Notice and Agenda
Work Session Meeting of
The Bixby City Council

Dawes Conference Room
113 West Dawes, Bixby, Oklahoma 74008
February 28th, 2022 at 5:00 P.M.

Call to Order

Mayor Guthrie

Roll Call

Gwen Plante

Agenda

1. Discussion with potential appointees to Ward 5 Council seat.

Jared Cottle

Notice of Posting

This Notice and Agenda was posted on the bulletin board February 25th on or before 5:00 p.m., at City Hall, 116 West Needles Bixby Oklahoma.

Respectfully submitted,

Charles Barnes, Acting City Clerk

City Council Meeting Agenda

City Hall Municipal Building
116 W. Needles Ave., Bixby, OK 74008
February 28th, 2022 at 6:00 P.M.

Call to Order

Mayor Guthrie

Roll Call

Gwen Plante

Pledge of Allegiance

Invocation

Consent Agenda

City Clerk's Report

Consider and approve:

a) Minutes for the Work Session meeting dated 02/14/22.

b) Minutes for the City Council meeting dated 02/14/22.

c) Discuss and/or approve purchase to Mile High Shooting Accessories, L.L.C. in the amount of $15,342.84, for (2) SWAT 308 rifles, scopes, mounts and accessories.

d) Proclamation declaring March 25th, 2022 as Arbor Day. Bixby has been recognized as a Tree City U.S.A. by the National Arbor Day Foundation and desires to continue its tree-planting practices.

e) Proclamation declaring March 20-25, 2022 as Arbor Week. Bixby urges all citizens to celebrate Arbor Week by supporting efforts to protect our trees and woodlands.

f) Request to approve the purchase of two (2) sets of personal protective equipment (P.P.E.) of structural firefighting ensemble (coat and pants) from NAFECO, Inc. not to exceed $6,149.40, funding from 2021-2022 Capital Improvement Fund.

g) Façade Grant Program Application for 1 North Armstrong Street, Suite A in the amount of $10,000.

h) Façade Grant Program Application for 1 North Armstrong Street, Suites B & C in the amount of $10,000.

i) Façade Grant Program Application for 1 North Armstrong Street, Suite D in the amount of $10,000.

j) Façade Grant Program Application for 1 North Armstrong Street, Suite E in the amount of $10,000.

k) Approve payment of $12,443.00 to Tri-Star for emergency snow removal services.

l) Discuss and/or take action on Construction Funding Agreement with the Oklahoma Department of Transportation and with the City of Tulsa for traffic safety improvements on Memorial Drive between 101st St and 111th St.

m) Discuss and/or approve Change Order Request #5 for STP 121st and Mingo Intersection Improvement Project.

Public comments are limited to items listed on the agenda.

Those wishing to speak on agenda items will need to appear in the City Council Chamber.

Regular Agenda

1. Consider and take action on appointment of a person to fill vacancy, Council member, Ward 5, pursuant to Bixby City Charter, Sec. 2.9, Council Vacancies.

   Major Guthrie

2. Administration of the Oath of Office to the newly appointed Council Member of Ward 5.

   Judge Childers

3. Discussion and possible action on Ordinance Number 2368, Bixby Comprehensive Plan (BXCP-21.11), Amendment to the Comprehensive Plan for Neafus Property, Low-Density Residential to Neighborhood Commercial, to allow for (CS) Commercial Shopping zoning in the of City of Bixby. Development contains 1.099 acres (more or less) in Section 11, Township 17N, Range 13E. General Location: 8050 East 131st Street South, Bixby, Oklahoma.

   Donna Crawford

4. Discussion and possible action to declare an emergency regarding Ordinance Number 2368 making it effective immediately upon passage and approval.

   Donna Crawford

5. Discussion and possible action on Ordinance Number 2386, Bell Land Use, LLC, Neafus Property: Rezone (BXZO-21.20) and Planned Unit Development (BXPUD-21.12). General Location: 8050 East 131st Street South, Bixby, Oklahoma.

   Donna Crawford

6. Discussion and possible action to declare an emergency regarding Ordinance Number 2386 making it effective immediately upon passage and approval.

   Donna Crawford

7. City Manager's Report

   Jared Cottle

8. New Business

   Mayor or Vice-Mayor

9. Adjournment

   Mayor or Vice-Mayor

Notice of Posting

This Notice and Agenda was posted on the bulletin board this day of February 25th, 2022, on or before 6:00 p.m., at City Hall, 116 W. Needles Bixby Oklahoma.

Respectfully Submitted

Charles Barnes

Acting City Clerk

For Special Accommodations

Persons who require a special accommodation to participate in this meeting should contact Acting City Clerk, Charles Barnes: 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430 or email Acting City Clerk, Charles Barnes (cbarnes@bixbyok.gov), as far in advance as possible and preferably at least 48-hours before the date of the meeting. Persons using a Telecommunication Device for the Deaf may contact **Oklahoma Relay** at 1-800-722-0353 and voice calls should be made to 1-800-522-8506 to communicate via telephone with hearing telephone users and vice versa.

Bixby Public Works Authority Meeting

Board of Trustees
Municipal Building
116 W. Needles Ave., Bixby, OK 74008
February 28th, 2022
Time: 6:00 P.M. or immediately Following the City Council Meeting

Call to Order

Chairman

Roll Call

Secretary

Consent Agenda

Secretary's Report

Consider and approve:

a) Minutes for Bixby Public Works Authority regular meeting 02/14/22.

b) Discuss and/or take action on Water Tap Application for John and Terri Paxton at 14010 East 161st Street South, Bixby, Oklahoma in Tulsa County, Oklahoma.

Regular Agenda

1. New Business

Chairman

2. Adjournment

Chairman

Notice of Posting

This Notice and Agenda was posted on the bulletin board this day of February 25th, 2022, on or before 6:00 p.m., at City Hall, 116 W. Needles Bixby, Oklahoma.

Respectfully Submitted

Charles Barnes

Acting Secretary

For Special Accommodations

Persons who require a special accommodation to participate in this meeting should contact Acting City Clerk, Charles Barnes: 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430 or email Acting City Clerk, Charles Barnes (cbarnes@bixbyok.gov), as far in advance as possible and preferably at least 48-hours before the date of the meeting. Persons using a Telecommunication Device for the Deaf may contact **Oklahoma Relay** at 1-800-722-0353 and voice calls should be made to 1-800-522-8506 to communicate via telephone with hearing telephone users and vice versa.

City of Bixby
City Council Work Session
Meeting Minutes

Dawes Conference Room
113 W Dawes Ave., Bixby, OK. 74008
February 14, 2022 at 5:00 P.M.

The Special Work Session agenda for the regularly scheduled meeting of the City of Bixby was posted on the bulletin board at City Hall, 116 W Needles Ave, Bixby Oklahoma on February 11, 2022 on or before 5:00 p.m.

Mayor Guthrie called the meeting to order at 5:03 p.m. Deputy City Clerk, Gwen Plante called the roll and the following members were present.

Members Present
Guthrie
Blair
Girard
Founds

Staff Present
Jared Cottle, City Manager
Phil Frazier, City Attorney
Charles Barnes, Finance Dir.
Bea Aamodt, Public Works Dir.
Carolyn Back, Dev. Services Dir.
Joey Wiedel, Fire Chief
Todd Blish, Police Chief
John Wood, Parks Dir.
Justin Dowd, Asst. Engineer
Gwen Plante, Deputy City Clerk

Mayor Guthrie said item #1 on the Work Session agenda is:

Presentation and discussion on 136th Street Traffic Control by Southbridge HOA.

Presented by: Tom Wedding, President of Southbridge HOA

This item was brought before council to discuss traffic control along 136th street, City Manager Jared Cottle introduced Tom Wedding, President of the HOA in Southbridge. The HOA is asking for permission to install speed humps and additional stop signs along 136th street for added traffic control.

Discussion continued.

No Action Taken.

Adjournment was called at 5:25 p.m.

_____

Mayor

Attest

_____

City Clerk

City of Bixby
City Council Meeting Minutes

City Hall Municipal Building
116 W. Needles Ave., Bixby, OK 74008
February 14th, 2022 at 6:00 P.M.

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 11th on or before 5:00 p.m.

Mayor Guthrie called the meeting to order at 6:00 p.m.

Deputy City Clerk, Gwen Plante, called the roll and following members were present.

Members Present
Guthrie
Blair
Girard
Founds

Staff Present
Jared Cottle, City Manager
Phil Frazier, City Attorney
Charles Barnes, Finance Dir.
Bea Aamodt, Public Works Dir.
Carolyn Back, Dev. Services Dir.
Joey Wiedel, Fire Chief
Todd Blish, Police Chief
John Wood, Parks Dir.
Justin Dowd, Asst. Engineer
Gwen Plante, Deputy City Clerk

Pledge of Allegiance

Invocation was given by Phil Frazier

Mayor Guthrie said Item #1 on the Consent Agenda is:

City Clerk's Report

Consider and approve:

a) Minutes for the Work Session meeting dated 01/24/22.

b) Minutes for the City Council meeting dated 01/24/22.

c) Approve Winfield United's bid in the amount of $23,523.35 for purchase of Spring Pre/Post Emergent herbicides for Bixby Parks.

d) Discuss and/or take action on Funding Agreement with the Oklahoma Department of Transportation for the S.H. 67 & U.S. 75 Corridor and Traffic and Accessibility Study.

e) Acknowledge receipt of Oklahoma Department of Environmental Quality (O.D.E.Q.) Permit No. WL000072210904, Facility No. 3007243, Dodson Warehouse #1.

f) Discuss and/or take action on Scrivener's Error on contract award to Ira M. Green Construction for the construction of the White Hawk Basin Sewer Interceptor; City's obligation for this project is $1,023,984.00.

g) Approval of and authorization to execute purchase of a mobile radio through L3 Harris in the amount of $10,677.80. The mobile radio will be purchased using General Operating funds approved for Fiscal Year 2022.

h) Discuss and/or approve the purchase and purchase order to Harris in the amount of $10,237.50 for three new portable radios.

i) Accept the infrastructure at Pine Valley (Phase 3 – Blocks 12-13) Development, located at S 143rd St and Harvard, into the City's infrastructure.

j) Approve change order and final acceptance of the 2019 C.I.R.P. South Asphalt Project; final contract amount is $332,914.01.

k) Consider and affirm appointment of City Finance Director, Charles Barnes, as Acting City Clerk.

Public comments are limited to items listed on the agenda.

Those wishing to speak on agenda items will need to appear in the City Council Chambers.

Mayor Guthrie asked for a motion on the on the Consent Agenda. Vice Mayor Blair asked for clarification on items "f, and j". Staff gave clarification on the items that were pulled. Councilor Founds made a motion to approve, seconded by Vice Mayor Blair. The vote was taken with the following results:

Carried 4-0
Yes: Founds, Blair, Girard, Guthrie
No: None

Mayor Guthrie said item #1 on the Regular Agenda is:

Acknowledge the resignation from City Council, Ryan Crawford, Ward 5 Councilman.

Presented by: Mayor Guthrie

Mayor Guthrie asked for a motion on item #1. Councilor Girard made a motion to approve, seconded by Councilor Founds. The vote was taken with the following results:

Carried 4-0
Yes: Girard, Founds, Blair, Guthrie
No: None

Mayor Guthrie said item #2 on the Regular Agenda is:

Consider and take action on appointment of a person to fill vacancy, Council Member, Ward 5, pursuant to Bixby City Charter, Sec. 2.9, Council Vacancies.

Presented by: Mayor Guthrie
Others that spoke: Dr. Andy Revelis

Mayor Guthrie asked for a motion on item #2. Councilor Blair made a motion to provide an opportunity for any candidate wanting to put their name into the ring for Ward 5 that council would set up a meeting, seconded by Councilor Girard. The vote was taken with the following results:

Carried 4-0
Yes: Blair, Girard, Founds, Guthrie
No: None

City Manager, Jared Cottle, suggested using the work session on February 28th for any person seeking to be considered for the Ward 5 vacancy.

Mayor Guthrie said item #3 on the Regular Agenda is:

Discussion and possible action for Tanner Consulting, LLC, River Crest III, Revised Preliminary Plat, (BXPT-21.09). General Location: Southwest of the SW/c of East 131st Street South and South Memorial Drive, Bixby, Oklahoma.

Presented by: Carolyn Back
Others that spoke: Erik Enyart, Tanner Consulting

Staff stated this is modifying the preliminary plat due to adding gates and re-aligned streets, no other revisions were made. Mr. Enyart, Tanner Consulting gave council clarification of the concerns and questions council had.
Discussion continued.

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

Carried 3-1
Yes: Founds, Guthrie, Blair
No: Girard

Mayor Guthrie said item #4 on the Regular Agenda is:

Motion to enter into Executive Session:

> Discussion on negotiations and/or purchase options for certain real property at 14515 S Yale Ave., owned by White Hawk Investments, LLC: Oklahoma Open Meeting Act, Title 25 Oklahoma Statutes, Section 307.B.3.

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

Carried 4-0
Yes: Founds, Girard, Blair, Guthrie
No: None

Mayor Guthrie said item #5 on the Regular Agenda is:

Motion to exit Executive Session and reconvene in open session.

Presented by: Mayor Guthrie

Mayor Guthrie asked for a motion on item #5 to exit executive session and reconvene in open session. Councilor Founds made motion to approve, seconded by Vice Mayor Blair. The vote was taken with the following results:

Carried 4-0
Yes: Founds, Blair, Girard, Guthrie
No: None

No action was taken during executive session.

Mayor Guthrie said item #6 on the Regular Agenda is:

Consider and/or take action, if necessary, on purchase options for real estate at: 14515 S Yale Ave., owned by White Hawk Investments, LLC.

Presented by Mayor Guthrie
Other that spoke:
Jeffrey Baldwin, 14620 S 52nd E Ave
Christie Rooney, 14606 S 53rd E Ave
Brian Cozad, 14425 S 50th E Ave
Victoria Oltmann, 14127 S Winston Ave

Counselor Girard asked to make a formal motion to direct staff to further investigate viable purchase options for tracks 1 and 2, seconded by Vice Mayor Blair. The vote was taken with the following results:

Carried 4-0
Yes: Girard, Blair, Founds, Guthrie
No: None

Mayor Guthrie said item #7 on the Regular Agenda is:

Discuss Phase II Storm Water Management Program for the City of Bixby.

Presented by: Bea Aamodt

No Action Needed.

Mayor Guthrie said item #8 on the Regular Agenda is:

Discuss and/or approve Change Order No. 7 for the Bixby Water Reclamation Facility Project for $537,092.13 and extend the contract time by 215 days.

Presented by: Bea Aamodt

Staff stated that the North Transfer station needs to be upgraded with new pumps and equipment, this change order includes the labor for the equipment, and additional pipes not included in Change Order No. 5 and the days added are due with delays in receiving supplies caused by Covid.

Discussion continued.

Mayor Guthrie asked for a motion on item #8. Vice Mayor Blair made a motion to approve, seconded by Councilor Founds. The vote was taken with the following results:

Carried 4-0
Yes: Blair, Founds, Girard, Guthrie
No: None

Mayor Guthrie said item #9 on the Regular Agenda is:

City Manager's Report

Presented by: Jared Cottle

Final Inspections on 121st and Memorial are in process and hope to bring before council next meeting for acceptance

121st Mingo is currently under construction

Monday, February 21st is Presidents Day, all City offices will be closed

Chief Wiedel provided information for the Advanced EMT training has started and will be held on Tuesdays and Thursdays for the next thirteen (13) weeks. Oklahoma Medical Director, Duffy McAnallen and presented several Bixby Firemen with a golden challenge coin for their advance medical care and CPR they were able to provide and save someone's life. Chief Wiedel introduced the new EMS Chief Sherrel to council. Chief Wiedel updated council on the search for purchasing equipment to include ambulances.

Chief Blish discussed the future growth and developing future leaders. Bixby has had two officers finish the first portion of Law Enforcement Executive Development Association and received good feedback from the officers that it was some of the best training they have had. Chief Blish said that they are actively working on implementing the body cameras that were approved, they are working through some technical issues. Testing on February 19th for a new police officer position, there are ten (10) potential applicants that will be testing, interview, and background investigations on the best candidates before a final decision is made.

City Manager, Jared Cottle, extended his thank you to staff for the efforts in stepping up to helping where necessary during the growth and change within the City.

Mayor Guthrie said item #10 on the Regular Agenda is:

New Business

There being no new business

Recess the Regular Meeting at 9:23

Adjournment was called at 9:23 p.m.

_____
Mayor

_____
City Clerk

City of Bixby
BPWA Meeting Minutes

City Hall Municipal Building
116 W Needles, Bixby, OK 74008
February 14th, 2022

Immediately following the City Council Meeting

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 Ave, Bixby, Oklahoma on February 11th on or before 5:00 p.m.

Deputy City Clerk Gwen Plante called the roll and all members were present.

Members Present
Guthrie
Blair
Girard
Founds

Staff Present
Jared Cottle, City Manager
Phil Frazier, City Attorney
Charles Barnes, Finance Dir.
Bea Aamodt, Public Works Dir.
Carolyn Back, Dev. Services Dir.
Joey Wiedel, Fire Chief
Todd Blish, Police Chief
John Wood, Parks Dir.
Justin Dowd, Asst. Engineer
Gwen Plante, Deputy City Clerk

Mayor Guthrie said Item #1 on the BPWA Consent Agenda is:

Secretary's Report

Consider and approve:

a) Minutes for Bixby Public Works Authority regular meeting 01/24/22.

b) Discuss and or/approve purchase order in the amount of $23,440 to Southwest Fluid Systems for the purchase of two 20 horse power pumps for the Southbridge Lift Station.

c) Discuss and or/approve purchase order in the amount of $7,222.50 to L.&L. Construction for the replacement of guide rails and installation of mid rails at the West Main Interceptor Lift Station (131st).

Mayor Guthrie asked for a motion on the BPWA consent agenda. Counselor Founds made a motion to approve, seconded by Vice Mayor Blair. The vote was taken with the following results:

Carried 4-0
Yes: Founds, Blair, Girard, Guthrie
No: None

Mayor Guthrie said Item #1 on the Regular BPWA Agenda is:

New Business

There being none.

Adjournment was called at 7:12 p.m.

_____
Mayor

_____
City Clerk

CONSENT ITEM COMMENTARY

ITEM TITLE: Discuss and/or approve purchase to Mile High Shooting Accessories, L.L.C. in the amount of $15,342.84, for (2) SWAT 308 rifles, scopes, mounts and accessories.

INITIATOR: Asst. Chief Andy Choate

STAFF INFORMATION SOURCE: Angela Williams

BACKGROUND: The purchase from Mile High Shooting Accessories, L.L.C, a sole source vendor, will allow SWAT team precision rifle operators to utilize the updated rifles during callouts. The equipment will be funded through the SWAT account.

EXHIBITS: Quote

KEY ISSUE: Purchase of 2 new rifles and related equipment.

COUNCIL ACTION: Approve or Deny

RECOMMENDATION: Approve purchase to Mile High Shooting Accessories, L.L.C.

ITEM NO: _____

MEETING DATE: 2/28/2022

MEETING: CITY

Mile High Shooting
Accessories, LLC
5831 Ideal Drive
Frederick CO 80516-8912
United States

Quote

#EST1802

1/25/2022

Ship to

67520 Sapulpa Police Department
Ofc. Robert Sayre
Sapulpa Police Department
20 N. Walnut St.
Sapulpa OK 74066
United States

TOTAL

$15,342.84

Expires: 4/24/2022

Expires	Exp. Close	Sales Rep	Partner	Shipping Method
4/24/2022	1/25/2022	Troy Sayler		UPS® Ground

Quantity	Item	Options	Rate	Amount
2	**R11896 AT LE 308 16.5" 5/8x24 Dark Earth** AT LE ONLY 308 16.5" FOLDING DARK EARTH		$4,897.00	$9,794.00
2	**C622 NX8 - 2.5-20x50mm F1 - ZeroStopTM - .250 MOA - DigIllumTM - PTL - MOARTM** NX8 - 2.5-20x50mm F1 - ZeroStopTM - .250 MOA - DigIllumTM - PTL - MOARTM		$1,658.00	$3,316.00
2	**SP-3002 30mm 0 MIL/0 MOA, Height - 1.5"** Unimount 30mm 0 MIL/0 MOA Height: 38 mm/ 1.5" Length: 126 mm/ 4.96"		$369.00	$738.00
2	**BT65NC The BT65-NC CAL (Cant And Loc) Atlas Bipod No Clamp model requires any 17S size lever style mount** The BT65-NC CAL (Cant And Loc) Atlas Bipod No Clamp model requires any 17S size lever style mount		$228.00	$456.00
2	**BT19 AI SPIGOT ADAPTER** AI SPIGOT ADAPTER		$62.96	$125.92
2	**IM3200-BLK IM3200 PELICAN CASE BLACK - REGULAR (C-012929)** IM3200 PELICAN CASE BLACK - REGULAR (C-012929)		$233.96	$467.92
2	**FOAM RF- 3200 Custom CUSTOM IM3200 FOAM INSERT RF (C-012929 Rev-D)** **Right hand foam Buttstock facing wheel cut out** CUSTOM IM3200 FOAM INSERT RF (C-012929 Rev-D) Right hand foam Buttstock facing wheel cut out		$110.00	$220.00

Subtotal	$15,117.84
Shipping	$225.00
Tax Total (%)	$0.00
Total	$15,342.84

EST1802

RE: Sole Source Letter January 03, 2022

ATTN: Purchasing Agent

Mile High Shooting Accessories (MHSA) located at 5831 Ideal Drive; Frederick, CO 80516 is granted sole and exclusive rights to supply Accuracy International products and product support, and armorer's training to local, state and federal law enforcement organizations in the 50 United States. This right is granted by legal agreements by Accuracy International of North America, Inc. Located at 3410 Shannon Park Drive, Suite 100; Fredericksburg, VA 22408.

In further support of our agreement Mile High Shooting Accessories is the only authorized independent service center in the United States for Accuracy International products. Adam Rehor of Mile High Shooting Accessories has attended and successfully completed an intensive Accuracy International service and maintenance course for certification as an Accuracy International armorer at our company headquarters in Portsmouth England. Accuracy International of North America, Inc. is providing full support to Mile High Shooting Accessories with OEM part, service documentation, and engineering support to ensure high standards of quality and customer service. Mile High Shooting Accessories has invested in extensive machine shop facilities, service and support equipment, trained machinist and skilled personnel to provide the highest level of support for Accuracy International products. As a result of the high standards of facilities, personnel, training, and on-hand parts inventory, we have entrusted and authorized Mile High Shooting Accessories to provide armorer's training courses in accordance with Accuracy International training standards, and to issue the Accuracy International certificate of completion for armorer's training. Mile High Shooting Accessories is the first and only independent organization trained and authorized by Accuracy International to provide service and repair of Accuracy International products and armorer's certification courses.

Should you choose to purchase Accuracy International products from a different source, you can be assured that the seller will not have the backing from Accuracy International to service and support your rifles and other components of your sniper weapon system. Regardless of where our products are purchased, future service and support will have to be obtained through Mile High Shooting Accessories. One of risk you will assume by purchasing from a 3rd party is that MHSA will not be able to service or support components or machine work provided by other sources. Further consideration should be

given to the fact that Accuracy International cannot accept warranty responsibility for work or changes made to AI products by a company other than MHSA. We have made the considerable investment in MHSA as a trained and certified service center to protect both the integrity of our products and to protect the end user from substandard service and support.

As our products have gained wider acceptance and employment in the U.S. law enforcement community we have come to understand the unique needs and requirements of this very special customer group. We also recognized the investments and commitment MHSA has made over several years to cater the LE community, and this was critical to our decision to authorize MHSA as our exclusive LE distributor and service center. All other sellers of AI products are oriented to the sporting and retail markets and lack the resources and expertise of MHSA to serve the LE market with Accuracy International products. Most importantly these other resellers lack the backing and support of Accuracy International in catering to the LE community.

Sincerely,

Scott Seigmund

Scott Seigmund

Vice President

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Arbor Day Proclamation

INITIATOR: Charles Barnes

STAFF INFO SOURCE: Charles Barnes

BACKGROUND: Arbor Day Proclamation dated March 25, 2022.

EXHIBITS: Attached document

KEY ISSUE: The City of Bixby, Oklahoma, has been recognized as a Tree City USA by the National Arbor Day Foundation and desires to continue its tree-planting practices.

COUNCIL ACTION: Approve or Deny

RECOMMENDATION: Approve request.

ITEM: Consent

MEETING DATE: 2/28/2022

MEETING: CITY

Arbor Day Proclamation

Whereas, In 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

Whereas, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and Arbor Day is now observed throughout the nation and the world, and

Whereas, trees reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife, and

Whereas, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and

Whereas, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and

Whereas, trees, wherever they are planted, are a source of joy and spiritual renewal, and

Whereas, Bixby has been recognized as a Tree City USA by The National Arbor Day Foundation and desires to continue its tree-planting practices

NOW, THEREFORE, I, Brian guthrie, Mayor of the City of Bixby, do hereby proclaim March 25, 2022 as

Arbor Day

in the City of Bixby, and urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and

Further, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

Dated this 21st day of February 2022

Mayor _____

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Arbor Week Proclamation

INITIATOR: Charles Barnes

STAFF INFO SOURCE: Charles Barnes

BACKGROUND: Arbor Week Proclamation dated March 20-25, 2022.

