

City Council Work Session Meeting Minutes

Dawes Conference Room
113 W. Dawes Ave., Bixby, OK 74008
September 11, 2023 at 5:00 PM

Notice of Posting

This Notice and Agenda was posted on the bulletin board this day of September 8, 2023, on or before 6:00 p.m., at City Hall, 116 W. Needles Bixby Oklahoma.

Call to Order

Mayor Guthrie called the Bixby City Council Work Session Meeting to order at 5:03 pm.

Roll Call

Shannon Duran, City Clerk, called the roll, and the following were present:

Members Present

Mayor Guthrie
Vice Mayor Founds
Councilor Girard
Councilor Revelis
Councilor Hirshey

Staff Present

Jared Cottle, City Manager
Shannon Duran, City Clerk
Phil Frazier, City Attorney
Charles Barnes, Finance Director
OC Walker, City Planner
Todd Blish, Police Chief
Mike Butler, Fire Chief
Justin Dowd, City Engineer

Agenda

- 1) Presentation and discussion on Alderwood Estates Off-site sanitary sewer.

Mayor Guthrie said Item 1 on the Agenda is up for discussion and consideration.
Item presented by Jared Cottle
Others who spoke: Mark McGuire

City Manager Jared Cottle provided the council with the current status of the Alderwood Estates off-site sanitary sewer project discussed at the council retreat. The council was provided with a copy of the revised Preliminary Plat (Attached to these minutes as a reference). Developer Mark McGuire provides the council with the final layout and further information on the project. Development has changed from 226 lots to 204 larger-sized lots. This development will change from RS2.5 standards to change with wider lots. Discussions were held on the interceptor sewer

project options. Councilor Hirshey provided the Developer with suggested modifications to the lot sizes and road width of the development. Right of way to be changed to 60 feet. As we continue to grow, the City is increasing the flow, arterials, and traffic. Zoning ordinances are currently in the process of being modified and Councilor Hirshey would like to see that this project includes the plans for those changes moving forward for consistency. Further discussions were held on the width of the road. The developer agrees with the council's request to widen the road to 60 ft. Councilor Hirshey complimented the developer on the current design and layout.

The City Manager advised the council the parties were seeking direction from the council to move forward with an agreement. There would be a sewer agreement between the city and the developer for the project. The city and the developer partner from a material purchase standpoint. The developer will handle the design and the City will bid out the project. The total acreage amount can be agreed on once the bid takes place; the amount per lot fee and the excess capacity fee will be established, and then all parties will pay their proportion of the share. Once the bid is complete, an agreement will be drawn up with the exact amount for each lot and everyone will pay their portion of the shared base for the project.

2) Presentation and discussion on Robinson Ranch extended development at 167th & Memorial.

Mayor Guthrie said Item 2 on the Agenda is up for discussion and consideration.

Item presented by City Manager Jared Cottle

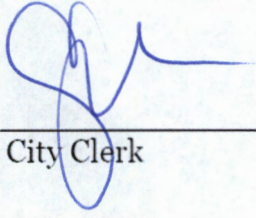
Others who spoke: Megan Pasco on behalf of Tanner Consulting

The item presented is an additional phase to Robinson Ranch. Megan Pasco from Tanner Consulting provided the council with a map and layout of the addition to be added to Robinson Ranch South(Attached and incorporated into these minutes for reference). This phase is an additional phase of Robinson Ranch that currently sits on 200 acres between 161st and 171st along Memorial. There is currently an existing PUD in place and the developer is asking to extend the development. This addition will widen the lots to 60 ft wide lots with a minimum of 20%, and 70 ft wide lots with a minimum of 10%. The homes will be 100% masonry, similar to what is currently in other phases in Robinson Ranch lots. There is a 65 ft wide collector street planned within the modifications of the PUD for this development. There will be 130-135 lots max for this area. This development does have a collector street planned and will extend the Robinson Ranch street to end back onto Memorial. The owners plan to keep the front two lots to access the mobile home park and asking to rezone the property. Developer to work with Justin Dowd in hopes of the possibility of eliminating the saker lift station and extending the sanitary sewer. A portion of the land is zoned RMH and with the modification, the developer is asking to change to RS. A commercial piece of the property on the PUD is zoned AG and asking to be modified to CS. This modification would change the 700 ft strip to CS along the frontage.

Discussions were held with the council and developer as to suggestions for the development, flood and detention ponds. City staff advises the council this area is currently in the flood zone and working on the applications with FEMA. This project will be removed from the flood plain prior to the project. Justin Dowd advises that the city is currently waiting to hear back from FEMA. Some other elevations will need to be completed to the project around reserve areas within the development. Councilor Girard worried about downstream flow and Jared advised that this project addressed all of the stormwater in this area. This development will not add any further flooding in this area. Further discussions were held as to the development.

