

City Council Meeting Minutes

City Hall Municipal Building
116 W. Needles Ave., Bixby, OK 74008
February 27, 2023 at 6:00 PM

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 February 24, 2023, on or before 5:00 p.m.

Call to Order

Mayor Guthrie called the meeting at 6:05pm

Roll Call

Gwen Plante, Assistant for City Clerk, called the roll, and the following were present:

Members Present

Mayor Guthrie
Vice Mayor Blair
Councilor Founds
Councilor Girard
Councilor Revelis

Staff Present

Jared Cottle, City Manager
Shannon Duran, City Clerk
Phil Frazier, City Attorney
Charles Barnes, Finance Director
Bea Aamodt, Public Works Director
OC Walker, City Planner
Todd Blish, Police Chief
Mike Butler, Fire Chief
Justin Dowd, City Engineer
Bryan Toney, Public Information Officer

Pledge of Allegiance

Invocation

Consent Agenda

- 1) Minutes for the Work Session dated 2/13/23.
- 2) Minutes for the City Council Meeting dated 2/13/23.

- 3) Discuss and/or take action on Sanitary Sewer Easement Dedication for off-site sanitary sewer to serve the First Baptist Church.
- 4) Discuss and/or take action on General Utility Easement Dedication for off-site sanitary sewer to serve the First Baptist Church.
- 5) Consider and approve the OMAG (Oklahoma Municipal Assurance Group) recommendation denial for claimant Dan Munson, Claim Number 211968-1-HW. (Tabled from previous Agenda)
- 6) Acknowledge receipt of Oklahoma Department of Environmental Quality (O.D.E.Q.) Permit No. SLO00072230052, Facility No. S20438, Jake's Fireworks
- 7) Discuss and/or approve the proposal from CEC Corporation to amend the 131st Street - Memorial Drive to Mingo Road Widening project contract to include a three-lane road section, and a drainage system within the Gardenvue Addition; amendment amount is \$198,234.00.
- 8) Discuss and/or approve purchase order of \$5,888 to repair Stormwater Jetter Trailer
- 9) Consider and/or approve a site plan for Scooter's Coffee, located at 14801 South Memorial Drive. Bixby, Oklahoma 74008.
- 10) Consider and/or approve \$500,000.00 from state contract vendors for the replacement of high mileage 2014, 2015, and earlier police patrol vehicles.

Mayor Guthrie said Items 1-10 on the Consent Agenda are up for discussion and consideration.

Vice Mayor Blair asks to pull items 7 and 10 for further discussion.

Item 7-Justin Dowd spoke on item 7. Blair expresses concerns about the drainage on the road widening project on 131st. The project will come from bond funding and capital funds. Jared Cottle also spoke as to the drainage flow. The project is expected to begin by next spring.

Item 10- Chief Blish spoke on Item 10 about replacing patrol vehicles.

Mayor Guthrie asks for a motion to approve items 1-10. Vice Mayor Blair made a motion to approve, seconded by Councilor Founds. The vote was taken with the following results:

Carried:4-0-1

Ayes: Blair, Founds, Revelis, Guthrie

Nays: 0

Abstain: Girard

Regular Agenda

- 1) Discussion, consideration, and possible vote to approve Major Amendment No.1 (BXPUD - 21.11) for the 161st and Memorial project (Ellis Ranch), which is located on the Southwest corner of East 161st Street South and South Memorial Drive, Bixby, Oklahoma 74008. Ordinance 2431

Mayor Guthrie said Item 1 on the Regular Agenda is up for discussion and consideration.

Item presented by OC Walker.

Others who spoke: No others spoke

OC Walker presented the PUD to the council on 161st and Memorial. Roadways coming into the community will be private and gated. Zach spoke about the plans for the community.

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

Carried:4-0-1

Ayes: Founds, Revelis, Girard, Blair

Nays: 0

Abstain: Guthrie

- 2) Discussion, consideration, and possible vote for approval of an emergency clause for Ordinance No. 2431 making it effective immediately upon passage and approval.

Mayor Guthrie said Item 2 on the Regular Agenda is up for discussion and consideration.
Item presented by OC Walker

Mayor Guthrie asks for a motion to approve item 2. Councilor Founds made a motion to approve, seconded by Councilor Revelis. The vote was taken with the following results:

Carried:4-0-1

Ayes: Founds, Revelis, Girard, Blair

Nays: 0

Abstain: Guthrie

- 3) Motion to reconsider Item 13 from the 2/13/23 City Council Agenda regarding the purchase of real property 14515 S Yale Ave., owned by White Hawk Investment, LLC, as previously discussed and voted on by the City Council on 2/13/23.

Mayor Guthrie said Item 3 on the Regular Agenda is up for discussion and consideration.
Item presented by Brian Guthrie

Others who spoke: Brian Cozad, Stacy Griggs, Dennis Peterson, Greg Snyder, Jonathon King, Victoria Altman, Larry Wagner, Cindi Robertson, and Colton Craig

City Attorney Phil Frazier spoke about the item and stated he asked to have the item placed back on the Agenda for further discussion on the item. City Manager Jared Cottle played a slide show presentation on the golf course, which contained images for a 9-hole golf course proposal on the location. The purchase would come with the vendor. An operator with the purchase would be necessary. This is the first time that the City has had a proposal with a plan for the property.