EXHIBITS: Attached documents

KEY ISSUE: The City of Bixby, Oklahoma, and all citizens are to celebrate Arbor Week and to urge all citizens to plant trees to gladden the heart and promote well-being of this and future generations.

COUNCIL ACTION: Approve or Deny

RECOMMENDATION: Approve request.

ITEM: Consent

MEETING DATE: 2/28/2022

MEETING: CITY

Arbor Week Proclamation

Whereas, In 1872 J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

Whereas, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

Whereas, Oklahoma celebrates the importance of trees by observing Arbor Week, and

Whereas, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife, and

Whereas, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and

Whereas, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and

Whereas, trees, wherever they are planted, are a source of joy and spiritual renewal,

Now, therefore, I, Brian Guthrie, Mayor

of the City of Bixby, do hereby proclaim

March 20, 2022 thru March 26, 2022 as

Arbor Week

in the City of Bixby, Oklahoma,

and I urge all citizens to celebrate Arbor Week

and to support efforts to protect our trees and woodlands, and

Further, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

Dated, this 21th day of February, 2022.

_____

Mayor

FRIENDS OF IRVING
FOUNDATION, INC.

Friends of Irving Board of Directors and the
City of Bixby, in Cooperation,
Present the 29th Annual
ARBOR DAY CELEBRATION

11:00 a.m., Friday, March 25, 2022

Washington Irving Memorial Park and Arboretum
13900 South Memorial Drive
(at the Arkansas River Bridge)
Bixby, Oklahoma

AGENDA

Welcome
Arbor Day Proclamation
Speaker
Tree Planting
Closing Remarks

End of Program

Thank You for Attending

The planting of a tree, especially one of the long-living hardwood trees, is a gift which you can make to posterity at almost no cost and with almost no trouble and if the tree takes root, it will far outlive the visible effect of any of your other actions, good or evil.

George Orwell

The Friends of Irving Foundation, Inc. is a non-profit corporation.
All contributions are tax deductible in accordance with Tax Code 501(c)(3).

The Friends of Irving Foundation, Inc. • P. O. Box 368 • Bixby, Oklahoma 74008 • (918) 629-5598

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Request to approve the purchase of two (2) sets of personal protective equipment (PPE) of structural firefighting ensemble (coat and pants) from NAFECO, Inc. not to exceed $6,149.40, funding from 2021-2022 Capital Improvement Fund.

INITIATOR: Joey Wiedel, Fire Chief

STAFF INFORMATION SOURCE: Joey Wiedel, Fire Chief

BACKGROUND: The fire department has recently hired one (1) new personnel (EMS Chief). This position is added within the department. These new personnel require structural firefighting gear to fulfill their duties and responsibilities. The fire department also has an individual that needs to replace their current gear (current gear is worn and at the end of service life). The fire department does not currently have any additional surplus structural firefighting gear for these personnel to use. NAFECO, Inc., is the dealer of Lion brand gear that is currently in use and complements our current structural firefighting ensemble.

EXHIBITS: See Attached

KEY ISSUE: The authorization to purchase personal protective equipment for the Bixby Fire Department.

Funding Source: From 2021-2022 Capital Improvement Fund.

COUNCIL ACTION: Approve or disapprove the purchase of personal protective equipment for the Bixby Fire Department.

RECOMMENDATION: Approve the purchase of personal protective equipment for the Bixby Fire Department.

Meeting Date: 2-28-2022
Location: City

NAFECO
1515 West Moulton Street
Decatur, AL 35601
United States of America
Phone: 800-628-6233

INVOICE

PAGE	1
INVOICE NO.	P-1134041
INVOICE DATE	02/10/22

SOLD TO
BIX040
BIXBY FIRE DEPARTMENT
PO BOX 70
BIXBY,OK 74008

United States of America

SHIP TO
BIX040
BIXBY FIRE DEPARTMENT
116 W.NEEDLES

BIXBY,OK 74008
United States of America

We accept all major credit cards. However, each transaction is subject to a 3% handling fee.

CUSTOMER PO #	SHIP VIA	TERMS	DATE SHIPPED	PICK TICKET NO.	SLMN 1	SLMN 2
DC KUTZ	Best Way	NET 30	2/10/22	1134041-000	76	

SPECIAL INSTRUCTIONS >
CKG/EH

ORDERED	SHIPPED	BACK ORDERED	U/M	ITEM NO./ DESCRIPTION	PRICE	AMOUNT
1.00	1.00		EA	CSTM-X7-1134041-1 LION SUPER DELUXE COAT PBI MAX NATURAL, PSGQ# 17814-F SIZE: 46x32R - DOSSETT	1819.7000	1819.70
1.00	1.00		EA	PSUM-X7-1134041-1 LION SUPER PANTS, PBI MAX NATURAL, PSGQ# 17814-F SIZE: 40-XL	1255.0000	1255.00

LINE ITEM TOTAL	SHIPPING & HANDLING	TAX	SUB-TOTAL	DEPOSIT	BALANCE DUE
3074.70	.00	.00	3074.70	.00	3074.70

NAFECO
1515 West Moulton Street
Decatur, AL 35601
United States of America
Phone: 800-628-6233

INVOICE

PAGE	1
INVOICE NO.	P-1130100
INVOICE DATE	02/10/22

SOLD TO
BIX040
BIXBY FIRE DEPARTMENT
PO BOX 70
BIXBY,OK 74008

United States of America

SHIP TO
BIX040
BIXBY FIRE DEPARTMENT
116 W.NEEDLES
MARK - 918-261-6422

BIXBY,OK 74008
United States of America

We accept all major credit cards. However, each transaction is subject to a 3% handling fee.

CUSTOMER PO #	SHIP VIA	TERMS	DATE SHIPPED	PICK TICKET NO.	SLMN 1	SLMN 2
DC KUTZ	Best Way	NET 30	1/17/22	1130100-000	76	

SPECIAL INSTRUCTIONS >
CKG/EH

ORDERED	SHIPPED	BACK ORDERED	U/M	ITEM NO./ DESCRIPTION	PRICE	AMOUNT
1.00	1.00		EA	CSTM-X7-1130100 LION SUPER DELUXE COAT PBI MAX NATURAL, PSGQ# 17814-F SIZE: 52x32-XL - SHERRELL COAT INCLUDES LP34, LPV13, LPS 6 & LTSL3YNS TO READ NAME	1819.7000	1819.70
1.00	1.00		EA	PSUM-X7-1130100 LION SUPER PANTS, PBI MAX NATURAL, PSGQ# 17814-F SIZE: 50-XL	1255.0000	1255.00

LINE ITEM TOTAL	SHIPPING & HANDLING	TAX	SUB-TOTAL	DEPOSIT	BALANCE DUE
3074.70	.00	.00	3074.70	.00	3074.70

City of Bixby, Oklahoma

Façade Grant Program Application

Applications for funding through the City of Bixby Façade Grant Program will be submitted to Development Services via mail to PO Box 70, 116 West Needles, Bixby, OK 74008 or email DowntownOverlay@BixbyOK.gov. Applications will be received on a rolling basis and reviewed monthly.

APPLICANT INFORMATION

Address of Project: 1 N. Armstrong St. E Suite A

Building Owner:

Applicant: Lemuel Adams

Mailing Address: 116 S. 1st St. Jenks, OK 70437

Telephone: 918-706-5674

Email: ladams@reddogconstruction.com

Has the applicant reviewed Bixby Downtown Design Overlay Guidelines?
https://www.bixbyok.gov/DocumentCenter/View/1642/Bixby-Downtown-Overlay-Regulations

Yes [X] No [ ]

Construction schedule of project (commencement & completion):

1/31-3/15, 2022 (see attached)

A. Current Physical Condition of Project:
(If additional space is needed, please attach description as Attachment A.)

Red brick that requires minor patching. The red color has some fading due to weathering.

Blue metal awing hides most of the facade, and has no lighting.

South wall has no windows or lighting.

Current sign is made up of can letters internally lit with neon.

B. **Proposed Modification of Project – written:**

(If additional space is needed, please attach description as Attachment B.)

Patch/ repair missing and broken bricks. Repaint white for a more modern look, and even color. Replace awning with a lit canopy. Canopy will be built at a 90 degree angle to show more of the facade. Sign will be replaced with a channel sign that is appropriate for new tenant and is in agreement with city codes.

→ Downtown Design Overlay Standards for Signage.

C. **Proposed Modification of Project – visual:**
Please attach a detailed drawing/rendering showing dimensions, architectural details, and labels, of the proposed finished project.
Please attach as Attachment C.

D. **Impact Statement:**
How will the project further the revitalization of downtown?
(If additional space is needed, please attach as Attachment D.)

To improve the facade through repairs, and reconstruction to allow the use of multiple retail and commercial tenants while maintaining the historic structure and value of Downtown Bixby. The improvements will increase the curb appeal of the facade, add to the beautification of Downtown Bixby, and will increase pedestrian traffic.

Number of current housing units on property:	0
Number of new housing units created from project:	0
Number of jobs currently in building:	1
Number of jobs created after project completed:	5
Square footage of storefront space rehabbed:	1,977
Rent rate being offered in rehabbed storefront:	$16 /SF for 3 yrs.

E. **Building Ownership:**

Please include proof of building ownership as Attachment E.
You may use the following site as a resource:

https://www.assessor.tulsacounty.org/assessor-property.php

F. **Building Ownership – organization:**
If the owner is a for-profit or non-profit organization, is a Resolution adopted by the Board of Directors which authorizes both the project and the application attached with the Minutes of the Meeting when it was adopted?
Yes ☐ No ☐ N/A ☒

Please attach as Attachment F.

G. **Applicant's Ownership Interests – other properties:**
Does applicant own or have ownership interest in other properties in Bixby?
Yes ☐ No ☒

(If yes, please list addresses. If additional space is needed please attach as Attachment G.)

_____

_____

_____

_____

_____

Do the above properties comply with all applicable City of Bixby ordinances and regulations, including but not limited to, housing, building, zoning, fire, health and vacant and abandoned building regulations? Yes ☒ No ☐

H. **Property Signage:**
Do existing signs on the property comply with City Zoning regulations and overlay design standards? Yes ☐ No ☐ N/A ☒

If the above answer is no, or the applicant is proposing new signs, please describe the design materials and colors that will be used on the sign face, how the sign will be displayed, and any lighting proposed. If additional space is needed place attach as Attachment H.

Channel letter signs. Still working with tenant on size, design and color. Will apply for City of Bixby Sign Permit. Will comply with Downtown Design Overlay Standards for signage.

I. **Revenue Sources:**
Has the project secured private funding for project match?
Yes [X] No [ ]

If yes, list other sources of funding and financing for this project, and whether the sources are already secured. If additional space is needed place attach as Attachment I.

Traditional Construction Loan

J. **Bids:**
Please attach bid(s) for the proposed work as Attachment J.

What are the estimated costs for façade improvements? $31,527.22

How much assistance is the project requesting? $10,000

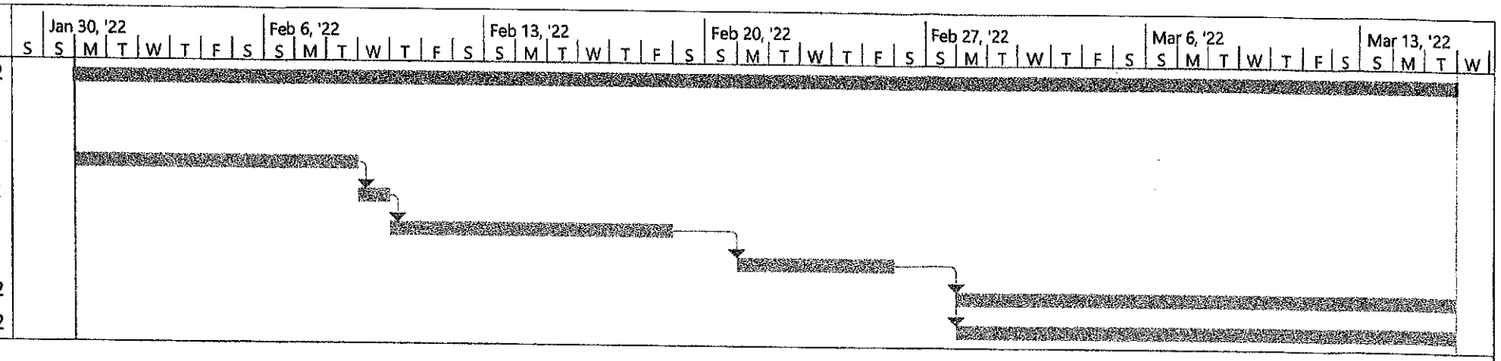
What is the construction schedule for façade improvements? To be completed by 3/15/2022

K. **Certificate of Insurance:**
Please attach a certificate of insurance for the individual/company bidding the work, Attachment K.

List of Exhibits

Exhibit A	**Current Physical Condition (if additional room needed)**
Exhibit B	**Proposed Modification of Building (if additional room needed)**
Exhibit C	**Detailed Drawing/Rendering**
Exhibit D	**Impact Statement (if additional room needed)**
Exhibit E	**Proof of Building Ownership**
Exhibit F	**Resolution (if applicable)**
Exhibit G	**List of Applicant's Other Properties (if applicable)**
Exhibit H	**Sign Compliance (if applicable)**
Exhibit I	**Sources of Funds**
Exhibit J	**Bids**
Exhibit K	**Certificate of Insurance**

ID	Task Mode	Task Name	Duration	Start	Finish
1		**1 N. Armstrong Suite A Fascade Schedule**	32 days	Mon 1/31/22	Tue 3/15/22
2		Canopy & Signage Demo	7 days	Mon 1/31/22	Tue 2/8/22
3		Power Washing	1 day	Wed 2/9/22	Wed 2/9/22
4		Brick Patching	7 days	Thu 2/10/22	Fri 2/18/22
5		Paint	5 days	Mon 2/21/22	Fri 2/25/22
6		New Canopies & Signage	12 days	Mon 2/28/22	Tue 3/15/22
7		Exterior Lighting	12 days	Mon 2/28/22	Tue 3/15/22



Project: Ice House Fascade Suit
Date: Mon 1/31/22

Task	Project Summary	Manual Task	Start-only	Deadline			
Split	Inactive Task	Duration-only	Finish-only	Progress			
Milestone	Inactive Milestone	Manual Summary Rollup	External Tasks	Manual Progress			
Summary	Inactive Summary	Manual Summary	External Milestone				

Proposed Construction Schedule

Exhibit A

Exhibit B 1of6

CJC Architects, Inc.

CJC Architects, Inc.

CJC Architects, Inc.

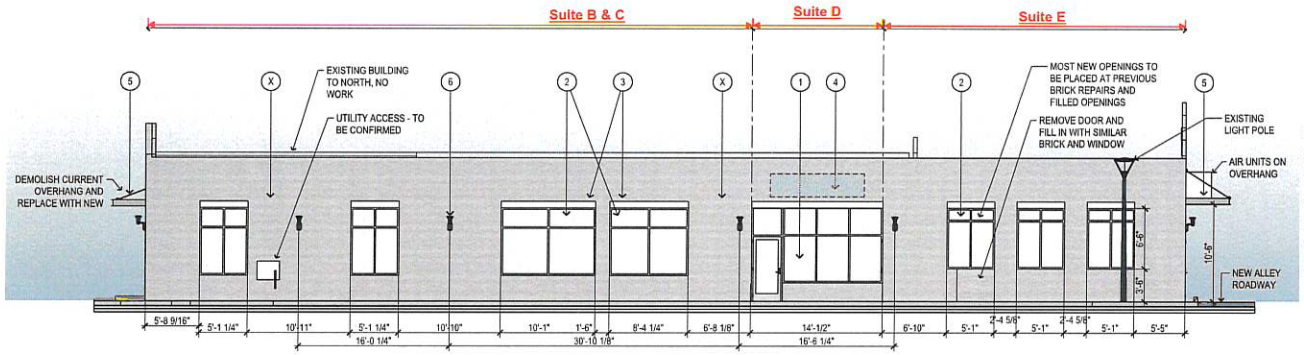
CJC Architects, Inc.

CJC Architects, Inc.

CJC Architects, Inc.
1401 S Denver Ave, Suite B, Tulsa, OK 74119
918-582-7123
cjcarchitects.com

Revision Date	Revision

NOTE: CONFIRM EXISTING BUILDING DIMENSIONS IN FIELD

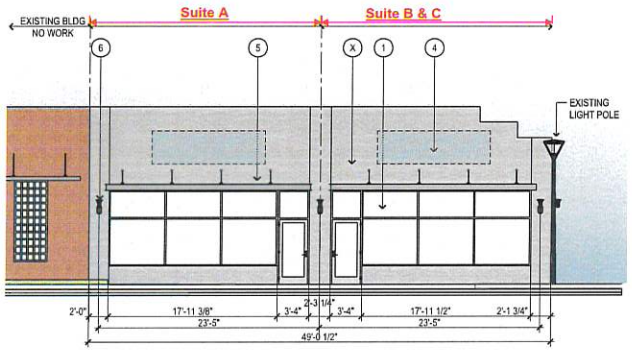


KEYNOTE LEGEND

X	EXISTING MASONRY TO REMAIN, TO BE PAINTED WHITE
1	GLAZED STOREFRONT
2	NEW WINDOW
3	CAST STONE HEADER
4	SIGNAGE
5	NEW METAL OVERHANG
6	NEW LIGHT FIXTURE

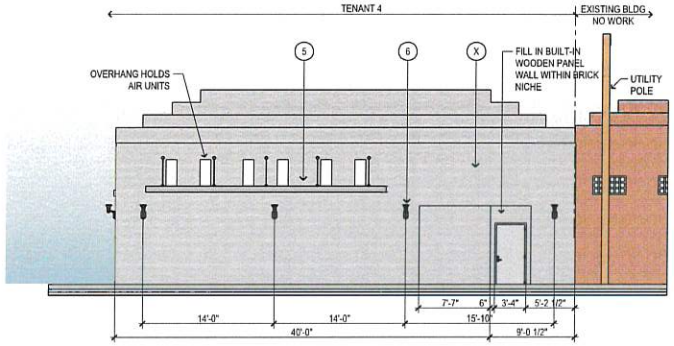
N

1 SOUTH FACADE



N

2 WEST FACADE



N

3 EAST FACADE

BIXBY BUILDING RENOVATION
1 N Armstrong St
Bixby, OK 74008

#Client Company

BUILDING ELEVATIONS

Drawn
Project Number 0000
Checked

Issue Date ##########

CHECK SET

NOT FOR CONSTRUCTION

Sheet Number **A201**

Exhibit C

Assessor
JOHN A. WRIGHT

Property Search

Disclaimer

The Tulsa County Assessor's Office has made every effort to insure the accuracy of the data contained on this web site; however, this material may be slightly dated which could have an impact on its accuracy.

The information must be accepted and used by the recipient with the understanding that the data was developed and collected only for the purpose of establishing fair cash (market) value for ad valorem taxation. Although changes may be made periodically to the tax laws, administrative rules and similar directives, these changes may not always be incorporated in the material on this web site.

The Tulsa County Assessor's Office assumes no liability for any damages incurred, whether directly or indirectly, incidental, punitive or consequential, as a result of any errors, omissions or discrepancies in any information published on this web site or by any use of this web site.

Quick Facts

Account #	R57825732405090
Parcel #	57825-73-24-05090
Situs address	1 N ARMSTRONG ST E BIXBY 74008
Owner name	ICEHOUSE PROPERTY MANAGEMENT LLC
Fair cash (market) value	$250,000
Last year's taxes	$3,612
Legal description	Subdivision: MIDLAND ADDN Legal: LTS 18 & 19 BLK 27 Section: 24 Township: 17 Range: 13

R57825732405090 (03/2020)

General Information

Situs address	1 N ARMSTRONG ST E BIXBY 74008
Owner name	ICEHOUSE PROPERTY MANAGEMENT LLC
Owner mailing address	PO BOX 114 JENKS, OK 740370114
Land area†	0.14 acres / 6,250 sq ft
Tax rate	BI-4A [BIXBY]
Legal description	Subdivision: MIDLAND ADDN Legal: LTS 18 & 19 BLK 27 Section: 24 Township: 17 Range: 13
Zoning	HIGH DENSITY COMMERCIAL DISTRICT [CH]

Values

	2020	2021	2022
Land value	$18,800	$18,800	—
Improvements value	$231,200	$231,200	—
Fair cash (market) value	$250,000	$250,000	—

Exemptions claimed

	2020	2021	2022
Homestead	—	—	—
Additional homestead	—	—	—
Senior Valuation Limitation	—	—	—
Veteran	—	—	—

Tax Information

	2020	2021	2022
Fair cash (market) value	$250,000	$250,000	—
Total taxable value (capped)	$250,000	$250,000	—
Assessment ratio	11%	11%	—
Gross assessed value	$27,500	$27,500	—
Exemptions	$0	$0	—
Net assessed value	$27,500	$27,500	—
Tax rate	BI-4A [BIXBY]		
Tax rate mills	132.16	131.33	—
Estimated taxes	$3,634	$3,612	—
Most recent NOV	March 5, 2019		

Tax detail (2021 millages)

	%	Mills	Dollars
City-County Health	2.0	2.58	$70.95
City-County Library	4.1	5.32	$146.30
Tulsa Technology Center	10.2	13.33	$366.58
Emergency Medical Service	0.0	0.00	$0.00
Tulsa Community College	5.5	7.21	$198.28
School Locally Voted	25.5	33.53	$922.08
City Sinking	9.7	12.80	$352.00
School County Wide Bldg	3.9	5.15	$141.63
School County Wide ADA	3.0	4.00	$110.00
School County Wide General	27.4	36.05	$991.37
County Government	8.6	11.36	$312.40

(Continued on next page)

Exhibit E 1 of 2

Improvements

Bldg ID#	Property type	Use	Year built	Year remodeled	GBA †	NRA †	Stories	Story height
1	Commercial	Mixed Retail Centers w/Office Units	1940	2003	5,328 SF	5,328 SF	1.0	12.0

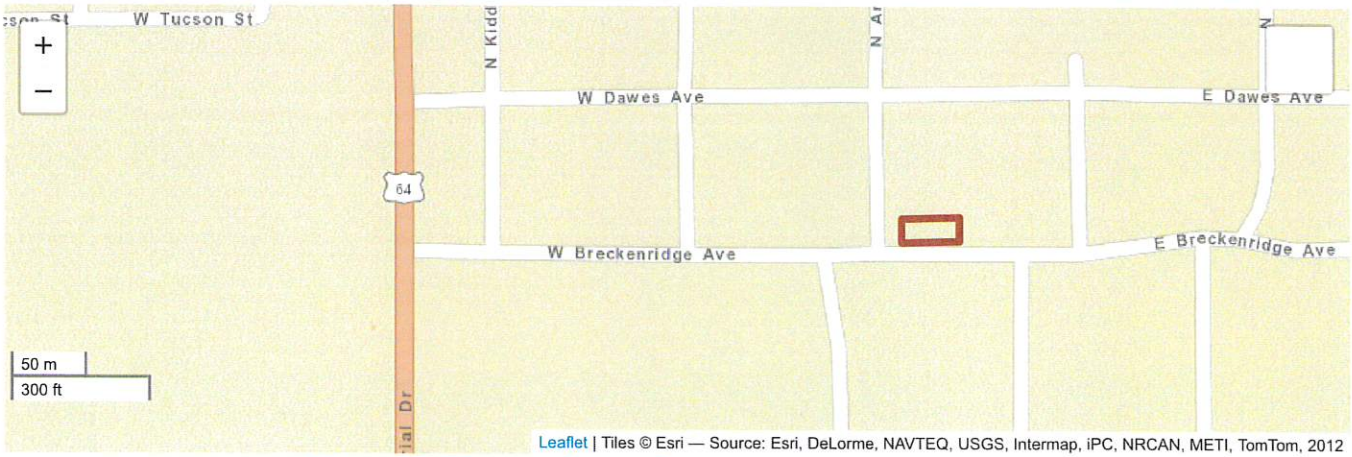
Sales/Documents

Date	Grantor	Grantee	Price	Doc type	Book-Page/Doc#
Apr 6, 2018	BASKIN FAMILY TRUST, C/O DARRYL BASKIN	ICEHOUSE PROPERTY MANAGEMENT LLC	$250,000	General Warranty Deed	2018030575
Jun 11, 2004	SANDERS ETHEL MARIE	BASKIN FAMILY TRUST DARRYL G	$120,000	General Warranty Deed	07317-01450

Images

Photo/sketch
(Click to enlarge)

† **Square footage and acreage values included in this record are approximations. They may not reflect what a licensed surveyor would determine by performing a formal survey. They are for tax purposes only and are not intended for use in making conveyances or for preparing legal descriptions of properties.**



Click to view this area on the **Google Maps web page** in a new window

John A. Wright — Tulsa County Assessor
Tulsa County Headquarters, 5th floor | 218 W. Sixth St. | Tulsa, OK, 74119
Phone: (918) 596-5100 | Fax: (918) 596-4799 | Email: assessor@tulsacounty.org
Office hours: 8:00–5:00 Monday–Friday (excluding holidays)

Exhibit E 2 of 2

1 N Armstrong St. Suite A
Fascade Construction Costs
1/30/2022

Canopies	$	14,080.00
Signage	$	5,500.00
Exterior Lighitng	$	962.50
Canopy & Sign Demo	$	1,000.00
Power Washing	$	790.00
Brick Masonry	$	375.00
Paint	$	3,954.00
Overhead	$	1,999.61
Profit	$	2,866.11
Total	**$**	**31,527.22**

Exhibit J

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 2/1/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Pam Slaton, CISR Elite
Tedford Insurance - Jenks Office P O Box 1050 Jenks OK 74037	PHONE (A/C, No, Ext): (918)299-2345 FAX (A/C, No): (918)299-5441 E-MAIL ADDRESS: pams@tedfordinsurance.com

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
Red Dog Construction, LLC 116 S. 1st Street Jenks OK 74037	INSURER A: National American Insurance Company	23663
	INSURER B: CompSource Mutual Insurance Company	36188
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** 22/23 Liab **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR X Pollution GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:			MP11920735	1/1/2022	1/1/2023	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
A	AUTOMOBILE LIABILITY X ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS X HIRED AUTOS X NON-OWNED AUTOS			MP11920735	1/1/2022	1/1/2023	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	X UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $			MB48200735	1/1/2022	1/1/2023	EACH OCCURRENCE AGGREGATE	$ 2,000,000 $
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N N/A If yes, describe under DESCRIPTION OF OPERATIONS below			03109359	8/1/2021	8/1/2022	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Bixby Development located at 1 N Armstrong, Bixby OK 74008

General Liability policy includes Additional Insured clause in favor of certificate holder as respects operations of the named insured, if required under valid written insured contract. General Liability policy includes Waiver of Subrogation in favor of certificate holder as respects operations of the named insured, if required under valid written insured contract. Auto policy includes Additional Insured clause in favor of certificate holder as respects operations of the named insured, if required under

CERTIFICATE HOLDER

City of Bixby
PO Box 70
Bixby, OK 74008

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

M Tedford, CRM, CIC/P

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The ACORD name and logo are registered marks of ACORD

Exhibit K

City of Bixby, Oklahoma

Façade Grant Program Application

Applications for funding through the City of Bixby Façade Grant Program will be submitted to Development Services via mail to PO Box 70, 116 West Needles, Bixby, OK 74008 or email DowntownOverlay@BixbyOK.gov. Applications will be received on a rolling basis and reviewed monthly.

