

City Council Meeting Minutes

City Hall Municipal Building
116 W. Needles Ave., Bixby, OK 74008
April 8, 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 April 5, 2024, on or before 5:00 p.m.

Call to Order

Mayor Guthrie called the City Council Meeting to order at 6:08 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
Joey Wiedel, Development Services Director
Todd Blish, Police Chief
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 03/25/24.
- 2) Minutes for the City Council Meeting dated 03/25/24.

- 3) Consider and/or approve the expenditure of grant funds in the amount of \$24,200 from the Attorney General's Office Safe Grant, supplemented by \$4,500 in Capital funds toward the expansion of the camera project with pod/pole cameras. This is an extension of the camera project that began in 2022. New cameras will be installed in Washington Irving Park, 121st and Memorial, 111th and Memorial, and along the pedestrian bridge.
- 4) Approve purchase to EXACOM, Inc. (sole source). The purchase will cover the annual maintenance of the department's recording system from 6/29/24-6/28/25. To be funded through budgeted E-911 funds.
- 5) Discuss and/or take action on Utility Easement Dedication to PSO (Public Service of Oklahoma) / AEP (American Electric Power).
- 6) Discuss and/or approve accepting infrastructure for Golden Horseshoe, located at 150th St S & Memorial.
- 7) Consider and/or Approve purchase of an Alamo Traxx RC28 Slope Mower in the amount of \$50,465.00 Sourcewell # AI 070821-AGI P&K Equipment. Approved in FY23 Capital Budget.
- 8) Discuss and/or approve purchasing a Cub Cadet Pro-Z 960S EFI mower from Tulsa New Holland for \$13,207 for the Street Department.
- 9) Discuss and/or approve Change Order No. 4 to add \$62,821.67 to the Audio Visual allowance for the Municipal Building at 111th Cabaniss Project and designation of ENCO as a sole source vendor.
- 10) Discuss and/or approve an Agreement with Professional Engineering Consultants (P.E.C.) for technical memos detailing design options for the 2021 Bond North Bixby Drainage Projects to include: Fry Creek Bank Stabilization at Stanford Elm, North Heights Detention Pond, and 117th and 85th Ave Storm Drainage; the fee is \$71,300.00.
- 11) Discuss and/or approve an Agreement with Kimley-Horn and Associates, Inc. for the implementation of KITS, the Traffic Management Center Software utilized on the Memorial Corridor; the fee is \$83,500.
- 12) Consider and/or approve Resolution 2024-5 declaring certain dates designated for celebration & extending the Season for Commercial Fireworks Sales.
- 13) Discuss and/or approve purchasing 2024 Ford F550 4WD for the Street Department from Bill Knight Ford; total \$70,248.
- 14) Consider and/or approve the OMAG (Oklahoma Municipal Assurance Group) recommendation denial for claimant Brad Woessner, Claim Number 2114442-1-LN.

Mayor Guthrie said Items 1-14 on the Consent Agenda are up for discussion and consideration.

Councilor Girard asked for an explanation on item 6. City Engineer Justin Dowd answered questions from the council regarding the developer of the pad located at 150th St S and Memorial Dr.

Item 7 was also pulled for further discussion. Parks Director John Wood discussed this item and explained that the purchase of a remote-controlled slope mower would improve the mowing of steep slopes. Citizen Victoria Oltmann spoke in support of this purchase.

Mayor Guthrie asks for a motion to approve items 1-14. 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

Regular Agenda

Mayor Guthrie requested that Item 18, the City Manager's Report, be moved up before proceeding with other items on the Regular Agenda.

1) Motion to enter into Executive Session:

- *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 asks for a motion to enter into Executive Session. 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

The council entered into Executive Session at 6:19 pm.

Council returns to Council Chambers at 7:36 p.m.

Mayor Guthrie says no action was taken in Executive Session.

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

Mayor Guthrie asks for a motion to exit the Executive Session. 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

The council exited the Executive Session at 7:36 pm.

No action was taken during the Executive Session.

3) Consider and/or take action, if necessary, on directing City Attorney action regarding potential and current litigation.

No action was taken by the council on item 3.

