

City Council Meeting Minutes

City Hall Municipal Building
116 W. Needles Ave., Bixby, OK 74008
May 28, 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 May 24, 2024, on or before 5:00 p.m.

Call to Order

Mayor Guthrie called the meeting to order at 6:00pm

Roll Call

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

Members Present

Mayor Guthrie
Vice Mayor Founds
Councilor Girard
Councilor Hirshey
Councilor Schultz

Staff Present

Jared Cottle, City Manager(Not present)
Shannon Duran, City Clerk
Phil Frazier, City Attorney
Charles Barnes, Finance Director
Bea Aamodt, Public Works Director
Joey Wiedel, Development Services Director
Todd Blish, Police Chief
Joe Sherrell, Fire Chief
Justin Dowd, City Engineer
Bryan Toney, Public Information Officer

Pledge of Allegiance

Invocation

Consent Agenda

- 1) Minutes for the Work Session 05/13/2024.
- 2) Minutes for the City Council Meeting 05/13/2024.

- 3) Consider and/or take action to approve the re-adoption of the City of Bixby City Council Handbook originally adopted on March 30, 2015.
- 4) Consider and/or take action to approve the purchase order to Oklahoma Municipal Assurance Group for renewal of City's property insurance in the amount of \$118,786.00 (General Fund, Parks Fund, Cemetery Fund).
- 5) Consider and/or take action to approve the purchase order to Oklahoma Municipal Assurance Group for renewal of City's general liability and automobile insurance for FY-24 in the amount of \$129,185.80 (City's portion of total bill – includes General Fund, Parks and Cemetery)
- 6) Consider and/or take action to approve the 2025 court dates.
- 7) Consider and/or take action to approve an Agreement with Kimley-Horn and Associates, Inc. (K.H.) for technical memos detailing design options for the 2021 Bond - Mingo Road to Garnett Road Projects to include: 131st Street Rehabilitation and Roundabout Feasibility; total fee is \$39,500.00.
- 8) Consider and/or take action to approve an Agreement with Garver LLC for a technical memo detailing design options for the 2021 Bond - 161st Street: Memorial to Central Intermediate School; total fee is \$23,200.00.
- 9) Consider and/or take action to approve an Agreement with Freese and Nichols, Inc. for a technical memo detailing necessary improvements at the Springtree Lift Station; total fee is \$25,819.00.
- 10) Consider and/or take action to approve a Memo of Understanding (M.O.U.) between the City of Bixby and the City of Tulsa for the installation of fiber optic infrastructure within the 121st Street Right-of-Way between Memorial Drive and Mingo Road.

Mayor Guthrie said Items 1-6 and Item 10 on the Consent Agenda are up for discussion and consideration.

Mayor Guthrie says items 7- 9 are removed from the Agenda and will come back at a later date.

Mayor Guthrie asks for a motion to approve items 1-6 and item 10 on the Agenda. Councilor Girard made a motion to approve, seconded by Councilor Founds. The vote was taken with the following results:

Carried:5-0

Ayes: Girard, Founds, Schultz, Hirshey, Guthrie

Nays: 0

Regular Agenda

- 1) Discussion, consideration, and possible vote for approval of the Fiscal Year (FY) 2025 budget, including budget resolution.

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

Item presented by Charles Barnes, Financial Director Others who spoke: John Wood, Parks Director, and Bea Aamodt, Public Works Director

Councilor Girard inquires as to parks department funds for additional staff and public works for roads. Staff has been added to the Parks Department and the expenditure budget has been reviewed. The Parks Department does have sufficient funds to meet those requirements.

Councilor Girard inquires as to Lake Bixhoma maintenance with the trash.

Councilor Girard further inquires about roads for roads North of 151st. Bea Aamodt advises Councilor Girard that the pavement study is being completed to assess the condition of the roads and rate them to assist with a Capital Improvement Plan

Mayor Guthrie asks for a motion to approve item 1. 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, Schultz, Girard, Guthrie

Nays: 0

- 2) Discussion, consideration, and possible vote for approval of Final Plat (B.X.P.T.) number 23.03, for Rowan Grove Blocks 4 - 9. The property contains (+/-) 26.35 acres in Section 07, Township 17 North, Range 14 East, located at 13321 South Mingo Road.

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: Development Engineer

Joey Wiedel gave an overview of the development proposed in BXPT 23.03. The Planning Commission voted 3-0 for the project to proceed. Councilor Hirshey asked for more information on the major arterial FEMA letter was provided to development to allow the project to proceed. Further discussions were held regarding the collector streets, fencing along 131st, minimum lot splits, and commercial areas of this project.

