GENERAL BIXBY 64" A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA. THE ABOVE PLAT IS AN ACCURATE REPRESENTATION OF SAID SURVEY AND MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEER AND LAND SURVEYORS.

JAY P. BISSELL
REGISTERED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1318

STATE OF OKLAHOMA)
COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS _____ DAY OF _____, 2021, PERSONALLY APPEARED JAY P. BISSELL, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSE THEREIN SET FORTH.

NOTARY PUBLIC
MY COMMISSION EXPIRES NOV. 25, 2023
COMMISSION NUMBER 18011877



Dollar General Bixby 64

OWNER/DEVELOPER

ENGINEER/SURVEYOR

BL	-----	BUILDING LINE
UL	-----	UTILITY EASEMENT
FLUE	-----	FENCE EASEMENT
	-----	EXISTING WATER LINE
	-----	EXISTING SANITARY SEWER LINE
	-----	PROPOSED WATER LINE
	-----	PROPOSED SANITARY SEWER LINE
	-----	PROPOSED STORM SEWER LINE



Dollar General Bixby 64

FINAL PLAT

Dollar General Bixby 64

A PART OF THE SOUTHWEST QUARTER (SW4) OF THE SOUTHWEST QUARTER (SW4) LYING NORTH AND EAST OF THE NORTHEASTERLY RIGHT OF WAY LINE OF HIGHWAY 64 IN SECTION TWENTY-FIVE (25), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA.

OWNER/DEVELOPER

DG BIXBY 64, LLC.
P.O. BOX 35368
TULSA, OK 74153
PHONE 918.740.1800
ATTN: MARK HELMER

ENGINEER/SURVEYOR

AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 6318 EXPIRATION DATE 06/30/2022
P.O. BOX 2136
SAND SPRINGS, OK 74063
PHONE 918.514.4283
FAX 918.514.4286

NOW ALL MEN BY THESE PRESENTS

OK BIXBY 64, LLC, AN OKLAHOMA CORPORATION, HEREINAFTER REFERRED TO AS THE "OWNER/DEVELOPER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW4 SW4), LYING NORTH AND EAST OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 64 IN SECTION TWENTY-FIVE (25), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW4 SW4), THENCE NORTH 01°11'21" WEST ALONG THE WEST LINE THEREOF A DISTANCE OF 1316.08 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW4 SW4), THENCE NORTH 88°31'12" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW4 SW4), A DISTANCE OF 173.05 FEET TO SAID RIGHT-OF-WAY LINE AND THE POINT OF BEGINNING, THENCE CONTINUING NORTH 88°31'12" EAST ALONG SAID NORTH LINE, A DISTANCE OF 186.18 FEET, THENCE SOUTH 88°31'12" WEST, A DISTANCE OF 812.96 FEET TO SAID RIGHT-OF-WAY LINE, THENCE CONTINUING NORTH 88°31'12" EAST ALONG SAID RIGHT-OF-WAY LINE AND ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1865.86 FEET, A CHORD BEARING OF NORTH 24°50'04" WEST, A CHORD DISTANCE OF 216.95 FEET, AND A CURVE DISTANCE OF 518.97 FEET TO THE POINT OF BEGINNING, CONTAINING 68.058 SQUARE FEET OR 2.25 ACRES.

LEGAL DESCRIPTION BASED ON BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE 3601 NORTH) WITH THE WEST LINE OF THE SOUTHWEST QUARTER BEING NORTH 01°11'21" WEST.

THIS LEGAL DESCRIPTION WAS PREPARED ON JUNE 14, 2021 BY JAY P. BRISSEL, OKLAHOMA LICENSED LAND SURVEYOR NO. 1718.

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, AND PLATTED IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS DOLLAR GENERAL BIXBY 64, A SUBDIVISION OF THE CITY OF BIXBY, TULSA COUNTY, OKLAHOMA, HEREINAFTER REFERRED TO AS "DOLLAR GENERAL BIXBY 64" OR THE "SUBDIVISION".

THE OWNER DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND GRANTS AND AGREES TO BE BOUND BY THE FOLLOWING PROTECTIVE COVENANTS AND RESTRICTIONS:

SECTION I: PUBLIC STREETS, EASEMENTS AND UTILITIES

A. GENERAL UTILITY EASEMENTS

THE OWNER/DEVELOPER DOES HEREBY DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "VE" OR UTILITY EASEMENT FOR OWNER/DEVELOPER AND ALL UTILITY SERVICES WITH FRANCHISE RIGHTS WITHIN THE CITY OF BIXBY FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE, AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION 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 TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES FORESAID, PROVIDED HOWEVER THE OWNER/DEVELOPER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RELAY ALL UTILITY LINES INCLUDING WATER LINES AND SEWER LINES, EXCLUDING GAS LINES AND GAS SERVICE LINES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RELAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF PLUMBING WATER SERVICE, SEWER SERVICE AND ALL UTILITY SERVICES, EXCLUDING NATURAL GAS TO THE AREA INCLUDED IN THE PLAT AND ELSEWHERE, AS MAY BE REQUIRED. THE OWNER/DEVELOPER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON THE LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE THAT WHEN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION SHALL BE PLACED, ERRECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVE, PARKING AREAS, CURBS, LANDSCAPING, CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UTILITY LINES AND SERVICES

- OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES AND OTHER COMMUNICATION SERVICES MAY BE LOCATED ALONG THE PERIMETER EASEMENTS OF THE SUBDIVISION THAT ADJUT HIGHWAY 64. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD LINE OR UNDERGROUND CABLE THROUGHOUT THE SUBDIVISION. OTHERWISE, ALL SUPPLY LINES SHALL BE LOCATED UNDERGROUND IN THE GENERAL UTILITY EASEMENTS AND IN THE RIGHT-OF-WAY FOR PUBLIC STREETS AS DEPICTED BY THE PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE GENERAL UTILITY EASEMENTS.
- UNDERGROUND SERVICE CABLES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST SERVICE, PEDESTAL, OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT. PROVIDED THAT UPON THE INSTALLATION OF A SERVICE CABLE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE, EXTENDING FROM THE SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.
- THE SUPPLIER OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES AND OTHER COMMUNICATION SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL GENERAL UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT OR OTHERWISE 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 COMMUNICATION FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.
- THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON HIS LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY THAT WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR COMMUNICATION FACILITIES. THE SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER SHALL BE RESPONSIBLE FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.
- THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH B SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR OTHER COMMUNICATION SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

C. WATER, SANITARY SEWER AND STORM SEWER SERVICE

- THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS LOCATED ON THEIR LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID PUBLIC WATER MAIN, PUBLIC SANITARY SEWER MAIN OR STORM SEWER.
- WITHIN THE UTILITY AND DRAINAGE BASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, STORM SEWER OR DRAINAGE WAY, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS SHALL BE PROHIBITED. THE CITY OF BIXBY, INTER ALIA, MAY SPECIFICALLY ENFORCE THIS PROVISION.
- THE CITY OF BIXBY OR ITS SUCCESSORS AS THE PROVIDER, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.
- THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF STORM WATER FACILITIES OR WATERLINES, ITS SUCCESSOR UTILITY OR MUNICIPALITY PROVIDING SERVICE SHALL HAVE SIMILAR RIGHT OF ACCESS.

