

# City Council Meeting Agenda

Municipal Building  
116 W. Needles Ave., Bixby, OK 74008  
August 23, 2021 at 6:00 P.M.

## Call to Order

Mayor Guthrie

## Roll Call

City Clerk Yvonne Adams

## Pledge of Allegiance

## Invocation

## Consent Agenda

### City Clerk's Report

### Consider and approve:

- a) Minutes for the Work Session meeting dated 08/09/21.
- b) Minutes for the City Council meeting dated 08/09/21.
- c) Façade Grant Program Application for 17 East Dawes Ave in the amount of \$10,000.
- d) Façade Grant Program Application for 8 East Dawes Ave in the amount of \$10,000.

Persons who require a special accommodation to participate in this meeting should contact City Clerk Yvonne Adams, 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430 or email [City Clerk Yvonne Adams](mailto:Yvonne.Adams@bixbyok.gov) (yadams@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.

- e) Façade Grant Program Application for 8A East Dawes Ave in the amount of \$10,000.
- f) Discuss and/or take action on request for waiver of fees for Rental for Barricades for the Bixby Chamber of Commerce “Game Days” Events.
- g) Approve final acceptance of the Remote Operations Center Project with final contract amount of \$98,000.
- h) Approve final acceptance of the Dawes and City Hall Renovation Project with a final contract amount of \$4,755,342.25.
- i) Approve final acceptance of the Harmony Bridge Phase II Project with a final contract amount of \$3,058,404.88.
- j) Discuss and/or take action on City sponsorship for the Buy Bixby program managed by the Bixby Metro Chamber.
- k) Authorize re-issuance of requests for proposals (RFPs) for the Development of Surplus Real Property in Blocks 5, 6 & 9, Midland Addition.
- l) Consider and/or take action, if necessary, on the purchase of real estate north and east of the intersection at 151<sup>st</sup> Street & Sheridan Road, owned by DMT Bixby, LLC.
- m) Discuss and/or take action on Funding Agreement with the Oklahoma Department of Transportation for the East Fry Creek Trail from 131<sup>st</sup> to 118<sup>th</sup> St. Project.
- n) Approval of purchase of Lots 8,9,10, & 11, Less No 55’ and Lots 12,13,14,15, Block 31, Leonard Addition for fire station ext.; purchase price \$135,000.

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.

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## Regular Agenda

1. Discussion and possible action to adopt, amend, reject, or defer a resolution relating to \$7,500,000 general obligation bonds, series 2021; fixing the amount of bonds to mature each year, fixing the time and place the bonds are to be sold, and authorizing the clerk to give notice of said sale as required by law.

Charles Barnes

2. Discuss and possible action for Annexation filed by 151 Bixby, LLC, for project known as, 135<sup>th</sup> & Mingo, for a tract of land situated in the 13500-block of South Mingo Road, Section Seven (7), 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. Located in the general vicinity of the East 135<sup>th</sup> Street and South Mingo Road, Bixby, Oklahoma.

Carolyn Back

3. Discuss and possible action on Ordinance Number 2344, approving the Petition for Annexation filed by 151 Bixby, LLC, for project known as, 135<sup>th</sup> & Mingo, for a tract of land situated in the 13500-block of South Mingo Road, Section Seven (7), 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. Located in the general vicinity of the East 135<sup>th</sup> Street and South Mingo Road. Being more particularly described as follows in Exhibit A (attached).

Carolyn  
Back

4. Consider and take action to declare an emergency regarding Ordinance Number 2344 making it effective immediately upon passage and approval.

Carolyn  
Back

5. Discussion and possible action for Bixby Comprehensive Plan Future Land Use Map – BXCP-21.06, Amendment to the Comprehensive Plan for 135<sup>th</sup> & Mingo, Low-Density Residential to Medium-Density Residential, to allow for (RS-3) Residential Single-Family zoning in the of City of Bixby. Development contains 44.301 acres (more or less) in Section 7, Township 17N, Range 14E, located 13500-Block of South Mingo Road, Bixby, Oklahoma.

Carolyn Back

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6. Discussion and possible action on Ordinance Number 2345, Bixby Comprehensive Plan Future Land Use Map – BXCP-21.06, Amendment to the Comprehensive Plan for 135<sup>th</sup> & Mingo, Low-Density Residential to Medium-Density Residential, to allow for (RS-3) Residential Single-Family zoning in the of City of Bixby. Development contains 44.301 acres (more or less) in Section 7, Township 17N, Range 14E, located 13500-Block of South Mingo Road, Bixby, Oklahoma.