APPLICANT INFORMATION

Address of Project: 1 N. Armstrong St. E Suite B & C

Building Owner:

Applicant: Lemuel Adams

Mailing Address: 116 S. 1st St. Jenks, OK 70437

Telephone: 918-706-5674

Email: ladams@reddogconstruction.com

Has the applicant reviewed Bixby Downtown Design Overlay Guidelines?
https://www.bixbyok.gov/DocumentCenter/View/1642/Bixby-Downtown-Overlay-Regulations

Yes [X] No [ ]

Construction schedule of project (commencement & completion):

1/31-3/15, 2022 (see attached)

A. Current Physical Condition of Project:
(If additional space is needed, please attach description as Attachment A.)

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(If additional space is needed, please attach description as Attachment B.)

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↳ Downtown Design Overlay Standards for Signage

C. **Proposed Modification of Project – visual:**
Please attach a detailed drawing/rendering showing dimensions, architectural details, and labels, of the proposed finished project.
Please attach as Attachment C.

D. **Impact Statement:**
How will the project further the revitalization of downtown?
(If additional space is needed, please attach as Attachment D.)

To improve the facade through repairs, and reconstruction to allow the use of multiple retail and commercial tenants while maintaining the historic structure and value of Downtown Bixby. The improvements will increase the curb appeal of the facade, add to the beautification of Downtown Bixby, and will increase pedestrian traffic.

Number of current housing units on property:	0
Number of new housing units created from project:	0
Number of jobs currently in building:	1
Number of jobs created after project completed:	5
Square footage of storefront space rehabbed:	Suite B: 871, Suite C: 256
Rent rate being offered in rehabbed storefront:	B: $15.50, C: $26.25/SF for 2 yrs.

E. **Building Ownership:**

Please include proof of building ownership as Attachment E.
You may use the following site as a resource:

https://www.assessor.tulsacounty.org/assessor-property.php

F. **Building Ownership – organization:**
If the owner is a for-profit or non-profit organization, is a Resolution adopted by the Board of Directors which authorizes both the project and the application attached with the Minutes of the Meeting when it was adopted?
Yes ☐ No ☐ N/A ☒

Please attach as Attachment F.

G. **Applicant's Ownership Interests – other properties:**
Does applicant own or have ownership interest in other properties in Bixby?
Yes ☐ No ☒

(If yes, please list addresses. If additional space is needed please attach as Attachment G.)

_____

_____

_____

_____

_____

Do the above properties comply with all applicable City of Bixby ordinances and regulations, including but not limited to, housing, building, zoning, fire, health and vacant and abandoned building regulations? Yes ☒ No ☐

H. **Property Signage:**
Do existing signs on the property comply with City Zoning regulations and overlay design standards? Yes ☐ No ☐ N/A ☒

If the above answer is no, or the applicant is proposing new signs, please describe the design materials and colors that will be used on the sign face, how the sign will be displayed, and any lighting proposed. If additional space is needed place attach as Attachment H.

Channel letter signs. Still working with tenant on size, design and color. Will apply for City of Bixby Sign Permit. Will comply with Downtown Design Overlay Standards for signage.

I. **Revenue Sources:**
Has the project secured private funding for project match?
Yes [X] No [ ]

If yes, list other sources of funding and financing for this project, and whether the sources are already secured. If additional space is needed place attach as Attachment I.

Traditional Construction Loan

J. **Bids:**
Please attach bid(s) for the proposed work as Attachment J.

What are the estimated costs for façade improvements? $33,199.89

How much assistance is the project requesting? $10,000

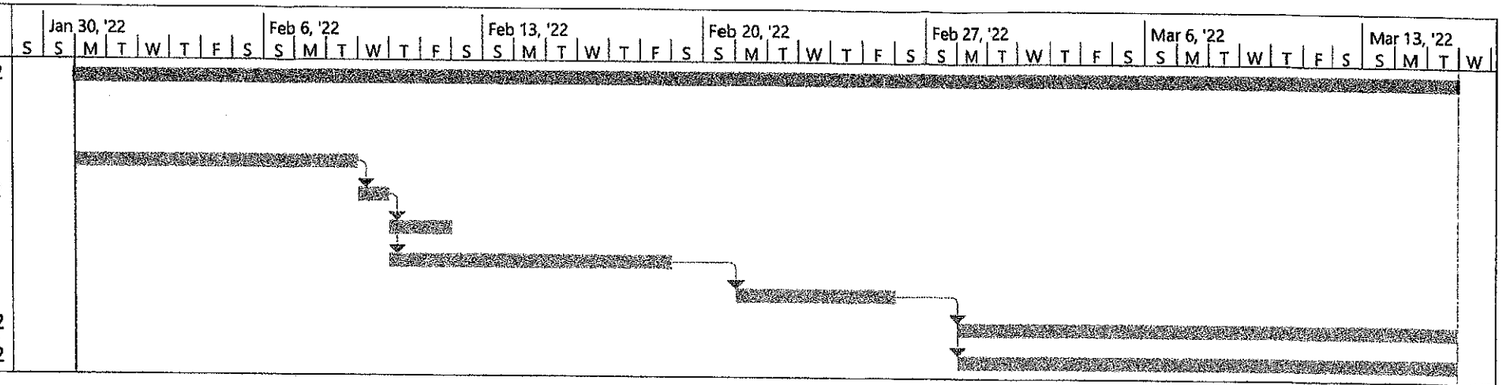
What is the construction schedule for façade improvements? To be completed by 3/15/2022

K. **Certificate of Insurance:**
Please attach a certificate of insurance for the individual/company bidding the work, Attachment K.

List of Exhibits

Exhibit A	**Current Physical Condition (if additional room needed)**
Exhibit B	**Proposed Modification of Building (if additional room needed)**
Exhibit C	**Detailed Drawing/Rendering**
Exhibit D	**Impact Statement (if additional room needed)**
Exhibit E	**Proof of Building Ownership**
Exhibit F	**Resolution (if applicable)**
Exhibit G	**List of Applicant's Other Properties (if applicable)**
Exhibit H	**Sign Compliance (if applicable)**
Exhibit I	**Sources of Funds**
Exhibit J	**Bids**
Exhibit K	**Certificate of Insurance**

ID	Task Mode	Task Name	Duration	Start	Finish
1		**1 N. Armstrong Suite B & C Fascade Schedule**	32 days	Mon 1/31/22	Tue 3/15/22
2		Canopy & Signage Demo	7 days	Mon 1/31/22	Tue 2/8/22
3		Power Washing	1 day	Wed 2/9/22	Wed 2/9/22
4		Exterior Door	2 days	Thu 2/10/22	Fri 2/11/22
5		Brick Patching	7 days	Thu 2/10/22	Fri 2/18/22
6		Paint	5 days	Mon 2/21/22	Fri 2/25/22
7		New Canopies & Signage	12 days	Mon 2/28/22	Tue 3/15/22
8		Exterior Lighting	12 days	Mon 2/28/22	Tue 3/15/22



Project: Ice House Fascade Suit
Date: Mon 1/31/22

Task		Project Summary		Manual Task		Start-only		Deadline	
Split		Inactive Task		Duration-only		Finish-only		Progress	
Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
Summary		Inactive Summary		Manual Summary		External Milestone			

Proposed Construction Schedule

Exhibit A

Exhibit B 1 of 6

CJC Architects, Inc.

CJC Architects, Inc.

CJC Architects, Inc.

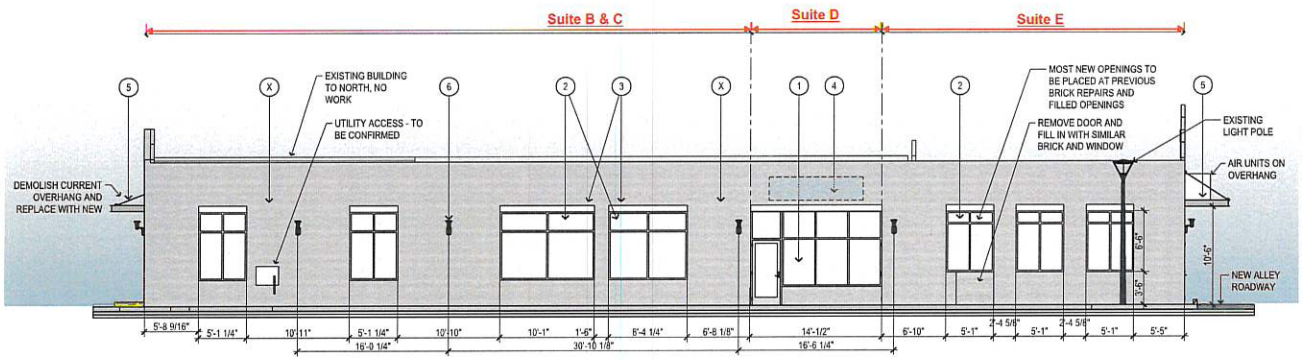
CJC Architects, Inc.

CJC Architects, Inc.

CJC Architects, Inc.
1401 S Denver Ave, Suite B, Tulsa, OK 74119
918-582-7129
cjcarchitects.com

Revision Date	Revision

NOTE: CONFIRM EXISTING BUILDING DIMENSIONS IN FIELD

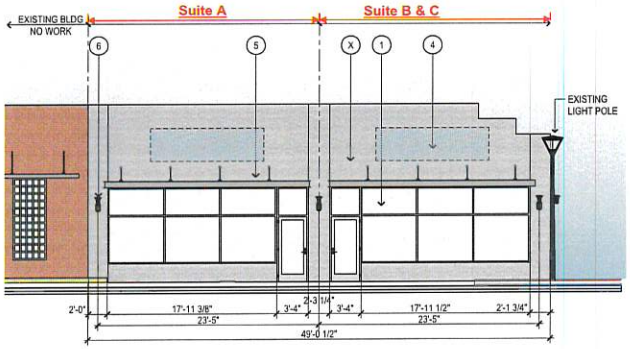


KEYNOTE LEGEND

X	EXISTING MASONRY TO REMAIN, TO BE PAINTED WHITE
1	GLAZED STOREFRONT
2	NEW WINDOW
3	CAST STONE HEADER
4	SIGNAGE
5	NEW METAL OVERHANG
6	NEW LIGHT FIXTURE

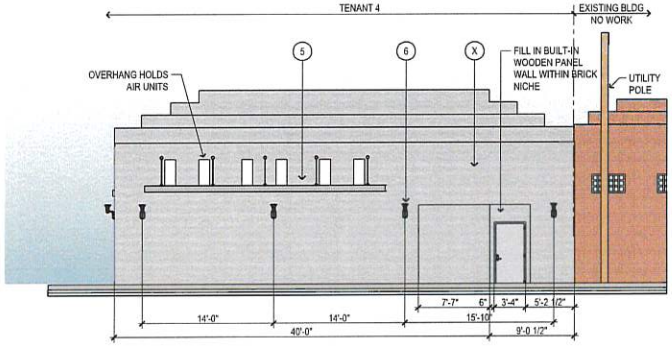
N

1 SOUTH FACADE
3/16" = 1'-0"



N

2 WEST FACADE
3/16" = 1'-0"



N

3 EAST FACADE
3/16" = 1'-0"

BIXBY BUILDING RENOVATION
1 N Armstrong St
Bixby, OK 74008

#Client Company

BUILDING ELEVATIONS

Drawn
Project Number 0000
Checked

CHECK SET

NOT FOR CONSTRUCTION

Issue Date ##########

Sheet Number **A201**

Exhibit C

Assessor
JOHN A. WRIGHT

Property Search

Disclaimer

The Tulsa County Assessor's Office has made every effort to insure the accuracy of the data contained on this web site; however, this material may be slightly dated which could have an impact on its accuracy.

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Quick Facts

Account #	R57825732405090
Parcel #	57825-73-24-05090
Situs address	1 N ARMSTRONG ST E BIXBY 74008
Owner name	ICEHOUSE PROPERTY MANAGEMENT LLC
Fair cash (market) value	$250,000
Last year's taxes	$3,612
Legal description	Subdivision: MIDLAND ADDN Legal: LTS 18 & 19 BLK 27 Section: 24 Township: 17 Range: 13

R57825732405090 (03/2020)

General Information

Situs address	1 N ARMSTRONG ST E BIXBY 74008
Owner name	ICEHOUSE PROPERTY MANAGEMENT LLC
Owner mailing address	PO BOX 114 JENKS, OK 740370114
Land area†	0.14 acres / 6,250 sq ft
Tax rate	BI-4A [BIXBY]
Legal description	Subdivision: MIDLAND ADDN Legal: LTS 18 & 19 BLK 27 Section: 24 Township: 17 Range: 13
Zoning	HIGH DENSITY COMMERCIAL DISTRICT [CH]

Values

	2020	2021	2022
Land value	$18,800	$18,800	—
Improvements value	$231,200	$231,200	—
Fair cash (market) value	$250,000	$250,000	—

Exemptions claimed

	2020	2021	2022
Homestead	—	—	—
Additional homestead	—	—	—
Senior Valuation Limitation	—	—	—
Veteran	—	—	—

Tax Information

	2020	2021	2022
Fair cash (market) value	$250,000	$250,000	—
Total taxable value (capped)	$250,000	$250,000	—
Assessment ratio	11%	11%	—
Gross assessed value	$27,500	$27,500	—
Exemptions	$0	$0	—
Net assessed value	$27,500	$27,500	—
Tax rate	BI-4A [BIXBY]		
Tax rate mills	132.16	131.33	—
Estimated taxes	$3,634	$3,612	—
Most recent NOV	March 5, 2019		

Tax detail (2021 millages)

	%	Mills	Dollars
City-County Health	2.0	2.58	$70.95
City-County Library	4.1	5.32	$146.30
Tulsa Technology Center	10.2	13.33	$366.58
Emergency Medical Service	0.0	0.00	$0.00
Tulsa Community College	5.5	7.21	$198.28
School Locally Voted	25.5	33.53	$922.08
City Sinking	9.7	12.80	$352.00
School County Wide Bldg	3.9	5.15	$141.63
School County Wide ADA	3.0	4.00	$110.00
School County Wide General	27.4	36.05	$991.37
County Government	8.6	11.36	$312.40

(Continued on next page)

Exhibit E 1 of 2

Improvements

Bldg ID#	Property type	Use	Year built	Year remodeled	GBA †	NRA †	Stories	Story height
1	Commercial	Mixed Retail Centers w/Office Units	1940	2003	5,328 SF	5,328 SF	1.0	12.0

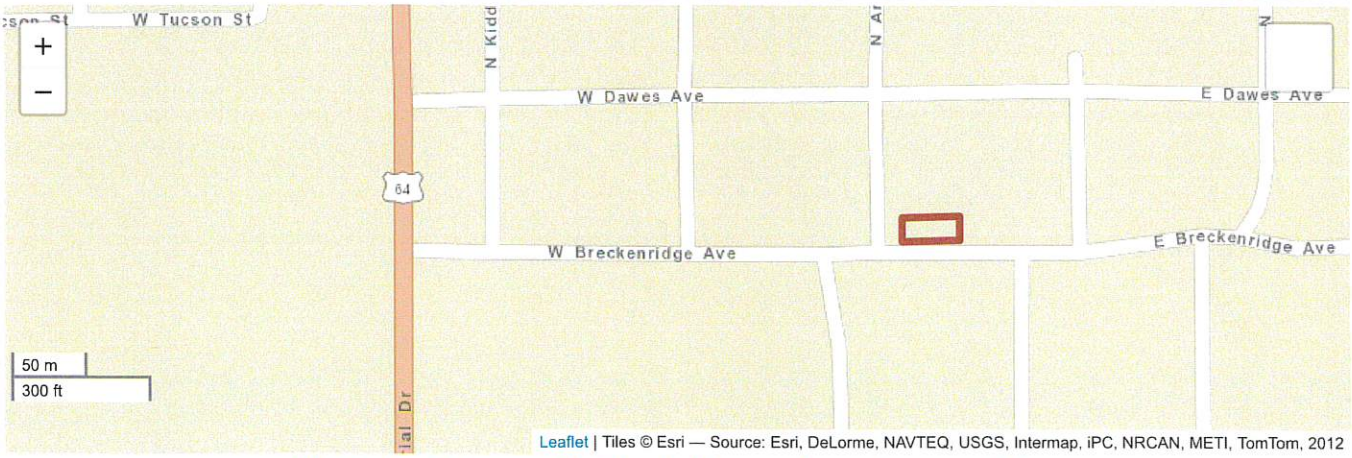
Sales/Documents

Date	Grantor	Grantee	Price	Doc type	Book-Page/Doc#
Apr 6, 2018	BASKIN FAMILY TRUST, C/O DARRYL BASKIN	ICEHOUSE PROPERTY MANAGEMENT LLC	$250,000	General Warranty Deed	2018030575
Jun 11, 2004	SANDERS ETHEL MARIE	BASKIN FAMILY TRUST DARRYL G	$120,000	General Warranty Deed	07317-01450

Images

Photo/sketch
(Click to enlarge)

† **Square footage and acreage values included in this record are approximations. They may not reflect what a licensed surveyor would determine by performing a formal survey. They are for tax purposes only and are not intended for use in making conveyances or for preparing legal descriptions of properties.**



Click to view this area on the **Google Maps web page** in a new window

John A. Wright — Tulsa County Assessor
Tulsa County Headquarters, 5th floor | 218 W. Sixth St. | Tulsa, OK, 74119
Phone: (918) 596-5100 | Fax: (918) 596-4799 | Email: assessor@tulsacounty.org
Office hours: 8:00–5:00 Monday–Friday (excluding holidays)

1 N Armstrong St. Suite B & C
Fascade Construction Costs
1/30/2022

Glass Doors	$	1,800.00
Windows	$	1,291.67
Canopies	$	14,081.00
Signage	$	5,500.00
Exterior Lighitng	$	962.50
Canopy & Sign Demo	$	1,000.00
Power Washing	$	790.00
Brick Masonry	$	375.00
Paint	$	2,276.00
Overhead	$	2,105.64
Profit	$	3,018.08
Total	**$**	**33,199.89**

Exhibit J

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 2/1/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Pam Slaton, CISR Elite
Tedford Insurance - Jenks Office P O Box 1050 Jenks OK 74037	PHONE (A/C, No, Ext): (918)299-2345 FAX (A/C, No): (918)299-5441 E-MAIL ADDRESS: pams@tedfordinsurance.com

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
Red Dog Construction, LLC 116 S. 1st Street Jenks OK 74037	INSURER A: National American Insurance Company	23663
	INSURER B: CompSource Mutual Insurance Company	36188
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** 22/23 Liab **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR X Pollution GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY [ ] PRO-JECT [ ] LOC OTHER:			MP11920735	1/1/2022	1/1/2023	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
								$
A	AUTOMOBILE LIABILITY X ANY AUTO ALL OWNED AUTOS [ ] SCHEDULED AUTOS X HIRED AUTOS X NON-OWNED AUTOS			MP11920735	1/1/2022	1/1/2023	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB [ ] OCCUR EXCESS LIAB [ ] CLAIMS-MADE DED [ ] RETENTION $			MB48200735	1/1/2022	1/1/2023	EACH OCCURRENCE	$ 2,000,000
							AGGREGATE	$
								$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N [ ] N/A If yes, describe under DESCRIPTION OF OPERATIONS below			03109359	8/1/2021	8/1/2022	X PER STATUTE [ ] OTH-ER	
							E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Bixby Development located at 1 N Armstrong, Bixby OK 74008

General Liability policy includes Additional Insured clause in favor of certificate holder as respects operations of the named insured, if required under valid written insured contract. General Liability policy includes Waiver of Subrogation in favor of certificate holder as respects operations of the named insured, if required under valid written insured contract. Auto policy includes Additional Insured clause in favor of certificate holder as respects operations of the named insured, if required under

CERTIFICATE HOLDER

City of Bixby
PO Box 70
Bixby, OK 74008

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

M Tedford, CRM, CIC/P

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Exhibit K

City of Bixby, Oklahoma

Façade Grant Program Application

Applications for funding through the City of Bixby Façade Grant Program will be submitted to Development Services via mail to PO Box 70, 116 West Needles, Bixby, OK 74008 or email DowntownOverlay@BixbyOK.gov. Applications will be received on a rolling basis and reviewed monthly.

APPLICANT INFORMATION

Address of Project: 1 N. Armstrong St. E Suite D

Building Owner:

Applicant: Lemuel Adams

Mailing Address: 116 S. 1st St. Jenks, OK 70437

Telephone: 918-706-5674

Email: ladams@reddogconstruction.com

Has the applicant reviewed Bixby Downtown Design Overlay Guidelines?
https://www.bixbyok.gov/DocumentCenter/View/1642/Bixby-Downtown-Overlay-Regulations

Yes ☒ No ☐

Construction schedule of project (commencement & completion):

1/31-3/15, 2022 (see attached)

A. Current Physical Condition of Project:
(If additional space is needed, please attach description as Attachment A.)

Red brick that requires minor patching. The red color has some fading due to weathering.

Blue metal awing hides most of the facade, and has no lighting.

South wall has no windows or lighting.

Current sign is made up of can letters internally lit with neon.

B. **Proposed Modification of Project – written:**

(If additional space is needed, please attach description as Attachment B.)

Patch/ repair missing and broken bricks. Repaint white for a more modern look, and even color. Create new store entrance on South wall to facilitate 2 new new stores. Sign will be replaced with a channel sign that is appropriate for new tenants, and is in agreement with city codes. New windows will be added.

C. **Proposed Modification of Project – visual:**
Please attach a detailed drawing/rendering showing dimensions, architectural details, and labels, of the proposed finished project.
Please attach as Attachment C.

D. **Impact Statement:**
How will the project further the revitalization of downtown?
(If additional space is needed, please attach as Attachment D.)

To improve the facade through repairs, and reconstruction to allow the use of multiple retail and commercial tenants while maintaining the historic structure and value of Downtown Bixby. The improvements will increase the curb appeal of the facade, add to the beautification of Downtown Bixby, and will increase pedestrian traffic.

Number of current housing units on property:	0
Number of new housing units created from project:	0
Number of jobs currently in building:	1
Number of jobs created after project completed:	5
Square footage of storefront space rehabbed:	687
Rent rate being offered in rehabbed storefront:	$14.50 /SF for 2 yrs.

E. **Building Ownership:**

Please include proof of building ownership as Attachment E.
You may use the following site as a resource:

https://www.assessor.tulsacounty.org/assessor-property.php

F. **Building Ownership – organization:**
If the owner is a for-profit or non-profit organization, is a Resolution adopted by the Board of Directors which authorizes both the project and the application attached with the Minutes of the Meeting when it was adopted?
Yes ☐ No ☐ N/A ☒

Please attach as Attachment F.

G. **Applicant's Ownership Interests – other properties:**
Does applicant own or have ownership interest in other properties in Bixby?
Yes ☐ No ☒

(If yes, please list addresses. If additional space is needed please attach as Attachment G.)

_____

_____

_____

_____

_____

Do the above properties comply with all applicable City of Bixby ordinances and regulations, including but not limited to, housing, building, zoning, fire, health and vacant and abandoned building regulations? Yes ☒ No ☐

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Do existing signs on the property comply with City Zoning regulations and overlay design standards? Yes ☐ No ☐ N/A ☒

If the above answer is no, or the applicant is proposing new signs, please describe the design materials and colors that will be used on the sign face, how the sign will be displayed, and any lighting proposed. If additional space is needed place attach as Attachment H.

Channel letter signs. Still working with tenant on size, design and color. Will apply for City of Bixby Sign Permit. Will comply with Downtown Design Overlay Standards for signage.

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Yes [X] No [ ]

If yes, list other sources of funding and financing for this project, and whether the sources are already secured. If additional space is needed place attach as Attachment I.