D. STORMWATER DETENTION EASEMENT

- THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THE DEED DESCRIBED AND SHOWN ON THE ACCOMPANYING PLAT AS STORMWATER DETENTION EASEMENT FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, RETENTION, DETENTION AND DISCHARGE OF STORMWATER RUNOFF FROM THE SUBDIVISION.
- DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES LOCATED WITHIN THE STORMWATER DETENTION EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF BIXBY, OKLAHOMA.
- NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN STORMWATER DETENTION EASEMENTS NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID EASEMENTS UNLESS APPROVED BY THE CITY OF BIXBY, OKLAHOMA.
- DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE OWNER, TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, RETENTION, AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. DETENTION FACILITIES SHALL BE MAINTAINED BY THE OWNER IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:
 - GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR WEEKS, OR LESS IF APPLICABLE.
 - CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
 - THE DETENTION EASEMENT SHALL BE KEPT FREE OF DEBRIS.
 - CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY (IF APPLICABLE).
- LANDSCAPING, APPROVED BY THE CITY OF BIXBY, OKLAHOMA, SHALL BE ALLOWED WITHIN THE DETENTION EASEMENTS.
- IN THE EVENT THE OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES OR IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN OR THE ALTERATION OF GRADE, THE CITY OF BIXBY, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE OWNER. IN THE EVENT THE OWNER FAILS TO PAY THE COST OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF BIXBY, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE LAND RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE PROPERTY. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF BIXBY, OKLAHOMA.

E. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF THE LOT AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCURRED BY NECESSARY INSTALLATION OR MAINTENANCE OF UNDERGROUND WATER SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT. PROVIDED HOWEVER, THE CITY OF BIXBY, OKLAHOMA, OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

F. GAS SERVICE

- THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED ON THE LOT.
- WITHIN THE DETECTED UTILITY EASEMENT AREAS, THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH THE UNDERGROUND GAS FACILITIES SHALL BE PROHIBITED.
- THE SUPPLIER OF GAS SERVICE OR ITS SUCCESSORS SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF THE GAS FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.
- THE SUPPLIER OF GAS SERVICE OR ITS SUCCESSORS SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL EASEMENT AREAS DEPICTED ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND GAS FACILITIES.
- UNDERGROUND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT, PROVIDED THAT UPON THE INSTALLATION OF A SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE LINE, EXTENDING FROM THE GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE.
- THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION E SHALL BE ENFORCEABLE BY THE SUPPLIER OF GAS SERVICE OR ITS SUCCESSORS AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

G. SURFACE DRAINAGE AND LOT GRADING RESTRICTION

EACH LOT SHALL RECEIVE AND DRAIN IN AN UNCONSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM PUBLIC STREETS AND EASEMENTS. NO LOT 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. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH F SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER, BY THE OWNER/DEVELOPER AND BY THE CITY OF BIXBY, OKLAHOMA.

H. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER/DEVELOPER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO STATE HIGHWAY 64 WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" (LNA) ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASED BY THE BIXBY AREA PLANNING COMMISSION, OR ITS SUCCESSOR, WITH THE APPROVAL OF THE CITY OF BIXBY, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO, AND THE LIMITS OF NO ACCESS ABOVE ESTABLISHED SHALL BE ENFORCEABLE BY THE CITY OF BIXBY.

I. SIDEWALKS

SIDEWALKS ARE REQUIRED ALONG STREETS DESIGNATED BY AND IN ACCORDANCE WITH SUBDIVISION REGULATIONS. REQUIRED SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH CITY OF BIXBY, ARROW ENGINEERING DESIGN STANDARDS. THE OWNER SHALL CONSTRUCT REQUIRED SIDEWALKS ALONG ARTERIAL STREET FRONTAGES OR SHALL PAY APPROPRIATE FEE IN LIEU OF CONSTRUCTION FOR SUCH SIDEWALKS.

J. CERTIFICATE OF OCCUPANCY RESTRICTIONS

NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BY THE CITY OF BIXBY UNTIL COMPLETION OF THE ENTIRE DEVELOPMENT AND ITS FORMAL ACCEPTANCE BY THE CITY OF BIXBY. ANY AND ALL CONSTRUCTION PURSUANT TO ANY BUILDING PERMIT, BUT PRIOR TO THE CITY OF BIXBY'S FORMAL ACCEPTANCE OF THE ENTIRE DEVELOPMENT, SHALL BE AT THE OWNER/DEVELOPER'S CONTRACTOR(S)/SUBS' OR INVENTOR'S OWN RISK.

K. MUTUAL ACCESS EASEMENTS

AREAS DEPICTED AS "MUTUAL ACCESS EASEMENT" OR "MAM" ON THE ACCOMPANYING PLAT IS HEREBY ESTABLISHED FOR THE PURPOSES OF PERMITTING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM HIGHWAY 64 AND PROPERTIES IMMEDIATELY ADJUTING SAID MUTUAL ACCESS EASEMENT. SAID ACCESS GRANT IS SUBJECT TO THE FOLLOWING PROVISIONS AND LIMITATIONS:

- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF ALL IMPROVEMENTS WITHIN THE EASEMENT AREA.
- THE MUTUAL ACCESS EASEMENT SHALL NOT BE USED FOR CONSTRUCTION TRAFFIC OR CONSTRUCTION ACCESS TO ANY ADJUTING PARCEL.
- ANY PROPERTY THAT CHOOSES TO UTILIZE THE MUTUAL ACCESS EASEMENT SHALL INDEMNIFY AND HOLD THE OWNER OF THE LOT HARMLESS FROM AND AGAINST ANY AND ALL LOSS, COST, DAMAGE, LIABILITY, OR EXPENSE (INCLUDING REASONABLE ATTORNEY'S FEES ACTUALLY INCURRED AND COURT COSTS) INCURRED BY THE OWNER OF THE LOT IN CONNECTION WITH THE EXERCISE BY THE ADJUTING PROPERTY OF THE EASEMENTS AND RIGHTS CREATED HEREIN, EXCEPT TO THE EXTENT CAUSED BY THE NEGLIGENCE OR WILLFUL ACT OF OWNER OF THE LOT, ITS EMPLOYEES, TENANTS, CONTRACTORS, AGENTS OR LICENSEES.
- THE MUTUAL ACCESS EASEMENT SHALL NOT BE USED FOR ANY PROPERTY OR PORTION OF A PROPERTY THAT IS USED FOR THE PURPOSE OF CONDUCTING BUSINESS AS OR FOR USE AS A FAMILY, DOLLAR STORE, BILL'S DOLLAR STORE, DOLLAR TREE, NINETY-NINE CENTS ONLY, DEAL'S, BIG LOTS, WALGREENS, CVS, RITE AID, WALMART OR ANY WALMART CONCEPT. THE LOT OWNER SHALL HAVE THE EXPRESS RIGHT OF RESTRICTING ANY OF THE ABOVE USERS FROM ACCESSING THE MUTUAL ACCESS EASEMENT.

FINAL PLAT

Dollar General Bixby 64

A PART OF THE SOUTH-WEST QUARTER (SW4) OF THE SOUTH-WEST QUARTER (SW4) LYING NORTH AND EAST OF THE NORTHEASTERLY RIGHT OF WAY LINE OF HIGHWAY 64 IN SECTION TWENTY-FIVE (25), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA.

OWNER/DEVELOPER

DG BIXBY 64, LLC
P.O. BOX 36366
TULSA, OK 74133
PHONE 918.748.1350
ATTN: MARK HELMER

ENGINEER/SURVEYOR

AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 9318 EXP. JUNE 30, 2022
PO BOX 2136
SAND SPRINGS, OK 74063
PHONE 918.514.4281
FAX 918.514.4286

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, "DOLLAR GENERAL BIXBY 64" WAS SUBMITTED AS PLANNED UNIT DEVELOPMENT (DESIGNATED AS BPDUG-01-BL AND BPDUG-01-D) WAS APPROVED BY THE BIXBY PLANNING COMMISSION ON _____ AND APPROVED BY THE BIXBY CITY COUNCIL ON _____

WHEREAS, OWNER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF ACHIEVING AN ORDERLY DEVELOPMENT FOR THE MUTUAL BENEFIT OF OWNER, ITS SUCCESSORS IN TITLE AND THE CITY OF BIXBY, OKLAHOMA.

WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE CITY OF BIXBY ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD INURING TO AND ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, SUFFICIENT TO ASSURE CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT AND AMENDMENTS THERETO.

THEREFORE, OWNER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON OWNER, ITS SUCCESSORS IN TITLE AND SHALL BE ENFORCEABLE BY OWNER, ANY PERSON OWNING A LOT IN "DOLLAR GENERAL BIXBY 64" AND BY THE CITY OF BIXBY AS HEREINAFTER SET FORTH.

A. GENERAL STANDARDS

THE DEVELOPMENT OF "DOLLAR GENERAL BIXBY 64" SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE CITY OF BIXBY ZONING CODE, AS SUCH PROVISIONS EXISTED _____ OR AS MAY BE SUBSEQUENTLY AMENDED.

B. DEVELOPMENT STANDARDS

1. GROSS LAND AREA 2.25 ACRES 98,036 SQ FT

2. PERMITTED USES
USES PERMITTED AS A MATTER OF RIGHT BY THE CITY OF BIXBY ZONING CODE WITHIN THE C.S. DISTRICT INCLUDING ALL USES CUSTOMARILY ACCESSORY THERETO.

3. MINIMUM LOT WIDTH 150 FT

4. MAXIMUM BUILDING AREA 15,000 SQ FT

5. MINIMUM SETBACKS
FRONT YARDS 50 FT
REAR YARDS 10 FT
SIDE YARDS 10 FT

6. MAXIMUM BUILDING HEIGHTS 30 FT

C. ARCHITECTURAL STANDARDS

ALL NORTH, WEST AND SOUTH FACING WALLS SHALL BE CONSTRUCTED OF MASONRY MATERIALS. MASONRY WALLS MAY BE CONSTRUCTED OF A COMBINATION OF BRICK, STUCCO BRICK, OR BLOCK. METAL ACCENT PANELS, HANGINGS AND CANOPIES MAY BE USED.

D. LANDSCAPE AND SCREENING STANDARDS

IN ORDER TO INTEGRATE THE PROPOSED USE INTO THE EXISTING AREA WITH MINIMAL IMPACT, A 6" SCREENING FENCE WILL BE PROVIDED ALONG THE SOUTHERN PROPERTY LINES. THE RESIDENTIAL PROPERTIES ADJUTING THE PROPERTY ON THE SOUTH WILL BE FURTHER SCREENED USING TREES OF NOT LESS THAN 7" IN HEIGHT AT TIME OF PLANTING SPACED NO MORE THAN 20' APART FOR THE PORTION OF THE PROPERTY IN FRONT OF THE REAR WALL OF ANY NEW CONSTRUCTION. EXISTING MATURE TREES ALONG THE SOUTHERN FENCE LINE EAST OF NEW CONSTRUCTION WILL BE MAINTAINED TO FURTHER ENHANCE THE CURB APPEARANCE OF THE PROJECT. A SINGLE CONTINUOUS ROW OF SHRUBS WILL BE PLANTED ALONG THE HIGHWAY 64 RIGHT OF WAY WHERE ADJUTING PARKING IS PROPOSED. TREES WILL BE PLANTED WITHIN THE STREET YARD IN CONFORMANCE WITH THE LANDSCAPE ORDINANCE. A LARGE STAND OF EXISTING TREES IN THE NORTHWEST CORNER OF THE SITE WILL BE PROTECTED TO FURTHER IMPROVE THE STREET APPEARANCE.

E. LIGHTING

ALL SITE LIGHTING IS DOWN FACING AND SHIELDED. A PHOTOMETRIC PLAN DEMONSTRATING ZERO LIGHT BLEED TO THE SOUTH SHALL BE PROVIDED ALONG WITH THE CONSTRUCTION PLANS.

SECTION III. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I, PUBLIC STREETS, EASEMENTS AND UTILITIES ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO AND WHETHER OR NOT THEREIN SO STATED THE COVENANTS WITHIN SECTION III SHALL INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, IN ANY JUDICIAL ACTION BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED WITHIN THIS DEED OF DEDICATION. THE DEFENSE THAT THE PARTY INITIATING THE EQUITABLE PROCEEDINGS HAS AN ADEQUATE REMEDY AT LAW IS HEREBY WAIVED. THE COVENANTS CONTAINED IN SECTION II, PLANNED UNIT DEVELOPMENT RESTRICTIONS, ARE ESTABLISHED PURSUANT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BIXBY ZONING CODE AND SHALL INURE TO THE BENEFIT OF AND BE ENFORCEABLE BY THE OWNER OF ANY LOT WITHIN "DOLLAR GENERAL BIXBY 64" AND/OR THE ASSOCIATION AND/OR THE CITY OF BIXBY, OKLAHOMA. IF THE UNDERSIGNED OWNER, OR ITS SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION II, IT SHALL BE LAWFUL FOR ANY PERSON OWNING ANY LOT WITHIN "DOLLAR GENERAL BIXBY 64" AND/OR THE ASSOCIATION AND/OR THE CITY OF BIXBY TO BRING AN ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT TO PREVENT THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT OR TO RECOVER DAMAGES. IF THE UNDERSIGNED OWNER, OR ITS SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION II, IT SHALL BE LAWFUL FOR ANY PERSON OWNING ANY LOT WITHIN "DOLLAR GENERAL BIXBY 64" AND/OR THE ASSOCIATION AND/OR THE CITY OF BIXBY TO BRING AN ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT TO PREVENT THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT OR TO RECOVER DAMAGES.

B. DURATION

THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL, BUT IN ANY EVENT SHALL BE IN FORCE AND EFFECT FOR A TERM OF NOT LESS THAN THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I, PUBLIC STREETS, EASEMENTS AND UTILITIES, AND SECTION II, PLANNED UNIT DEVELOPMENT RESTRICTIONS, MAY BE AMENDED OR TERMINATED AT ANY TIME BY WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE BIXBY PLANNING COMMISSION OR ITS SUCCESSORS AND THE CITY OF BIXBY, OKLAHOMA.

D. SEVERABILITY

INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN OR ANY PART THEREOF, BY AN ORDER, JUDGMENT 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.

IN WITNESS WHEREOF, DG BIXBY 64, LLC, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2021.

DG BIXBY 64, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY
MARK HELMER, MANAGER

STATE OF OKLAHOMA)

COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2021, BY MARK HELMER, AS MANAGER OF "DG BIXBY 64, LLC."

NOTARY PUBLIC
MY COMMISSION EXPIRES NOV. 25, 2023
COMMISSION NUMBER 19011877



CERTIFICATE OF SURVEY

I, JAY P. BISSELL, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE SURVEYED, SUBDIVIDED AND PLATTED THE ABOVE TRACT DESIGNATED AS "DOLLAR GENERAL BIXBY 64" A SUBDIVISION IN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA. THE ABOVE PLAT IS AN ACCURATE REPRESENTATION OF SAID SURVEY AND MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

JAY P. BISSELL
REGISTERED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1318

STATE OF OKLAHOMA)

COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS _____ DAY OF _____, 2021, PERSONALLY APPEARED JAY P. BISSELL, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSE THEREIN SET FORTH.