Carolyn Back

7. Consider and take action to declare an emergency regarding Ordinance Number 2345 making it effective immediately upon passage and approval.

Carolyn Back

8. Discussion and possible action for Tanner Consulting, LLC, 135<sup>th</sup> & Mingo, Rezone (BXZO-21.15) and Planned Unit Development (BXPUD-21.07), General location: 13500-Block of South Mingo Road, Bixby, Oklahoma.

Carolyn Back

9. Discussion and possible action on Ordinance Number 2353, Tanner Consulting, LLC, 135<sup>th</sup> & Mingo, Rezone (BXZO-21.15) and Planned Unit Development (BXPUD-21.07), General location: 13500-Block of South Mingo Road, Bixby, Oklahoma.

Carolyn Back

10. Consider and take action to declare an emergency regarding Ordinance Number 2353 making it effective immediately upon passage and approval.

Carolyn Back

11. Discussion and possible action on Bixby Comprehensive Plan Future Land Use Map – BXCP-21.07, Amendment to the Comprehensive Plan for Rowan Grove Phase II, Low-Density Residential to Medium-Density Residential, to allow for (RS-3) Residential Single-Family zoning in the of City of Bixby. Development contains 36.68 acres (more or less) in Section 7, Township 17N, Range 14E, located Southeast corner of E. 131<sup>st</sup> Street South and South Mingo Road, Bixby, Oklahoma.

12. Discussion and possible action On Ordinance Number 2346, Bixby Comprehensive Plan – BXCP-21.07, Amendment to the Comprehensive Plan for Rowan Grove Phase II, Low-Density Residential to Medium-Density Residential, to allow for (RS-3) Residential Single-Family zoning in the of City of Bixby. Development contains 36.68 acres (more or less) in Section 7, Township 17N, Range 14E, located Southeast corner of E. 131<sup>st</sup> Street South and South Mingo Road, Bixby, Oklahoma.

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13. Discussion and possible action to declare an emergency regarding Ordinance Number 2346 making it effective immediately upon passage and approval.

Carolyn Back

14. Discussion and possible action for AAB Engineering, LLC, Rowan Grove, Rezone (BXZO-21.09), Planned Unit Development (BXPUD-21.06), and Preliminary Plat (BXPT-21.06), General location: East 131<sup>st</sup> Street South and South Mingo Road, Bixby, Oklahoma.

Carolyn Back

15. Discussion and possible action on Ordinance Number 2352, AAB Engineering, LLC, Rowan Grove, Rezone (BXZO-21.09), and Planned Unit Development (BXPUD-21.06), General location: East 131<sup>st</sup> Street South and South Mingo Road, Bixby, Oklahoma.

Carolyn Back

16. Consider and take action to declare an emergency regarding Ordinance Number 2352 making it effective immediately upon passage and approval.

Carolyn Back

17. Discussion and possible action on Bixby Comprehensive Plan Future Land Use Map – BXCP-21.08, Amendment to the Comprehensive Plan for Faubert, Rural Residential, High-Density Residential, and Commercial to Agricultural and Commercial, to allow for (AG) Agriculture and (CG) Commercial General zoning in the of City of Bixby. Development contains 77.6 acres (more or less) in Section 22, Township 17N, Range 13E, located 15802 South Sheridan Road, Bixby, Oklahoma.

Carolyn Back

18. Discussion and possible action on Ordinance Number 2347, Bixby Comprehensive Plan – BXCP-21.08, Amendment to the Comprehensive Plan for Faubert, Rural Residential, High-Density Residential, and Commercial to Agricultural and Commercial, to allow for (AG) Agriculture and (CG) Commercial General zoning in the of City of Bixby. Development contains 77.6 acres (more or less) in Section 22, Township 17N, Range 13E, located 15802 South Sheridan Road, Bixby, Oklahoma.

Carolyn Back

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19. Consider and take action to declare an emergency regarding Ordinance Number 2347 making it effective immediately upon passage and approval.

Carolyn Back

20. Discussion and possible action on Bixby Comprehensive Plan Future Land Use Map – BXCP-21.05, Amendment to the Comprehensive Plan for River Crest III, Mixed-Use to Low-Density Residential, to allow for (RS-3) Residential Single-Family zoning in the of City of Bixby. Development contains 13 acres (more or less) in Section 11, Township 17N, Range 13E, located East 131<sup>st</sup> Street and South 73<sup>rd</sup> East Ave, Bixby, Oklahoma.

