

City Council Meeting Minutes

City Hall Municipal Building
116 W. Needles Ave., Bixby, OK 74008
February 26, 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 February 23, 2024, on or before 5:00 p.m.

Call to Order

Mayor Guthrie called the City Council Meeting to order at 6:01 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
Bea Aamodt, Public Works Director
Joey Wiedel, Development Services Director
Joe Sherrell, Assistant Fire Chief
Justin Dowd, City Engineer
Bryan Toney, Public Information Officer

Pledge of Allegiance

Invocation

Consent Agenda

- 1) Minutes for the Work Session dated 2/12/24.
- 2) Minutes for the City Council Meeting dated 2/12/24.

- 3) Consider and approve the OMAG (Oklahoma Municipal Assurance Group) recommendation for denial for claimant Christina Nolan, Claim 214250-1-LN.
- 4) Consider and approve the OMAG (Oklahoma Municipal Assurance Group) recommendation for denial for claimant John Thomas, Claim 214249-1-LN.
- 5) Consider and approve the OMAG (Oklahoma Municipal Assurance Group) recommendation for denial for claimant Paige Hawkins, Claim 214247-1-LR.
- 6) Consider and approve the OMAG (Oklahoma Municipal Assurance Group) recommendation for denial for claimant Bobby Woodward, Claim 214289-1-LR.
- 7) Discuss and/or take action on Utility Easement Dedication for utilities to serve Ellis Ranch.
- 8) Consider and/or approve Resolution 2024-3 to allow the allocation of opioid settlement funds for opioid abuse reduction.

Mayor Guthrie said Items 1-8 on the Consent Agenda is up for discussion and consideration.

Mayor Guthrie asks for a motion to approve items 1-8. Councilor 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

Regular Agenda

- 1) Presentation to the council of an interactive map of Washington Irving Park created by Girl Scout Troop 7158 from Bixby.

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

Item presented by John Wood, Parks Director

Others who spoke: Girls from Girl Scout Troop 7158

John Wood, the Parks Director, briefed the council about a recent discussion centered around the Washington Irving Park tree inventory. During this discussion, City staff members Bea Aamodt and Jennifer Hutchins, along with Girl Scout Troop 7158, collaborated to develop an interactive map highlighting the park's diverse tree inventory. The City staff recommends approval of the map and turns the item over to Girl Scout Troop 7158 for presentation.

Girl Scout Troop 7158 made a presentation to the council about their project called "Trees For Me". The troop has been diligently collaborating with Arborists to identify the trees in Washington Irving Park. During their efforts, they observed that not all the trees had been properly identified.

Their project, aptly named "Trees For Me," aims to rectify this situation by labeling and renumbering each tree. Additionally, they plan to create an interactive App/website where citizens can explore the park, locate specific trees using the map, and access historical information about each tree. The troop proposes hosting the tree map and a QR code on the City website. This would allow easy access for citizens interested in learning about the trees in Washington Irving Park. Once the troop completes the map updates, they kindly request that the City take over its maintenance and management.

The City Council agrees with the project, and they have informed the Girl Scout Troop that the

City will take over the map once the project is completed. Additionally, the Council extended their gratitude and congratulations to the members of the Girl Scout troop.

- 2) Consider and take action on approval or denial of the Bixby Preliminary Plat and Final Plat (B.X.P.T) number 23.10, for the Reserve at White Hawk, 18.43 acres, Blocks 1-6 in Section 15, Township 17 North, Range 13 East, located North of East 151st Street South an East of South 53rd East Ave pursuant to a vote to reconsider made and passed on February 12, 2024, council meeting.

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: None

Mayor Guthrie says that since Councilor Founds made the motion at the last meeting he will turn the item over to Councilor Founds. Councilor Founds advised that this item was brought back for reconsideration to allow the opportunity to revise the Comprehensive Plan. Councilor Founds motions to move items 2 and 3 to a later date after the Comprehensive Plan is heard.

Mayor Guthrie states that there are a lot of people signed up to speak on these items, there was a lot of discussion on these items at the last meeting, and these items will come back after the Comprehensive Plan. Mayor Guthrie apologizes to those who have signed up to speak and that these items are not up for debate at this meeting. However, citizens will have the opportunity to speak about this item at the next City Council meeting after the Comprehensive Plan is heard by the Planning Commission.

Christie Rooney inquires as to when that will be. Mayor Guthrie advises that the Comprehensive Plan will need to be published after the Application is received, then it will go to the Planning Commission to be heard, and then return to City Council either as approved from the Planning Commission or if it is denied then the Applicant can file an appeal.

Citizen inquires as to the waiting period for the notification of the application. Discussion was held that an application has been made and there is a 20 day waiting period after the notice.

The next Planning Commission meeting will be 3/18/24. The City Council to hear these items after that on or around March 25, 2024

Mayor Guthrie asks for a motion to approve item 2. Councilor Founds made a motion to move item 2 to a later date after the Comprehensive Plan is heard, seconded by Councilor Hirshey. The vote was taken with the following results:

Carried:5-0

Ayes: Founds, Hirshey, Girard, Revelis, Guthrie

Nays: 0

- 3) Consider and take action on approval or denial of the Bixby Preliminary Plat and Final Plat (B.X.P.T) number 23.18 for the Reserve at White Hawk, 10.26 acres, Blocks 1-6 in Section 15, Township 17 North, Range 13 East, located on the Southeast Corner of South Yale Avenue and East 141st Street South pursuant to a vote to reconsider made and passed on February 12, 2024, council meeting.

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: None

Mayor Guthrie says that since Councilor Founds made the motion at the last meeting he will turn the item over to Councilor Founds. Councilor Founds advised that this item was brought back for reconsideration to allow the opportunity to revise the Comprehensive Plan. Councilor Founds motions to move items 2 and 3 to a later date after the Comprehensive Plan is heard.

Mayor Guthrie states that there are a lot of people signed up to speak on these items, there was a lot of discussion on these items at the last meeting, and these items will come back after the Comprehensive Plan. Mayor Guthrie apologizes to those who have signed up to speak and that these items are not up for debate at this meeting. However, citizens will have the opportunity to speak about this item at the next City Council meeting after the Comprehensive Plan is heard by the Planning Commission.

Christie Rooney inquires as to when that will be. Mayor Guthrie advises that the Comprehensive Plan will need to be published after the Application is received, then it will go to the Planning Commission to be heard, and then return to City Council either as approved from the Planning Commission or if it is denied then the Applicant can file an appeal.

Citizen inquires as to the waiting period for the notification. An application has been made and there is a 20 day waiting period after the notice.

The next Planning Commission meeting will be 3/18/24. The City Council to hear these items after that on or around March 25, 2024

Mayor Guthrie asks for a motion to approve item 3. Councilor Founds made a motion to move item 3 to a later date after the Comprehensive Plan is heard, seconded by Councilor Hirshey. The vote was taken with the following results:

Carried: 5-0

Ayes: Founds, Hirshey, Girard, Revelis, Guthrie

Nays: 0

- 4) Discussion, consideration, and possible vote for approval of Bixby Zoning (B.X.Z.O) number 24.01, Rezoning for Greyhawk Residential, a proposed amendment to a zoning district in the City of Bixby, from Agriculture (A.G.) to Residential Single-Family (RS-2) The property contains 105.45 acres in Section 06, Township 17 North, Range 14 East, located approximately 2,000 feet North of 131st and South Mingo Road and 2,000 feet East of 131st and South Mingo Road.

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

Item presented by Joey Wiedel, Development Services Director

Others who spoke: Ryan McCarty and Nathalie Cornett

Development Director, Joey Wiedel, advised the Council that Items 4-6 consists of the same project for a Rezone, PUD, and Preliminary Plat.

Joey Wiedel presented item 4 and recommended approval of the rezoning for Greyhawk Residential in B.X.Z.O 24.01.

Applicant Nathalie Cornett from Eller and Detrich is present for questions and comments from the Council. Natalie advises the Council that they agree with staff recommendations and request approval of the rezone.

Mayor Guthrie asks for a motion to approve item 4. Councilor 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

- 5) Discussion, consideration, and possible vote for approval of Bixby Zoning (B.X.P.U.D) number 24.01, Planned Unit Development for Greyhawk Residential. The property contains 105.45 acres in Section 06, Township 17 North, Range 14 East, located approximately 2,000 feet North of 131st and South Mingo Road and 2,000 feet East of 131st and South Mingo Road.

Mayor Guthrie said Item 5 on the Regular Agenda is up for discussion and consideration. Item presented by Joey Wiedel, Development Services Director

Others who spoke: Jared Cottle, the City Manager, and Justin Dowd, the City Engineer;

Applicants: Nathalie Cornett and Ryan McCarty

Development Director, Joey Wiedel, advised the Council that Items 4-6 consists of the same project for a Rezone, PUD, and Preliminary Plat.

Joey Wiedel presented item 5 and recommended approval of the Planned Unit Development (B.X.P.U.D 24.01). Applicant Nathalie Cornett from Eller and Detrich is available for any questions and comments from the Council.

