City Council Meeting Minutes

City Hall Municipal Building
116 W. Needles Ave., Bixby, OK 74008
January 22, 2024 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 January 19, 2024, on or before 5:00 p.m.

Call to Order

Mayor Guthrie called the City Council Meeting to order at 6:04 p.m.

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
Joey Wiedel, Development Services Director
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 1/08/2024.

2) Minutes for the City Council Meeting dated 01/08/2024.

3) Discuss and/or take action on approval of the Economic Development Agreement with Scratch Golf.

4) Consider and/or approve the declaration of the 2005 Ford E-450 Minibus VIN 1FDXE45S85HB49343 as surplus equipment.

5) Consider and/or approve purchase order to Hilltop Securities Asset Management to calculate potential arbitrage costs related to our series of General Obligation Bonds. This years' service agreement is in the amount of $11,910.00.

6) Requesting purchase of New Fire Station IT items in the amount of $33,700 to be funded out of Capital Budget.

7) Consider and/or approve funding for final ambulance charges for the two new ambulances in the amount of $63,162.00. These charges are for changing from gasoline to diesel chassis and equipping with a new standard safety feature which includes seat belts lined with airbags. Funding for these items will come from the 2023-24 capital budget.

8) Approve and/or discuss the purchase of replacement sidearms for the Police Department, including holster, optic, magazines, and training ammunition to replace aging weapons that range from seven to twenty years old at a cost of no more than $64,000 from funds that were approved by the council in the 2024 operating budget and police capital budget.

9) Endorse 2024 "One Voice" Regional Legislative Agenda.

Councilor Girard requested that item 3 be pulled for further discussion and clarification, as it was needed before taking a vote on it, and that it was important to share the details with the public before moving forward. City Manager Jared Cottle provided the council with details on the agreement with ScratchGolf. This agreement allows for a tax rebate of 1 cent per dollar for 3 years, up to a maximum of $25,000. Discussion ensued.

Councilor Revelis requested that item 9 be pulled and asked about "OneVoice". In response, Mr. Cottle explained that as a member of the Tulsa Regional Chamber, the Chamber has requested its members to support the 2024 agenda. This agenda aims to pursue legislative solutions at both the state and federal levels. The agenda is backed by a coalition of organizations associated with the Chamber.

Citizen, Richard Oltmann requested to pull item 6. Mr. Altman inquired about the bidding process for the purchase of new Fire Station IT items. He mentioned that his company could have bid on this if given the opportunity. Fire Chief Mike Butler stated that the bids are state pricing. Mr. Cottle added that if they wanted to go with something other than state pricing, the city would need to put together a bid packet and advertise the bid. Councilor Girard asked Mr. Altman about his company's bidding if given the opportunity. Mr. Altman declined to disclose it but mentioned that it would have been lower than the proposed $30,000.

Councilor Girard asked that item 3 on the consent agenda be voted on separately.

Mayor Guthrie asks for a motion to approve items 1-9 with the exception of item 3. Vice Mayor Founds made a motion to approve, seconded by Councilor Hirshey. The vote was taken with the following results:

Carried: 5-0
Ayes: Founds, Hirshey, Girard, Revelis, Guthrie

Nays: 0

Mayor Guthrie asks for a motion to approve item 3. Vice Mayor Founds made a motion to approve, seconded by Councilor Hirshey. The vote was taken with the following results:

Carried: 3-2
Ayes: Founds, Hirshey, Guthrie
Nays: Girard, Revelis

Regular Agenda

1) Discussion, consideration, and possible vote for approval of Bixby Preliminary Plat (B.X.P.T.) number 23.17, for South County Industrial Park, 70 acres, containing eleven (11) lots, two (2) blocks, and two (2) reserve areas, in Section 16, Township 17 North, Range 13 East, located One-half (1/2) mile North of 151st Street South and West of Kimberly Clark Place.

Mayor Guthrie said item 1 on the Regular Agenda is up for discussion and consideration.
Item presented by Joey Wiedel, Development Services Director
Others who spoke: Jared Cottle, City Manager and Richard Oltmann, Citizen

Joey Wiedel presented the Preliminary Plat for South County Industrial Park to the council. Mr. Wiedel stated that staff received no comments either for or against the Preliminary Plat and that staff supports its approval. He also mentioned that the PUD prohibits certain Use Units that are not permitted as accessory use and have been identified clearly. These units include Use Unit 13 - Medical Marijuana Dispensary (including transportation use), Use Unit 22 - Medical Marijuana Research Facility, Use Unit 22A - Medical Marijuana Testing Laboratory, Use Unit 23 - Medical Marijuana Warehousing and Wholesaling Facility, Medical Marijuana Grow Facility, and any Sexually Oriented Business as defined in Section 11-7D-6 of the Bixby Zoning Code.

In addition, the only TAC comment is that the applicant is to dedicate a portion of the property to the City for the maintenance of the existing lift station and force main, along with space for a future booster pump station. Exact property dimensions are to be determined prior to the submittal of the final plat. Mr. Wiedel also mentioned that the Planning Commission voted 4-0 in favor of approving the Preliminary Plat. Councilor Girard expressed concern over noise and light pollution. Mr. Wiedel assured the council that the PUD addressed lighting and landscape buffers and the Site Plan for this development will address these issues with greater detail.

Councilor Hirshey suggested adding a sunset clause for PUDs. City Manager Jared Cottle responded that the current code does not have one. However, it will be addressed once Matrix concludes its review of current zoning codes. A discussion ensued over lot splits. Mr. Cottle assured that lot splits would come back to the council for approval. Councilor Girard expressed frustration over the developer's absence at a council meeting to address concerns about a large development. Mayor Guthrie asked for clarification on the compensatory storage pond and why it's not a reserve instead. Citizen Richard Oltmann asked about the size of the buildings that would be built on the proposed lots. Mr. Wiedel did state that the Preliminary Plat does address a height limit of 40 feet.

Mayor Guthrie asks for a motion to approve item 1. Councilor Hirshey made a motion to approve the Preliminary Plat number 23.17 for South County Industrial Park, 70 acres, containing four (4) lots, two (2) blocks, and two (2) reserve areas identified separately from tree preservation reserve areas, seconded by Vice Mayor Founds. The vote was taken with the following results:

Carried:5-0

Ayes: Hirshey, Founds, Girard, Revelis, Guthrie
Nays: 0

2) Consider and/or Approve Bixby Site Plan (B.X.S.P) number 24.02, Site Plan for Quail Creek Commons Building A, South of 121st Street South and East of South 74th E Ave.

Mayor Guthrie said item 2 on the Regular Agenda is up for discussion and consideration.
Item presented by Joey Wiedel, Development Services Director
Others who spoke: Justin Dowd, City Engineer

Joey Wiedel presented to the council the Site Plan for Quail Creek Commons Building A. Mr. Wiedel also stated that the PUD requires the Site Plan to be presented to both the Planning Commission and City Council for approval. Staff also commented on the interconnectivity to the North. The applicant stated the intent was to have a connection to the North. Staff did not receive public comments and recommended approval. The Planning Commission voted 4-0 for approval.

Councilor Hirshey inquired about the ongoing work being done in the area. Mr. Wiedel informed that the project has received an earth change permit and Justin Dowd confirmed the extension of utilities to the area.

Mayor Guthrie asks for a motion to approve item 2. Vice Mayor 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, Hirshey, Guthrie
Nays: 0

3) Consider and/or Approve Bixby Site Plan (B.X.S.P) number 24.03, Site Plan for Quail Creek Commons Building B, South of 121st Street South and East of South 74th E Ave.

Mayor Guthrie said item 3 on the Regular Agenda is up for discussion and consideration.
Item presented by Joey Wiedel, Development Services Director
Others who spoke:

Like item 2, Joey Wiedel presented the Site Plan for Quail Creek Commons Building B to the council.

Mayor Guthrie asks for a motion to approve item 3. Councilor Girard made a motion to approve, seconded by Vice Mayor Founds. The vote was taken with the following results:

Carried: 5-0
Ayes: Girard, Founds, Revelis, Hirshey, Guthrie
Nays: 0

4) Discussion, consideration, and possible vote to award the contract for the Dawes Storm Sewer: Parker to Stanley CDBG FY-2022 to Cherokee Pride Construction, Inc.; Cherokee Pride Construction, Inc. submitted the lowest and best bid of $296,100.00.

Mayor Guthrie said item 4 on the Regular Agenda is up for discussion and consideration.
Item presented by Justin Dowd
Others who spoke:

Justin Dowd presented to the council the lowest bid for the Dawes Storm Sewer: Parker to Stanley project, which would also provide a storm sewer outlet to the PAC. The project will be funded through Urban County CDBG funds ($284,803.27); Cherokee Pride Construction submitted the lowest and best bid at $296,100.00, with the City's contribution being $11,296.73.

Mayor Guthrie asks for a motion to approve item 4. Councilor Girard made a motion to approve, seconded by Vice Mayor Founds. The vote was taken with the following results:

Carried: 5-0
Ayes: Girard, Founds, Revelis, Hirshey, Guthrie
Nays: 0

5) City Manager's Report

- City Manager Jared Cottle expressed gratitude to city staff for their hard work in clearing city streets and sidewalks during inclement weather.
- MyGov is the new interphase portal for the public.
- Emergency traffic signals are being installed at the new fire station. Mid-February will be the opening of the new station.

6) 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.

7) Adjournment

An adjournment was called at 7:08 p.m.

City Clerk

INCORPORATED CITY OF BIXBY
CLERK'S
SEAL
OKLAHOMA

Mayor

CITY OF
BIXBY
OKLAHOMA

Bixby City Council

Speaker Sign-In Sheet

Date: 1/22/24

***Please list "Consent" or "Regular" with the Item Number ***

Name	Address/Phone	Item # -"Consent" or "Regular" Agenda
Richard Oltmann	14127 S Winston Ave	#6 Consent
"	"	#1 Regular
		1/22/24