4) Discussion, consideration, and possible approval of the second reading of Ordinance Number 2470 Bixby Comprehensive Plan (BXCP) number 24.02 White Hawk II, request to change the land use from Recreation and Open Space to Low-Density Residential; general location: North of 151st (HWY 67) and East of Yale, Section 15, Township, 17N, Range 13E, in the City of Bixby.

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: none

Mayor Guthrie provided a statement regarding the map that was released for public notification. The map submitted by the applicant did not include areas B and C. Furthermore, he emphasized that areas B and C were not part of the Comprehensive (COMP) Plan (BXCP) number 24.02. Any proposals related to areas B and C would require a separate COMP Plan vote by the council.

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

Carried: 3-2

Ayes: Revelis, Founds, Hirshey

Nays: Girard, Guthrie

- 5) Discussion, consideration, and possible vote to approve Bixby Preliminary Plat (B.X.P.T.) number 23.10, including landscaping and trail plan, 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 and East of South 53rd East Ave.

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: Ryan McCarty of Select Design, Kevin Jordan, owner of Black Gold Group, and 18 citizens signed up to speak on this item (sign-up sheet attached to minutes for reference)

Joey Wiedel stated that he would discuss related items 5 and 6 together. He provided the council with a brief overview of the facts and history of each item. Mayor Guthrie asked if the applicant, Ryan McCarty, was present and wanted to speak. Mr. McCarty clarified that the plat was zoned RS-2 with 38 lots, each with a size of 75' x 140'. Councilor Hirshey asked for clarification on the retention ponds, to which Mr. McCarty responded that he had submitted a wet pond maintenance and mosquito control plan.

Mayor Guthrie opened the floor to public comments. Mayor Guthrie emphasized that comments should be relevant to development standards such as roads and drainage. Significant discussion was held with citizens; some were in favor of this item, and some were not. The council facilitated an open dialogue, allowing each citizen an opportunity to express their opinions. Individuals were allotted at least five minutes to voice their concerns about the item. Council and staff were responsible for addressing any questions or concerns raised by citizens. Councilors heard from each individual who signed up to speak.

At 8:39 pm, Mayor Guthrie called for a recess.

Council meeting reconvene at 8:44 pm.

Mayor Guthrie sought clarification from the applicant regarding concerns raised during public comments, which included side-entry garages, trails, fences, roofing, amenities, and outbuildings. The applicant responded to each concern, and the council and the applicant engaged in further discussion.

Mayor Guthrie asks for a motion to approve item 5. Councilor Hirshey made a motion to approve with the stipulations that the properties facing trails or open spaces will not have privacy fencing. The outbuildings will be limited to 400 sq. feet and can only be single-story. The materials of the

outbuildings will comply with the primary residence. Additionally, the plat will be amended to remove lot 1 of block 3 and lots 4 and 5 of block 2. Motion seconded by Councilor Revelis. The vote was taken with the following results:

Carried: 3-2

Ayes: Hirshey, Founds, Revelis

Nays: Girard, Guthrie

- 6) Discussion, consideration, and possible vote to approve Bixby Final Plat (B.X.P.T.) number 23.10, including landscaping and trail plan, 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 and East of South 53rd East Ave.

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: Ryan McCarty of Select Design, Kevin Jordan, owner of Black Gold Group and citizens, Dennis Peterson, Michelle Burns, Ramón Ramírez, Greg Snyder, Christy Rooney, and Margaret Snyder

Mayor Guthrie opened the floor to public comments. Citizen Dennis Peterson addressed the council regarding the architectural committees. Discussion ensued. Councilor Hirshey asked Joey Wiedel to address the access road and means of egress. Mr. Wiedel confirmed that engineering and fire will review the roadways before an Earth Change Permit is issued. During the public comments section, the councilors and staff were responsible for addressing any questions or concerns raised by citizens, and each individual who signed up to speak was heard by the councilors.