Traditional Construction Loan

J. **Bids:**
Please attach bid(s) for the proposed work as Attachment J.

What are the estimated costs for façade improvements? $26,275.08

How much assistance is the project requesting? $10,000

What is the construction schedule for façade improvements? To be completed by 3/15/2022

K. **Certificate of Insurance:**
Please attach a certificate of insurance for the individual/company bidding the work, Attachment K.

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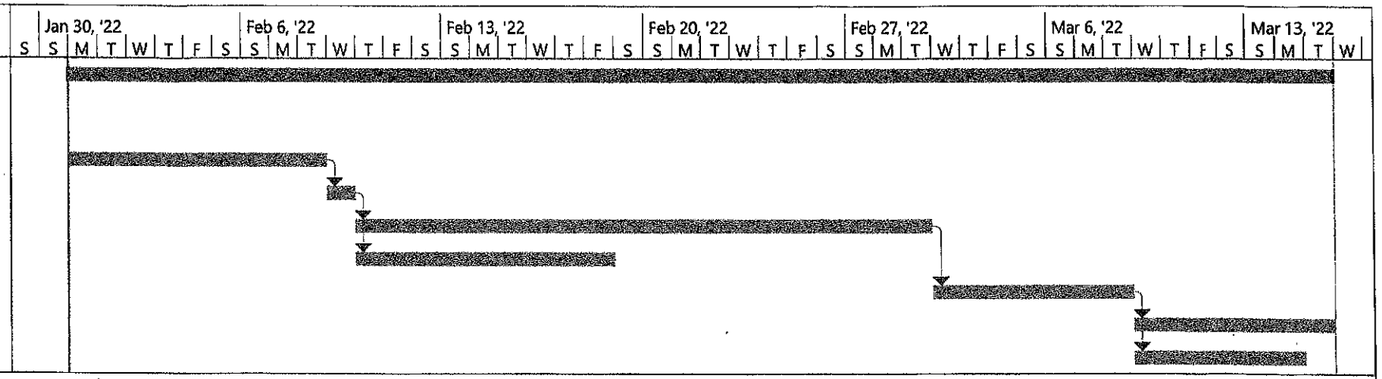
4		Storefront & Windows	14 days	Thu 2/10/22	Tue 3/1/22	3
5		Brick Patching	7 days	Thu 2/10/22	Fri 2/18/22	3
6		Paint	5 days	Wed 3/2/22	Tue 3/8/22	4
7		Signage	5 days	Wed 3/9/22	Tue 3/15/22	6
8		Exterior Lighting	4 days	Wed 3/9/22	Mon 3/14/22	6



Proposed Construction Schedule

Project: Ice House Fascade Suit
Date: Mon 1/31/22

Task	Project Summary	Manual Task	Start-only	Deadline
Split	Inactive Task	Duration-only	Finish-only	Progress
Milestone	Inactive Milestone	Manual Summary Rollup	External Tasks	Manual Progress
Summary	Inactive Summary	Manual Summary	External Milestone	

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Exhibit B 1 of 6

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CJC Architects, Inc.
1401 S Denver Ave, Suite B, Tulsa, OK 74119
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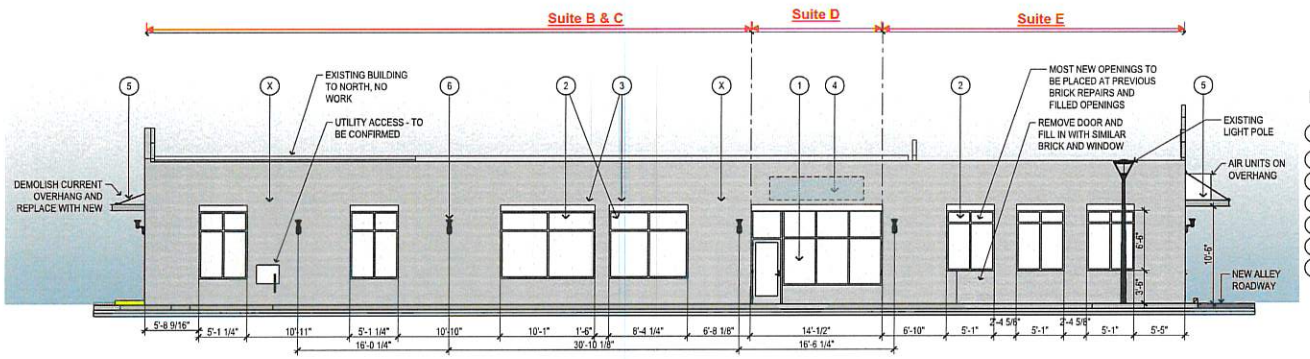

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3	CAST STONE HEADER
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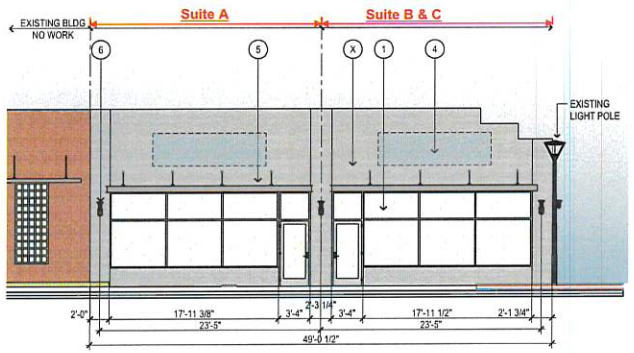
5	NEW METAL OVERHANG
6	NEW LIGHT FIXTURE

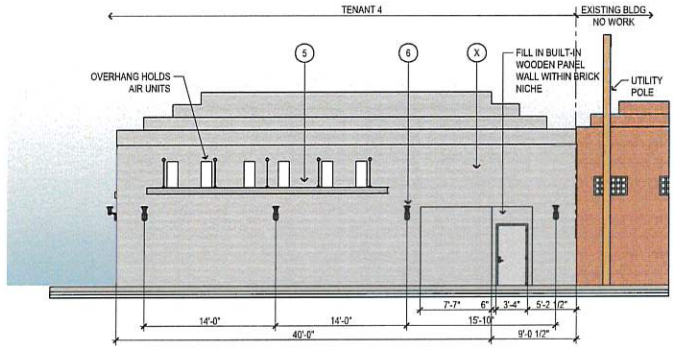
N

1 **SOUTH FACADE**



N

2 **WEST FACADE**



N

3 **EAST FACADE**

BIXBY BUILDING RENOVATION
1 N Armstrong St
Bixby, OK 74008

#Client Company

BUILDING ELEVATIONS

Drawn
Checked
Project Number 0000

CHECK SET

NOT FOR CONSTRUCTION

Issue Date ##########

Sheet Number **A201**

Exhibit C

Assessor
JOHN A. WRIGHT

Property Search

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Land area†	0.14 acres / 6,250 sq ft
Tax rate	BI-4A [BIXBY]
Legal description	Subdivision: MIDLAND ADDN Legal: LTS 18 & 19 BLK 27 Section: 24 Township: 17 Range: 13
Zoning	HIGH DENSITY COMMERCIAL DISTRICT [CH]

Values

	2020	2021	2022
Land value	$18,800	$18,800	—
Improvements value	$231,200	$231,200	—
Fair cash (market) value	$250,000	$250,000	—

Exemptions claimed

	2020	2021	2022
Homestead	—	—	—
Additional homestead	—	—	—
Senior Valuation Limitation	—	—	—
Veteran	—	—	—

Tax Information

	2020	2021	2022
Fair cash (market) value	$250,000	$250,000	—
Total taxable value (capped)	$250,000	$250,000	—
Assessment ratio	11%	11%	—
Gross assessed value	$27,500	$27,500	—
Exemptions	$0	$0	—
Net assessed value	$27,500	$27,500	—
Tax rate	BI-4A [BIXBY]		
Tax rate mills	132.16	131.33	—
Estimated taxes	$3,634	$3,612	—
Most recent NOV	March 5, 2019		

Tax detail (2021 millages)

	%	Mills	Dollars
City-County Health	2.0	2.58	$70.95
City-County Library	4.1	5.32	$146.30
Tulsa Technology Center	10.2	13.33	$366.58
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Tulsa Community College	5.5	7.21	$198.28
School Locally Voted	25.5	33.53	$922.08
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School County Wide General	27.4	36.05	$991.37
County Government	8.6	11.36	$312.40

(Continued on next page)

Exhibit E 1 of 2

Improvements

Bldg ID#	Property type	Use	Year built	Year remodeled	GBA †	NRA †	Stories	Story height
1	Commercial	Mixed Retail Centers w/Office Units	1940	2003	5,328 SF	5,328 SF	1.0	12.0

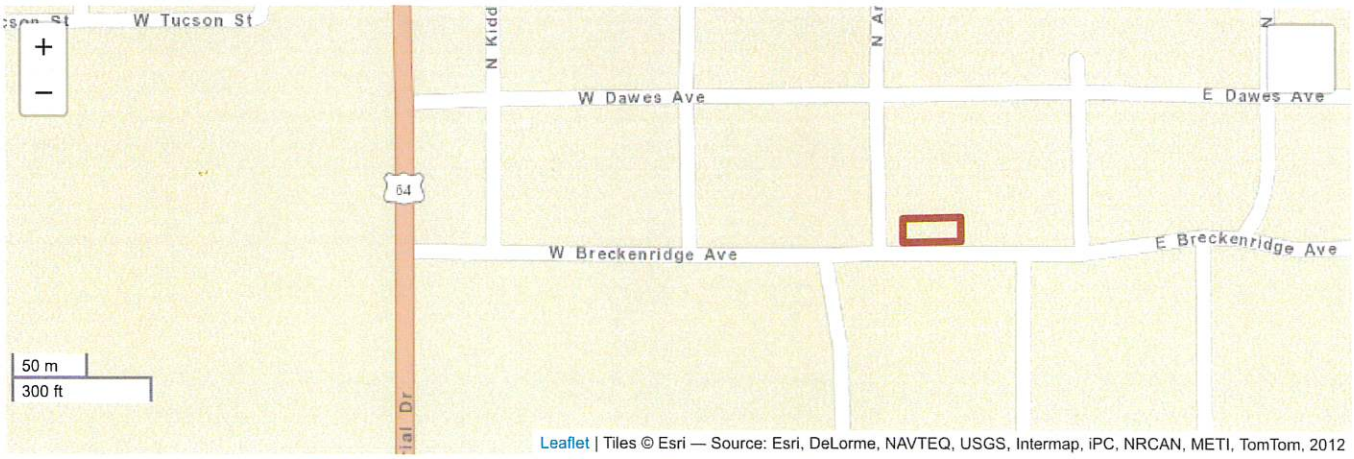
Sales/Documents

Date	Grantor	Grantee	Price	Doc type	Book-Page/Doc#
Apr 6, 2018	BASKIN FAMILY TRUST, C/O DARRYL BASKIN	ICEHOUSE PROPERTY MANAGEMENT LLC	$250,000	General Warranty Deed	2018030575
Jun 11, 2004	SANDERS ETHEL MARIE	BASKIN FAMILY TRUST DARRYL G	$120,000	General Warranty Deed	07317-01450

Images

Photo/sketch
(Click to enlarge)

† **Square footage and acreage values included in this record are approximations. They may not reflect what a licensed surveyor would determine by performing a formal survey. They are for tax purposes only and are not intended for use in making conveyances or for preparing legal descriptions of properties.**



Click to view this area on the **Google Maps web page** in a new window

John A. Wright — Tulsa County Assessor
Tulsa County Headquarters, 5th floor | 218 W. Sixth St. | Tulsa, OK, 74119
Phone: (918) 596-5100 | Fax: (918) 596-4799 | Email: assessor@tulsacounty.org
Office hours: 8:00–5:00 Monday–Friday (excluding holidays)

1 N Armstrong St. Suite D
Fascade Construction Costs
1/30/2022

Glass Doors	$	1,800.00
Storefront	$	7,800.00
Windows	$	2,218.44
Signage	$	5,500.00
Exterior Lighitng	$	962.50
Exterior Wall Demo	$	1,400.00
Power Washing	$	790.00
Brick Masonry	$	375.00
Paint	$	1,374.00
Overhead	$	1,666.50
Profit	$	2,388.64
Total	**$**	**26,275.08**

Exhibit J

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 2/1/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER	CONTACT NAME: Pam Slaton, CISR Elite
Tedford Insurance - Jenks Office P O Box 1050 Jenks OK 74037	PHONE (A/C, No, Ext): (918)299-2345 FAX (A/C, No): (918)299-5441 E-MAIL ADDRESS: pams@tedfordinsurance.com

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
Red Dog Construction, LLC 116 S. 1st Street Jenks OK 74037	INSURER A: National American Insurance Company	23663
	INSURER B: CompSource Mutual Insurance Company	36188
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** 22/23 Liab **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR X Pollution GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:			MP11920735	1/1/2022	1/1/2023	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
A	AUTOMOBILE LIABILITY X ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS X HIRED AUTOS X NON-OWNED AUTOS			MP11920735	1/1/2022	1/1/2023	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ 1,000,000 $ $ $ $
A	X UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $			MB48200735	1/1/2022	1/1/2023	EACH OCCURRENCE AGGREGATE 	$ 2,000,000 $ $
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) N/A If yes, describe under DESCRIPTION OF OPERATIONS below			03109359	8/1/2021	8/1/2022	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Bixby Development located at 1 N Armstrong, Bixby OK 74008

General Liability policy includes Additional Insured clause in favor of certificate holder as respects operations of the named insured, if required under valid written insured contract. General Liability policy includes Waiver of Subrogation in favor of certificate holder as respects operations of the named insured, if required under valid written insured contract. Auto policy includes Additional Insured clause in favor of certificate holder as respects operations of the named insured, if required under

CERTIFICATE HOLDER

City of Bixby
PO Box 70
Bixby, OK 74008

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

M Tedford, CRM, CIC/P

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Exhibit K

City of Bixby, Oklahoma

Façade Grant Program Application

Applications for funding through the City of Bixby Façade Grant Program will be submitted to Development Services via mail to PO Box 70, 116 West Needles, Bixby, OK 74008 or email DowntownOverlay@BixbyOK.gov. Applications will be received on a rolling basis and reviewed monthly.

APPLICANT INFORMATION

Address of Project: 1 N. Armstrong St. E Suite E

Building Owner:

Applicant: Lemuel Adams

Mailing Address: 116 S. 1st St. Jenks, OK 70437

Telephone: 918-706-5674

Email: ladams@reddogconstruction.com

Has the applicant reviewed Bixby Downtown Design Overlay Guidelines?
https://www.bixbyok.gov/DocumentCenter/View/1642/Bixby-Downtown-Overlay-Regulations

Yes [X] No [ ]

Construction schedule of project (commencement & completion):

1/31-3/15, 2022 (see attached)

A. Current Physical Condition of Project:
(If additional space is needed, please attach description as Attachment A.)

Red brick that requires minor patching. The red color has some fading due to weathering.

Blue metal awing hides most of the facade, and has no lighting.

South wall has no windows or lighting.

Current sign is made up of can letters internally lit with neon.

B. **Proposed Modification of Project – written:**

(If additional space is needed, please attach description as Attachment B.)

Patch/ repair missing and broken bricks. Repaint white for a more modern look, and even color. Create new store entrance on South wall to facilitate 2 new new stores. Sign will be replaced with a channel sign that is appropriate for new tenants, and is in agreement with city codes. New windows will be added.

C. **Proposed Modification of Project – visual:**
Please attach a detailed drawing/rendering showing dimensions, architectural details, and labels, of the proposed finished project.
Please attach as Attachment C.

D. **Impact Statement:**
How will the project further the revitalization of downtown?
(If additional space is needed, please attach as Attachment D.)

To improve the facade through repairs, and reconstruction to allow the use of multiple retail and commercial tenants while maintaining the historic structure and value of Downtown Bixby. The improvements will increase the curb appeal of the facade, add to the beautification of Downtown Bixby, and will increase pedestrian traffic.

Number of current housing units on property:	0
Number of new housing units created from project:	0
Number of jobs currently in building:	1
Number of jobs created after project completed:	5
Square footage of storefront space rehabbed:	1,289
Rent rate being offered in rehabbed storefront:	$14.50 /SF for 5 yrs.

E. **Building Ownership:**

Please include proof of building ownership as Attachment E.
You may use the following site as a resource:

https://www.assessor.tulsacounty.org/assessor-property.php

F. **Building Ownership – organization:**
If the owner is a for-profit or non-profit organization, is a Resolution adopted by the Board of Directors which authorizes both the project and the application attached with the Minutes of the Meeting when it was adopted?

Yes ☐ No ☐ N/A ☒

Please attach as Attachment F.

G. **Applicant's Ownership Interests – other properties:**
Does applicant own or have ownership interest in other properties in Bixby?

Yes ☐ No ☒

(If yes, please list addresses. If additional space is needed please attach as Attachment G.)

Do the above properties comply with all applicable City of Bixby ordinances and regulations, including but not limited to, housing, building, zoning, fire, health and vacant and abandoned building regulations? Yes ☒ No ☐

H. **Property Signage:**
Do existing signs on the property comply with City Zoning regulations and overlay design standards? Yes ☐ No ☐ N/A ☒

If the above answer is no, or the applicant is proposing new signs, please describe the design materials and colors that will be used on the sign face, how the sign will be displayed, and any lighting proposed. If additional space is needed place attach as Attachment H.

Channel letter signs. Still working with tenant on size, design and color. Will apply for City of Bixby Sign Permit. Will comply with Downtown Design Overlay Standards for signage.

I. **Revenue Sources:**
Has the project secured private funding for project match?
Yes [X] No [ ]

If yes, list other sources of funding and financing for this project, and whether the sources are already secured. If additional space is needed place attach as Attachment I.

Traditional Construction Loan

J. **Bids:**
Please attach bid(s) for the proposed work as Attachment J.

What are the estimated costs for façade improvements? $29,997.54

How much assistance is the project requesting? $10,000

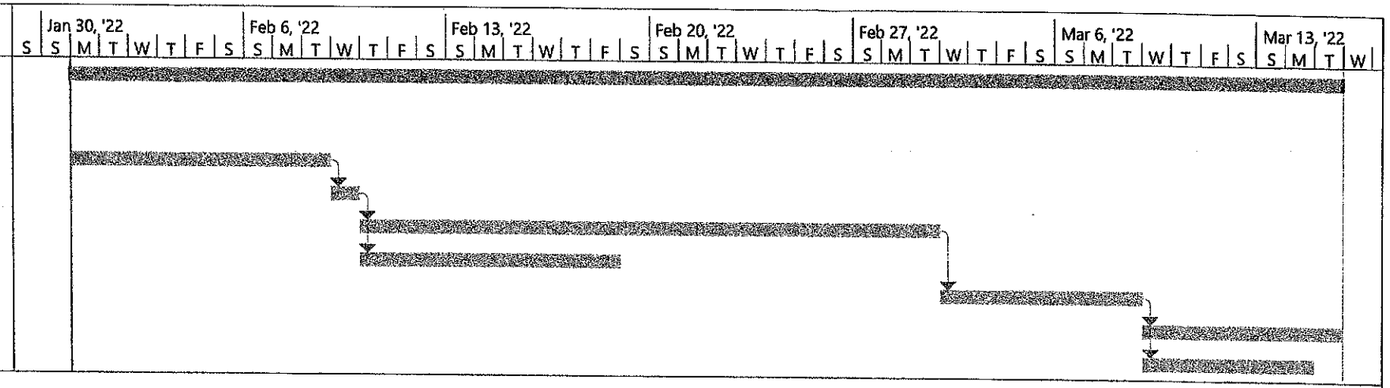
What is the construction schedule for façade improvements? To be completed by 3/15/2022

K. **Certificate of Insurance:**
Please attach a certificate of insurance for the individual/company bidding the work, Attachment K.

List of Exhibits

Exhibit A	**Current Physical Condition (if additional room needed)**
Exhibit B	**Proposed Modification of Building (if additional room needed)**
Exhibit C	**Detailed Drawing/Rendering**
Exhibit D	**Impact Statement (if additional room needed)**
Exhibit E	**Proof of Building Ownership**
Exhibit F	**Resolution (if applicable)**
Exhibit G	**List of Applicant's Other Properties (if applicable)**
Exhibit H	**Sign Compliance (if applicable)**
Exhibit I	**Sources of Funds**
Exhibit J	**Bids**
Exhibit K	**Certificate of Insurance**

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors
1		**1 N. Armstrong Suite E Fascade Schedule**	32 days	Mon 1/31/22	Tue 3/15/22	
2		Canopy & Signage Demo	7 days	Mon 1/31/22	Tue 2/8/22	
3		Power Washing	1 day	Wed 2/9/22	Wed 2/9/22	2
4		Storefront & Windows	14 days	Thu 2/10/22	Tue 3/1/22	3
5		Brick Patching	7 days	Thu 2/10/22	Fri 2/18/22	3
6		Paint	5 days	Wed 3/2/22	Tue 3/8/22	4
7		Signage	5 days	Wed 3/9/22	Tue 3/15/22	6
8		Exterior Lighting	4 days	Wed 3/9/22	Mon 3/14/22	6



Project: Ice House Fascade Suit
Date: Mon 1/31/22

Task	Project Summary	Manual Task	Start-only	Deadline
Split	Inactive Task	Duration-only	Finish-only	Progress
Milestone	Inactive Milestone	Manual Summary Rollup	External Tasks	Manual Progress
Summary	Inactive Summary	Manual Summary	External Milestone	

Exhibit A

Exhibit B 1 of 6

CJC Architects, Inc.

CJC Architects, Inc.

CJC Architects, Inc.

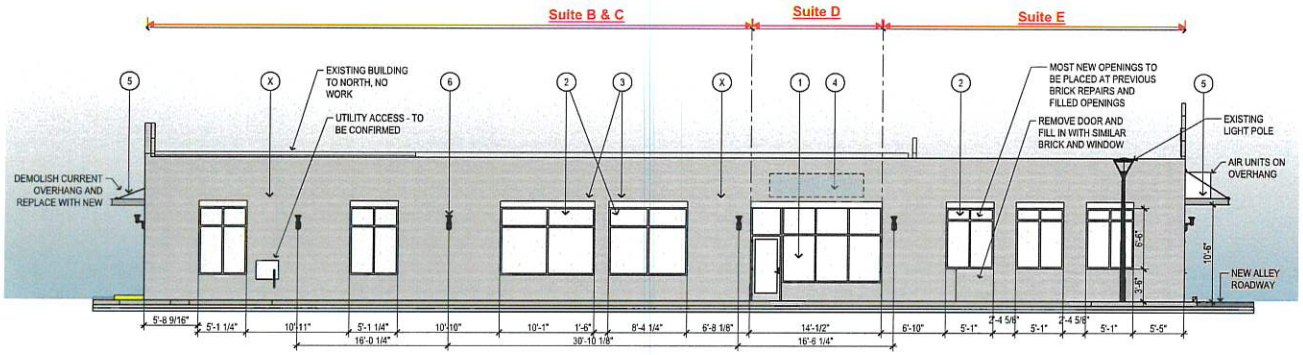
CJC Architects, Inc.

CJC Architects, Inc.

CJC Architects, Inc.
1401 S Denver Ave, Suite B, Tulsa, OK 74119
918-582-7123
cjcarchitects.com

Revision Date	Revision

NOTE: CONFIRM EXISTING BUILDING DIMENSIONS IN FIELD

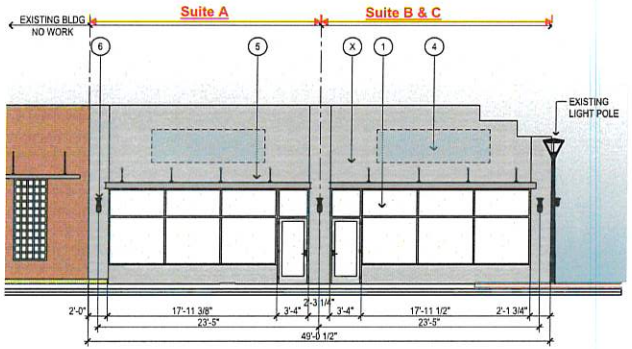


KEYNOTE LEGEND

X	EXISTING MASONRY TO REMAIN, TO BE PAINTED WHITE
1	GLAZED STOREFRONT
2	NEW WINDOW
3	CAST STONE HEADER
4	SIGNAGE
5	NEW METAL OVERHANG
6	NEW LIGHT FIXTURE

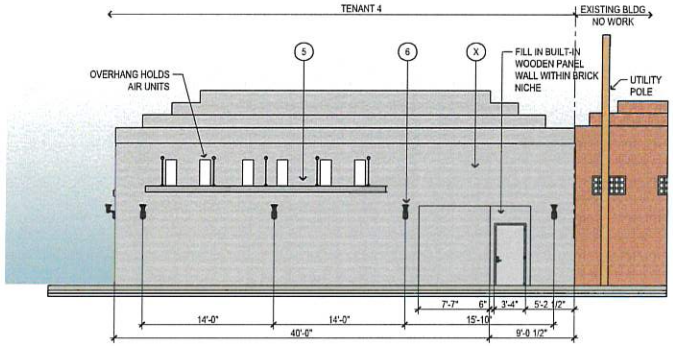
N

1 **SOUTH FACADE**



N

2 **WEST FACADE**



N

3 **EAST FACADE**

BIXBY BUILDING RENOVATION
1 N Armstrong St
Bixby, OK 74008

#Client Company

BUILDING ELEVATIONS

Drawn
Project Number 0000
Checked

CHECK SET

NOT FOR CONSTRUCTION

Issue Date ##########

Sheet Number **A201**

Exhibit C

Assessor
JOHN A. WRIGHT

Property Search

Disclaimer

The Tulsa County Assessor's Office has made every effort to insure the accuracy of the data contained on this web site; however, this material may be slightly dated which could have an impact on its accuracy.