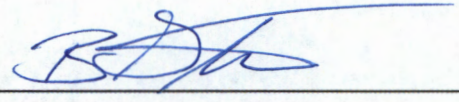
3) Adjournment

Adjournment was called at 5:50 pm



City Clerk





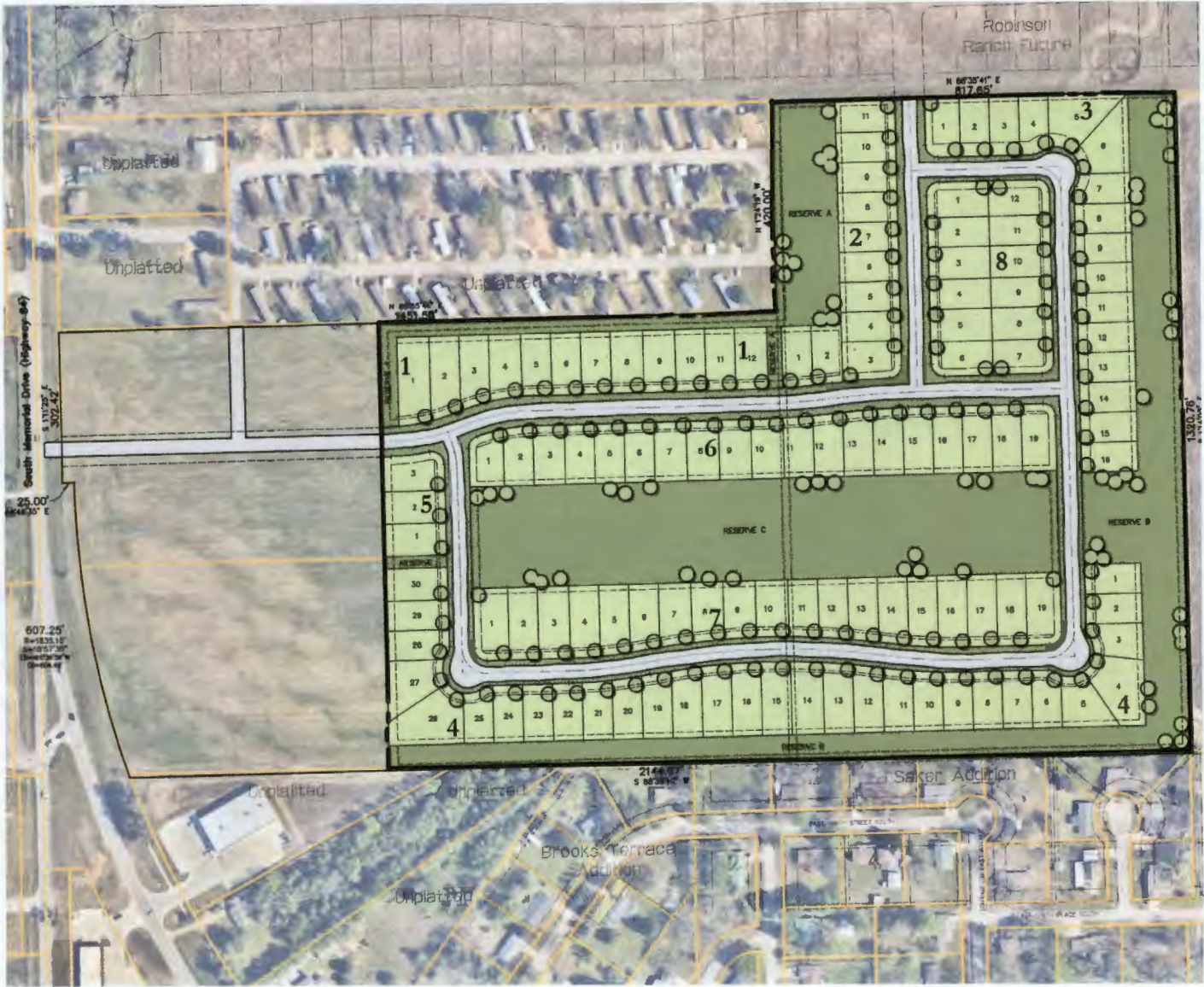
Mayor

Robinson Ranch South

EXHIBIT A

CONCEPTUAL SITE PLAN