Carolyn Back

21. Discussion and possible action on Ordinance Number 2348, Bixby Comprehensive Plan – BXCP-21.05, Amendment to the Comprehensive Plan for River Crest III, Mixed-Use to Low-Density Residential, to allow for (RS-3) Residential Single-Family zoning in the of City of Bixby. Development contains 13 acres (more or less) in Section 11, Township 17N, Range 13E, located East 131<sup>st</sup> Street and South 73<sup>rd</sup> East Ave, Bixby, Oklahoma.

Carolyn Back

22. Consider and take action to declare an emergency regarding Ordinance Number 2348 making it effective immediately upon passage and approval.

Carolyn Back

23. Discussion and possible action for Planning and Design Group, River Crest III, Rezone (BXZO-21.13) and Planned Unit Development (BXPUD-18.08MA). General location: East 131<sup>st</sup> Street & South 73<sup>rd</sup> East Avenue, Bixby, Oklahoma.

Carolyn Back

24. Consider and take action on Ordinance Number 2351, Planning Design Group, River Crest III, Rezone (BXZO-21.13) and Planned Unit Development (BXPUD-18.08MA). General location: East 131<sup>st</sup> Street & South 73<sup>rd</sup> East Avenue, Bixby, Oklahoma.

Carolyn Back

25. Discussion and possible action to declare an emergency regarding Ordinance Number 2351 making it effective immediately upon passage and approval.

Carolyn Back

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26. Discussion and possible action on Bixby Comprehensive Plan Future Land Use Map – BXCP-21.04, Amendment to the Comprehensive Plan for Biggers Trust, Mixed-Use to Medium-Density Residential, to allow for (RS-3) Residential Single-Family zoning in the of City of Bixby. Development contains 120 acres (more or less) in Section 21, Township 17N, Range 13E, located East 151<sup>st</sup> Street and South Yale Ave, Bixby, Oklahoma.

Carolyn Back

27. Discussion and possible action on Ordinance Number 2349, Bixby Comprehensive Plan – BXCP-21.04, Amendment to the Comprehensive Plan for Biggers Trust, Mixed-Use to Medium-Density Residential, to allow for (RS-3) Residential Single-Family zoning in the of City of Bixby. Development contains 120 acres (more or less) in Section 21, Township 17N, Range 13E, located East 151<sup>st</sup> Street and South Yale Ave, Bixby, Oklahoma.

Carolyn Back

28. Consider and take action to declare an emergency regarding Ordinance Number 2349 making it effective immediately upon passage and approval.

Carolyn Back

29. Discussion and possible action on Planning Design Group, Biggers Trust, Rezone (BXZO-21.14) and Planned Unit Development (BXPUD-21.05). Appeal of Planning Commission decision. General location: East 151 Street South and South Yale Avenue, Bixby, Oklahoma.

Carolyn Back

30. Discussion and possible action on Ordinance Number 2350, Planning Design Group, Biggers Trust, Rezone (BXZO-21.14) and Planned Unit Development (BXPUD-21.05) . Appeal of Planning Commission decision. General location: East 151 Street South and South Yale Avenue, Bixby, Oklahoma.

Carolyn Back

31. Consider and take action to declare an emergency regarding Ordinance Number 2350 making it effective immediately upon passage and approval.

Carolyn Back

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32. Discussion and possible action on Tanner Consulting, LLC, Deer Valley, Rezone (BXZO-21.16) and Major Amendment to Planned Unit Development (BXPUD-21.01-A), General location: Northwest corner (NW/c) of South 1611st Street South and South Yale Avenue, Bixby, Oklahoma.

Carolyn Back

33. Discussion and possible action on Ordinance Number 2354, Tanner Consulting, LLC, Deer Valley, Rezone (BXZO-21.16) and Major Amendment to Planned Unit Development (BXPUD-21.01-A), General location: Northwest corner (NW/c) of South 1611st Street South and South Yale Avenue, Bixby, Oklahoma.

Carolyn Back

34. Consider and take action to declare an emergency regarding Ordinance Number 2354 making it effective immediately upon passage and approval.

Carolyn Back

35. Discussion and possible action for, JR Donelson, Rachael Gardens, Rezone (BXZO-21.12), Planned Unit Development (BXPUD-21.08), and Preliminary Plat (BXPT-21.08), General location: Lots Five (5) through Ten (10), Block Three (3), Devine-Ellard Addition, Bixby, Oklahoma.

Carolyn Back

36. Discussion and possible action on Ordinance Number 2355, JR Donelson, Rachael Gardens, Rezone (BXZO-21.12) and Planned Unit Development (BXPUD-21.08), General location: Lots Five (5) through Ten (10), Block Three (3), Devine-Ellard Addition, Bixby, Oklahoma

Carolyn Back

37. Discussion and possible action to declare an emergency regarding Ordinance Number 2355 making it effective immediately upon passage and approval.