Mayor Guthrie asks for a motion on item 6. Councilor Girard motioned to continue item 6, seconded by Mayor Guthrie. The vote was taken with the following results:

Failed: 2-3

Ayes: Girard, Guthrie

Nays: Revelis, Hirshey, Founds

Mayor Guthrie asked for a second motion on item 6. Councilor Hirshey made a motion to approve with the same stipulations as the Preliminary Plat (B.X.P.T.) number 23.10. Properties facing trails or open spaces will not have privacy fencing. The outbuildings will be limited to 400 sq. feet and can only be single-story. The materials of the outbuildings will comply with the primary residence. Additionally, the plat will be amended to remove lot 1 of block 3 and lots 4 and 5 of block 2. Motion seconded by Councilor Revelis. The vote was taken with the following results:

Carried: 3-2

Ayes: Hirshey, Revelis, Founds

Nays: Girard, Guthrie

- 7) Discussion, consideration, and possible vote to approve Bixby Preliminary Plat (B.X.P.T.) number 23.18, including landscaping and trail plan, for The Reserve at White Hawk, 10.26 acres, in Section 15, Township 17 North, Range 13 East, located on the Southeast Corner of South Yale Avenue and East 141st Street South.

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

Item presented by Joey Wiedel, Development Services Director

Others who spoke: Ryan McCarty of Select Design, Citizen Richard Oltmann

During the council meeting, Joey Wiedel provided an overview of the report for Preliminary Plat (B.X.P.T) number 23.18. He mentioned that the staff recommended approval of the presented plat, and the only comment received from the Planning Commission was to ensure that it met the 60-foot setback from any current residents. The Planning Commission approved the plat with a result of 4-0. Following this presentation, the council engaged in discussions.

Councilor Hirshey raised concerns about the proximity of the north access road to the nearest intersection, which led to a discussion. Mayor Guthrie requested the applicant to present their views on potentially relocating the entrance further south. After that, Mayor Guthrie invited the public to share their comments. During the discussion, Citizen Richard Oltmann expressed concern that relocating the entrance would negatively impact his residence. Mr. Wiedel addressed these concerns and suggested a possible solution, which would be to convert the north entrance into emergency access only.

Mayor Guthrie asks for a motion to approve item 7. Councilor Hirshey motioned to approve Preliminary Plat (B.X.P.T) 23.18 with the stipulation that the north entrance roadway be reconfigured, narrowed, and converted into a gated emergency access only. Motion was seconded by Councilor Revelis. The vote was taken with the following results:

Carried: 4-1

Ayes: Hirshey, Revelis, Girard, Founds

Nays: Guthrie

- 8) Discussion, consideration, and possible vote to approve Bixby Final Plat (B.X.P.T.) number 23.18, including landscaping and trail plan, for The Reserve at White Hawk, 10.26 acres, in Section 15, Township 17 North, Range 13 East, located on the Southeast Corner of South Yale Avenue and East 141st Street South.

Mayor Guthrie said Item 8 on the Regular Agenda is up for discussion and consideration.

Item presented by Joey Wiedel, Development Services Director

Others who spoke: None

Mayor Guthrie asked for a motion on item 8. Councilor Hirshey moved to approve item 8 with the same contingencies as items 5, 6, and 7. Vice Mayor Founds seconded the motion. The vote was taken with the following results:

Carried: 3-2

Ayes: Hirshey, Founds, Revelis

Nays: Girard, Guthrie

- 9) Discussion and possible approval of Ordinance Number 2467 Bixby Comprehensive Plan (BXCP) 24.01, Amendment to the Comprehensive Plan for Spartan Crossing, from Low-Density Residential to Medium-Density Residential, to allow for R.S.-3 (Residential Single Family) development, containing approximately 29.568 acres in Section 26, Township 17N, Range 13E, located 1/4 mile East of the Southeast Corner of East 161st Street South and South Sheridan Road.

Mayor Guthrie said Item 9 on the Regular Agenda is up for discussion and consideration.

Item presented by Joey Wiedel, Development Services Director

Others who spoke: Applicant Justin Morgan of Tanner Consulting and City Manager Jared Cottle
Citizens who spoke: Jerry Ezell, Paul Blair, and Richard Oltmann.