NOTARY PUBLIC
MY COMMISSION EXPIRES NOV. 25, 2023
COMMISSION NUMBER 19011877



CITY OF BIXBY

P.O. Box 70
116 W. Needles Ave.
BIXBY, OK 74008
(918) 366-4430
(918) 366-6373 (fax)

Development Services – Engineering Memo

To: Carolyn Back, Development Services Director

From: Justin Dowd, Assistant City Engineer

CC: Public Works
Donna Crawford, Assistant City Planner
File

Date: June 18, 2021

Re: Dollar General Bixby 64 – Preliminary & Final Plats

Preliminary Plat Comments:

1. Sheet 1 – Utility Contacts/Heath Wright: Revise title to Utilities Operations Manager
2. Sheet 2 – Section I.C.3.; responsibility of maintenance of Public Water Mains is given to the City of Bixby. There is no mention of Sanitary Sewer Mains or Storm Sewers. If the intent is for the City of Bixby to take on the maintenance of Sanitary Sewer Mains and Storm Sewers, the plat should explicitly say that.
3. Sheet 2 – Section I.I.; Sidewalks are required. No sidewalks are shown on the Conceptual Improvements Plan. Revise Section I.I to reference the City of Bixby.
4. Sheet 2 – Section I.K.b.; the purpose of the MAE is to restrict access to Memorial. No additional curb cuts will be given, which is the reason for the shared driveway, and MAE. This language prohibits the neighboring parcel from development if they are not allowed the use of this entrance during construction.

Conceptual Improvements Plan Comments:

5. Shift North-South run of Sanitary Sewer pipe East to get it out from under the pavement.
6. Additional discussion needed with applicant's engineer regarding stormwater/floodplain management.

Final Plat Comments:

7. See "Preliminary Plat Comments" above.

11. Discussion and possible approval of Ordinance Number 2331, Bixby Planned Unit Development-21.01, Planned Unit Development for **The Retreat**, containing Four (4) Development Areas, 160.422 acres, in Section 21, Township 17N, Range 13E, located North of 161st Street South and West of South Yale Ave.

Jared Cottle

12. Request to approve Emergency Clause for Ordinance Number 2331 and waiving second reading thereof.

Jared Cottle

13. Discussion and possible approval of Bixby Preliminary Plat (B.X.P.T.) number 21.01, for **The Retreat, 160.422** acres, containing Four (4) Development Areas with four hundred seventeen (417) lots, nine (9) blocks, and six (6) reserve areas, in Section 21, Township 17N, Range 13E, located North of 161st Street South and West of South Yale Ave.

Jared Cottle

14. Reconsideration of Ordinance Number 2332, Minor Amendment to the Bixby Planned Unit Development 29-A, **Boardwalk on Memorial**, allowing for a previously excluded Use Unit and modifications to building setback lines, located in Lot One (1), Block (1), The Boardwalk on Memorial, Section 1, Township 17N, Range 13E, 12345 South Memorial Drive.

Mayor Guthrie

15. Request to approve Emergency Clause for Ordinance Number 2332 and waiving second reading thereof.

Mayor Guthrie

16. Discussion and possible approval of Ordinance Number 2334, Bixby Comprehensive Plan-21.02, **Amendment to the Comprehensive Plan for Dollar General**, Residential Single-Family to Commercial Shopping, contains 2.25 acres in Section 25, Township 17N, Range 13E, located at approximately 169th Street South and South Memorial Drive.

Jared Cottle

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

17. Request to approve Emergency Clause for Ordinance Number 2334 and waiving second reading thereof.

Jared Cottle

18. Discussion and possible approval of Ordinance Number 2335, Bixby Zoning-21.02, Rezoning for **Dollar General**, proposed amendment to a zoning district in the City of Bixby, from Residential Single-Family (R.S.-1) to Commercial Shopping (C.S.), contains 2.25 acres in Section 25, Township 17N, Range 13E, located at approximately 169th Street South and South Memorial Drive.

Jared Cottle

19. Request to approve emergency Clause for Ordinance No. 2335 and waiving second reading thereof.

Jared Cottle

20. Discussion and possible approval of Ordinance number 2336, Bixby Planned Unit Development-21.02, Planned Unit Development for **Dollar General**, containing 2.25 acres in Section 25, Township 17N, Range 13E, located at approximately 169th Street South and South Memorial Drive.

Jared Cottle

21. Request to approve emergency Clause for Ordinance No. 2336 and waiving second reading thereof.

Jared Cottle

22. Motion to enter into Executive Session:

Mayor Guthrie

- a) Discussion on employment of new City Planner, Authority:
Oklahoma Open Meeting Act, Title 25 Oklahoma Statutes, Section 307.B.1.

23. Motion to exit executive Session and reconvene in open session.

Mayor Guthrie

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

Presented by: Jared Cottle

This item is for approval of Bixby Preliminary Plat for “The Retreat” located at north of 161st Street South and West of South Yale Ave. Mr. Cottle asked to approve the concept that is outlined in the PUD.

Discussion continued.

Mayor Guthrie asked for a motion on item #13. 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, Girard, Easton, Guthrie.

No: None.

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

Reconsideration of Ordinance Number 2332, Minor Amendment to the Bixby Planned Unit Development 29-A, Boardwalk on Memorial, allowing for a previously excluded Use Unit and modifications to building setback lines, located in Lot One (1), Block (1), The Boardwalk on Memorial, Section 1, Township 17N, Range 13E, 12345 South Memorial Drive.

Presented by: Mayor Guthrie

This item was withdrawn for failure to appear.

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

Request to approve Emergency Clause for Ordinance Number 2332 and waiving second reading thereof.

The item was withdrawn for failure to appear.

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

Discussion and possible approval of Ordinance Number 2334, Bixby Comprehensive Plan-21.02, Amendment to the Comprehensive Plan for **Dollar General**, Residential Single-Family to Commercial Shopping, contains 2.25 acres in Section 25, Township 17N, Range 13E, located at approximately 169th Street South and South Memorial Drive.

Presented by: Jared Cottle

Others that spoke: Alan Betchan AAB Engineering LLC, Greg William 600 E 181st St. S

This item is for approval of Ordinance Number 2334 of an Amendment to the Bixby Comprehensive Plan for Dollar General located at 169th Street South and South Memorial Drive.

Mr. Betchan will provide you with additional detail regarding this proposed project for any questions and concerns.

Mr. Greg Williams had some concern about the traffic with this proposed project, he stated he would love to see it come there, but no sure how that going to effect the traffic.

Discussion continued.

Mayor Guthrie asked for a motion on item #16. Councilor Girard made motion to approve, seconded by Vice Mayor Easton. The vote was taken with the following results:

Carried 5-0

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

No: None.

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

Request to approve **Emergency Clause for Ordinance Number 2334** and waiving second reading thereof.

Presented by: Jared Cottle

Discussion continued.

Mayor Guthrie asked for a motion on item #17. 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 #18 on the Regular Agenda is:

Discussion and possible approval of **Ordinance Number 2335, Bixby Zoning-21.02, Rezoning for Dollar General**, proposed amendment to a zoning district in the City of Bixby, from Residential Single-Family (RS-1) to Commercial Shopping (CS), contains 2.25 acres in Section 25, Township 17N, Range 13E, located at approximately 169th Street South and South Memorial Drive.

Presented by: Jared Cottle

Mayor Guthrie asked for a motion on item #18. 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 #19 on the Regular Agenda is:

Request to approve emergency Clause for Ordinance No. 2335 and waiving second reading thereof.

Presented by: Jared Cottle

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

Carried 4-1

Yes: Crawford, Blair, Easton, Guthrie.

No: Girard.

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

Discussion and possible approval of Ordinance number 2336, Bixby Planned Unit Development-21.02, Planned Unit Development for Dollar General, containing 2.25 acres in Section 25, Township 17N, Range 13E, located at approximately 169th Street South and South Memorial Drive.

Presented by: Jared Cottle

This item is for Ordinance Number 2336 P.U.D. for the proposed project located at 169th Street South and South Memorial Drive.

Discussion continued.

Mayor Guthrie asked for a motion on item #20. 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 #21 on the Regular Agenda is:

Request to approve emergency Clause for Ordinance No. 2336 and waiving second reading thereof.

Presented by: Jared Cottle

Mayor Guthrie asked for a motion on item #21. 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, Girard, Guthrie.

No: Blair.