The information must be accepted and used by the recipient with the understanding that the data was developed and collected only for the purpose of establishing fair cash (market) value for ad valorem taxation. Although changes may be made periodically to the tax laws, administrative rules and similar directives, these changes may not always be incorporated in the material on this web site.

The Tulsa County Assessor's Office assumes no liability for any damages incurred, whether directly or indirectly, incidental, punitive or consequential, as a result of any errors, omissions or discrepancies in any information published on this web site or by any use of this web site.

Quick Facts

Account #	R57825732405090
Parcel #	57825-73-24-05090
Situs address	1 N ARMSTRONG ST E BIXBY 74008
Owner name	ICEHOUSE PROPERTY MANAGEMENT LLC
Fair cash (market) value	$250,000
Last year's taxes	$3,612
Legal description	Subdivision: MIDLAND ADDN Legal: LTS 18 & 19 BLK 27 Section: 24 Township: 17 Range: 13

R57825732405090 (03/2020)

General Information

Situs address	1 N ARMSTRONG ST E BIXBY 74008
Owner name	ICEHOUSE PROPERTY MANAGEMENT LLC
Owner mailing address	PO BOX 114 JENKS, OK 740370114
Land area†	0.14 acres / 6,250 sq ft
Tax rate	BI-4A [BIXBY]
Legal description	Subdivision: MIDLAND ADDN Legal: LTS 18 & 19 BLK 27 Section: 24 Township: 17 Range: 13
Zoning	HIGH DENSITY COMMERCIAL DISTRICT [CH]

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Photo/sketch
(Click to enlarge)

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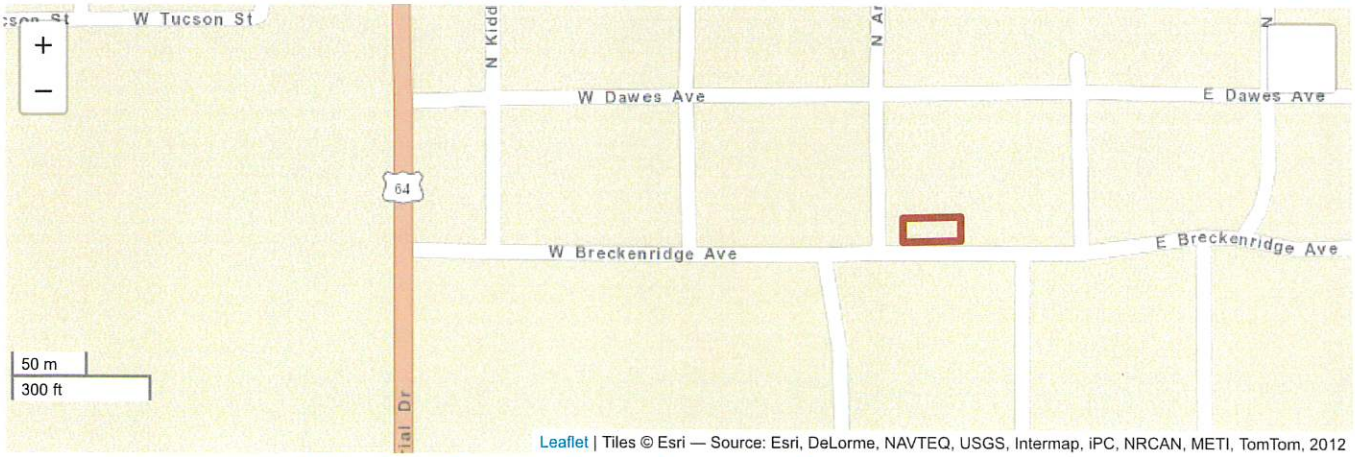

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Phone: (918) 596-5100 | Fax: (918) 596-4799 | Email: assessor@tulsacounty.org
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Red Dog construction
Est. 1979

1 N Armstrong St. Suite E
Fascade Construction Costs
1/30/2022

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Storefront	$	7,800.00
Windows	$	4,162.40
Signage	$	5,500.00
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PRODUCER	CONTACT NAME: Pam Slaton, CISR Elite
Tedford Insurance - Jenks Office P O Box 1050 Jenks OK 74037	PHONE (A/C, No, Ext): (918)299-2345 FAX (A/C, No): (918)299-5441 E-MAIL ADDRESS: pams@tedfordinsurance.com
	INSURER(S) AFFORDING COVERAGE — NAIC #
	INSURER A: National American Insurance Company — 23663
INSURED Red Dog Construction, LLC 116 S. 1st Street Jenks OK 74037	INSURER B: CompSource Mutual Insurance Company — 36188
	INSURER C:
	INSURER D:
	INSURER E:
	INSURER F:

COVERAGES **CERTIFICATE NUMBER:** 22/23 Liab **REVISION NUMBER:**

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INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR X Pollution GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY [ ] PRO-JECT [ ] LOC OTHER:			MP11920735	1/1/2022	1/1/2023	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
								$
A	AUTOMOBILE LIABILITY X ANY AUTO [ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS X HIRED AUTOS [X] NON-OWNED AUTOS			MP11920735	1/1/2022	1/1/2023	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB [ ] OCCUR EXCESS LIAB [ ] CLAIMS-MADE DED RETENTION $			MB48200735	1/1/2022	1/1/2023	EACH OCCURRENCE	$ 2,000,000
							AGGREGATE	$
								$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			03109359	8/1/2021	8/1/2022	X PER STATUTE [ ] OTH-ER	
							E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Bixby Development located at 1 N Armstrong, Bixby OK 74008

General Liability policy includes Additional Insured clause in favor of certificate holder as respects operations of the named insured, if required under valid written insured contract. General Liability policy includes Waiver of Subrogation in favor of certificate holder as respects operations of the named insured, if required under valid written insured contract. Auto policy includes Additional Insured clause in favor of certificate holder as respects operations of the named insured, if required under

CERTIFICATE HOLDER

City of Bixby
PO Box 70
Bixby, OK 74008

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

M Tedford, CRM, CIC/P

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Exhibit K

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Approve payment of $12,443 to Tri-Star for emergency snow removal services

INITIATOR: Bea Aamodt

STAFF INFORMATION SOURCE: Erik Dye

BACKGROUND: During the February 2nd winter weather event, Tri-Star was retained to provide additional equipment and manpower for snow removal activities. Various contractors were contacted to provide quotes, Tri-Star submitted the only quote for winter emergency operations.

EXHIBITS: Invoice

KEY ISSUE: Emergency Management

COUNCIL ACTION: Approve or deny

RECOMMENDATION: Approve.

ITEM NO: _____

MEETING DATE: 2-28-22

MEETING: Council

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Discuss and/or take action on Construction Funding Agreement with the Oklahoma Department of Transportation and with the City of Tulsa for traffic safety improvements on Memorial Drive between 101st St and 111th St.

INITIATOR: Bea Aamodt

STAFF INFORMATION SOURCE: Bea Aamodt

BACKGROUND: In 2019, Council approved an agreement with the Department of Transportation and with the City of Tulsa to construct four (4) left turn only raised medians on Memorial Drive between 111th Street and the Creek Turnpike. However, ODOT has eliminated the median in front of Bill Knight Ford, which will be part of another project. The agreement has been updated to reflect the change.

Three (3) of the intersections involve Bixby access:

- Braums
- E. 106th Street
- E. 102nd Street

This work is in accordance with a portion of the access control recommendations (left turn movements onto Memorial from side streets) that were part of the Memorial Corridor Traffic Control and Signalization Study adopted by the Council on September 10, 2018.

ODOT will be providing 50% of the project funding with Bixby and Tulsa providing 25% each for those intersections affecting their respective communities.

To complete the construction award process, the City must enter into a Funding Agreement with ODOT.

EXHIBITS: Construction Funding Agreement

KEY ISSUE: Construction Funding Agreement

COUNCIL ACTION: Approve Construction Funding Agreement

RECOMMENDATION: Approval.

ITEM NO: _____

MEETING DATE: 02-28-2022

MEETING: City Council

STATE OF OKLAHOMA
DEPARTMENT OF TRANSPORTATION
STATEMENT OF AUTHORITY

FOR THE INSTALLATION OF RAISED, LEFT TURN ONLY MEDIANS ALONG MEMORIAL DR. (US-64) IN THE CITIES OF TULSA AND BIXBY

This AGREEMENT supersedes and replaces in totality the previous version that was dated January 28, 2019 by the City of Bixby and March 11, 2019 by the City of Tulsa, last signed on March 25, 2019 by the Oklahoma Department of Transportation, and known as Contract No. 134811 by the City of Tulsa. The modification to this agreement removes Location D that was in the original AGREEMENT. Location D was the intersection of Memorial Dr. (US-64) and the entrances to Bill Knight Ford and Spirit Bank. This location will now be addressed as part of the Oklahoma Department of Transportation construction project with job piece number 33343(04).

This AGREEMENT, made the day and year last written below, by and between the Oklahoma Department of Transportation, hereinafter called the DEPARTMENT and the Cities of Tulsa and Bixby, hereinafter referred to collectively as the CITY, for the following intents and purposes and subject to the following terms and conditions, to wit:

WHEREAS, the CITY proposes to make certain traffic improvements as described below:

1. Construction of three raised left turn only concrete median openings on Memorial Dr. (US-64) in the CITIES OF TULSA AND BIXBY, TULSA County. See attached location map.

2. Installation of appropriate U-turn and other signage as warranted by traffic standards.

WHEREAS, the construction is to be in accordance with the plans and by reference made a part of this AGREEMENT. Such plans are to be in accordance with the Oklahoma Standard Specifications for Highway Construction, Edition of 2019 and current updates.

NOW, THEREFORE, it is mutually agreed by the CITY and the DEPARTMENT that:

1. The DEPARTMENT agrees to provide the plans and specifications for this project.

2. Prior to the CITY advertising for bids or otherwise authorizing work on said project, the CITY agrees to furnish without cost to the DEPARTMENT all rights-of-way needed for the construction of said project, free and clear of all obstructions and encumbrances of whatsoever nature, which would interfere with construction of the project, including but not limited to utility poles, pipelines, buildings, signs and other facilities above or below the surface of the ground.

3. The DEPARTMENT agrees that District 8 Project Funds shall be used to provide 50% of the final construction costs. The CITY OF TULSA and the CITY OF BIXBY agree that local funds shall be used to provide their obligation of the final construction cost according to Table 1 below.

TABLE 1

Location	Intersection	ODOT	Bixby	Tulsa
A	Braums/Wireless World	50%	25%	25%
B	E 106th St	50%	25%	25%
C	E 102nd St	50%	25%	25%

The DEPARTMENT shall deposit with the CITY prior to the advertisement for bids and prior to the end of the current fiscal year, their allotment according to Table 1 above of the total estimated cost. The DEPARTMENT agrees to pay their percentage of any additional amount if the total final cost to complete the project is greater than the total estimated cost. According to the percentages in Table 1 above, the CITY agrees to reimburse the DEPARTMENT the difference if the final cost to complete the project is less than the total estimated cost.

4. The DEPARTMENT and the CITY hereby agree that the CITY will perform necessary routine maintenance on the medians, including curbs, in accordance with Title 69 O.S. § 901.

5. The DEPARTMENT and CITY shall perform the above described action and that this agreement will terminate upon the completion of the described action.

IN WITNESS WHEREOF, the Chief Engineer/Deputy Director of the Department of Transportation, pursuant to authority vested in him by the Transportation Commission, has hereunto subscribed his name as Chief Engineer/Deputy Director of the Department of Transportation, and the City of Tulsa has executed same pursuant to authority prescribed by law.

The City of Tulsa on the _____ day of _____, 2022 and the
City of Bixby on the _____ day of _____, 2022 and the
DEPARTMENT on the _____ day of _____, 2022.

City of Tulsa

_____
Mayor Date

ATTEST:

_____
City Clerk Date

APPROVED:

_____
City Attorney Date

City of Bixby

_____
Mayor Date

ATTEST:

_____
City Clerk Date

APPROVED:

_____
City Attorney Date
OKLAHOMA DEPARTMENT
OF TRANSPORTATION

_____
ODOT Division VIII Engineer Date

_____
ODOT Chief Engineer/Deputy Director Date

APPROVED AS TO FORM AND LEGALITY

_____
General Counsel Date

Creek Turnpike Trail
E 97th Pl
E 98th St
E 99th Pl S
S 78th E Ave
64
Target
S 84th E Ave
E 101st St
E 101st S
Costco
LOCATION C
E 103rd St
S 82nd E Ave
Bridle Trails
LOCATION B
Lifetime
S 83rd E Ave
S 85th E Ave
S Memorial Dr
Wal-Mart
LOCATION A

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Discuss and/or approve Change Order Request #5 for STP 121st and Mingo Intersection Improvement Project.

INITIATOR: Bea Aamodt, Director

STAFF INFORMATION SOURCE: Rick Bond, Benchmark

BACKGROUND: The 121st and Mingo Intersection Improvement Project is underway. The Oklahoma Department of Transportation has reviewed and submitted for approval change order No. 5.

The attached Change Order No.5 document includes:

1. Extension of Quantities of items included in the original bid - $46,556.45
2. New Items due to change of scope - $40,396.89

Total = $86,953.35

There is no extension of time associated with these change orders. The City of Bixby is responsible for 25% of the total, $21,738.34

EXHIBITS: Change Order #5

KEY ISSUE: STP Grant Projects – cost share

COUNCIL ACTION: Approve

RECOMMENDATION: Approve

ITEM NO: _____

MEETING DATE: 02-28-2022

MEETING: Council

Oklahoma Department of Transportation

Change Order

Contract ID	210195	Primary County	TULSA	Primary PCN	28656(04)
Change Order Nbr	005	**Project**	STP-172B(533)IG		
Contract Description	INTERSECTION MODIFICATION AND TRAFFIC SIGNALS CITY STREETS (SOUTH MINGO ROAD): AT THE INTERSECTION OF EAST 121ST STREET, 1.0 MILE EAST OF US-64 IN THE CITY OF BIXBY. PROJECT LENGTH = 0.410 MILES				
Change Order Type	CHANGE ORDER				
Zero Dollar Change Order	NO	Status	Draft		

General Change Order Description(s): This change order was required to compensate the contractor for additional quantities necessary to install detour on 121st Street and remove concrete pavement under Mingo that was not on the plans. The detour was installed to eliminate 24hr flagging and maintain fire station mobility through the project. This change order adds line items for surge rock, concrete removal and temporary striping as well as additional quantities of S3 asphalt and aggregate base.

Prj Nbr	Itm Nbr	Catg	Item Code	Unit	Unit Price	Bid Qty	Prev. Apprvd Qty	Curr CO Qty	New Revised Qty	Amount of Change
28656(04)	0070	0100	303(A) 2100	CY	$47.21	1,545.00	1,545.00	509.66	2,054.66	
Item Description:	AGGREGATE BASE TYPE A								**This Change:**	$24,061.04
Supplemental Description 1:									**Prev Revised:**	$72,939.45
Supplemental Description 2:									**New Revised:**	$97,000.49
									Bid Contract:	$72,939.45
									Net Change:	$24,061.04
									PCT Change:	32.98 %
Explanations:	During construction of the detour, additional aggregate base was needed to provide a suitable surface for asphalt paving.									
28656(04)	0110	0100	411(B) 5945	TON	$73.50	2,437.00	2,437.00	306.06	2,743.06	
Item Description:	SUPERPAVE, TYPE S3(PG 64-22 OK)								**This Change:**	$22,495.41
Supplemental Description 1:									**Prev Revised:**	$179,119.50
Supplemental Description 2:									**New Revised:**	$201,614.91
									Bid Contract:	$179,119.50
									Net Change:	$22,495.41
									PCT Change:	12.55 %
Explanations:	During construction of the detour, additional aggregate base was needed to provide a suitable surface for asphalt paving.Asphalt pavement overran due to detour installation on 121st. street. This quantity is based on ticket audit from installed detour.									
28656(04)	8004	0300	857(A) 8839	LF	$0.22	0.00	0.00	16,000.00	16,000.00	
Item Description:	CONSTRUCTION TRAFF.STR.(PAINT)(4" WIDE)								**This Change:**	$3,520.00
Supplemental Description 1:									**Prev Revised:**	$0.00
Supplemental Description 2:									**New Revised:**	$3,520.00
									Bid Contract:	$0.00
									Net Change:	$3,520.00
									PCT Change:	100.00 %
Explanations:	This line item is required to compensate the contractor for installation of construction traffic striping on the detour section of 121st. The quantity is based on the installed amount plus an additional 3 lines of the same length for future traffic configurations.									
28656(04)	8005	0100	104 0150	TON	$33.83	0.00	0.00	199.79	199.79	
Item Description:	CONSTRUCTION MISCELLANEOUS								**This Change:**	$6,758.89
Supplemental Description 1:	3" Surge rock for unstable subgrade.								**Prev Revised:**	$0.00
Supplemental Description 2:									**New Revised:**	$6,758.89
									Bid Contract:	$0.00
									Net Change:	$6,758.89
									PCT Change:	100.00 %
Explanations:	This item was required to compensate the contractor for 3" surge rock that was installed to shore up unstable subgrade conditions encountered in field.									
28656(04)	8007	0100	619(B) 4727	SY	$13.69	0.00	0.00	2,200.00	2,200.00	
Item Description:	REMOVAL OF CONCRETE PAVEMENT								**This Change:**	$30,118.00

Prj Nbr	Itm Nbr	Catg	Item Code	Unit	Unit Price	Bid Qty	Prev. Apprvd Qty	Curr CO Qty	New Revised Qty	Amount of Change

Supplemental Description 1:
Supplemental Description 2:

Prev Revised:	$0.00
New Revised:	$30,118.00
Bid Contract:	$0.00
Net Change:	$30,118.00
PCT Change:	100.00 %

Explanations: This item was required to compensate the contractor for concrete pavment that was discovered under the asphalt surface of Mingo Rd. The change order quantity includes measured removals for Phase I, and an estimated amount for Phase II removals on the North side of Mingo Rd.

TOTAL VALUE FOR CHANGE ORDER 005 : $86,953.35

Contract Time Adjustments

No contract time adjustments are associated with this change order.

Contract ID	210195	Primary County	TULSA	Primary PCN	28656(04)
Change Order Nbr	005	**Project**	STP-172B(533)IG		

Prime Contractor's Section

As the duly authorized representative of PARAGON CONTRACTORS, LLC, contractor for the above referenced project, I affirm that I have reviewed the above and foregoing prices, quantities and days for the changed or additional work, and I agree that the quantities and prices as are herein listed and the extension of time to perform the change or additional work as shown above will adequately compensate the contractor for the changed or additional work. I understand that the quantities as listed above are estimated and may be subject to revision upon audit of the project. I further understand that the change order/supplemental agreement fully compensates the contractor for the changed or additional work and is in lieu of cost accounting for the work actually performed or submission of a claim as provided by the standard specifications for highway construction and special provisions to the contract.

_____ _____ _____

Signature *Name(Printed)* *Company Title*

Subscribed and sworn before me this _____ day of _____ year of _____

My commission expires _____

_____ _____

Notary Public *Commission Number*

Oklahoma Department of Transportation Section

The prices for the additional items have been compared with other contract prices and are a fair amount for the work involved. Respectfully requested by:

P.E. Seal

Department Personnel **Approval Date**

_____

Signature

Contract ID	210195	Primary County	TULSA	Primary PCN	28656(04)
Change Order Nbr	005	Project	STP-172B(533)IG		

Local Government Section

I acknowledge the work indicated on this Change Order. I understand the final costs of this work will be reflected in the final cost apportionment.

_____ _____

City/County Official *Date Acknowledged*

City of Bixby
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008
(918) 366-4430

Staff Report

To: City of Bixby, City Council

From: Carolyn Back, Development Services Director/City Planner

Date: Monday, October 25, 2021
Continued: Awaiting Rezone and PUD w/ Comp Plan Amendment

RE: Comprehensive Plan - 2030 Future Land Use Map Amendment to allow CG zoning and density

Location: 8050 East 131st Street South

Acres: 1.099 acres

STR: 11-17N-13E

Applicant: Bell Land Use, LLC, LLC

Request:
Comprehensive Plan Amendment from Low Density Residential to Commercial.

Existing Zoning; Use:
Single-Family Residential (RS-1); Single-Family residence

Abutting Zoning; Use:
North: Residential Single-Family (RS-1); Single-Family Residence
East: Commercial General (CG); Financial Institution and C-Store with fuel
South: Agriculture (AG); Vacant
West: Residential Single-Family (RS-1); Single-Family Residence

Proposed Zoning; Use:
Commercial General (CG); not disclosed

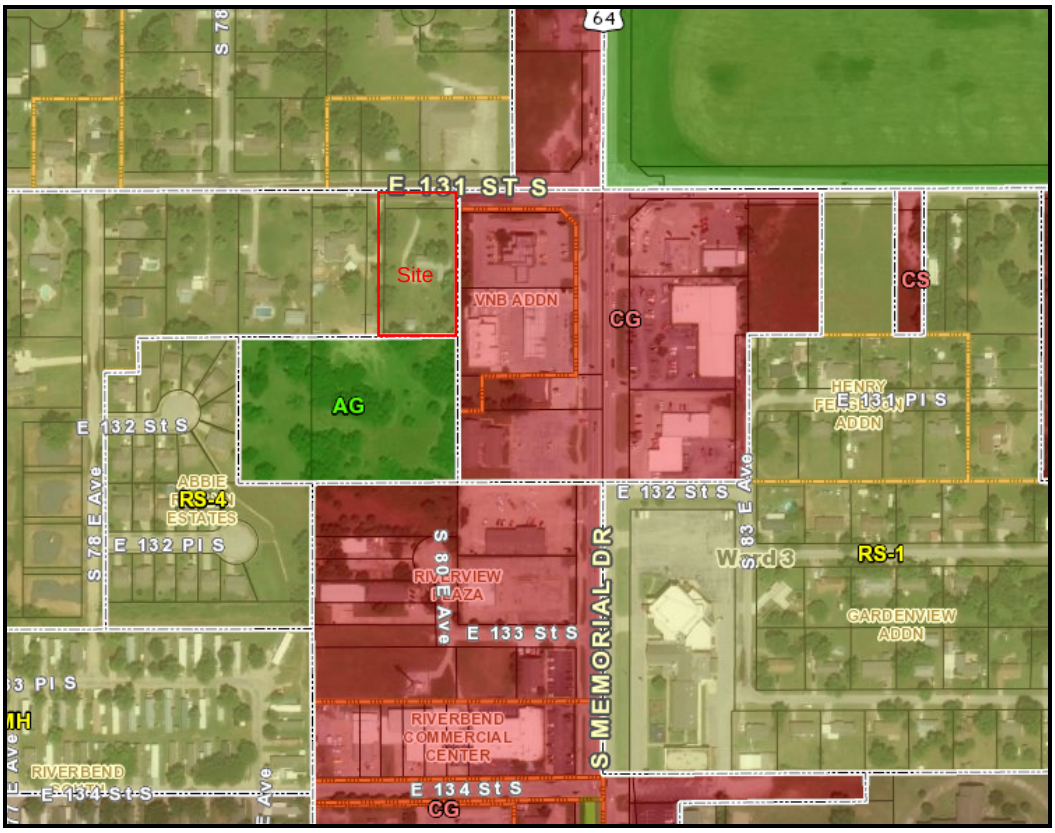


Figure 1: City of Bixby Zoning Map

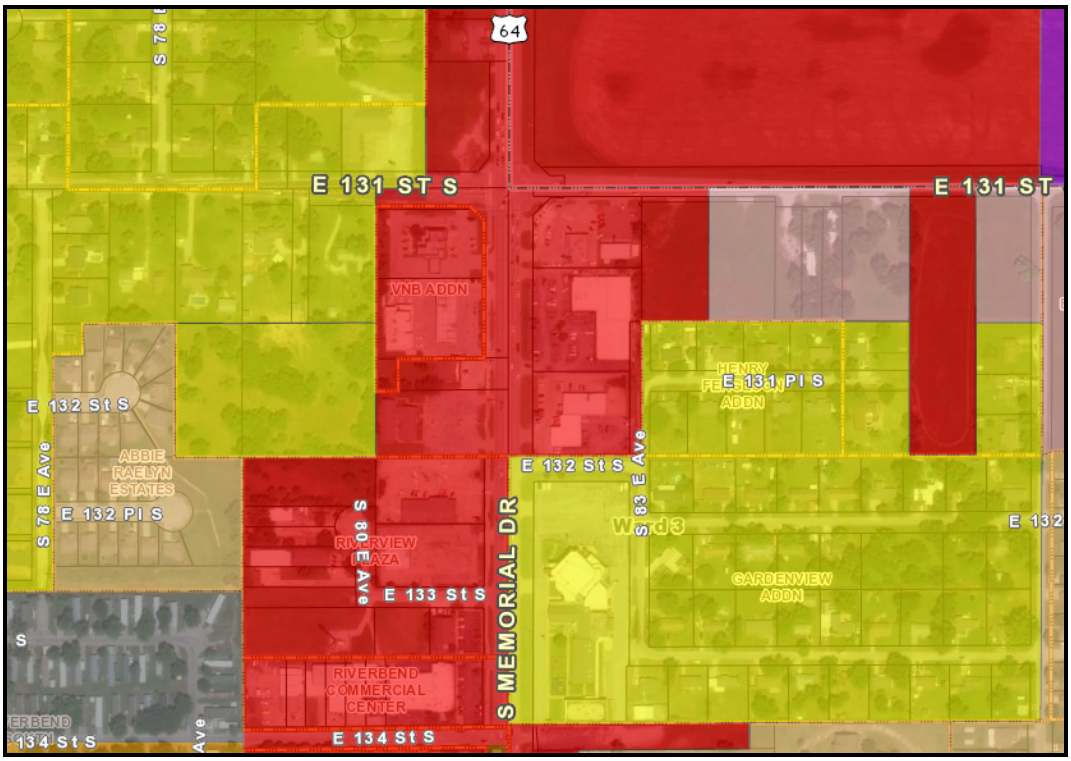


Figure 2: City of Bixby Future Land Use Map

Staff Review

The applicant is requesting a Comprehensive Plan, 2030 Future Land Use Map amendment (BXCP 21.11) that is consistent with commercial property to the east and should blend with a commercial development trend for that area.