Joey Wiedel requested a comprehensive discussion of items 9 through 13, as they all pertain to the same project. After Mr. Wiedel provided a detailed overview of the project, a thorough discussion followed. Councilor Girard raised concerns about changing the zoning from RS-2 to

RS-3, while Councilor Hirshey highlighted potential issues with the proposed project's layout and stormwater mitigation. Applicant Justin Morgan addressed these concerns, leading to a productive discussion between the applicant and the council.

Mayor Guthrie opened the floor to public comments. Citizen Jerry Ezell provided the Council with a 2-page letter for their review. (attached to these minutes for reference) Jerry Ezell voiced his concern regarding flooding in the area as well as the proposed zoning. Citizen Paul Blair asked the council to address each item for this proposed project individually for better understanding and also asked the council to deny the proposed COMP Plan. Council Hirshey asked the applicant and staff if this project would mitigate any flooding in the area. Jared Cottle assured that this project would address flooding and stormwater. Citizen Richard Oltmann addressed the council regarding the purpose of the COMP Plan. Mayor Guthrie closed the floor to public comments.

Mayor Guthrie asks for a motion on item 9. Councilor Girard made a motion to deny, seconded by Vice Mayor Founds. The vote was taken with the following results:

Carried: 5-0

Ayes: Girard, Founds, Revelis, Hirshey, Guthrie

Nays: 0

- 10) Discussion, consideration, and possible vote to approve an emergency clause for Ordinance Number 2467 making it effective immediately upon passage since the immediate operation of the provisions of the Ordinance is necessary for the preservation of public health, safety, welfare, morals, and service to the citizens.

Item 10 was not addressed as a result of the denial of item 9.

- 11) Discussion and possible approval of Ordinance Number 2468 Bixby Zoning (BXZO) number 24.02, Rezoning for Spartan Crossing, a proposed amendment to a zoning district in the City of Bixby, from Agriculture to (R.S.-3) Residential Single Family, to allow for a Residential Development in Bixby, containing approximately 29.568 acres in Section 26, Township 17N, Range 13E, located 1/4 mile East of the Southeast Corner of East 161st Street South and South Sheridan Road.

Item 11 was not addressed as a result of the denial of item 9.

- 12) Discussion, consideration, and possible vote to approve an emergency clause for Ordinance Number 2468 making it effective immediately upon passage since the immediate operation of the provisions of the Ordinance is necessary for the preservation of public health, safety, welfare, morals, and service to the citizens.

Item 12 was not addressed as a result of the denial of item 9.

- 13) Discussion and possible approval of Ordinance Number 2469 Bixby Planned Unit Development (BXPUD) number 24.02 Planned Unit Development for Spartan Crossing, containing approximately 29.568 acres in Section 26, Township 17N, Range 13E, located 1/4 mile East of the Southeast Corner of East 161st Street South and South Sheridan Road.

Item 13 was not addressed as a result of the denial of item 9.

- 14) Discussion, consideration, and possible vote to approve an emergency clause for Ordinance Number 2469 making it effective immediately upon passage since the immediate operation of the provisions of the Ordinance is necessary for the preservation of public health, safety, welfare, morals, and service to the citizens.

Item 14 was not addressed as a result of the denial of item 9.

- 15) Discussion, consideration, and possible vote to award the contract for the Firearms Training Facility to JL Earthworks & Design, LLC. Total Project Cost is \$693,062.90.

Mayor Guthrie said Item 15 on the Regular Agenda is up for discussion and consideration.

Item presented by Justin Dowd, City Engineer

Others who spoke: Citizens Scott Wolverton, Chris Goodman, Shay Dickson, and Charlie Ball

Justin Dowd presented the lowest and most favorable bid for the construction of the new firearms training facility. He suggested that the contract should be awarded to JL Earthworks & Design, LLC. However, when Councilor Hirshey inquired about the estimated timeline for project completion, Justin was unable to provide a definite answer.

Mayor Guthrie allowed time for the public to make comments regarding a proposed project. Several citizens, including Scott Wolverton, Chris Goodman, Shay Dickson, and Charlie Ball, expressed their concerns about the development. Council was provided with a 5-page signature sheet of all neighbors in opposition to the gun range. (attached to these minutes for reference hereto) Jared Cottle addressed some of the issues raised during the public comments, including the reason for relocation and the need for a better training facility. Mr. Cottle also clarified the zoning status of the area, stating that it was not rezoned but instead designated for special use. Chief Todd Blish also addressed questions regarding the need for a new training facility, noise concerns, and location.