CONCEPTUAL LAYOUT SHOWN AS OF AUGUST 29,2023

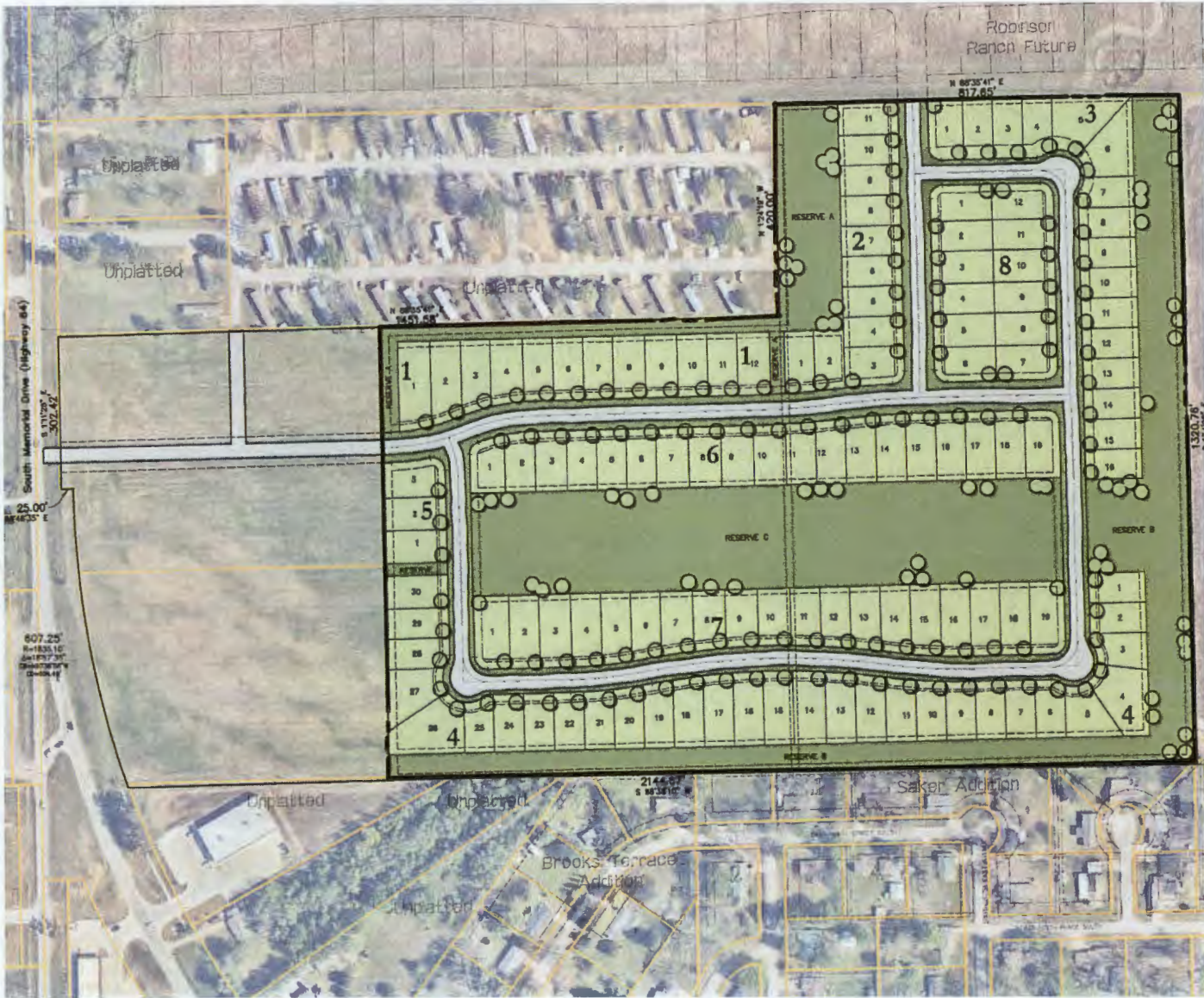


Robinson Ranch South

EXHIBIT A

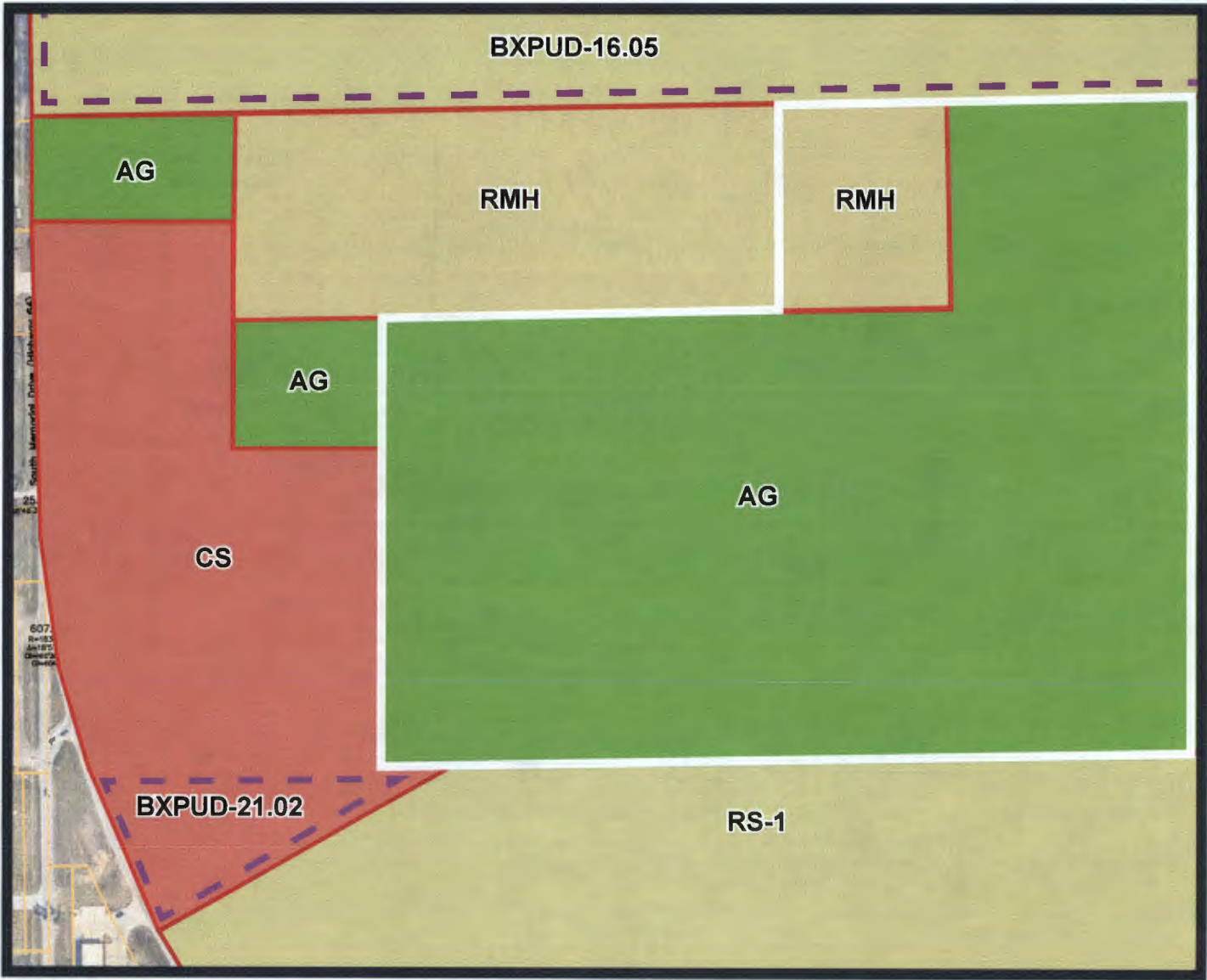
CONCEPTUAL SITE PLAN

CONCEPTUAL LAYOUT SHOWN AS OF AUGUST 29, 2023



Robinson Ranch South

EXHIBIT B
EXISTING ZONING MAP



Land Summary

ALDERWOOD ESTATES, A SUBDIVISION TO THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

A TRACT OF LAND THAT IS PART OF THE NORTH HALF (N/2) OF SECTION TWENTY (20), 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, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER (W/2 W/2 W/2 NE/4); THENCE SOUTH 00°25'22" EAST ALONG THE EASTERLY LINE OF SAID W/2 W/2 W/2 NE/4 FOR A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°25'22" EAST ALONG SAID EASTERLY LINE FOR A DISTANCE OF 1074.47 FEET TO A POINT; SAID POINT BEING THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (E/2 NW/4 SW/4 NE/4); THENCE NORTH 89°29'56" EAST ALONG THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW/4 NE/4) FOR A DISTANCE OF 892.14 FEET TO A POINT; SAID POINT BEING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/2 N/2 SE/4 NE/4); THENCE NORTH 89°29'56" EAST ALONG THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (NE/4 SW/4 NE/4); THENCE SOUTH 00°25'22" EAST ALONG THE EASTERLY LINE OF SAID NE/4 SW/4 NE/4 FOR A DISTANCE OF 331.13 FEET TO A POINT; SAID POINT BEING THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (S/2 N/2 SE/4 NE/4); THENCE NORTH 89°29'56" EAST ALONG THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (NE/4 SW/4 NE/4); THENCE SOUTH 00°25'22" EAST ALONG THE EASTERLY LINE OF SAID S/2 N/2 SE/4 NE/4 FOR A DISTANCE OF 1322.63 FEET TO A POINT; SAID POINT BEING THE NORTHEAST CORNER OF SAID S/2 N/2 SE/4 NE/4; THENCE SOUTH 00°25'22" EAST ALONG THE EASTERLY LINE OF THE S/2 N/2 SE/4 NE/4 FOR A DISTANCE OF 331.14 FEET TO A POINT; SAID POINT BEING THE SOUTHEAST CORNER OF THE S/2 N/2 SE/4 NE/4; THENCE SOUTH 89°30'00" WEST ALONG THE SOUTHERLY LINE OF THE S/2 N/2 SE/4 NE/4 FOR A DISTANCE OF 1322.42 FEET TO A POINT; SAID POINT BEING THE SOUTHWEST CORNER OF THE S/2 N/2 SE/4 NE/4; THENCE SOUTH 00°25'43" EAST ALONG THE EASTERLY LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (S2 SW/4 NE/4) FOR A DISTANCE OF 662.26 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID N/2 OF SECTION 20; THENCE SOUTH 89°30'01" WEST ALONG SAID SOUTHERLY LINE FOR A DISTANCE OF 1652.50 FEET TO A POINT; SAID POINT BEING THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER (E/2 E/2 E/2 NW/4); THENCE NORTH 00°26'28" WEST ALONG THE WESTERLY LINE OF SAID E/2 E/2 E/2 NW/4 FOR A DISTANCE OF 1986.68 FEET TO A POINT; SAID POINT BEING THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (E/2 NE/4 NE/4 NW/4); THENCE NORTH 89°29'51" EAST ALONG THE SOUTHERLY LINE OF SAID E/2 NE/4 NE/4 NW/4 FOR A DISTANCE OF 300.82 FEET TO A POINT; SAID POINT BEING 30.00 FEET WESTERLY OF THE EASTERLY LINE OF THE NORTHWEST QUARTER (NW/4); THENCE NORTH 0°25'55" WEST AND PARALLEL WITH SAID EASTERLY LINE FOR A DISTANCE OF 412.23 FEET TO A POINT; SAID POINT BEING 250.00 FEET SOUTHERLY OF THE NORTHERLY LINE OF SAID SECTION; THENCE NORTH 89°29'47" EAST AND PARALLEL WITH SAID NORTHERLY LINE, FOR A DISTANCE OF 300.86 FEET TO THE POINT OF BEGINNING.

Basis of Bearings

THE NORTH LINE OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY (20), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA N 88°40'56" E (PER THIS SURVEY)

ADS Benchmark

AERIAL DATA SERVICE MONUMENT: TUL2
3" ALUMINUM CAP-FLUSH-STAMPED "TUL2"; SET S.E. OF 151ST ST. AND HARVARD AVE. THE STATION IS 2.0' NORTH OF CARBONITE WITNESS POST.

SUBDIVISION STATISTICS

SUBDIVISION CONTAINS ONE COMMERCIAL LOT AND TWO-HUNDRED FOUR (204) LOTS IN TEN (10) BLOCKS AND SEVEN (7) RESERVE AREAS
73.79 ACRES (3,214,198 SQUARE FEET)

CERTIFICATE OF APPROVAL

CITY PLANNING COMMISSION APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE BIXBY PLANNING COMMISSION ON _____

CHAIRPERSON, VICE CHAIRPERSON OR SECRETARY

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE BIXBY CITY COUNCIL ON _____

MAYOR OR VICE MAYOR

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE BIXBY CITY COUNCIL ON _____

CITY MANAGER

UTILITY CONTACTS

WATER CREEK COUNTY RWD #2 2425 W. 121st St. S. Jenks, OK 74037 918-299-4448	AEP PUBLIC SERVICE COMPANY OF OKLAHOMA 212 E. 6TH ST. TULSA, OK 74119 1-888-215-3523
OKLAHOMA NATURAL GAS COMPANY 2319 W. EDISON ST TULSA, OK 74127 918-834-8000	SEWER CITY OF BIXBY 116 W NEEDLES, P.O. BOX 70 BIXBY, OK 74008 918-366-4430
AT&T 800-454-7928	

FLOODPLAIN

PORTIONS OF THE PROPERTY ARE LOCATED WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AND ZONE X (10.2% ANNUAL CHANCE FLOOD HAZARD) AS SHOWN ON FIRM PANEL 40143CD429L DATED 10/16/2012

Preliminary Plat (Revised)

ALDERWOOD ESTATES

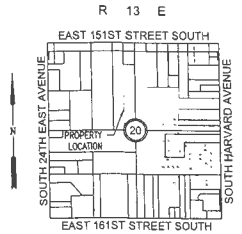
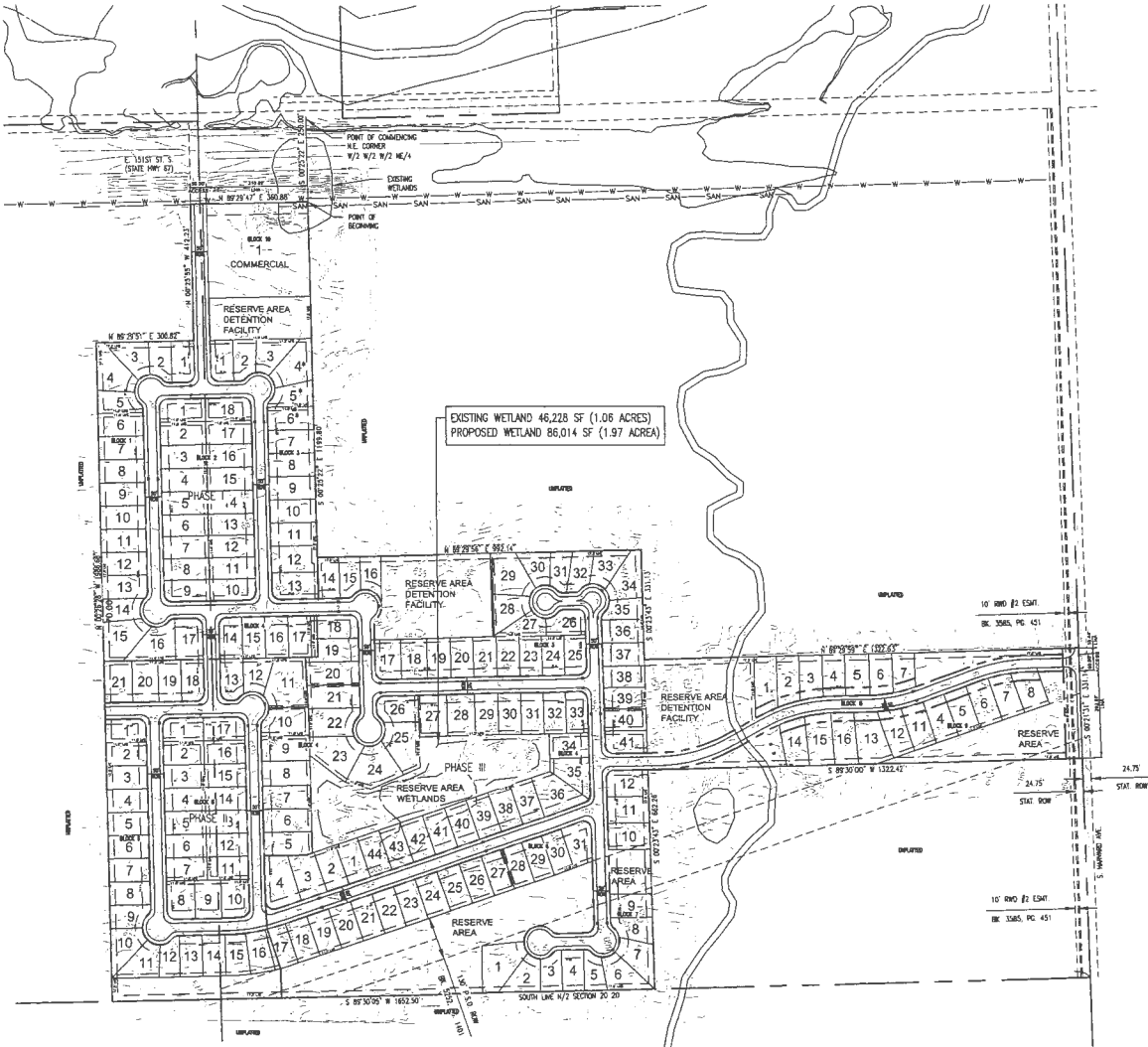
A SUBDIVISION TO THE
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BEING A PART OF THE NW/4 AND THE NE/4 OF SECTION 20, TOWNSHIP 17 NORTH, RANGE 13 EAST
OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA
204 LOTS, 10 BLOCKS, 7 RESERVES

Owner / Developer

154000 HARVARD, L.L.C.
8086 S. YALE AVENUE
TULSA, OK 74136

Engineer/Surveyor

THE SCHEMMER ASSOCIATES, LLC
10820 EAST 45TH ST, SUITE 307
TULSA, OK 74146
PHONE: (918) 394-1500
FAX: (918) 369-6876
C.A. #5964 EXPIRES JUNE 30, 2023
OWATSON@SCHEMMER.COM



Location Map
SCALE: 1"=200'



Scale: 1"=200'

Legend

BL _____ BUILDING LINE
LNA _____ LIMITS OF NO ACCESS
ACC _____ LIMITS OF ACCESS
FLE _____ FENCE & LANDSCAPE EASEMENT
ULE _____ UTILITY EASEMENT

*RESIDENTIAL HOME TO BE SINGLE STORY ONLY

COUNTY CLERK STAMP

COUNTY TREASURER STAMP

Preliminary Plat (Updated)

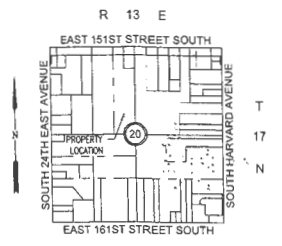
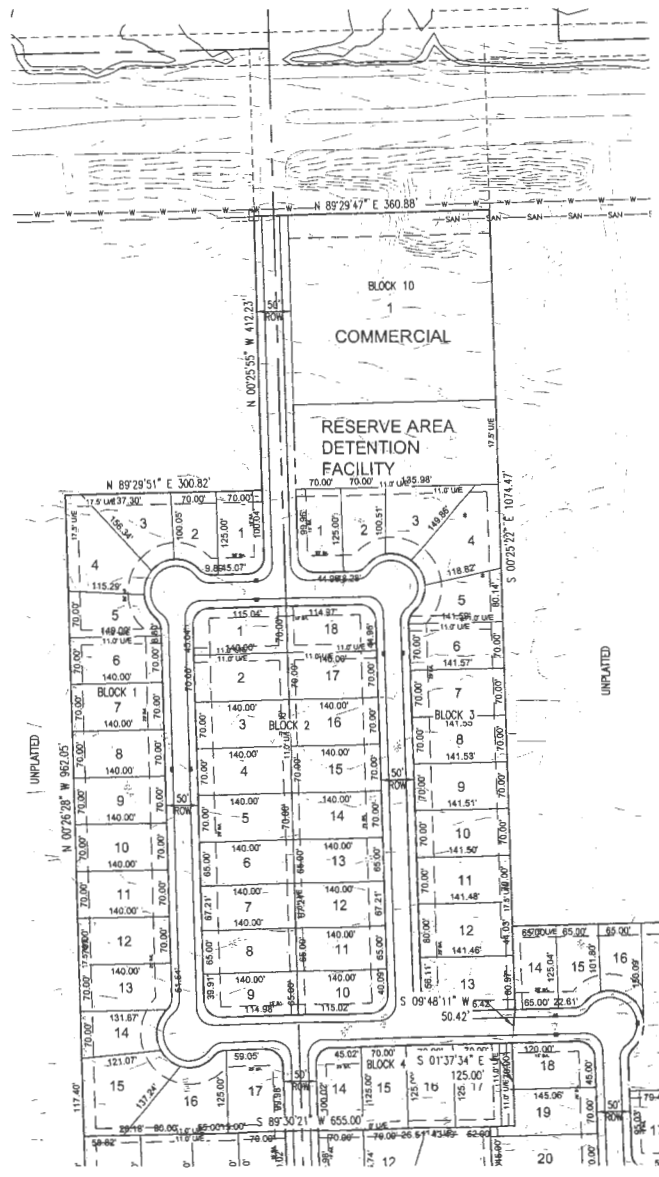
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PHASE 1 LOT SUMMARY	
BLOCK	LOTS
1	17
2	18
3	13
4	4



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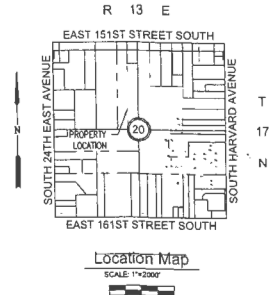
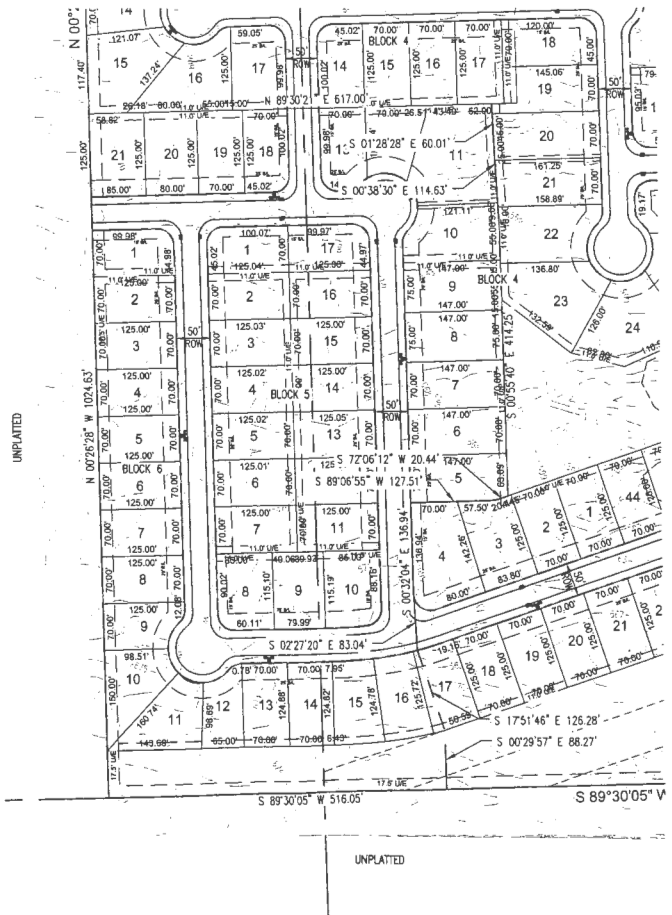
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PHASE 2 LOT SUMMARY	
BLOCK	LOTS
1	4
4	9
5	17
6	16

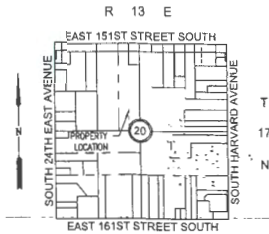
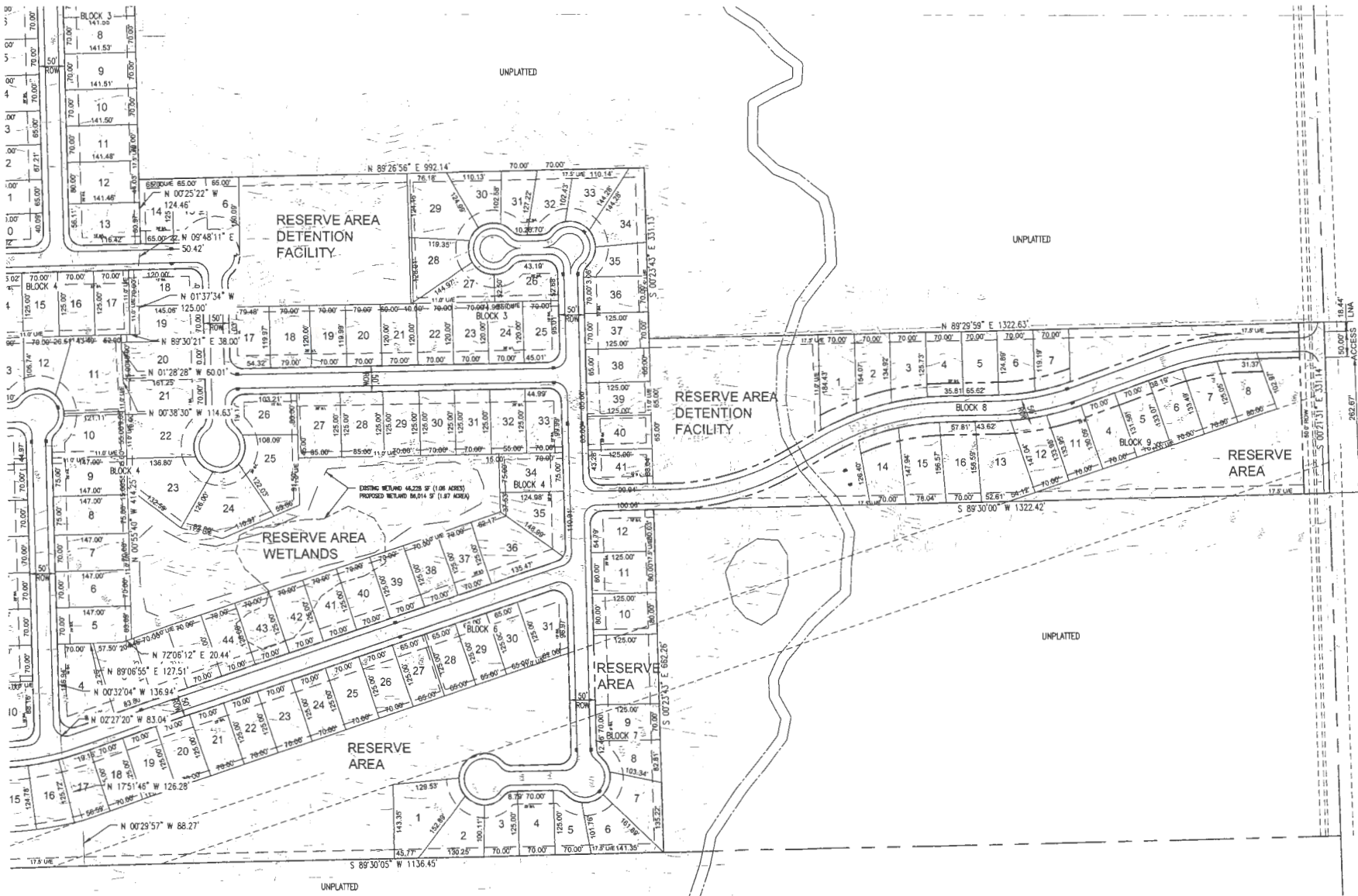


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Preliminary Plat (Updated)

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Scale: 1"=100'



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PHASE 3 LOT SUMMARY

BLOCK	LOTS
3	28
4	31
6	15
7	12
8	7
9	11