Carolyn Back

38. Discussion and possible action for, JR Donelson, Rachael Gardens, Bixby Comprehensive Plan Future Land Use Map, Amendment to the Comprehensive Plan, (BXCP-21.09), General location: Lots Five (5) through Ten (10), Block Three (3), Devine-Ellard Addition, Bixby, Oklahoma.

Carolyn Back

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39. Discussion and possible action on Ordinance Number 2356, JR Donelson, Rachael Gardens, Comprehensive Plan Map Amendment (BXCP-21.09), General location: Lots Five (5) through Ten (10), Block Three (3), Devine-Ellard Addition, Bixby, Oklahoma.  

Carolyn Back
40. Discussion and possible action to declare an emergency regarding Ordinance Number 2356 making it effective immediately upon passage and approval.  

Carolyn Back
41. Discussion and possible action for AAB Engineering, LLC, 141<sup>st</sup> and Lewis, Planned Unit Development (BXPUD-21.04), General location: East 141<sup>st</sup> Street South and South Lewis Avenue, Bixby, Oklahoma.  

Carolyn Back
42. Discussion and possible action on Ordinance Number 2360, AAB Engineering, LLC, 141<sup>st</sup> and Lewis, Planned Unit Development (BXPUD-21.04), General location: East 141<sup>st</sup> Street South and South Lewis Avenue, Bixby, Oklahoma.  

Carolyn Back
43. Consider and take action to declare an emergency regarding Ordinance Number 2360 making it effective immediately upon passage and approval.  

Carolyn Back
44. Discussion and possible action for Tanner Consulting, LLC., Presley Heights West, Rezone (BXZO 21.17), Planned Unit Development (BXPUD-21.10), Preliminary Plat (BXPT-21.10), General location: 2920 East 141st Street South, Bixby, OK 74008  

Carolyn Back
45. Discussion and possible action on Ordinance Number 2361, Tanner Consulting, LLC., Presley Heights West, Rezone (BXZO 21.17), Planned Unit Development (BXPUD-21.10), General location: 2920 East 141st Street South, Bixby, OK 74008  

Carolyn Back
46. Consider and take action to declare an emergency regarding Ordinance Number 2361 making it effective immediately upon passage and approval.  

Carolyn Back

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47. Discussion and possible action for Select Design, Boardwalk on Memorial, Planned Unit Development (BXPUD-29-B), General location: 12345 S. Memorial Drive, Bixby, OK 74008

Carolyn Back

48. Discussion and possible action on Ordinance Number 2362, Select Design, Boardwalk on Memorial, Planned Unit Development (BXPUD-29-B), General location: 12345 S. Memorial Drive, Bixby, OK 74008

Carolyn Back

49. Consider and take action to declare an emergency regarding Ordinance Number 2362 making it effective immediately upon passage and approval.

Carolyn Back

50. Consider, discuss, and approve Ordinance Number 2359, Bixby Right-of-Way Closure (BXRW) number 21.01 Kirkpatrick. A right-of-way closure of a right-of-way located in Section 24 Township 17 North Range 13 East in the City of Bixby. Property located at: 12 South Parker, Bixby, OK 74008 in Bixby-Original Town.

Justin Dowd

51. Request to approve Emergency Clause for Ordinance number 2359 and waiving second reading thereof.

Justin Dowd

52. City Manager's Report

Jared Cottle

53. New Business

Mayor or Vice-Mayor

54. Adjournment

Mayor or Vice-Mayor

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## **Notice of Posting**

This Notice and Agenda was posted on the bulletin board this day of August 20<sup>th</sup> 2021, on or before 6:00 p.m., at City Hall, 116 W. Needles Bixby Oklahoma.

Respectfully Submitted

Yvonne Adams  
City Clerk

Persons who require a special accommodation to participate in this meeting should contact City Clerk Yvonne Adams, 116 West Needles Avenue, Bixby, Oklahoma, 918-366-4430 or email [City Clerk Yvonne Adams](mailto:yadams@bixbyok.gov) (yadams@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  
August 23<sup>rd</sup>, 2021**

**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 08/09/21.
- b. Discuss and/or approve purchasing borrow soil from Bemies Dirt, Sand, and Gravel to complete backfilling operation at the Bixby Water Reclamation Facility; approve \$40,000 purchase order.

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## Regular Agenda

1. New Business

Chairman

2. Adjournment

Chairman

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Respectfully Submitted

Yvonne Adams

Secretary

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