Councilor Girard inquired whether the proposed project could be relocated. Further discussions were held between the council and staff as to the location and rock concerns. Mayor Guthrie proposed tabling this item in order to review the contract and location. gather more information on zoning,

Mayor Guthrie asked for a motion on item 15. Councilor Girard motioned to table this item further review as to options and zoning, seconded by Councilor Revelis. The vote was then taken, with the following results:

Carried: 5-0

Ayes: Girard, Revelis, Hirshey, Founds, Guthrie

Nays: 0

Item was tabled.

- 16) Public Hearing: Discussion and recommendation on non-housing community development needs for the City of Bixby. The City of Bixby is planning to submit a FY2024 application to Tulsa County in the Metro Cities category. If awarded funds, the City is anticipating on receiving approximately \$93,603.27 in Tulsa County FY2024 CDBG funds from the U.S. Department of Housing and Urban Development.

Mayor Guthrie said item 16 on the Regular Agenda is up for discussion and consideration.

Item presented by Justin Dowd, City Engineer

Others who spoke: Citizens Richard Oltmann and Paul Blair

Mayor Guthrie opened the floor for a Public Hearing at 12:22 pm.

City Engineer Justin Dowd provided the council with a synopsis of the requirements for CDBG application for projects within the City of Bixby. Funds in the amount of \$93-\$94 thousand are available and are to be given to Tulsa area communities for projects. Citizen Richard Oltmann requested clarification on the CDBG funds application. Justin Dowd provided a further overview of the application. Citizen Paul Blair expressed his support.

Mayor Guthrie closed the Public Hearing at 12:28 pm.

- 17) Discussion, consideration, and possible vote to approve Resolution 2024-6 to authorize the Mayor to sign a resolution and associated application forms for an application for the 2024 Community Development Block Grant (C.D.B.G.) funds.

Mayor Guthrie said Item 17 on the Regular Agenda is up for discussion and consideration.

Item presented by Justin Dowd, City Engineer

Others who spoke: None

Mayor Guthrie asks for a motion to approve item 17. Councilor Girard made a motion to approve, seconded by Councilor Hirshey. The vote was taken with the following results:

Carried: 5-0

Ayes: Girard, Hirshey, Revelis, Founds, Guthrie

Nays: 0

- 18) City Manager's Report

The City Manager, Jared Cottle, gave the following updates:

- Farmers Market on Sunday, April 21, 2024, from 10:00 AM - 3:00 PM at CharleYoung Park.
- Keep Bixby Beautiful - Spring Cleanup & Recycling Rally on Saturday, April 13, 2024, from 9:00 AM - 1:00 PM at Washington Irving Park.

Paul Blair of Keep Bixby Beautiful spoke about this upcoming event.

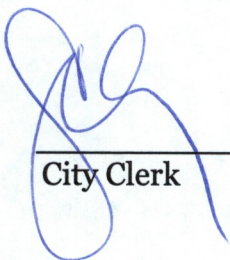
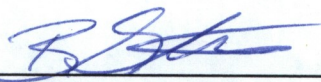
- 19) New Business

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.

- 20) Adjournment

An adjournment was called at 12:30 am.