This property is within the Corridor Appearance District and will be held to those standards for future commercial development.

Corridor Appearance District
11-7G-1: PURPOSES:
There is hereby created a corridor appearance district along Memorial Drive from 101st to 171st Street South, as hereinafter defined, for the purpose of extending appearance review standards and guidelines to achieve aesthetically pleasing and environmentally sensitive development areas through alternative compliance methods, including landscaping, building material selection, structural design and color scheme provisions, sound reduction methods, improved air quality, and to provide attractive sites for nonresidential, commercial development, and industrial development to the benefit of the city's visitors and residents

11-7G-2: LOCATION:
An area six hundred feet (600') in width along and parallel to Memorial from 101st to 171st South, [pertaining to this property].

11-7G-5: DEVELOPMENT MINIMUM STANDARDS:
A. All sides of buildings facing public streets shall be full masonry to the first floor top plate, to include brick, stucco, EIFS or similar masonry like product, stone, finished concrete tilt-up panels, or some combination thereof.
B. The property owner may appeal the interpretation of the masonry standard to a specific building project or may request, in writing and with showing of sufficient good cause, that the city council reduce or waive the requirement altogether.
C. The city planner may refer a proposed structure to the city council for approval if determined to be of exceptional character, iconic, or potentially offensive.

Public Comments:
No comments received.

Staff Comments:

1. Staff recommends approval of the requested Comprehensive Plan Future Land Use Map Amendment from Low Density Residential to Commercial.

Figures: Figure 1: City of Bixby Zoning Map
Figure 2: City of Bixby Future Land Use Map

Attachments: Exhibit A: Property Legal Description
Exhibit B: Request for Comp Plan Amendment letter dated 08.16.2021
Exhibit C: Letters to Neighbors dated 07.12.2021

Land Use

Robert Bell
918-902-0462

1011 W G Street
Jenks, OK 74037

August 16, 2021

City of Bixby
116 W Needles
P.O. Box 70
Bixby, Oklahoma 74008

RE: Request for an Amendment to the Comprehensive Plan Map related to property identified as the E/2 of the NW/4, NE/4, NE/4, NE/4 Less the North 40 feet for Road Located in Section 11, T17N, R13E of the Indian Base and Meridian and generally known as: 8050 E 131st Street South.

City of Bixby Planning Commission:
City Council, Bixby Oklahoma:

This correspondence is an attachment to the Comprehensive Plan Application that is an official request of Jimmy Neafus, the owner of the above-described property to amend the Comprehensive Plan Map designation of the property identified from a Low-Density Designation to a Neighborhood Commercial Designation.

There are various factors that affect these areas that would warrant consideration for the requested change. A more in-depth discussion follows.

The Bixby Comprehensive Plan prior to 2018 also had this area designated Single Family Residential, however it had also identified it as being within a Memorial Street Corridor. The previous Plan did recognize the impacts of the State Highway and I believe that forwarded some credibility to the future use of the property. The Plan adopted in 2018 removed the corridor and left the Single-Family Residential Designation. Recognizing the properties proximity to Highway 67 and the Memorial Street Corridor is critical.

This request is specifically only addressing the property owned by Jimmy Neafus. It is clear that all properties abutting South 79 East Avenue would have similar impacts and would benefit from the requested change. The total area would be within the concept of a 5-acre commercial node on the intersections of Arterial Roadways as was originally established by Incog when originally addressing Zoning for the Tulsa Metro. It is also noted that the property is within the distance for State requirements associated with right of way taking for State Highways to be paid Commercial values. Since the State of Oklahoma owns the right of way at this location along 131st Street it would be easily verifiable that they recognize the commercial value through the

taking process. We sent documentation of our request to the abutting properties prior to submitting to the City, (one letter was returned undeliverable and we heard no response from the other).

The Bixby Comprehensive Plan Designates the property to the east as Commercial allowing for a CG (General Commercial) or OM (Medium Office) Zoning. The Commercial Designation also extends to the west to incorporate north boundary of the 2.5-acre tract north of the Neafus property. This creates a pocket of Low Density Residential that is bordered on two sides by Commercial Designations and an Arterial Roadway at the intersection of a State Highway. The requested Neighborhood Commercial Designation would allow for a transition of property use that would serve the owners of the area properties and allow for development of highest and best use of property.

The current owners of the subject tract have come to the realization that the property cannot be developed for Single Family Residential use as currently designated by the Comprehensive Plan. The impacts to the property from the adjacent commercial uses and more so the negative impact of being so close to Memorial (Highway 67) and the 131st intersection renders the property not suitable for residential use. The Neighborhood Commercial Designation and development of the tracts consistent with the Planning Practices of the 21st Century will allow the proper transition of uses and create value for all properties.

The Assessor values the current structure on the property at $45,000. This structure has obviously outlived its usefulness and should be razed. It is unlikely that anyone at today's costs would build a new house at this location. The value is not sustainable for the cost of new housing at this location. To remodel the existing structure would be throwing money away because it would not raise the value of the property with the dollars spent. Without recognizing the area development and consideration of the requested designation the regulations could be creating a blight that it is designed to prevent.

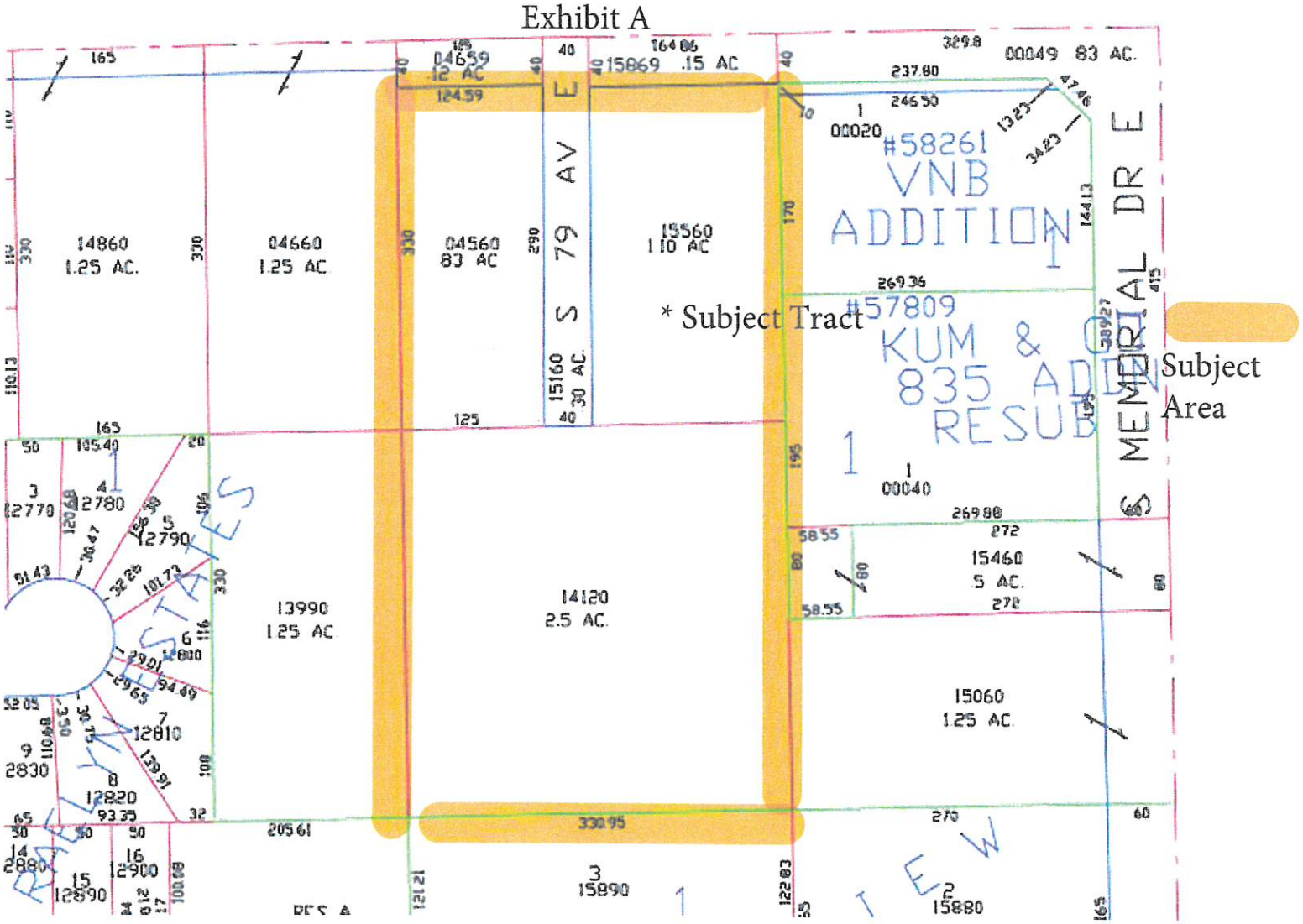
It is requested that the Bixby Comprehensive Plan Map be amended to reflect these changes and the designations as identified.

Sincerely,

Robert Bell
Bell Land Use LLC

Attachments: Exhibit A – Area Map
Exhibit B – Area Comp Plan Map
Exhibit C – Comp Plan Legend

Exhibit A


* Subject Tract
Subject Area
S 79 AV E
S MEMORIAL DR E
#58261
VNB ADDITION
#57809
KUM & GO
835 ADDN
RESUB
1
00020
00040
14860
1.25 AC.
04660
1.25 AC
04560
83 AC
15560
1.10 AC
15160
.30 AC.
13990
1.25 AC
14120
2.5 AC.
15460
.5 AC.
15060
1.25 AC
15890
15880
RAINTREE ESTATES

DP64-01 LRMIS TULSA COUNTY - LRMIS COMBINED DISPLAY 08/16/21
DP64M01

SUB 97311 ACCOUNT 73 11 15560 TAX ROLL ITEM # 20 01 2527130

NEAFUS, JIMMY WAYNE
E/2 NW NE NE NE LESS N40 FOR RD S
EC 11 17 13 1.099ACS

6715 S 250TH E AVE
UNPLATTED

BROKEN ARROW , OK 74014
8050 E 131 ST S

-- ASSESSOR INFORMATION --

REG.HOMESTEAD NEIGHBORHOOD.. 9204 SCHOOL DIST.. BI-4A
DBL.HOMESTEAD INSTRUMENT.... 2000295376 DEED Book/Page. 5437 1525

(CURRENT)	LAND	IMPR	TOTAL	(OLD) LAND	IMPR
APR	13,300	45,000	58,300	13,300	45,000
ASD	1,463	4,950	6,413	1,463	4,950

-- TREASURER INFORMATION --

ASSESSED		6,413
EXEMPTION	-	0
NET ASSESSED	=	6,413
TAX RATE	X	132.16
TAX AMOUNT	=	848.00
RTN CHK PENALTY	+	.00
TAX BALANCE		0.00
DELINQUENT TAX		0.00

PF1/Main Menu PF2/Locator Scrn PF3/Prev PF5/Phys Desc PF8/Browse Subdiv

ENTER	ESC	F1	F2	F3	F4	F5	F8	Prt Scr
164ms	31ms	13ms	0ms	0ms	133ms	81%		

Land Use

Robert Bell 918-902-0462

July 12, 2021

Connie B Whitworth
23277 Oakview Drive
Spring Hill KS 66083

RE: Bixby Comprehensive Plan Designation for Property Identified as 7980 E 131st Street South.

Dear Ms. Whitworth:

My name is Robert Bell, and I am the owner of Bell Land Use LLC. I have been a Land Planner for over 30 years and was the Planning Director for the City of Jenks Oklahoma for 18 years before opening my consulting firm 3 years ago.

I am writing you because I was hired by Jim and Nanette Neafus to explore the possibility to have the City of Bixby designate their property, adjacent to yours to the north, for Commercial on the Bixby Comprehensive Plan.

I also think you are in the same situation as the Neafus'. They have come to the realization that the property cannot be developed for Single Family Residential use as currently designated by the Comprehensive Plan. The impacts to the property from the adjacent commercial uses and more so the negative impact of being so close to Memorial (Highway 67) and the 131st intersection renders the property not suitable for residential use.

Their current situation is that the house needs to be razed. However, no one is willing to build a new house at this location. The value is not sustainable for the cost of new housing at this location. To remodel the existing structure would be throwing money away because it would not raise the value of the property with the dollars spent.

We believe the highest and best use of the properties that have access from South 79 East Avenue is a commercial use. This might be retail or service on the frontage of 131st but more likely office as you move away from the Arterial Roadway. The commercial designation adds the value back to the property because it provides for uses that fit with existing development associated with an intersection of a State Highway and an Arterial Road.

The City is tasked by the State Statutes to designate how property should develop by the adoption of a Comprehensive Plan. This is an action that does not require your input. This is their determination of highest and best use of property. They cannot change the zoning of a property without your consent or application. So, if the Comprehensive Plan changes you still

have all the rights that the current zoning of the property allows. The difference is that future development or zoning of the property would allow for an application that supports the new Comprehensive Plan designation. In this situation the commercial designation would allow the flexibility to apply for a use that is actually viable instead of the Single Family Residential that gets no traction because of the impacts of traffic and commercial uses.

The Bixby Comprehensive Plan prior to 2018 had this area designated Single Family Residential, however it had also identified it as being within a Memorial Corridor. The previous Plan did recognize the impacts of the State Highway and I believe that forwarded some credibility to the future use of the property. The Plan adopted in 2018 removed the corridor and left the Single-Family Residential designation which I believe was a negative action for these properties.

We are not looking for money! Jim and Nanette Neafus are taking care of my services and any application cost. What we are looking for is support for this request, and we would like to inform the city that you also want the Plan Designation of your property changed to Commercial.

I have tried to be thorough in my explanation, but I am sure you have questions. I would be happy to discuss this further with you and can be reached at 918-902-0462. Feel free to call and leave a message or text me at that number. If you are supportive of this change, I would ask that you send me an email at Jynxplanner1@cox.net so I can forward your support to the City Officials.

Thank you for taking the time to read this letter and your response.

Sincerely,

Robert Bell
Bell Land Use LLC

Land Use

Robert Bell 918-902-0462

July 12, 2021

Matthew and Tia Smith
7840 E 131st Street
Bixby OK 74008

RE: Bixby Comprehensive Plan Designation for Property Identified as 7840 E 131st Street South.

Dear Mr. and Mrs. Smith:

My name is Robert Bell, and I am the owner of Bell Land Use LLC. I have been a Land Planner for over 30 years and was the Planning Director for the City of Jenks Oklahoma for 18 years before opening my consulting firm 3 years ago.

I am writing you because I was hired by Jim and Nanette Neafus to explore the possibility to have the City of Bixby designate their property, adjacent to yours to the east, for Commercial on the Bixby Comprehensive Plan.

I also think you are in a similar situation as the Neafus', though I recognize that you have maintained your property and have a substantial investment to protect. The Neafus's have come to the realization that their property cannot be developed for Single Family Residential use as currently designated by the Comprehensive Plan. The impacts to the property from the adjacent commercial uses and more so the negative impacts of being so close to Memorial (Highway 67) and the 131st intersection renders the property undesirable for residential use under current costs of housing.

Their current situation is that the their house needs to be razed. However, no one is willing to build a new house at this location. The value is not sustainable for the cost of new housing. To remodel the existing structure would be throwing money away because it would not raise the value of the property with the dollars spent.

We believe the highest and best use of the properties that have access from South 79 East Avenue is a commercial use. This might be retail or service on the frontage of 131st but more likely office as you move away from the Arterial Roadway. The commercial designation adds the value back to the property because it provides for uses that fit with existing development associated with an intersection of a State Highway and an Arterial Road.

The City is tasked by the State Statutes to designate how property should develop by the adoption of a Comprehensive Plan. This is an action that does not require your input. This is

their determination of highest and best use of property. They cannot change the zoning of a property without your consent or application. So, if the Comprehensive Plan changes you still have all the rights that the current zoning of the property allows. The difference is that future development or zoning of the property would allow for an application that supports the new Comprehensive Plan designation. In this situation the commercial designation would allow the flexibility to apply for a use that is actually viable instead of the Single Family Residential that gets no traction because of the impacts of traffic and commercial uses. I am sure you are already aware of the noise factors associated with Memorial and 131st.

What this means is that you can continue to use the property under the current Residential Zoning and nothing changes. If you ever decide to sell the property it does give you the flexibility to market the property for the current zoning or the potential for commercial use.

The Bixby Comprehensive Plan prior to 2018 had this area designated Single Family Residential, however it had also identified it as being within a Memorial Corridor. The previous Plan did recognize the impacts of the State Highway and I believe that forwarded some credibility to the future use of the property. The Plan adopted in 2018 removed the corridor and left the Single-Family Residential designation which I believe was a negative action for these properties.

We are not looking for money! Jim and Nanette Neafus are taking care of my services and any application cost. What we are looking for is support for this request, and we would like to inform the city that you also want the Plan Designation of your property changed to Commercial.

I have tried to be thorough in my explanation, but I am sure you have questions. I would be happy to discuss this further with you and can be reached at 918-902-0462. Feel free to call and leave a message or text me at that number. If you are supportive of this change, I would ask that you send me an email at Jynxplanner1@cox.net so I can forward your support to the City Officials.

Thank you for taking the time to read this letter and your response.

Sincerely,

Robert Bell
Bell Land Use LLC

Published in the Tulsa World,
City of Tulsa, Tulsa County, Oklahoma _____, 2021

ORDINANCE NO. 2368

AN ORDINANCE AMENDING ORDINANCE NUMBER 2267; A MAJOR AMENDMENT TO THE 2030 FUTURE LAND USE MAP IN THE 2018 COMPREHENSIVE PLAN, "BIXBY 2030, OUR VISION, OUR FUTURE", FOR NEAFUS PROPERTY, CONTAINING 1.099 ACRES, MORE OR LESS, IN SECTION ELEVEN (11), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST, OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF; REMOVING THE "LOW DENSITY RESIDENTIAL" DESIGNATION AND AMENDING TO "COMMERCIAL" DESIGNATION, (BXCP-21.11); AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BIXBY, OKLAHOMA:

Section 1. That Ordinance No. 2267 and the Future Land Use Map in the 2018 Comprehensive Plan be and the same is now amended for the following described real property, to-wit:

E/2 OF THE NW/4 NE/4 NE/4 NE/4 LESS THE NORTH 40 FEET FOR ROAD, SECTION ELEVEN (11), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST, OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF CONTAINING 1.099 ACRES, MORE OR LESS.

Located at the west of the southwest corner of East 131st Street South and South Memorial Drive, Bixby, Oklahoma, be and the same is now redesignated from "Single-Family Residential," to "Commercial".

Section 3. SEVERABILITY CLAUSE. If any section, sentence, clause or phrase of this ordinance or any part is for any reason found to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance or any part thereof.

Section 4. EMERGENCY CLAUSE. That because this Ordinance is essential to the proper and orderly growth of the City of Bixby, an Emergency is now declared to exist for the preservation of the public peace, health and safety, by reason whereof second reading of this ordinance is waived and this Ordinance shall take effect and be in force immediately upon its passage.

APPROVED in an open meeting of the Bixby City Council and PASSED by an affirmative majority vote of the entire membership of the City Council, to-wit: **___-YES, ___-NO, ___-ABSTAINING, ___-ABSENT**, on this _____ day of _____ 2021.

_____
Brian Guthrie
Mayor of the City of Bixby, Oklahoma

APPROVED as an Emergency Measure ruled upon separately and PASSED by an affirmative majority vote of at least four-fifths (4/5) of the entire membership of the Bixby City Council, to wit: **___-YES, ___-NO, ___-ABSTAINING, ___-ABSENT**, on this ____ day of _____ 2021.

_____
Brian Guthrie
Mayor of the City of Bixby, Oklahoma

(Seal)
ATTEST:

_____
Charles Barnes
Acting City Clerk

APPROVED:

_____
Phil Frazier
City Attorney

CITY OF BIXBY
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008
(918) 366-4430

STAFF COMMENTARY

To: City of Bixby, City Council
From: Carolyn Back, Development Services Director/City Planner
Date: Monday, January 24, 2022
Applicant requested a continuance to February 28, 2022
RE: Neafus Rezone (BXZO-21.20); Planned Unit Development (BXPUD-21.12)
Location: 8050 East 131st Street South, Bixby, Oklahoma
1.099 Acres (+/-)
Applicant: Bell Land Use, LLC – Robert Bell

STAFF REVIEW

Project Overview per PUD and Plat:

# of Acres (Gross) 1.099 Acres (+/-)	**Max Bldg Height** 35 ft	
Zoning & Permitted Uses CS Uses by Right, (except as defined in Prohibited Uses within PUD-21.12, with additional staff recommendations in red)	**Use Units** (See BXPUD-21.12 III. Development Standards for complete list of Permitted and Prohibited Uses with additional staff recommendations in red)	**Bulk & Area Requirements** (See BXPUD-21.12 III. Development Standards for Bulk and Area Requirements with additional staff recommendations in red)

Recent Planning Commission Public Hearing:

01.18.22 Rezone and PUD: motion to deny - failed due to lack of second
01.18.22 Rezone and PUD: motion to approve with staff recommendations - failed due to lack of second

Applicant requested item be placed on the City Council Agenda on 01.19.2022.

Public Comments:

Several calls were received from concerned citizens within the immediate area. Two home owners attended the meeting to voice their concerns about the project and its potential impacts.

Staff Comments:

1. With the projected growth within the City of Bixby, Staff foresees the proposed rezone being amenable to various types of commercial uses, but is not confident the timing is best for the community as a whole, and more specifically, the established single-family residential uses in the immediate area that will be impacted.

2. If inclined to approve, Staff recommends approval including all of the Staff Comments/Recommendations in red font within the 1.) Planning Commission Staff Report and 2.) In the Amended (December 15, 2021) BXPUD-21.12 within their motion.

01.18.22 - Staff Recommended Planning Commission deny the application for Rezone (BXZO-21.20) and PUD (BXPUD-21.12).

01.19.2022 - Applicant submitted a request to place this item on the Council Agenda to be heard with the Comprehensive Plan Amendment held at City Council due to awaiting the PUD and Rezone applications.

RE: Neafus Comp Plan, Rezone, and PUD

Carolyn Back

Wed 1/19/2022 10:35 AM

To: Robert Bell <jynxplanner1@cox.net>;

Cc: Donna Crawford <DCrawford@BixbyOK.gov>; PublicWorksreceptionist <bpwareceptionist@bixbyok.gov>; Rhonda Neuerburg <RNeuerburg@BixbyOK.gov>;

Importance: High

Mr Bell,

Your email is received and we will place the Neafus Comp Plan Amendment, Rezone, and PUD on the City Council Agenda next Monday, January 24, 2022.

Please confirm via email you want to put the continued Neafus Comp Plan on this upcoming City Council Agenda to run concurrently with the Rezone and PUD.

The fee to request Agenda Placement is $50.00, made payable to the City of Bixby. Bring the check to my office (113 W Dawes Ave), give it to the receptionist at the front desk, and she will get it to me so my department may process the fee and email you the receipt.

Thank you for getting back to me with your request.

Carolyn Back | Development Services Director | City Planner
City of Bixby
116 West Needles Avenue, P.O. Box 70
Bixby, OK 74008
T:918-366-4430
D:918-366-0444
C:918-955-3277
E:cback@bixbyok.gov
W: BixbyOK.gov

CITY OF BIXBY
918-366-4430

REC#: 01739991 1/19/2022 2:31 PM
OPER: RP TERM: 996
REF#: 15496

TRAN: 108.0000 ZONING
80502 E 131 ST
10 -4-4256
ZONING PERMITS (PLA 50.00CR

TENDERED: 50.00 CHECK
APPLIED: 50.00-

CHANGE: 0.00

**********PAY YOUR BILL ONLINE**********
WWW.BIXBYOK.GOV

From: Robert Bell [mailto:jynxplanner1@cox.net]
Sent: Wednesday, January 19, 2022 10:16 AM
To: Carolyn Back <CBack@BixbyOK.gov>
Subject: Re: Neafus Comp Plan, Rezone, and PUD

Thank you for the response.

This is our official request to appeal the Planning Commission decision on the Neafus Cases to City Council for review and decision.

Please let me know the date and time of the hearing and any fees we will need to drop off.

Thank you.