Phil Frazier advises the council on the Roberts Rule, which states that a motion to reconsider that it is not up for discussion. Council can not have a discussion with the public. Council may only hear from the public but no debate.

Mayor Guthrie asks for a motion to reconsider Item 13 from the 2/13/23 Agenda. Councilor Revelis made a motion to approve, seconded by Mayor Guthrie. The vote was taken with the following results:

Carried:4-1

Ayes: Revelis, Guthrie, Girard, Founds

Nays: Blair

The council allows the public that has signed up to speak about the item.

Stacy Griggs, Dennis Greg Snyder, Jonathon King, Victoria Atlement, Larry Wagner, City Robertson

4) Motion to enter into Executive Session if necessary:

a. Rediscussion and further consideration of the purchase options for certain real property at 14515 S Yale Ave., owned by White Hawk Investments, LLC: Oklahoma Open Meeting Act, Title 25 Oklahoma Statutes, Section 307.B.3.

b. Discussion on negotiations and/or purchase for certain real properties at 211 North Cabaniss, owned by Tulsa County, et al: Authority: Oklahoma Open Meeting Act, Title 25 Oklahoma Statutes, Section 307.B.3.

c. Confidential communications and discussions among the City Council and its attorney concerning potential and current litigation status. Authority: Oklahoma Open Meeting Act, Title 25 Oklahoma Statutes Section 307.B.4.

Mayor Guthrie said item 4 on the Regular Agenda is up for discussion and consideration.:

Mayor Guthrie asks for a motion to enter into an executive session. Councilor Founds made a motion to approve, seconded by Vice Mayor Blair. The vote was taken with the following results:

Carried:5-0

Ayes: Founds, Blair, Revelis, Girard, Guthrie

Nays: 0

Time: 7:33 p.m.

Council enters Executive Session

Time: 9:21 pm

The council returns from the executive session.

Mayor Guthrie says no action was taken in the Executive Session.

5) Motion to exit Executive Session and reconvene in open session.

Mayor Guthrie said Item 5 on the Regular Agenda is up for discussion and consideration.

Mayor Guthrie asks for a motion to approve item 5. Councilor Founds made a motion to approve, seconded by Councilor Revelis. The vote was taken with the following results:

Carried:5-0

Ayes: Founds, Revelis, Girard, Blair, Guthrie

Nays: 0

6) Consider and/or take action, if necessary, on the purchase of certain real property 14515 S Yale Ave., owned by White Hawk Investments, LLC.

Mayor Guthrie said Item 6 on the Regular Agenda is up for discussion and consideration.
Item presented by Jared Cottle

Mayor Guthrie asks for a Motion on item 6.

Vice Mayor Blair asks for a Motion to have the City Manager and City Attorney continue discussions on the proposal, seconded by Councilor Revelis. The vote was taken with the following results:

Carried: 5-0

Ayes: Blair, Revelis, Girard, Founds, Guthrie

Nays: 0

- 7) Consider and/or take action, if necessary, on the purchase of certain real property at 211 North Cabaniss, owned by Tulsa County, et al

Mayor Guthrie said Item 7 on the Regular Agenda is up for discussion and consideration.
Item presented by Jared Cottle

Others who spoke: Katherine Madewell

Mayor Guthrie says no action to take on item 7.

- 8) City Manager's Report

City Manager Jared Cottle gave an update on upcoming events:

- St Patrick's Day kid fest
- 3/12/23 Spring Forward-Change Clock hour ahead
- Light Synchronization along Memorial from 111th-161st Street
- 126th St and Memorial Light update
- DHS LIHWAP Crisis Program-Utility Bill Assistance Program
- Vice Mayor Blair gave an update on the Great America Clean Up 3/1/23-3/31/23

- 9) New Business

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

No new business to discuss.

- 10) Adjournment

An adjournment was called at 9:35 pm.



City Clerk

Mayor

[illegible]

City of Bixby Development Services

Memo

To: City of Bixby, City Council
From: O.C. Walker, Development Services Director | City Planner
CC: City of Bixby, Planning Commission
Date: February 27, 2023
Re: February 21, 2023 | Planning Commission Meeting | 161st Memorial Project / Ellis Ranch

The purpose of this memorandum is to serve as an overview of the City of Bixby, Regular Planning Commission Meeting held on February 21, 2023. The following items were discussed and agreed to by Ideal Homes and the Bixby Planning Commission.

- Interim Chairman Josh Nave made a motion, and it was seconded by Commissioner Tom Holland that the following shall be recommended to the City Council for approval
- Motion to approve the agenda item (BXPUD 21.11) Major Amendment No. 1 as presented subject to a list of conditions, and the conditions are as follows:
- Maximum residential floor areas per unit shall be as follows:
 - 30 units at 1,150 square feet or greater
 - 32 units at 1,300 square feet or greater
 - 163 units 1,500 square feet or greater
 - 2 units at 1,000 square feet or greater
- The Developer shall provide a timeline of amenities to be installed, and the list will include the information on the final plat
- The 4' height fence and sidewalks will be phased in as the project develops, this information should also be incorporated on the Final Plat
- Sidewalks will be installed on both sides of the street.
- The Developer shall maintain governorship over the HOA
 - A property management firm shall be responsible for the day-to-day management of the HOA
- The motion passed with a 4 - 0 vote

Regular Agenda
Item 1