City Clerk

Mayor



#4 Public Comment was closed already
BS

Bixby City Council
Speaker Sign-In Sheet
Date: 4/8/24

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

Name (Please Print)	Address/Phone	Item # - "Consent" or "Regular" Agenda
✓ ROSS WOLVERTON	713-805-8171 13821 E 203RD ST S Bixby, OK 74008	#15 POLICE GUN RANGE
✓ Chris Goodman	14511 E 202nd St S Bixby, OK 74008	#15 Police Gun Range
✓ Beth Byrd	14238 S. 50th E. Ave Bixby	5-8
✓ Dana Graham	14128 S. 50th East Ave	5-8
✓ Ramon Ramirez	14436 S. 50th EAST AVE	#4-8
✓ David Menditto	14425 S. 52 East Ave	#5-8
✓ Dennis Peterson	14436 S 52 E AV	#5-8
✓ Jerry Ezell	16315 S. Sheridan Rd Bixby	Spartan Crossing Regular Agenda 9-14
✓ Shay Dickson	13811 E 203rd St S.	#15
✓ Charley Ball	14019 E 205th SS	#15
✓ Paul Blair	8708 E BCth St S	4, 5 + 7, 9, 11
✓ Richard Oltman	14127 S Windsor	4, 7, 8, 9, 10-14, 16, 17, 19
✓ Lindsay Dickson	13811 E 203rd St S	#15
✓ Will Wilkins	14101 S. 50th E. AVE	#5-8
✓ Jerry Griffith	14409 S. 50 E. AM	#5-8
✓ Gary Graham	14128 S 50th E Ave	5-8
✓ Tom Christopoulos	14444 S 50th E AVE	
✓ Paul Bush	14618 S 53rd E AVE	5-8
✓ BRIAN COZAD	14425 S. 50th E AVE	5-8
✓ Michele Burns	WH	5/8/2024
✓ Chris Thomas	14727 S 53rd E AVE	5-8

new
business

April 8, 2024

TO: Bixby City Councilors
Jerry Ezell 16315 S. Sheridan Rd. Bixby
Subject: Spartan Crossing

Good evening. There are 2 issues I would like to address concerning Spartan Crossing which as proposed would be located on 161st Street just to the East of my property.

First the flooding issue. I addressed some of this with the Planning Commission & I may repeat myself, but this area where Spartan Crossing is proposed to be located is a low lying flood area, an area that really floods during heavy rains. For example: We have owned our land for 22 years and we have repeatedly seen the renters or owner of this land have to move their cattle to higher ground.

The drainage onto this property is immense. There is a ridge that extends North to South just to the East of Sheridan. This ridge is causing the rainfall runoff to drain onto the Spartan Crossing property. My property which lies immediately West of the proposed Spartan Crossing land is about $\frac{3}{4}$ on the ridge and about $\frac{1}{4}$ down more in the valley. Our property catches heavy runoff from much of Atkinson Acres especially the North side & the land West of Atkinson Acres. Our pond which is +/- 2 acres can't hold the runoff. The water fills my 4 overflow pipes plus creates a river over the dam. Then the land South of me, which is the J. T. Smith property, catches the runoff from some of the South side of Atkinson Acres and from the West of Atkinson Acres. Then further to the South all the way to 171st Street, both East & West of Sheridan drains into this low lying flood area. All of this during heavy rain doesn't just drain onto the proposed Spartan Crossing property, it is like a river. After a heavy rain, we can look out at this property and all we see is water.

As the Spartan Crossing land is raised to get the land above flood stage, I am concerned this will cause water to flood the back part (Eastern part) of our land which currently is above the level of the Spartan Crossing land. Now the map that I received at the Planning Commission Meeting shows a ditch/drainage around 3 sides of Spartan Crossing. However that is also what was shown on the Legacy Farms property & that didn't happen. Instead a huge retention pond was built. So that makes me concerned about what the drainage will really look like when the dirt work is finished for Spartan Crossing. I don't want my land to start flooding.

Since the land is in the flood plane, the Planning Commission said FEMA would have to be involved. **So what I am asking the Council to do is not approve this addition until both the engineering studies and FEMA studies are complete on how the runoff water will be handled. That way we know up front that the water runoff will be dealt with properly.**

The 2nd issue is the zoning. During the recent few years there have already been three major housing developments along the 161st Street corridor that have RS3 zoning which resulted in approximately 1,670 homes with 60 feet lot frontage and houses with square footage ranging from 1,000 to 1,600 (plus I don't know the lot frontage for the cottages at Legacy Farms).

According to documents previously presented to the Council:

- Robinson Ranch Area B (which fronts 161st Street) has 379 of the 60 foot lots with houses having a minimum of 1,175 square feet and another 146 lots ranging from 65 to 70 feet also with houses having a minimum of 1,175 square feet.
- Conrad Farms Area D (also fronts 161st Street) has 300 of the 60 foot lots with houses having a minimum of 1,200 square feet plus Area C has 400 of the 60 foot lots with houses having a minimum of 1,600 square feet.
- Legacy Farms Area C (also fronts 161st Street) has 162 cottages (I don't know lot frontage) having a minimum of 1,000 square feet plus Area B has 283 of the 60 foot lots with houses having a minimum of 1,500 square feet.

Just these three developments contain the 1,670 lots of 60 feet frontage and homes ranging from 1,000 to 1,600 square feet. **I think if your home was located nearby, you would agree we have enough small homes fronting on 161st Street.**

Now another development, Spartan Crossing, is applying to change the Comprehensive Plan from low density to medium density so they can construct another 100 homes on 60 foot lots (these also will front onto 161st Street). This is just their 1st phase. I ask you to reject changing the Comprehensive Plan from low density to the requested medium density. Require some variety of homes, larger homes, along 161st Street.

The Bixby Code of Ordinances Section 11.5.2 Policy on Zoning Map Amendments states: "Comprehensive plan use map amendments shall be limited to 2 per year, unless otherwise granted prior approval by the City Council". So the framers of the Bixby Code of Ordinances must have had a strong belief in the Comprehensive Plan & that changing the Plan should be very limited.

My neighbors all say there is no use speaking up at the City Council meeting because the Council meeting is a formality for approving the rezoning for Spartan Crossing. I think that is a shame. Here we are homeowners that have paid taxes and shopped Bixby to help create more revenue for the City for many years (for example we have owned our land for 22 years) and now we don't feel we have any input to the potential change from the Comprehensive Plan. **But again I will ask you to please stay with the zoning of the Comprehensive Plan for this property.**

One closing comment, all the additional cars from these developments are going onto 161st Street which isn't even striped.

Thank you for considering my requests.

Jerry Ezell
918-691-9530

September 23, 2022

Brad Girard
Councilor – Ward 4
116 W Needles
Bixby, OK 74008

added to minutes
Item 15 present

Dear Mr. Girard,

It has come to our attention that the City of Bixby plans to use city-owned land located in Section 09 Township 16 of Bixby Ranch Estates to build a gun range for the Bixby Police Department. This property is zoned as residential and is located directly north of the following two residential addresses: i) 13811 E. 203rd St. S and (ii) 13821 E. 203rd St. S, which are two parcels of Bixby Ranch Estates. We want this neighborhood to remain a residential area, and believe that adding a gun range to it would be at the detriment to the residents of Bixby Ranch Estates for a few of the following reasons:

- Nuisance/noise
- Children in the residential neighborhoods next to a gun range
- Unwanted traffic
- Decreased property values
- Loss of a habitat for the local wildlife

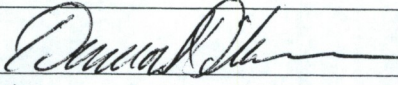
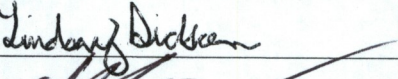
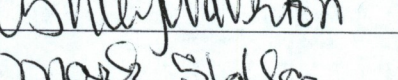
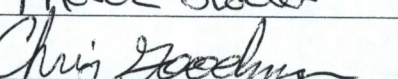
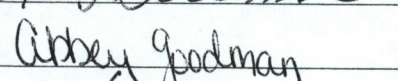
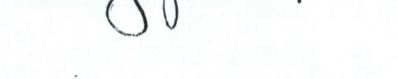
All signatures below are neighbors opposed to this gun range being relocated to the aforementioned described property. We respectfully request that the City of Bixby locate the gun range to an alternate property such as an industrial park like the City of Tulsa's, a more rural setting or agricultural location to protect the property values in Bixby.