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

Carried:5-0

Ayes: Founds, Guthrie, Schutlz, Girard, Hirshey

Nays: 0

- 3) Discussion, consideration, and possible vote for approval of Bixby Zoning (B.X.Z.O) number 24.03 Rezoning for 127th & Mingo, from Residential Single-Family (RS-1) to Residential Single-Family (RS-2) The property contains (+/-) 37.179 acres in Section 01, Township 17 North, Range 13 East, located approximately 1/2 mile South of 121st and South Mingo Road.

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: Erik Enyardt, Tanner Consultants

Joey Wiedel gave an overview of the development project being proposed in Items 3 and 4. Joey advised the Council that the Planning Commission voted 4-0 for the rezoning and 3/1 for the PUD. Councilor Hirshey inquires and expresses concern as to the project as presented. Further discussions were held with Erik Enyardt and the Council as to the hardy board, masonry, setback, and roads. Councilor Girard discusses that a similar project was denied in the past. The council would like a firm agreed-upon definition of what is going to be in the PLAT and zoning. There is a lot in the current project as presented that the council is asking for more detail on, including the layout of the project, 100% masonry, hardy board, and stormwater detention. The council asks for the matter to come back with the requested changes for further modifications as suggested.

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

Carried:5-0

Ayes: Guthrie, Founds, Schultz, Hirshey, Girard

Nays: 0

- 4) Discussion, consideration, and possible vote for approval of Bixby Zoning (B.X.P.U.D) number 24.03, Planned Unit Development for 127th & Mingo. The property contains (+/-) 37.179 acres in Section 01, Township 17 North, Range 13 East, located approximately 1/2 mile South of 121st 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: Erik Enyardt, Tanner Consultants

Joey Wiedel gave an overview of the development project being proposed in Items 3 and 4. Joey advised the Council that the Planning Commission voted 4-0 for the rezoning and 3/1 for the PUD. Councilor Hirshey inquires and expresses concern as to the project as presented. Further discussions were held with Erik Enyardt and the Council as to the hardy board, masonry, setback, and roads. Councilor Girard discusses that a similar project was denied in the past. The council would like a firm agreed-upon definition of what is going to be in the PLAT and zoning. There is a lot in the current project as presented that the council is asking for more detail on, including the layout of the project, 100% masonry, hardy board, and stormwater detention. The council asks for the matter to come back with the requested changes for further modifications as suggested.

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

Carried:5-0

Ayes: Founds, Girard, Schultz, Hirshey, Guthrie

Nays: 0

- 5) Discussion, consideration, and possible vote to approve a Specific Use Permit (B.X.S.U.P. 24.01) for Shellenbarger Free Will Baptist Church located at 8017 E 131st Street South.

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: Jan Pride and Pastor Jeff Sloan

Joey Wiedel gave an overview of the proposed development project in Item 5. The planning commission voted to approve 4-0 and the staff recommended approval. Discussions were held as to the Specific Use Permit for the church to allow a school for the deaf and hard of hearing. Councilor Girard expresses concern about the safety, traffic, and the denial of a previously submitted project. Jan Pride advised council that there are expected to be 6-10 children for the upcoming school year. Happy Hands is the only Christian school to assist individuals who have hearing needs. This is the only Christian school in the world that provides for the deaf. Families have come from all over the world to visit Happy Hands seeking a place for their children in a Christian environment.

Mayor Guthrie asks for a motion to approve item 5. 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, Schultz, Hirshey, Guthrie
Nays: 0

- 6) Discussion, consideration, and possible vote to approve Ordinance Number 2399, Bixby Easement Closure (B.X.E.C.) number 22.01 Abbe. A partial easement closure of a utility easement in the rear yard of a property located in Section 31 Township 18 North Range 14 East in the City of Bixby. Property located at: 11601 S 101st East Avenue, Bixby, OK 74008 in Southwood East Second.

Mayor Guthrie said Item 6 on the Regular Agenda is up for discussion and consideration.
Item presented by Justin Dowd, City Engineer
Others who spoke: none

Engineer Justin Dowd gave a summary as to the request for the Easement Closure. Discussions were held as to when the house was built and how the easement was approved in the 60's.

Mayor Guthrie asks for a motion to approve item 6. Councilor Hirshey made a motion to approve, seconded by Vice Mayor Founds. The vote was taken with the following results:

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

- 7) Request to approve Emergency Clause for Ordinance number 2399 and waiving second reading thereof.

Mayor Guthrie said Item 6 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 7. Councilor Hirshey made a motion to approve, seconded by Vice Mayor Founds. The vote was taken with the following results:

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

- 8) City Manager's Report

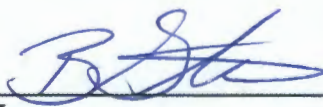
Mayor Guthrie says to skip this item as the City Manager is not present.

- 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.

- 10) Adjournment

Adjournment was called at 7:23pm



Mayor

City Clerk