Discussions were held between staff, the applicant, and the Council regarding the following: the crash gates, the bridge, the flood zone, the screening, and landscaping within the proposed development.

Councilor Hirshey inquires about the Planned Unit Development (PUD) regarding the dates or sunset clause for this project. Joey Wiedel informs the council that there is no specific language regarding dates for this development. The City's information indicates that there is currently a buyer, and they are eager to proceed as soon as possible with the project. The anticipated schedule for this development is to commence in the summer of 2024, with lots ready by fall of 2025. Councilor Hirshey expresses concern that the project might begin but then encounter delays, leaving it inactive for a certain period. To address this, Councilor Hirshey proposes that the project should return to the Planning Commission and Council if any circumstances require it to be put on hold.

Councilor Hirshey inquires about the Planning Commission's perspective and whether this proposal aligns with the City's trajectory. Joey informed the Council that this proposal does meet the Comprehensive Plan requirements and aligns with the City's direction.

Mayor Guthrie asks for a motion to approve item 5. Councilor Hirshey moves to approve item 5, the Planned Unit Development (PUD) contingent on the project will commence no later than 24 months after the approval of the Letter of Map Revision (LOMR) or Planning Unit Development (PUD) and that anytime after commencement if there is a stoppage that occurs greater than a 24 month period than it must go back the Planning Commission to resolve , seconded by Councilor Councilor Founds. The vote was taken with the following results:

Carried:5-0

Ayes: Hirshey, Founds, Girard, Revelis, Guthrie

Nays: 0

- 6) Discussion, consideration, and possible vote for approval of Preliminary Plat (B.X.P.T.) number 24.01, for Greyhawk Residential. The property contains 105.45 acres in Section 06, Township 17

North, Range 14 East, located approximately 2,000 feet North of 131st and South Mingo Road and 2,000 feet East of 131st and South Mingo Road.

Mayor Guthrie said Item 6 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 Justin Dowd, City Engineer;

Applicants: Nathalie Cornett and Ryan McCarty

Development Director, Joey Wiedel, advised the Council that Items 4-6 consists of the same project for a Rezone, PUD, and Preliminary Plat.

Joey Wiedel informed the council that the Planning Commission had a discussion on the compaction of the dirt for this development. There was a further discussion about the compaction testing and engineering requirements.

Mayor Guthrie asks for a motion to approve item 6. Councilor Hirshey moves to approve the Preliminary Plat, with the exception that a collector street should be added. The street will have a 60-foot right of way and be 36 feet wide, along Block 6 in Area "B", seconded by Councilor Founds. The vote was taken with the following results:

Carried: 5-0

Ayes: Hirshey, Founds, Girard, Revelis, Guthrie

Nays: 0

7) City Manager's Report

City Manager, Jared Cottle, made the following update to the Council:

- Launching a Dashboard on the City website for projects going on within the City letting citizens know where construction phases are, how they were funded, and what the next steps are.
- Fire Station 1- Has made a punch list and expected completion should be within the next 4-6 weeks.
- Washington River Park will open in March 2024.
- St Patty's Day Party will be held downtown from 2-6 pm on March 16, 2024.
- Easter Fun Day will be held at Washington Irving Park on March 23rd from 12-2 pm. The Easter Egg hunt will be at 1 pm

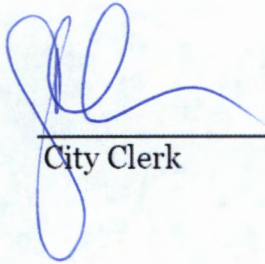
8) New Business

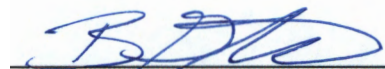
In accordance with the Open Meeting act, Title 25 O.S. § 311.A.10, new business is defined as any matter not known about or which could not have been reasonably foreseen prior to the time of posting the agenda.

Mayor Guthrie says there is no new business to discuss.

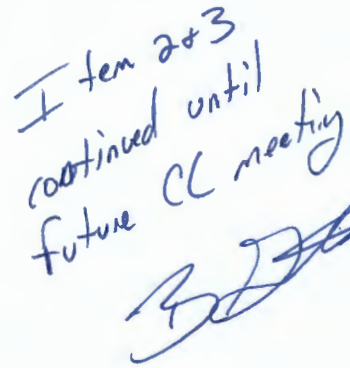
9) Adjournment

Adjournment was called at 7:08 pm.



City Clerk

Mayor

[illegible]