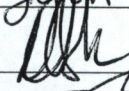
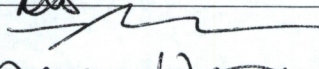
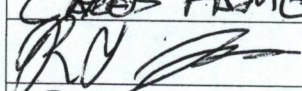
Sincerely,

Printed Name:

Signature:

Address:

Damon Dickson		13811 E. 203 rd
Lindsay Dickson		13811 E. 203 rd
Ashley Wiverton		13821 E. 203 rd St S
Ross Wiverton		13821 E. 203 rd St S
MARK Stolla		19682 S. 145 th
Chris Goodman		14511 E. 202 nd St S,
Abbey Goodman		14511 E 202 nd St S.

JOHN REEDER	John Reeder	14250 E 202 S.
David Skaggs		20359 S 151 st E. Ave
Holden Barrett		20359 S 131 E Ave
Melissa Yount	Melissa Yount	20202 S 131 st E Ave
Erica Kraftt	E. Kraftt	13136 E 205 th St S.
DEREK DZURDA		15120 E 205 th St. SWTH
Randall Naas	Randall Naas	14521 E 202nd
Denise Naas	Denise Naas	14581 E 202nd St. S.
Linda L Unruh	Linda L Unruh	20910 S. 142 nd E. Ave
Pomell V. Horrell	Pomell V. Horrell	20910 S. 142 nd E. Ave
Linda L Unruh (Baker)	Linda L Unruh	14000 E 210 th St.
Pomell V. Horrell	Pomell V. Horrell	14000 E 210 th St.
Mike Wagon	Mike Wagon	191 E 191 St S
Jay Friese		15125 E 202nd St. S.
Adam Morgan		14510 E 202nd St. S.
Ben Baker	Ben Baker	14501 E 202nd St S.
Seth Chenault	Seth Chenault	20477 S. 137 th East Ave
Angela Chenault	A. Chenault	20477 S. 137 th E. Ave
Nathan Benson	Nathan Benson	20513 S 137 th E. Ave
Vanessa Benson	Vanessa Benson	20513 S 137 th E. Ave
Carol King	Carol King	13817 E 205 th St. S.
Carolyn Farmer	Carolyn Farmer	20311 S 137 th E. Ave.
CHUCK FARMER		20311 S 137 th E. Ave
	Ryan Jennings	20438 S 137 th E. Ave
Liz Jennings	Liz Jennings	20438 S 137 th E. Ave
Michael Waldrop	Michael Waldrop	20201 S. 151 East Ave

Jennifer Woestman	Jennifer Woestman	14551 E 202nd St. S.
Kara Poepperling	Kara Poepperling	20352 S. 151st E. Ave
COLLEEN	Celea Zin	14214 E. 205th St
Mike Rehval		14232 E 205th St S
Kolby Brese	Kolby Brese	20748 S 142nd E Ave
Justin Yancer		13900 E. 203rd St
Daniel Searcy	Daniel Searcy	14500 E 208th St S
David Edleas	David Edleas	1010 N 310 Road Haskell OK
Brett Ritchey	Brett Ritchey	14521 E 202nd St S
Kevin Davis	Kevin Davis	13818 E 205th St 56 Bixby
Michael Benefield	M. Benefield	20720 S Champ Johnson Rd Bixby
MARCUS CAMPBELL	Marcus Campbell	14358 E. 203rd St Bixby, OK
DAVID RUSH	David Rush	20539. S. 137th E. Ave Bixby, OK
MA DAVIS	Mur Daw	7312 S. Garnett Rd
MELODY CAMPBELL	Melody Campbell	14358 E. 203rd St Bixby, OK
Connie Ford	Connie Ford	120 Chestnut St
Heather Novosad	Heather Novosad	14445 E 205th St. S
Geoffrey Constantine	Geoffrey Constantine	14116 E 205th St S Bixby
Billy Rogers	Billy Rogers	35 N 306 Rd
ELKE Taylor	Elke Taylor	125 N. 306 Rd
Talisha RUSH	Talisha RUSH	40 N. 306rd
GARRET ROTH	Garret Roth	20227 S. 137th Ave
CHRIS NOVOSAD	Chris Novosad	14445 E. 205th St S
GEORGE WEBSTER	George Webster	20538 S 137 E AVE
Star Syle	Star Syle	20322 S. 137th E Ave.
Ryan McCanty	Ryan McCanty	14841 E 205th St S

[illegible]

[illegible]