Carolyn Back

From: Drew Ary <drew@arylandco.com>
Sent: Monday, January 17, 2022 10:14 AM
To: Carolyn Back
Cc: jynxplanner1@cox.net; Conbwhitworth@yahoo.com
Subject: 7980 E 131st St S, Bixby OK

Dear Carolyn,

I hope you are doing well.

My client, Connie Whitworth, wanted me to send you an email to let you know we are in favor of the comprehensive plan change to include commercial on the tracts at 131st and Memorial owned by Jim and Nanette Neafus.

Robert Bell is representing them and my clients and Robert all agree that the highest and best use of the land is some type of commercial use.

In fact, we have the land listed for sale currently and feel the development opportunity is what drives the value. Here is a link to the listing:
https://www.landsofamerica.com/property/7980-East-131st-Street-South-Bixby-Oklahoma-74008/12952133/

We will be unable to attend the meeting tomorrow: however, wanted to email you and let you know we are in favor of the change.

Thanks so much,

City of Bixby
P.O. Box 70
116 W. Needles Ave.
Bixby, OK 74008
(918) 366-4430

Staff Report

To: City of Bixby, Planning Commission

From: Carolyn Back, Development Services Director/City Planner

Date: Tuesday, December 14, 2021
(Continued to Tuesday, January 18, 2022 due to lack of quorum)

Name: Neafus Rezone and PUD

RE: Rezone (BXZO-21.20), and Planned Unit Development (BXPUD-21.12)

Location: 8050 E 131st Street
1.099 Acres (+/-)

STR: Section 11, Township 17N, Range 13E

Applicant: Bell Land Use, LLC

Staff Review

The applicant is requesting a Rezone (BXZO-21.20) from Residential Single-Family (RS-1) to Commercial General (CG) with Supplemental Zoning through (BXPUD-21.12).
AMENDED: Rezone to less intensive Commercial Shopping (CS) with Supplemental Zoning through (BXPUD-21.12).

Existing Zoning; Use:
Single-Family Residential (RS-1); Single-Family residence

Abutting Zoning; Use:
North: Residential Single-Family (RS-1); Single-Family Residence
East: Commercial General (CG); Financial Institution and C-Store with fuel
South: Agriculture (AG); Vacant
West: Residential Single-Family (RS-1); Single-Family Residence

Proposed Zoning; Use:
Commercial General (CG); not disclosed (December 14, 2021)
Commercial Shopping (CS); see PUD Permitted and Prohibited uses per downzoning their advertised request within BXPUD-21.12 dated December 15, 2021)

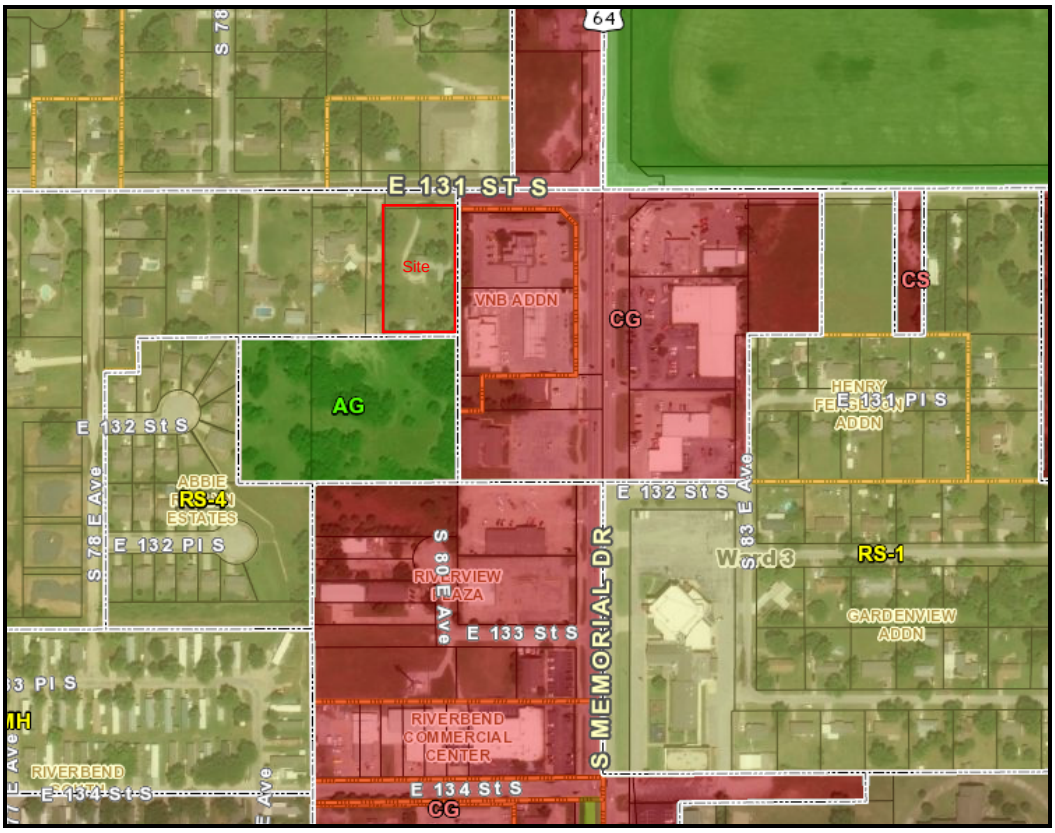


Figure 1: City of Bixby Zoning Map

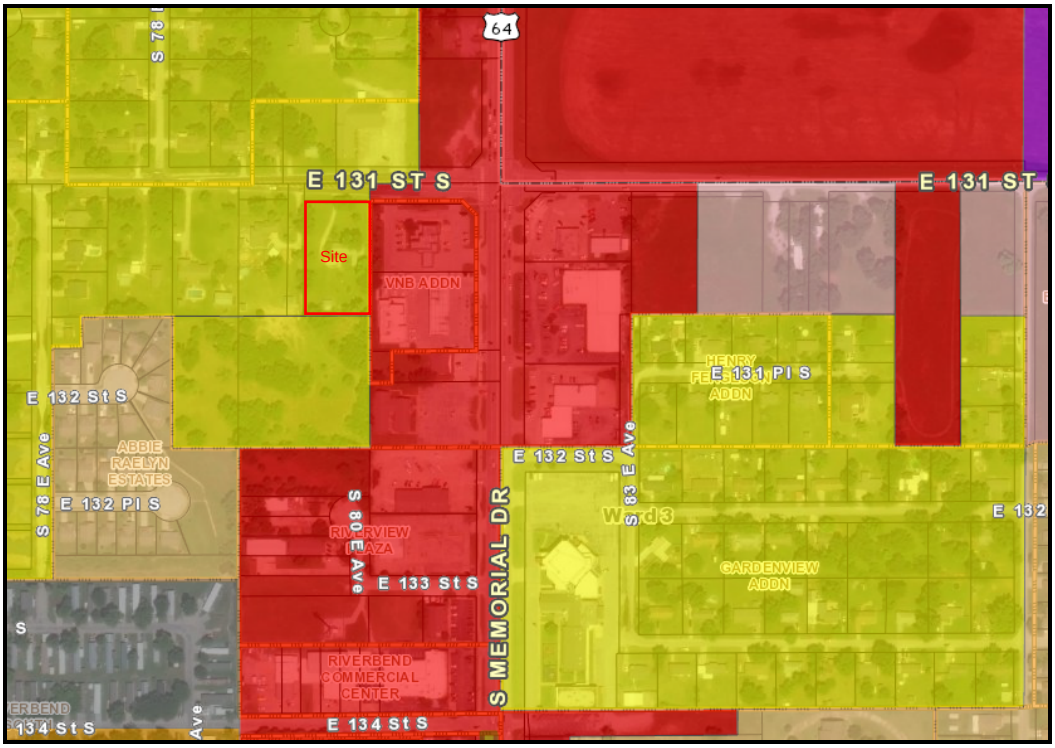


Figure 2: City of Bixby Future Land Use Map

The applicant is currently requesting a Rezone (BXZO-21.20) from Residential Single-Family (RS-1) to Commercial Shopping (CS) with supplemental zoning through a Planned Unit Development (BXPUD-21.12). They believe an increase in intensity from Low Density Residential to Commercial is best suited for the property, based on abutting commercially zoned property to the east and its location within the Corridor Appearance District.

The applicant has requested a Rezone and prepared a PUD with Development Standards aligning with Commercial Shopping (CS) "Uses by Right" with the following prohibited uses:

Prohibited Uses:

Use Unit 2 – Area Wide Special Exception Uses
Use Unit 5 – Children's Nursery
Use Unit 5 – Medical Marijuana Education Facility
Use Unit 13- Medical Marijuana Dispensary (To include transporting use)
Use Unit 23 – Medical Marijuana Warehousing and Wholesaling Facility.
Use Unit 19 – Drinking Establishment (Only) (Unless recognized as an accessory use to eating establishment as defined by the State of Oklahoma)

Sexually Oriented Business as defined in Section 11-7D-6 Bixby Zoning Code

Signage excerpt from BXPUD-21.12:

A. The development may place One (1) ground sign along East 131st Street South that incorporates the uses within the development.

B. Grounds signs and building signs associated with uses that front East 131st Street South shall follow the guidelines of the Commercial General (CG) and the Corridor Appearance District.

If approved, to further reduce potential impacts, Staff recommends One (1) Tenant ground sign for all businesses. The ground sign must be situated along East 131st Street South. No additional ground signs should be allowed for this development.

This rezone requires an update to the Comprehensive Plan, 2030 Future Land Use Map.

History:

On October 25, 2021, the applicant went before the City Council with recommendation from Planning Commission for approval of the Comprehensive Plan, 2030 Future Land Use Map amendment (BXCP 21.11).

Currently, the City Council application is pending to allow the applicant time to prepare and submit Rezone and Planned Unit Development (PUD) applications, before continuing with the Comprehensive Plan case.

Based on future development patterns along South Memorial Drive, within our Corridor Appearance District, this amendment could be considered consistent with the future development of commercial property along our 600 foot deep Corridor District. This subject property does abut the existing commercially zoned property currently operating as a bank located to the east.

This land is located within the Corridor Appearance District and if approved, will be held to those standards for future commercial development.

Corridor Appearance District
11-7G-1: PURPOSES:
There is hereby created a corridor appearance district along Memorial Drive from 101st to 171st Street South, as hereinafter defined, for the purpose of extending appearance review standards and guidelines to achieve aesthetically pleasing and environmentally sensitive development areas through alternative compliance methods, including landscaping, building material selection, structural design and color scheme provisions, sound reduction methods, improved air quality, and to provide attractive sites for nonresidential, commercial development, and industrial development to the benefit of the city's visitors and residents

11-7G-2: LOCATION:
An area six hundred feet (600') in width along and parallel to Memorial from 101st to 171st South, [pertaining to this property].

11-7G-5: DEVELOPMENT MINIMUM STANDARDS:
A. All sides of buildings facing public streets shall be full masonry to the first floor top plate, to include brick, stucco, EIFS or similar masonry like product, stone, finished concrete tilt-up panels, or some combination thereof.
B. The property owner may appeal the interpretation of the masonry standard to a specific building project or may request, in writing and with showing of sufficient good cause, that the City Council reduce or waive the requirement altogether.
C. The City Planner may refer a proposed structure to the City Council for approval if determined to be of exceptional character, iconic, or potentially offensive.

Public Comments: For the December 14, 2021 Planning Commission Hearing, there were several public comments received from: a.) One (1) abutting City of Bixby business owner and, b.) Three (3) City of Bixby residents that live in the area.

Their concerns were focused on:
- Traffic in and out of the neighborhood
- Problems that go along with the cannabis industry: security, odors, traffic, noise
- The loss of residential zoning in their neighborhood

No additional comments were received for the January 18, 2022 hearing.

Staff Comments:

Since the continuation of this project on December 14, 2021, the applicant made additional changes to the PUD and will present their modifications at the hearing. The applicant modified PUD is attached with Staff Recommendations in red font.

1. The applicant has downzoned the rezone request to Commercial Shopping (CS) from the advertised Commercial General (CG).

   The applicant listed the permitted uses as all uses allowed by right in the CS Zoning District, except as defined in the listed prohibited uses. Please refer to the PUD and Staff Comments (in red font) for prohibited uses and recommended additional uses to be added to the list.

2. Medical Marijuana uses have been deleted from BXPUD-21.12.

3. Based on neighbor concerns, for potential future amendments to this PUD, Staff recommends adding an exclusion of all medical marijuana uses within this PUD.

4. Staff has concerns for the abutting single-family uses and the difficulty it would be for the commercial use(s) to properly screen the proposed commercial impacts: noise, lighting, odors, traffic, etc., on the existing single-family residences and uses.

III. Development Standards
(Please see PUD for recommended modifications to the PUD)
(Delete ~~strikethrough~~ and add red font)

Staff Research Notes for Commissioner Point of Reference.
(Frontage and Setbacks based off of the CS District requirements)

- Frontage off of an arterial is 150 ft. in CS District
  (Lot is appx 165 ft. frontage on 131st Street)

- Setback from R District based on 35 ft. building height is 40 + 10 = 50 ft.

- 131st Street is classified as a Secondary Arterial on the (MSHP) Major Street and Highway Plan = 50 + 50 = 100 Feet

IV. Signage
(Please see PUD for recommended modifications to the PUD)
(Delete ~~strikethrough~~ and add red font)

VIII. Proposed Zoning and Comprehensive Plan
(Please see PUD for recommended modifications to the PUD)
(Delete ~~strikethrough~~ and add red font)

Staff Recommendation:

1. With the projected growth within the City of Bixby, Staff foresees the proposed rezone being amenable to various types of commercial uses, but is not confident the timing is best for the community as a whole, and more specifically, the established single-family residential uses in the immediate area that will be impacted.

2. If inclined to recommend approval with conditions, Staff recommends including all of Staff Comments in red font in the Amended (December 15, 2021) BXPUD-21.12 within their motion to City Council.

Staff Recommends Planning Commission deny the application for Rezone (BXZO-21.20) and PUD (BXPUD-21.12).

Attachments:

Exhibit A: BXPUD-21.12 by Bell Land Use, LLC, Amended December 15, 2021

8050 East 131st Street South

Bixby Oklahoma

Planned Unit Development Number BXPUD-21.12

Amended December 15, 2021

Commercial Shopping Center with restricted uses

Jim Neafus Property

Bell Land Use LLC
918-902-0462

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Exhibit A Comprehensive Plan
Exhibit B Aerial View
Exhibit C Screening Fence beginning Point
Exhibit D Existing Zoning

I. Executive Summary

The subject property is designated as Low Intensity by the Bixby Comprehensive Plan and is under consideration to be changed to a Commercial Designation. The subject property is within an area that would be generally recognized as a five-acre Commercial node that is usually established at the intersection of section line roads. This area is further enhanced for commercial use because one of the section line roads (Memorial Avenue) is a State Highway. The commercial designation has been extended along Memorial Avenue in recognition of the volume of traffic and the conditions created that are not conducive to residential use.

The Bixby Comprehensive Plan Designates the property to the west of the Low Intensity area as Medium Residential. This situation creates a condition where a pocket of single-family residential sets between two higher density uses. This was created because the low intensity area was established to protect the two existing residential structures when the Plan was originally established in the 1970's. These properties are not a neighborhood. They are two single family residential structures setting on unplatted property that is greater than one acre each. Since the application is only addressing the Neafus tract, it is recognized that the limitations that are created to the subject property extend to the residential property to the west and the 2.5-acre tract south of the Neafus property.

The current owners of the subject tract have come to the realization that the property cannot be developed for Single Family Residential Use as currently designated by the Comprehensive Plan. The impacts to the property from the adjacent commercial uses and more so the negative impact of being so close to Memorial (Highway 67) and the 131st intersection renders the property not suitable for residential use.

The Assessor values the current structure on the subject property at $45,000. This structure has obviously outlived its usefulness and should be razed. It is unlikely that anyone at today's costs would build a new house at this location. The value is not sustainable for the cost of new housing at this location. To remodel the existing structure would not raise the value of the property to the dollars spent. A residential development of the property is not viable because of the required upgrade to the road and other infrastructure requirements, plus the residential use of the road would be considered greater negative impact to the existing developments along this road and would not support the highest and best use of all tracts that have access to the road.

This brings us to the Development Concept associated with the Zone Change Request and associated Planned Unit Development. The important consideration for the subject tract is to determine the appropriate zone for the subject property that allows highest and best use and does not create limitations on the other tracts of the Low Intensity area during future consideration. At the same time, the concept is to create development standards that protect the existing residential use until the adjacent property has been considered for Commercial Use. This can only be addressed by the establishment of a Planned Unit Development that restricts uses that have already been considered and denied by public process, identify those use that would be inappropriate for the site and established the proper development standards.

A Plan Amendment Application for a Commercial Designation has been submitted to the City Council. This application has been tabled until such time that a Zone Change to CS and a Planned Unit Development application can be processed with the Plan Amendment that addresses the previous denied applications and possible inappropriate zoning uses and with criteria to protect existing residential.

II. Development Text

The subject property is in the Corridor Appearance Review District along Memorial Drive from 101st to 171st Streets and shall be subject to the Appearance Review criteria. The Corridor Appearance review standards and guidelines are established to achieve aesthetically pleasing and environmentally sensitive development areas through alternative compliance methods, including landscaping, building material selection, structural design and color scheme provisions, sound reduction methods, improved air quality, and to provide attractive sites for non-residential, commercial development and industrial development to the benefit of the city's visitors and residents. The minimum development standards and exceptions are as follows:

A. Modified 11-7G-5 - All sides of buildings facing public streets shall be full masonry to the first-floor top plate to include brick, stucco or similar masonry like product, stone, or some combination thereof.
B. The development must submit elevations with a site plan with a required Plat as specified in the Zoning Code. The site plan review will incorporate the elevation of the building for the Corridor Appearance Review process.
C. Submittal with the site plan will be an extensive landscape plan. This plan will include protection of existing trees, if possible, and incorporate features that that aide in protecting adjacent residential use from the activities on the site.
D. An eight-foot high screening fence will be erected along the west property line from the southwest corner of the property to a point that is 50 feet from 131st Street. The defined length of the screening fence incorporates all residential structures and uses on the adjacent property to the west.
E. The City Planner may refer a proposed structure to the City Council for approval if determined to be of exceptional character, iconic, or potentially offensive.

III. Development Standards

The Property will be Zoned CS (Commercial Shopping Center)

Permitted Uses:

All uses allowed by right in the CS Zoning District except as defined below.

Prohibited Uses:

The following uses shall be prohibited by the PUD and not allowed on the Property:

Use Unit 1 – Area Wide Uses
Use Unit 2 – Area Wide Special Exception Uses
Use Unit 5 – Children's Nursery
Use Unit 5 – Medical Marijuana Education Facility
Use Unit 13- Medical Marijuana Dispensary (To include transporting use)
Use Unit 14 – Shopping Goods and Services
Use Unit 16 - Ministorage (Not allowed through a PUD Amendment)
Use Unit 23 – Medical Marijuana Warehousing and Wholesaling Facility.
Use Unit 19 – Drinking Establishment (Only) (Unless recognized as an accessory use to eating establishment (Use Unit 12) and as defined by the State of Oklahoma)
Use Unit 19 – Hotel, Motel and Recreation facilities.

ALL Sexually Oriented Business as defined in Section 11-7D-6 Bixby Zoning Code

Minimum Lot Area Per Unit:	Per CS Zone
Minimum Width	~~80~~ 150 Feet
Minimum Setback from South Property Line: (~~Commercial~~ AG Zoning)	5 Feet
Minimum Setback from East Property Line: (Commercial Zoning)	5 Feet
Minimum Setback from West ~~property~~ Center Line: (South 79 East Avenue)	~~20~~ 50 Feet
Minimum Setback from North ~~Property~~ Center Line: (East 131st Street South)	~~50~~ 100 Feet
Maximum Permitted Building Height:	35 Feet

Screening:

An eight-foot screening fence shall be established on the west property line beginning 50 feet from 131st Street to the southwest corner of the tract upon development of the property for commercial use. (See exhibit C)

Landscaping:

Submittal with the required site plan will be an extensive landscape plan. The plan will comply with all requirements of the City of Bixby codes. The plan will also include protection of existing trees, if possible, and incorporate features that that aide in protecting adjacent residential use from the activities on the site.

Access:

An existing access is established to the property from 131st Street, any relocation and/or establishment of a second access from 131st Street shall be subject to review and approval of the Bixby City Engineer. An access point may be established from South 79 East Avenue within 50 feet of East 131st Street prior to the required Screening Fence with the upgrade of the area utilized of 79 East Avenue to City Standards subject to the review and approval of the Bixby City Engineer.

Lighting:

Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from adjacent residential properties. Street and parking lot lighting shall not exceed 15 feet in height and be approved by City Engineer prior to installation.

IV. Signage

1. General requirements:

    a. The Development may ~~place~~ situate and orient one ground sign along 131st Street that ~~incorporates the uses~~ lists the businesses within the development. No additional ground signs shall be allowed within the development.

    b. The Ground sign~~s~~ and wall ~~building~~ signs associated with uses that front 131st Street shall follow the guidelines of the CS Zoning District and the Corridor Appearance District.

2. Wall or canopy signs within the development shall not exceed an aggregate display surface area of 1 square foot per each lineal foot of the building wall to which the

sign or signs are affixed. Wall and canopy signs shall be further restricted as follows:

a. All signs within the Corridor Appearance District boundary must comply with the Corridor Appearance District guidelines.

b. A wall or canopy sign shall not extend above the top of the parapet or building wall on which it is located

c. All wall and canopy signage lighting shall be shielded and directed away from distributing light pollution on the abutting residential and agricultural properties to the north, south, and west of the property.

3. During the period of construction, but not exceeding 24 months or 75% buildout, a maximum of one sign advertising the construction may be erected ~~on~~ along the 131st Street frontage of the development. This sign shall comply with the City of Bixby Sign Code for Temporary Construction Signs.

11-7D-3: Accessory Uses

B.3. Signs in the commercial districts, whether accessory or principal uses, are subject to the use conditions of Use Unit 21.

11-9-21: Use Unit 21 Business Signs and Outdoor Advertising:

C.3.c. Temporary construction signs may be located on each arterial street frontage of the development. The sign shall not exceed one-half (½) of a square foot for each linear foot of arterial street frontage; provided, however, that in no event shall the sign be restricted to less than thirty two (32) square feet nor be permitted to exceed four hundred (400) square feet of display surface area. Sign shall be removed at 75% buildout. Failure to remove signs may cause the offending party to be subject to a fine of up to two hundred dollars ($200.00) and costs, with each day of continuing violation being a separate offense.

V. Parking

Parking Spaces shall comply with the requirements of the Zoning Code for the use being installed.

VI. Drainage and Utilities

All public utilities are available to the site and shall be addressed in the required platting requirements associated with the requested zone change.

The development will be required to submit a detailed drainage plan to the City Engineer for review and approval in the platting process.

VII. Existing Zoning and Comprehensive Plan

The subject property is designated as Low Intensity by the Bixby Comprehensive Plan The Property is currently zoned RS-1 (Single Family Residential).

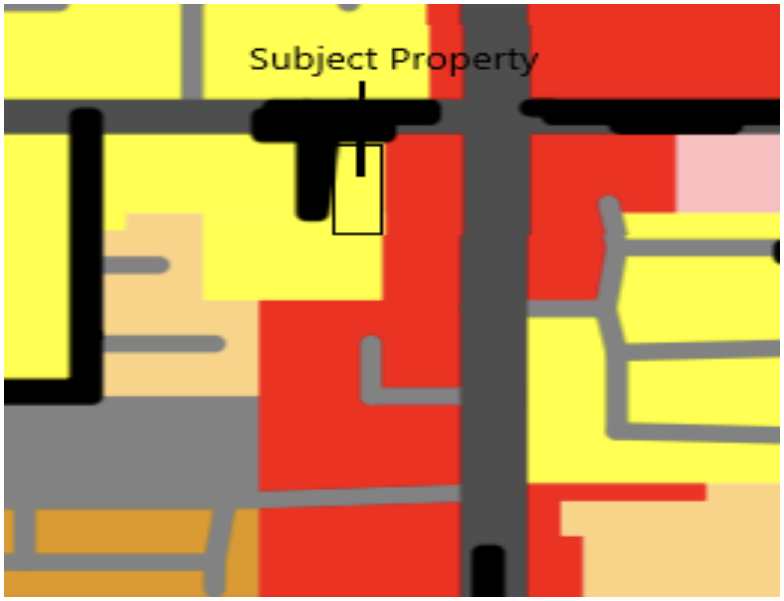
VIII. Proposed Zoning and Comprehensive Plan

A Plan Amendment Application for a Commercial Designation has been submitted to the City Council. This application has been tabled until such time that a Zone Change to ~~CG~~ CS and a Planned Unit Development application can be processed with the Plan Amendment that addresses the previous denied applications and possible inappropriate zoning uses and with criteria to protect existing residential.

IX. Site Plan Review

Approval of the PUD also requires the submittal of building elevations with a detailed site plan, and required Platting as specified in the Zoning Code. The site plan review will incorporate the elevation of the building for the Corridor Appearance Review process.

EXHIBIT 'A'
Bixby Comp Plan
Subject Area



Legend

Future Land Use	Density (du/ac.)
Rural Agriculture (Unincorporated)	0 - 0.5
Agricultural	0 - 1
Rural Residential	0 - 1.5
Low Density Residential	1.5 - 4
Medium Density Residential	4 - 6
Medium-High Density Residential	6 - 10
High Density Residential	10 +
Mixed Use	10 +
Residential Manufactured Home Park	8

Future Land Use
Neighborhood Commercial
Commercial
Industrial
Public/Institutional
Recreation and Open Space
Flood District
Water

- City Owned Parcels
- Bixby Fenceline
- Bixby City Limit
- County
- Highway
- Major Street
- Local Street
- Railroad

BIXBY 2030 our Vision. our Future.