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

Staff Agenda Commentary

June 28, 2021

Item Titles(s):

Discussion and possible action on BXZO-21.10, a Rezone from Residential Multi-Family High Density (RM-3), Commercial General (CG), and Residential Estate (RE) to Agriculture (AG). A smaller portion of the hard corner on E. 161st Street South and South Sheridan Road will remain zoned Commercial General CG. Located on an unplatted 77.55 Acres (+/-) parcel located at 15802 South Sheridan Road, Bixby, OK 74008, Bixby, OK.

Presenter:

Carolyn Back, Development Services Director / City Planner

Applicant:

Mr. Phil Faubert

Staff Information Source:

Comprehensive Plan, 2030 Future Land Use Map, Zoning Code, and Oklahoma Survey Company

Background:

Heard by Planning Commission on June 21, 2021.

Zero (0) citizens spoke for/against the request at the Planning Commission public hearing.

Exhibits:

Attachment 1: Planning Commission Staff Report dated 06.21.2021

Key Issue:

Approval

Recommendation:

Staff recommends approval of the requested downzone request per Planning Commission recommendation with Staff comments in Staff Report dated June 21, 2021.



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

Staff Report

To: City of Bixby, Planning Commission

From: Carolyn Back, Development Services Director/City Planner

Date: Monday, June 21, 2021

RE: Rezone (Downzoning) to bring large parcel of rural land into zoning compliance and clean-up multiple zoning designations on one parcel of land.

Location: 15802 South Sheridan Road, Bixby, OK 74008
Unplatted: 77.55 Acres (+/-)

STR: Section 22, Township 17N, Range 13E

Applicant: Phil Faubert

Request:

Rezone from Residential Multi-Family High Density (RM-3), Commercial General (CG), and Residential Estate (RE) to Agriculture (AG). A smaller portion of the hard corner on E. 161st Street South and South Sheridan Road will remain zoned Commercial General CG.

Existing Zoning; Use:

Multi-Family High Density (RM-3); Vacant
Commercial General (CG); Vacant and 1/2 Single-Family dwelling
Agriculture (AG); Agriculture with rural accessory buildings
Residential Estate (RE); 1/2 Single-Family Dwelling and Agriculture with rural accessory buildings

Abutting Zoning; Use:

North: (AG) Agriculture; Vacant
East: (AG) Agriculture; Vacant
South: (AG) Agriculture; E. 161st Street and Single-Family dwellings
West: (RE) Residential Estate; Vacant

Proposed Zoning; Use:

Agriculture (AG); Single-Family dwelling with rural accessory buildings
Commercial General (CG); Future commercial use(s)

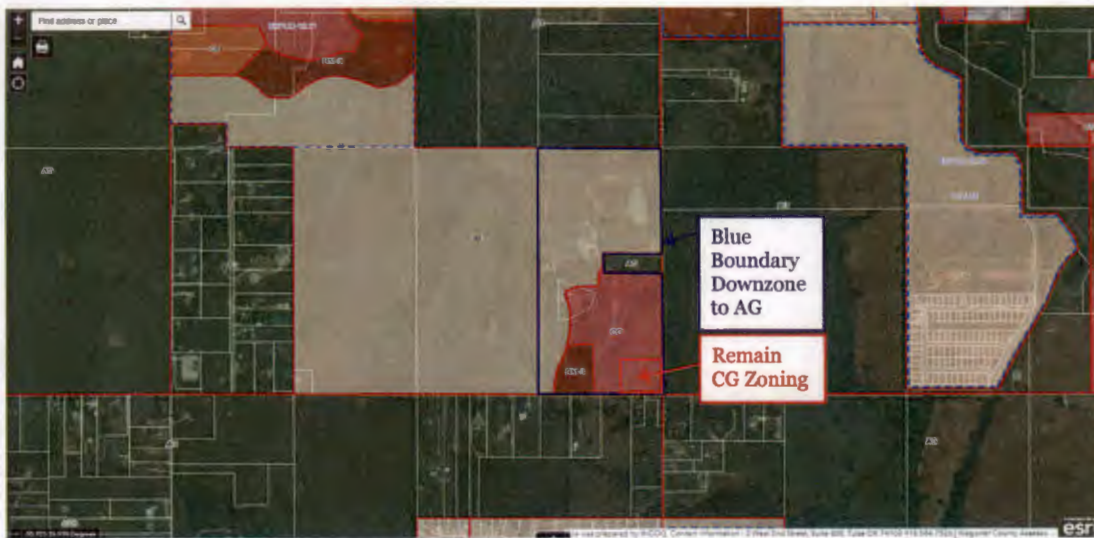


Figure 1: City of Bixby Zoning Map

Staff Review

The applicant is requesting a rezone (BXZO 21.10) that consists of a downzoning to bring the property, and its accessory structures, into zoning compliance. The single-family dwelling straddles the Commercial and Residential zones. The other accessory structures are non-conforming in the Residential Estate zone, but will be legal conforming accessory structures within the Agriculture District.

The rezone will also put in action an update to the Comprehensive Plan 2030 Future Land Use Map. An application will be submitted and scheduled to be heard in our quarterly City Council Comprehensive Plan Amendment reviews during their July 26, 2021 hearing.

Utilities/Site Area: There is a 12" water main running North/South on the West side of South Sheridan Road, and a 2" water line running East/West on the North side of E. 161st Street South.

Public Comments: A couple of citizens requested clarification through their City Councilor. No comments received for or against the proposed downzoning.

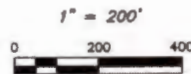
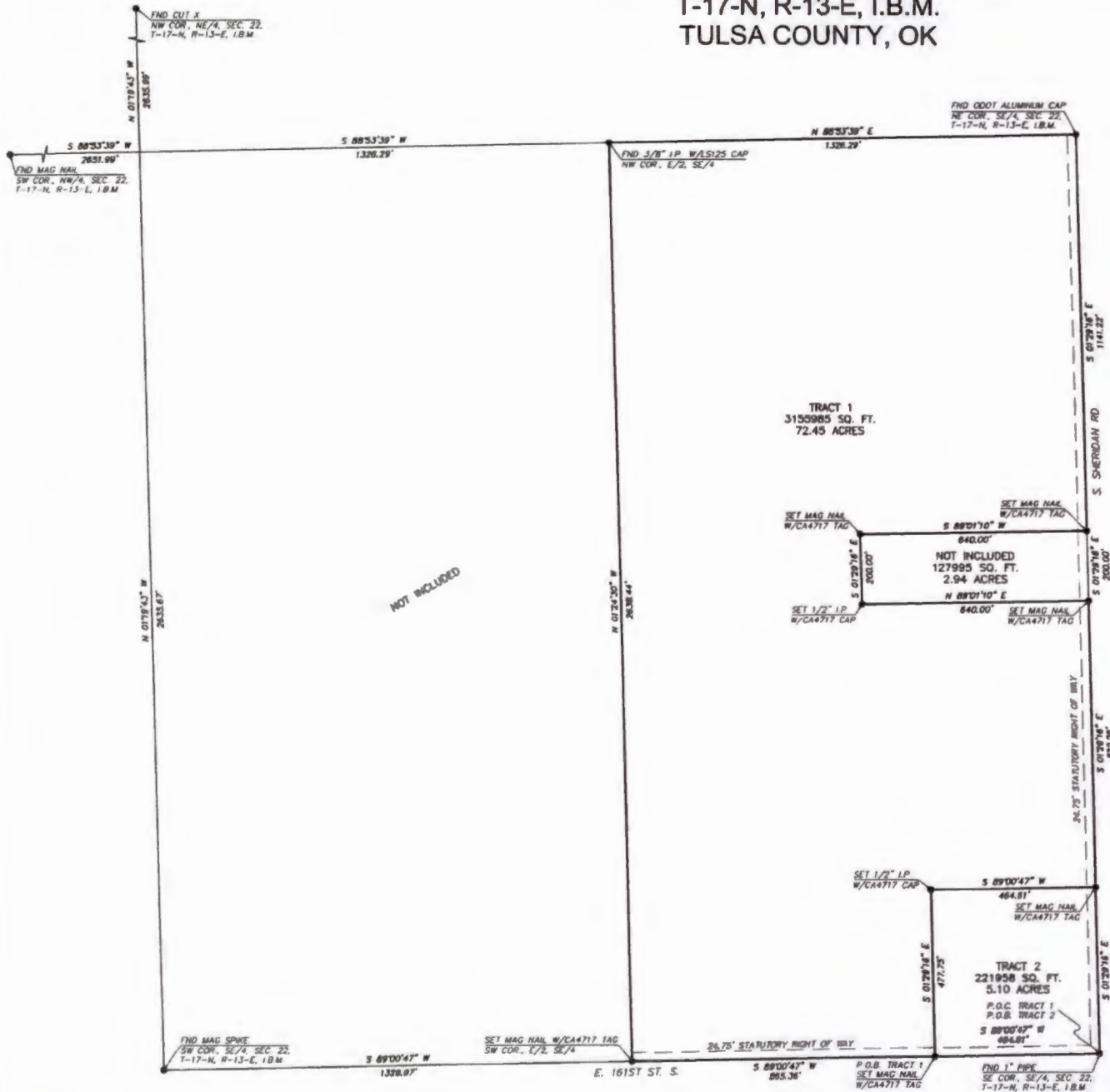
Staff Comments:

1. Staff supports Planning Commission recommendation for approval of the requested downzoning to Agriculture (AG) as the applicant's current and proposed uses are amenable to surrounding densities and types of use.
2. Staff supports Planning Commission recommendation for approval of the altering/reducing the dimensions of Commercial General (CG) zoned area to 5.10 acres (+/-) as it does not increase intensity or type of use.

Figures: Figure 1: City of Bixby Zoning Map

Attachments: Exhibit A: Boundary Survey by Oklahoma Survey Co dated 05.11.2021
Exhibit B: City of Bixby 2030 Future Land Use Map

**PLAT OF SURVEY
PART OF E/2, SE/4, SECTION 22,
T-17-N, R-13-E, I.B.M.
TULSA COUNTY, OK**



OWNER: PHIL FAUBERT
15802 S. SHERIDAN ROAD
BIXBY, OK 74008

LEGAL DESCRIPTION

TRACT 1
A tract of land in the East Half (E/2) of the Southeast Quarter (SE/4) of Section Twenty-two (22), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, Oklahoma, more particularly described as follows:
COMMENCING at the Southeast corner of said Southeast Quarter (SE/4) (Basis of Bearing), a distance of 464.81 feet to the POINT OF BEGINNING;
Thence S 89°00'47" W along the South line of said Southeast Quarter (SE/4), a distance of 865.36 feet to the Southwest corner of the East Half (E/2) of said Southeast Quarter (SE/4);
Thence N 01°29'16" W along the West line of the East Half (E/2) of said Southeast Quarter (SE/4), a distance of 2,638.44 feet to the Northwest corner of the East Half (E/2) of said Southeast Quarter (SE/4);
Thence N 89°53'39" E along the North line of the East Half (E/2) of said Southeast Quarter (SE/4), a distance of 1,326.29 feet to the Northeast corner of said Southeast Quarter (SE/4);
Thence S 01°29'16" E along the East line of said Southeast Quarter (SE/4), a distance of 1,741.22 feet to the POINT OF BEGINNING;
Thence S 89°00'47" W parallel with the East line of said Southeast Quarter (SE/4), a distance of 200.00 feet;
Thence N 89°00'47" E a distance of 840.00 feet to a point on the East line of said Southeast Quarter (SE/4);
Thence S 01°29'16" E along the East line of said Southeast Quarter (SE/4), a distance of 822.25 feet to the POINT OF BEGINNING;
Thence S 89°00'47" W parallel with the South line of said Southeast Quarter (SE/4), a distance of 464.81 feet to the POINT OF BEGINNING;
Thence S 01°29'16" E parallel with the East line of said Southeast Quarter (SE/4), a distance of 477.75 feet to the POINT OF BEGINNING.
Said tract having an area of 3,159,884.87 Square Feet or 72.45 Acres, more or less.
Legal description prepared by Ryan R. Doudican, R.P.L.S. 1591, 5/11/2021.

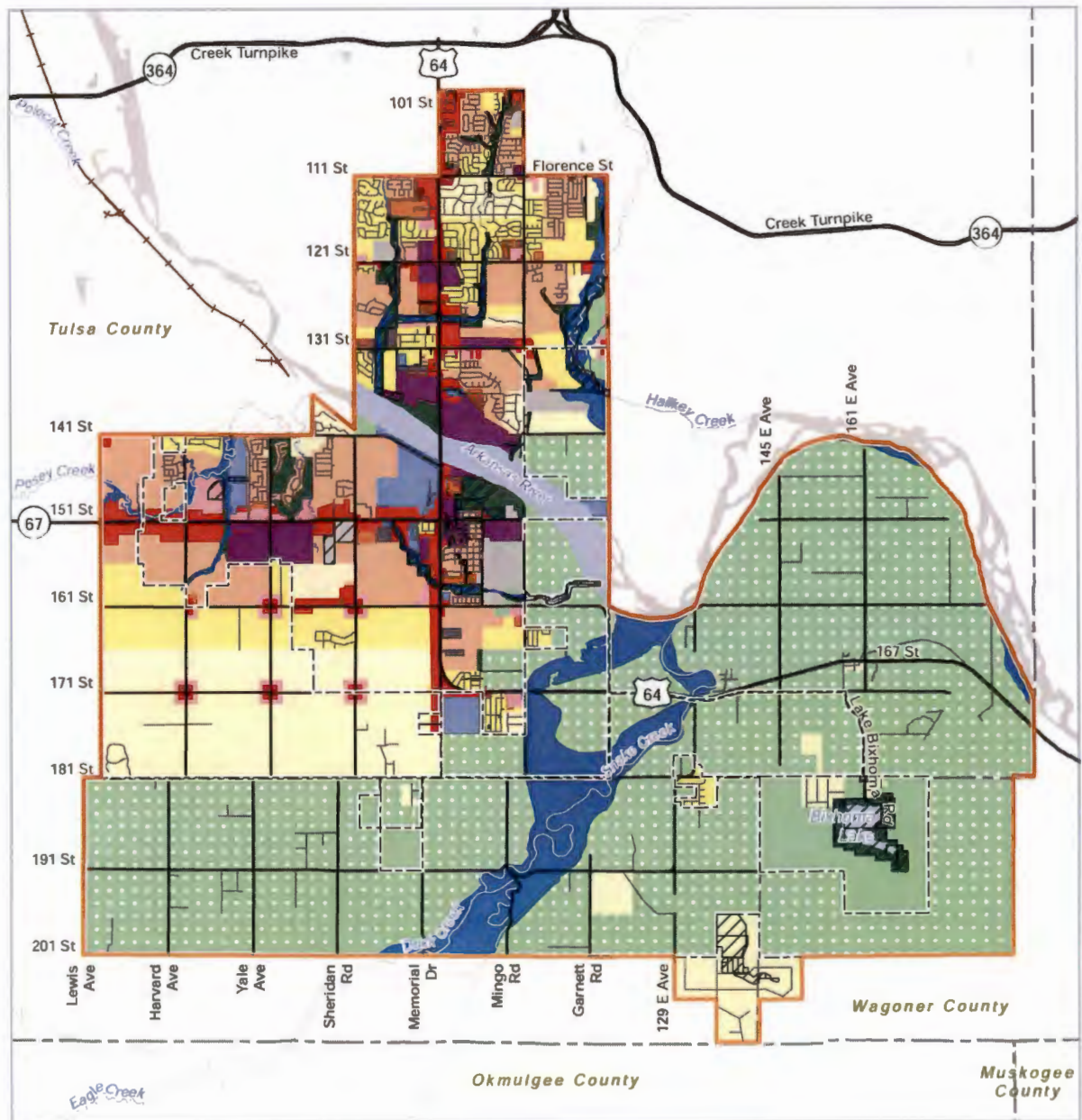
TRACT 2
A tract of land in the East Half (E/2) of the Southeast Quarter (SE/4) of Section Twenty-two (22), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, Oklahoma, more particularly described as follows:
BEGINNING at the Southeast corner of said Southeast Quarter (SE/4);
Thence S 89°00'47" W along the South line of said Southeast Quarter (SE/4) (Basis of Bearing), a distance of 464.81 feet to the POINT OF BEGINNING;
Thence N 01°29'16" W parallel with the East line of said Southeast Quarter (SE/4), a distance of 477.75 feet to the POINT OF BEGINNING;
Thence N 89°00'47" E parallel with the South line of said Southeast Quarter (SE/4), a distance of 464.81 feet to a point on the East line of said Southeast Quarter (SE/4);
Thence S 01°29'16" E along the East line of said Southeast Quarter (SE/4), a distance of 477.75 feet to the POINT OF BEGINNING.
Said tract having an area of 221,958.41 Square Feet or 5.095 Acres, more or less.
Legal description prepared by Ryan R. Doudican, R.P.L.S. 1591, 5/11/2021.

NOTES

Basis of Bearing: S 89°00'47" W along the South line of the SE/4 of Section 22, T-17-N, R-13-E, I.B.M. Oklahoma State Plane Coordinate System, North Zone, NAD 83 (2011), RTK NET.
I, Ryan Doudican, a Registered Professional Land Surveyor, do hereby certify that I, or others under my direct supervision, have made a careful survey of the property shown herein.
This plat of survey meets the Minimum Technical Standards as adopted by the Board of Registration for Professional Engineers and Land Surveyors for the State of Oklahoma.
Date of last site visit - 5/8/2022
Property appears to have access to a public street.



OKLAHOMA SURVEY CO	
3121 E. SORCHUM MILL RD. EDMOND, OK 73034 (405) 821-6866 CA#4717 EXP. 30 JUNE 2021 ryan@oklahomasurveycompany.com	
BOUNDARY SURVEY PART E/2, SE/4, SEC. 22, T-17-N, R-13-E, I.B.M. TULSA COUNTY OKLAHOMA	SCALE 1"=200' DATE: 5/11/2021 PAGE 1 OF 1 PROJECT NO. 3484



Legend

Future Land Use

Rural Agriculture (Unincorporated)	0 - 0.5
Agricultural	0 - 1
Rural Residential	0 - 1.5
Low Density Residential	1.5 - 4
Medium Density Residential	4 - 6
Medium-High Density Residential	6 - 10
High Density Residential	10 +
Mixed Use	10 +
Residential Manufactured Home Park	8

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

Water Body
Stream / River



Data Source: City of Bixby, 2018.
Matrix Design Group, 2018.

Published in the Tulsa World,
City of Bixby, Tulsa County, Oklahoma May 28, 2021

ORDINANCE No. 2340

AN ORDINANCE AMENDING ORDINANCE NUMBER 272; REZONING A TRACT OF LAND, AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE, FROM RESIDENTIAL MULTI-FAMILY HIGH DENSITY (RM-3), COMMERCIAL GENERAL (CG), AND RESIDENTIAL ESTATE (RE) TO AGRICULTURE (AG) CLASSIFICATION (BXZO-21.10); 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. 2340 be and the same is now amended and the following described property, to-wit:

LEGAL DESCRIPTION SET FORTH IN EXHIBIT "A" ATTACHED.

Located at 15802 South Sheridan Road, Bixby, Oklahoma, (BXZO-21.10), be and the same is now rezoned from Residential Multi-Family High Density (RM-3), Commercial General (CG), and Residential Estate (RE) to Agriculture (AG) classification.

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 day of , 2021.

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 day of , 2021.

Mayor of the City of Bixby, Oklahoma

(Seal)
ATTEST:

City Clerk

APPROVED:

City Attorney

EXHIBIT "A"

TRACT 1

A tract of land in the East Half (E/2) of the Southeast Quarter (SE/4) of Section Twenty-two (22), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, Oklahoma, more particularly described as follows;

COMMENCING at the Southeast corner of said Southeast Quarter (SE/4);

Thence S 89°00'47" W along the South line of said Southeast Quarter (SE/4) (Basis of Bearing), a distance of 464.61 feet to the POINT OF BEGINNING;

Thence continuing S 89°00'47" W along the South line of said Southeast Quarter (SE/4), a distance of 865.36 feet to the Southwest corner of the East Half (E/2) of said Southeast Quarter (SE/4);

Thence N 01°24'30" W along the West line of the East Half (E/2) of said Southeast Quarter (SE/4), a distance of 2,638.44 feet to the Northwest corner of the East Half (E/2) of said Southeast Quarter (SE/4);

Thence N 88°53'39" E along the North line of the East Half (E/2) of said Southeast Quarter (SE/4), a distance of 1,326.29 feet to the Northeast corner of said Southeast Quarter (SE/4);

Thence S 01°29'16" E along the East line of said Southeast Quarter (SE/4), a distance of 1,141.22 feet;

Thence S 89°01'10" W a distance of 640.00 feet;

Thence S 01°29'16" E parallel with the East line of said Southeast Quarter (SE/4), a distance of 200.00 feet;

Thence N 89°01'10" E a distance of 640.00 feet to a point on the East line of said Southeast Quarter (SE/4);

Thence S 01°29'16" E along the East line of said Southeast Quarter (SE/4), a distance of 822.25 feet;

Thence S 89°00'47" W parallel with the South line of said Southeast Quarter (SE/4), a distance of 464.61 feet;

Thence S 01°29'16" E parallel with the East line of said Southeast Quarter (SE/4), a distance of 477.75 feet to the POINT OF BEGINNING.

Said tract having an area of 3,155,984.97 Square Feet or 72.451 Acres, more or less.

Legal description prepared by Ryan R. Doudican, R.P.L.S. 1591, 5/11/2021.

TRACT 2

A tract of land in the East Half (E/2) of the Southeast Quarter (SE/4) of Section Twenty-two (22), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, Oklahoma, more particularly described as follows;

BEGINNING at the Southeast corner of said Southeast Quarter (SE/4);

Thence S 89°00'47" W along the South line of said Southeast Quarter (SE/4) (Basis of Bearing), a distance of 464.61 feet;

Thence N 01°29'16" W parallel with the East line of said Southeast Quarter (SE/4), a distance of 477.75 feet;

Thence N 89°00'47" E parallel with the South line of said Southeast Quarter (SE/4), a distance of 464.61

feet to a point on the East line of said Southeast Quarter (SE/4);

Thence S 01°29'16" E along the East line of said Southeast Quarter (SE/4), a distance of 477.75 feet to the POINT OF BEGINNING.

Said tract having an area of 221,958.41 Square Feet or 5.095 Acres, more or less.

Legal description prepared by Ryan R. Doudican, R.P.L.S. 1591, 5/11/2021.



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

Staff Agenda Commentary

June 28, 2021

Item Titles(s):

Discussion and possible action on a Petition for Annexation of certain property known as Presley Heights West located at 2920 E 141st Street South; legal description:

THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER (W/2 W/2 NE/4) OF SECTION SEVENTEEN (17), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BIXBY, OK.

Presenter:

Carolyn Back, Development Services Director / City Planner

Applicant:

Tanner Consulting, LLC

Staff Information Source:

Tulsa World Proof of Publication, Legal Description

Background:

Rezone and Preliminary Plat applications were submitted on submitted on June 8, 2021 and slated for July 26, 2021 City Council hearing.

Exhibits:

Ordinance 2342

Key Issue:

Approval

Recommendation:

Staff recommends approval of the Petition for Annexation.

Published in the Tulsa World,
City of Bixby, Tulsa County, Oklahoma on June 6 & 13, 2021

ORDINANCE NO. 2342

ANNEXING CERTAIN PROPERTY INTO THE CORPORATE LIMITS OF THE CITY OF
BIXBY, OKLAHOMA

WHEREAS, on June 18, 2021, the City of Bixby, Oklahoma, received a Petition for Annexation of certain property set forth in Exhibit "A" attached into the City's corporate limits from Tanner Consulting, on behalf of Flying Cow, LLC.

WHEREAS, said Petition for Annexation was filed pursuant to the provisions of 11 O.S. Sec. 21-105 by the owners of more than three-fourths (3/4) of said property. That no registered voters residing on said property appear in protest.

WHEREAS, Notice of the hearing before the Bixby City Council was published for two consecutive weeks prior to said hearing as required by 11 O.S. Sec. 21-105.

WHEREAS, the Bixby City Council approves said Petition for Annexation into the City of Bixby, Oklahoma corporate limits.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BIXBY, OKLAHOMA, that said property described in Exhibit "A" attached hereto is hereby annexed into the corporate limits of the City of Bixby, Oklahoma.

EMERGENCY CLAUSE. That an emergency is now declared to exist for the preservation of the public peace, health and safety of the residents of the City of Bixby and, for such reason, this ordinance shall take effect immediately from and after its passage and approval.

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 day of , 2021.

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 day of , 2021.

Mayor of the City of Bixby, Oklahoma

(Seal)

ATTEST:

City Clerk

APPROVED:

City Attorney

Exhibit “A”
21061 Presley Heights West, Bixby, OK
Property Description

PER TRUSTEE’S DEED DATED THE 19TH DAY OF DECEMBER, 2014, AND FILED OF RECORD DECEMBER 22, 2014 AS DOCUMENT NO. 2014114856 IN THE RECORDS OF THE COUNTY CLERK, TULSA COUNTY, OKLAHOMA:

THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER (W/2 W/2 NE/4) OF SECTION SEVENTEEN (17), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

City of Bixby BPWA Meeting Minutes

**City Hall Municipal Building
116 W Needles, Bixby, OK 74008
June 14 2021 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 June 11th on or before 6:00 p.m.

Mayor Guthrie called the meeting to order at 6:36 pm.

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

Members Present

**Guthrie
Girard
Crawford
Blair
Founds**

Staff Present

**Jared Cottle, City Manager
Phil Frazier, City Attorney
Charles Barns, Finance Dir.
Bea Aamodt, Public Works
John Wood, Parks Director
Carolyn Back, Dev. Serv. Dir.
Andy Choate, Assist. Police Chief
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 05/24/21.
- b) Consider and/or approve annual maintenance with Tyler Technologies (INCOTE) for FY-22 the amount of \$21,075.25 (BPWA's portion).
- c) Consider and/or approve surplus equipment for various departments. (BPWA's portion).

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

Carried 5-0

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

No: None.

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

Consider and/or approve FY22 Budget including budget resolution.

Presented by: Charles Barnes

This item was brought back for council's approval of the FY-22 budget with any questions or concerns regarding the budget and would like to ask for approval.

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

Carried 5-0

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

No: None.

Mayor Guthrie said on Item #2 on the Regular BPWA agenda is:

Discuss and/or approve contract with CH2M HILL Engineers, Inc., a subsidiary of Jacobs Engineers, to perform the Operations and Maintenance (O&M) of the Bixby Water Reclamation Facility; renewable up to FY33.

Presented by: Bea Aamodt

This item was brought to council for the approval of contract with CH2m Hill Engineers, Inc. to perform the Operations and Maintenance of the Bixby Water Reclamation facility. Public Works Director Bea Aamodt gave council the information on the phases for the proposed contract and other detail information regarding the subsidiary of the Jacobs Engineers to perform the services in the proposed contract.

Discussion continued.

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

Carried 5-0

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

No: None.

Mayor Guthrie said on Item #3 on the Regular BPWA agenda is:

New Business

There being no new business.

Adjournment was called at 6:58 p.m.

MAYOR

ATTEST

SECRETARY

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Consider and/or approve Worker's Compensation Insurance renewal for FY-22 in the amount of \$26,126.35 (BPWA portion of total bill).

INITIATOR: Charles Barnes

STAFF INFO. SOURCE: Charles Barnes

BACKGROUND: Our Worker's Compensation Insurance renewal for FY22 is \$212,593. This represents a 3.45% decrease from last year.

EXHIBITS: Invoice

KEY ISSUE: Payment of Worker's Compensation Insurance and renewal documents

COUNCIL ACTION: Approve or deny

RECOMMENDATION: Approve

ITEM NO: Consent Agenda

MEETING DATE: 6/28/2021

MEETING: BPWA



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

Invoice No. 1370

Date of Invoice: 6/17/2021

INVOICE-Workers' Compensation Standard Plan

Mail To: Bixby P.O. Box 70 Bixby, OK 74008-0070	Insured: City of Bixby Policy No.: WCV140001905 Effective Date: 7/1/2021 Expiration Date: 7/1/2022
--	---

Inst. No.	Date	Transaction Type	Amount
1	7/1/2021	Renewal	\$53,148.25

Standard Plan Premium: 191,698.00 OMAG Admin. Fee: 20,895.00 Total Premium: 212,593.00 Total Policy Balance Before Payment: \$212,593.00	Current Amount Due: \$53,148.25 Payment Due By: 7/1/2021
--	---

**Thank you for your business. If you have questions about your account, please
call 1-800-234-9461 or 405-657-1400.**

Detach along the perforation below. Keep top portion for your records.

Return bottom portion with your remittance.

Policy Number: WCV140001905 Insured Name: City of Bixby Invoice Number: 1370	Amount Due: \$53,148.25 Payment Due By: 7/1/2021
--	---

PLEASE REMIT PAYMENT TO:
OMAG
P. O. Box 3091
Edmond, OK 73083

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Discuss and/or approve purchasing borrow soil from Bemies Dirt, Sand, and Gravel to complete backfilling operations at the Bixby Water Reclamation Facility; approve \$50,000 purchase order.

INITIATOR:

Bea Aamodt

STAFF INFORMATION SOURCE:

Bea Aamodt

BACKGROUND: The borrow site at 161st and Mingo, which has been used for the backfill operations at the Bixby Water Reclamation Facility, is not yielding sufficient dirt to complete the project. The City must purchase additional material to continue operations.

EXHIBITS: None

KEY ISSUE: Project Progress

COUNCIL ACTION: Approve or deny

RECOMMENDATION: Approve.

ITEM NO: _____

MEETING DATE: 06-28-21

MEETING: BPWA

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Discuss and/or approve emergency repair to waterline located at 181st and 161st E Ave for \$9,943.17

INITIATOR: Bea Aamodt

STAFF INFORMATION SOURCE: Bea Aamodt

BACKGROUND: Three contractors were contacted on June 18th to repair the 12" water line that provides water to the tank and booster pump on Leonard Mountain. McGuire Brothers and Ira Green were unable to provide manpower and equipment for the repair. Tri-Star mobilized and repaired the waterline.

EXHIBITS: None

KEY ISSUE: Infrastructure Maintenance

COUNCIL ACTION: Approve or deny

RECOMMENDATION: Approve low quote for emergency repair

ITEM NO: _____

MEETING DATE: 6-28-2021

MEETING: BPWA