EXHIBIT ‘B’
Aerial Photo of Site

EXHIBIT ‘C’
Screening Fence Requirement

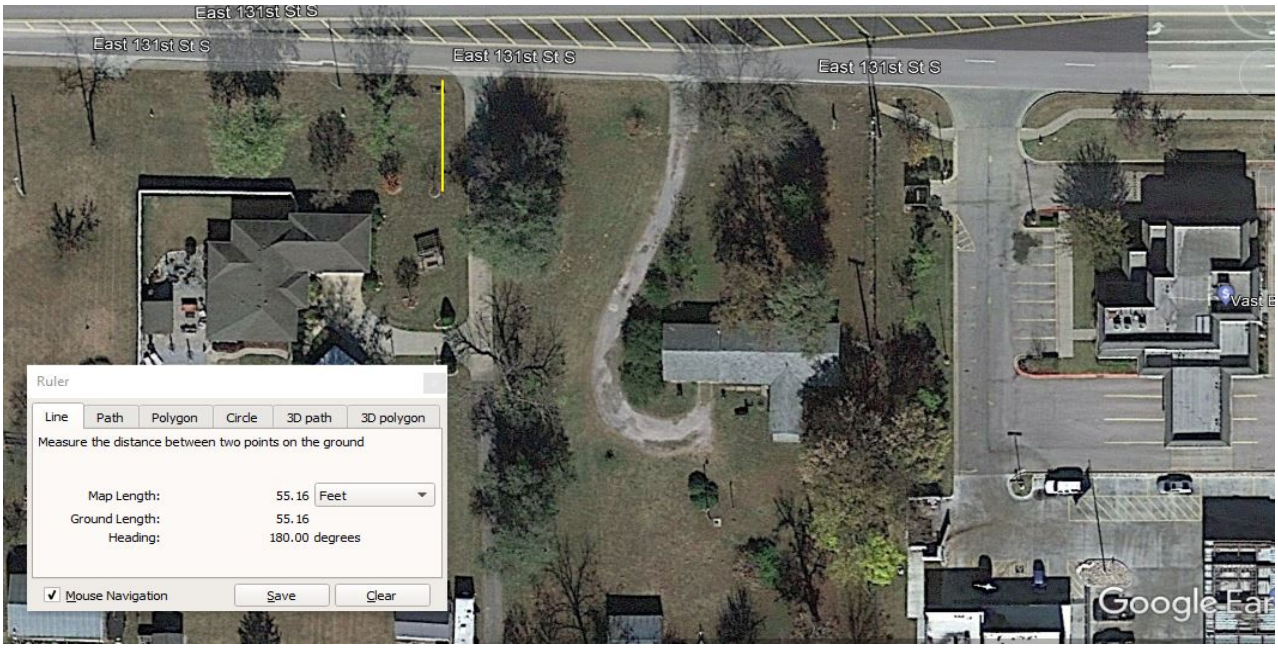
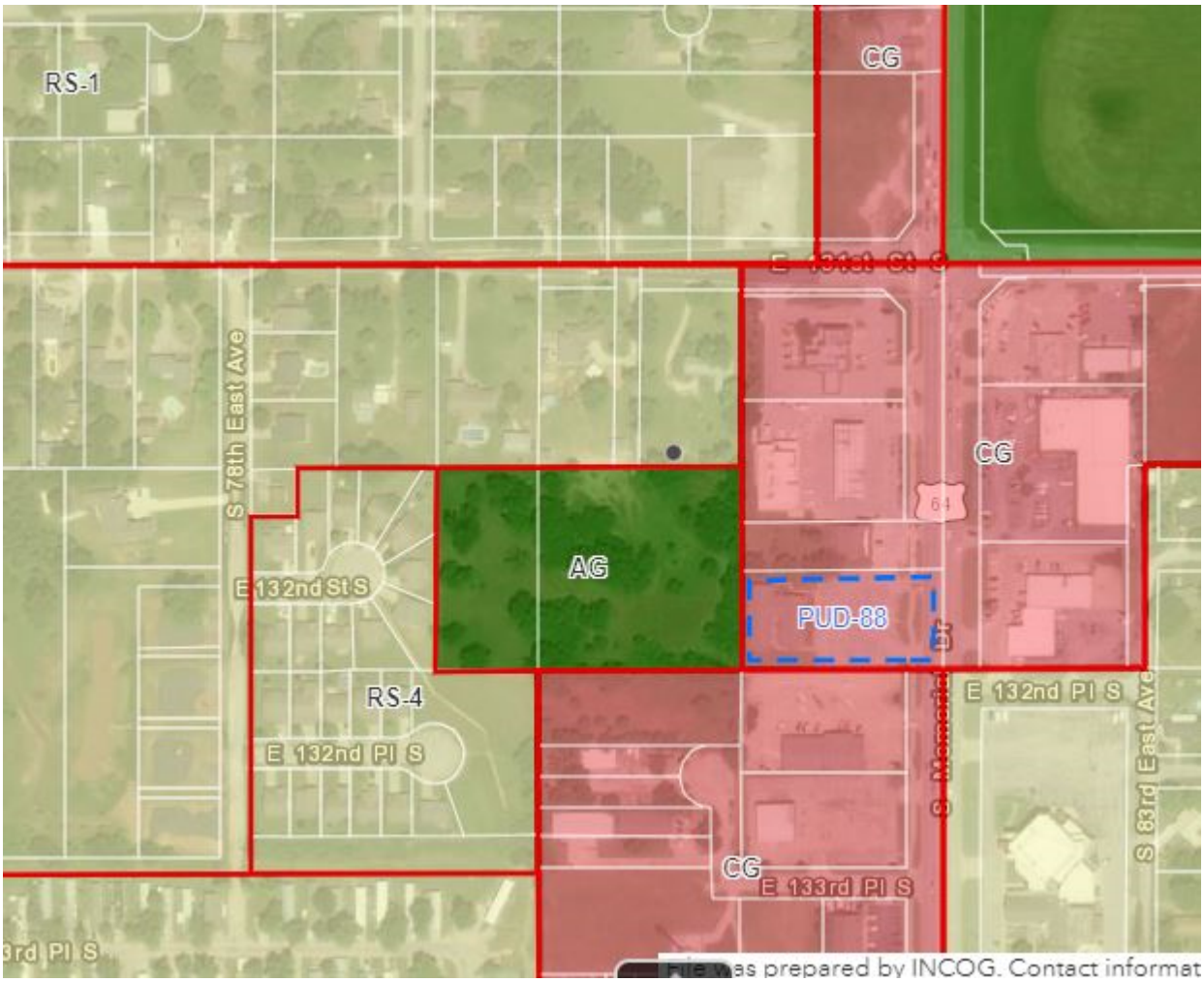


EXHIBIT ‘D’
Area Zoning



Published in the Tulsa World,
City of Bixby, Tulsa County, Oklahoma _____, 2021

ORDINANCE No. 2386

AN ORDINANCE AMENDING ORDINANCE NUMBER 272; REZONING A TRACT OF LAND, AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE, FROM RS-1 (RESIDENTIAL SINGLE-FAMILY) TO CS (COMMERCIAL SHOPPING) CLASSIFICATION FOR THE NEAFUS PROPERTY (BXZO-21.20) WITH SUPPLEMENTAL ZONING (BXPUD-21.12); AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BIXBY, OKLAHOMA:

Section 1. That Ordinance No. 2386 be and the same is now amended and the following described property, to-wit:

E/2 OF THE NW/4 NE/4 NE/4 NE/4 LESS THE NORTH 40 FEET FOR ROAD, SECTION ELEVEN (11), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST, OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF CONTAINING 1.099 ACRES, MORE OR LESS.

Located west of the southwest corner of East 131st Street South and South Memorial Drive, Bixby, Oklahoma, (BXZO-21.20) with supplemental zoning (BXPUD-21.12), be and the same is now rezoned from RS-1 (Residential Single-Family) to CS (Commercial Shopping) classification.

Section 2. SEVERABILITY CLAUSE. If any section, sentence, clause or phrase of this Ordinance or any part is for any reason found to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance or any part thereof.

Section 3. EMERGENCY CLAUSE. That because this Ordinance is essential to the proper and orderly growth of the City of Bixby, an Emergency is now declared to exist for the preservation of the public peace, health and safety, by reason whereof second reading of this Ordinance is waived and this Ordinance shall take effect and be in force immediately upon its passage.

APPROVED in an open meeting of the Bixby City Council and PASSED by an affirmative majority vote of the entire membership of the City Council, to-wit: **___ YES, ___ NO, ___ ABSTAINING, ___ ABSENT**, on this _____ day of _____, 2021.

_____
Mayor of the City of Bixby, Oklahoma

APPROVED as an Emergency Measure ruled upon separately and PASSED by an affirmative majority vote of at least four-fifths (4/5) of the entire membership of the Bixby City Council, to-wit: **___ YES, ___ NO, ___ ABSTAINING, ___ ABSENT**, on this _____ day of _____, 2021.

Mayor of the City of Bixby, Oklahoma

(Seal)
ATTEST:

City Clerk

APPROVED:

City Attorney

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Discuss and/or take action on Water Tap Application for John and Terri Paxton at 14010 East 161st Street South, Bixby, OK in Tulsa County, OK.

INITIATOR: Justin Dowd, Engineering

STAFF INFORMATION SOURCE: Justin Dowd, Engineering

BACKGROUND: Mr. and Mrs. John Paxton are requesting a water tap for a residential service at 14010 East 161st Street South, Bixby, OK in Tulsa County, OK. Per the City of Bixby's Tap Policy for this property, the Paxton's are responsible for the installation of 27.5 LF/ac of 8" waterline. The Paxton's property is 5.91 acres, which requires an installation of 162.53 LF of 8" waterline. Mr. and Mrs. Paxton are responsible for the engineering and construction of this waterline. All waterline must be installed, and accepted by City Council prior to the issuance of the meter for this property.

Mr. and Mrs. Paxton are responsible for obtaining any off-site easements and Permits from the County for installation of the private water service line.

EXHIBITS: Application & Site Map

KEY ISSUE: Conditional Water Tap Approval

COUNCIL ACTION: Approve water tap (outside the City limits) conditional to the construction and acceptance of 162.53 LF of 8" waterline by City Council

RECOMMENDATION: Conditional Approval.

ITEM NO: _____

MEETING DATE: 02-28-2022

MEETING: BPWA

Bixby Public Works Authority
Water Tap Application

Approved [ ] Date _____ Not Approved [ ] Date _____ Reviewed By

Applicant:	John + Terri Paxton
Address:	14010 E. 161st
	Bixby OK 74008
Telephone:	918-639-0883
Email:	paxtonspinkposse@gmail.com
Fax:	

Please note, all items listed below must be completed and submitted prior to application review.

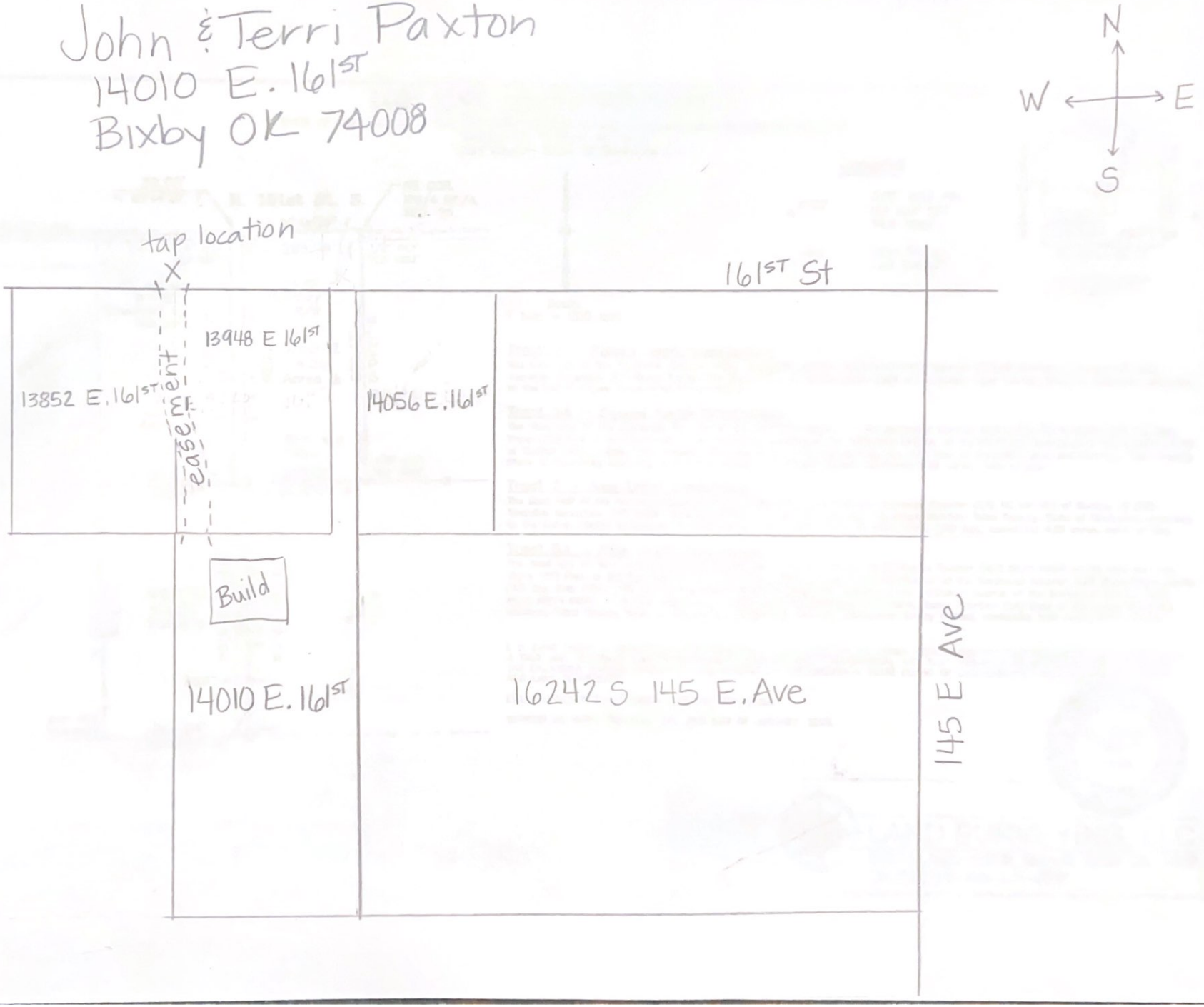
Complete Y	Complete N	Condition	Staff Approval / Date
[✓]	[ ]	Provide site sketch showing tap location.	
[✓]	[ ]	Provide legal description for tap location and plat of survey, or Tax map with property to be served highlighted. Also provide proof of ownership.	
[ ]	[ ]	Provide analysis for Booster Pump Station design and performance to City Engineer. *	
[ ]	[ ]	Provide analysis for line sizing to City Engineer. *	
[✓]	[ ]	Obtain any and all off-site easements.	
[✓]	[ ]	Note Service Line Size to be used: 1 inch	
[✓]	[ ]	Note Meter Line Size to be used: 1 inch	
[✓]	[ ]	Applicant Certification signed and dated.	

*May not apply. If it does apply, the information will need to be submitted with the application. A plumber will be able to help with this information. If a Booster Pump Station is needed, provide the model and specifications.

Applicant Certification:

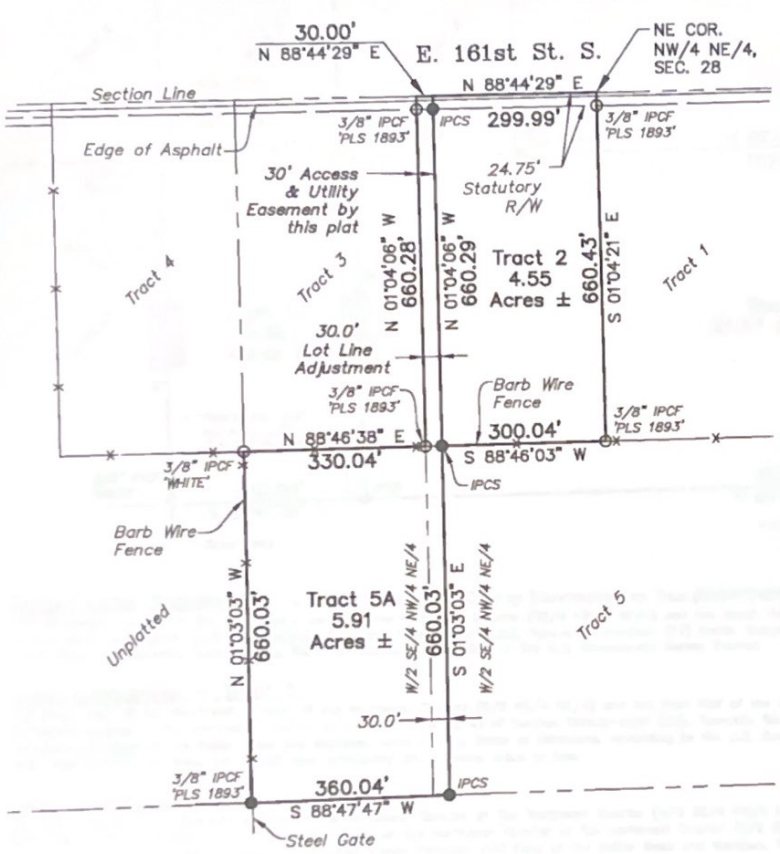
I, Terri Paxton, on 2/22/2022, hereby recognize and agree to my responsibility to own, operate, and maintain in good working order all improvements required to provide water service to the location for which I have received approval for a water tap from the Bixby Public Works Authority (BPWA). I recognize that failure to operate and maintain all improvements within good working order as determined by the BPWA will constitute just cause for suspension of water service by the BPWA until such time as improvements are brought into compliance with BPWA requirements.

John & Terri Paxton
14010 E. 161ST
Bixby OK 74008



LOT LINE ADJUSTMENT PLAT

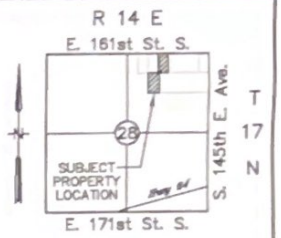
A tract of land located in the Northwest Quarter of the Northeast Quarter (NW/4 NE/4) of Section 28, T-17-N, R-14-E, Tulsa County, State of Oklahoma



Scale: 1 inch = 200 feet

Legend

- IPCS — 3/8" IRON PIN W/ CAP SET 'PLS 1893'
- IPCF — IRON PIN W/ CAP FOUND
- x — EXISTING FENCE



LOCATION MAP
N.T.S.

Tract 2 – Parent Legal Description:

The East Half of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter (E/2 NE NW NE) of Section 28 (28), Township Seventeen (17) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof.

Tract 5A – Parent Legal Description:

The West Half Of The Southeast Quarter of The Northwest Quarter of The Northeast Quarter (W/2 SE/4 NW/4 NE/4) AND the West Thirty (30) Feet of the East Half of the Southeast Quarter of the Northwest Quarter of the Northeast Quarter (E/2 SE/4 NW/4 NE/4) of Section Twenty-eight (28), Township Seventeen (17) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, containing 5.48 acres, more or less.

Tract 2 – New Legal Description:

The East Half of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter (E/2 NE NW NE) of Section 28 (28), Township Seventeen (17) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof, LESS AND EXCEPT the West Thirty (30) feet, containing 4.55 acres, more or less.

Tract 5A – New Legal Description:

The West Half Of The Southeast Quarter of The Northwest Quarter of The Northeast Quarter (W/2 SE/4 NW/4 NE/4) AND the West Thirty (30) Feet of the East Half of the Southeast Quarter of the Northwest Quarter of the Northeast Quarter (E/2 SE/4 NW/4 NE/4) AND the West Thirty (30) feet of the East Half of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter (E/2 NE/4 NW/4 NE/4) of Section Twenty-eight (28), Township Seventeen (17) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, containing 5.91 acres, more or less.

I, E. DANE TROUT, A REGISTERED LAND SURVEYOR IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A TRUE AND ACCURATE SURVEY PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT THIS PLAT OF SURVEY MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS, AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

FIELD SURVEY WAS PERFORMED JANUARY 20th, 2022.

WITNESS MY HAND AND SEAL THIS 26th DAY OF JANUARY, 2022.

LICENSED PROFESSIONAL LAND SURVEYOR
E. DANE TROUT
1893
OKLAHOMA

NOTES:

1. BASIS OF BEARINGS: GRID NORTH AS ESTABLISHED BY STATE PLANE DATUM NAD83(2011).
2. THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENT OR ENCUMBRANCES OF RECORD. NO ATTEMPT TO RESEARCH THE COUNTY RECORDS OR OTHER RECORD OFFICES WAS PERFORMED BY THIS FIRM, THEREFORE, EASEMENTS MAY AFFECT THE SUBJECT TRACT THAT ARE NOT REFLECTED BY THIS PLAT.

TROUT LAND SURVEYING, LLC
918.734.3423 - 807 N. Birch St. Jenks, OK 74037
CA 7312 (LS) Exp. 6-30-2023

Tulsa County Clerk - Michael Willis
Doc # 2021148553 Page(s): 6
12/20/2021 03:51:29 PM
Receipt # 21-91267
Fee: $ 28.00

6

ROADWAY AND UTILITY EASEMENT

The Roadway and Utility Easement described herein (this "**Easement**") is hereby granted this 14th day of December, 2021, by JOHN DARRELL PAXTON and TYLER RENEE PAXTON, husband and wife, and TYLER LAWRENCE NEAFUS and KATHERINE ELIZABETH NEAFUS, husband and wife (collectively "**Grantors**") for the benefit and use of JOHN DELBERT PAXTON and TERRI LYNN PAXTON as the record owners of the property described on Exhibit C hereto (the "Easement Beneficiary Property") ("**Grantees**") and their assignees as herein provided.

John Darrell Paxton and Tyler Renee Paxton own the property described on Exhibit A hereto (the "John and Tyler Property"). Tyler Lawrence Neafus and Katherine Elizabeth Neafus own the property described on Exhibit B hereto (collectively the "**Easement Burdened Property**"). This Easement is granted to Grantees and the successor owners and assignees, immediate and remote, as owners of all or any part of Easement Beneficiary Property (as described in Exhibit C hereto), to assure roadway access, ingress and egress, utility service, maintenance, and access to the Easement Beneficiary Property.

Grantors, as the legal and equitable title owners of the Easement Burdened Properties, hereby grant and convey unto Grantees and subsequent owners of record of the Easement Beneficiary Property, a private, non-exclusive access easement over, across and under the Easement Burdened Property for:

a. The purposes of providing pedestrian and vehicular and other access and ingress and egress to and from 161st Street for the non-exclusive use of the owners of the Easement Beneficiary Property, their successor owners and assigns and the guests, tenants, invitees and licensees of such owners, from

WHEN RECORDED, RETURN TO:
James H. Ferris
Moyers Martin, LLP
401 S. Boston, Suite 1100
Tulsa, OK 74103

time-to-time, refuse collection service, the United States Post Office, law enforcement agencies, personnel of the City of Bixby, Tulsa County, Oklahoma, the State of Oklahoma, and United States of America, the operators of all emergency vehicles; and

b. For electrical, gas, cable, water and other utilities and services to the Easement Beneficiary Property.

Neither Grantors nor any owner, tenant, guest, invitee, or other person using said Easement Burdened Property shall in any manner obstruct said Easement Burdened Property or interfere with the use of said Easement Burdened Property for vehicular or other access as provided herein. Grantee and Grantee's successor owners of the Easement Beneficiary Property shall have the right to erect and maintain a sign or mailbox relating to the Easement Beneficiary Property on the Easement Burdened Property.

IN WITNESS WHEREOF, the Grantors have executed this Roadway and Utility Easement the date first above written.

JOHN DARRELL PAXTON

TYLER RENEE PAXTON

TYLER LAWRENCE NEAFUS

KATHERINE ELIZABETH NEAFUS

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

This instrument was acknowledged before me on this 14th day of December, 2021 by JOHN DARRELL PAXTON and TYLER RENEE PAXTON, known to me as husband and wife.

Commission:

JAMES H. FERRIS
Notary Public in and for
STATE OF OKLAHOMA
Commission #99012424
Expires: September 5, 2023

Notary Public

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

This instrument was acknowledged before me on this 15th day of December, 2021 by TYLER LAWRENCE NEAFUS and KATHERINE ELIZABETH NEAFUS, known to me as husband and wife.

Commission:

Notary Public

EXHIBIT A

The West 15 feet of the West Half of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter (W/2 NE/4 NW/4 NE/4) of Section Twenty-eight (28), Township Seventeen (17) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof.

EXHIBIT B

The East 15 feet of the West Half of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter (W/2 NE/4 NW/4 NE/4) of Section Twenty-eight (28), Township Seventeen (17) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof.

EXHIBIT C

The Southeast Quarter of the Northwest Quarter of the Northeast Quarter (SE/4 NW/4 NE/4) and the South Half of the Northeast Quarter of the Northeast Quarter (S/2 NE/4 NE/4) of Section Twenty-eight (28), Township Seventeen (17) North, Range Fourteen (14) East of Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof.