

**City of Bixby  
City Council Meeting  
Minutes  
City Hall Municipal Building  
116 W Needles, Bixby, OK 74008  
March 28, 2016 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 March 24<sup>th</sup>, 2016 on or before 5:00 p.m.

Mayor Easton called the meeting to order at 6:08 p.m.

Yvonne Adams City Clerk called roll and all members were present.

**Members Present**

**Guthrie  
King  
Stewart  
Decatur  
Easton**

**Staff Present**

**Patrick Boulden, City Attorney  
Jared Cottle, City Manager  
Ike Shirley, Police Chief  
Jason Mohler, Dev. Service Dir  
Ike Shirley, Police Chief  
Marcae Hilton, City Planner  
Charles Barnes, Finance Dir.  
Yvonne Adams, City Clerk**

**PLEDGE OF ALLEGIANCE**

**Invocation was given by City Clerk Yvonne Adams**

**Mayor Easton said Item #1 on the Consent Agenda is:**

**CITY CLERKS REPORT**

Consider and approve:

- a) Minutes for the Regular City Council meeting dated 03/14/16.
- b) Internet Auction Agreement with Purple Wave, Inc. for the sale of surplus personal property of the City and the Bixby Public Works Authority.
- c) Resolution No. 2016-04, supporting City of Glenpool parks, street, water, waste water, stormwater and public safety election propositions at an election to be held on April 5, 2016, in Glenpool, Oklahoma.

Mayor Easton asked if there are any questions or amendments to the consent agenda Councilor Stewart wanted to pull “c”. Mayor Easton asked if the date has been set for the sale on the item b”, City Attorney Patrick Boulden stated we have not yet determined a date but would like for the agreement to be approved first. Mayor Easton asked for a motion on item’s “a” and “b” on the consent agenda. Councilor Stewart made motion to approve, seconded by Councilor Decatur.

The vote was taken with the following results:

Carried 5-0

Yes: Stewart, Decatur, King, Guthrie, Easton.

No: None.

Item "c"

Councilor Stewart stated that if the residents of Glenpool would like to do this which I support them for it, and without all the details I felt uncomfortable voting for this and I know that this is a common practice for this Resolution for municipalities and communities. Mayor Easton explained that the City Manager of Glenpool asked us to put this on the agenda and we did the same thing for Broken Arrow and Sand Springs and out of courtesy we should put this on the agenda.

Mayor Easton asked for a motion on item "c". Mayor Easton made motion on, seconded by Councilor King. The vote was taken with the following results:

Carried 4-1

Yes: Easton, King, Guthrie, Decatur

No: Stewart

Councilor Guthrie left the council chambers before the discussion and vote of the Regular Agenda item #1 at 6:11 p.m.

**Mayor Easton said item #1 on the Regular Agenda is:**

Second reading and action to approve Ordinance No. 2186, amending the comprehensive plan pursuant to BCPA-8, amending Ordinance No 272 by approving BZ-359 and RM-2 (Residential Multi-Family) zoning and approving supplemental zoning, Planned Unit Development No. 75. (Property located at or near 15329 South Sheridan Road.)

Presented by: Jim Coffey

Others that spoke: JR Donelson, Dominic Rodriguez, Ruthie Gunnells, Mike Maguffee, Mandy Brugaradt, Michele Burns, Sonya Harvey, Walter Gund, Susan Bevard

Planning Consultant Jim Coffey explained that this is an item from the last meeting that a vote was taken, and we did have a hearing on it and allow comments to be made from the public. Jim stated that the vote was passed by with a minority of the votes and not unanimously and it has not been re-advertised, there has been no public hearing called on this matter because it has been done on occasions before Planning Commission and also before this Council and at this point it is just calling for a vote because of the vote we had in the last meeting and this is why this item is back in front of the Council.

City Attorney Patrick Boulden explained that as stated this was on Councils last agenda because it did not have an emergency clause it did not go into effect and through the step required by the Charter and now the Charter requirements have been met and it can be enacted without the emergency clause with three (3) votes of the City Council. Patrick stated that Mr. Coffey has properly declared that the public hearing has occurred in 2013 with public information and was

taken at that time, the Planning Commission in 2013 as well approved this re-zoning then and this is just the paper work required to make it go into effect. Jim stated that from staff we are always appreciative of to have comments from the outside from individuals that are a part of this community and to make their wishes and desires known and we encourage that.

Councilor Stewart stated that even if this action was taken in 2013 to begin this process, I fill strongly that we had an entirely had a different council and until it's approve we can still have people to speak on this subject matter. City Attorney Patrick Boulden stated that he required public hearing and public input was taken in 2013 and this item is just the Ordinance.

JR Donelson, 12820 S. Memorial Dr. Mr. Donelson explained that he is here to represent the owners of the property for this agenda item, Mr. Donelson explained that we had the PUD approve by the Planning Commission and the City Council in 2013 and came back 2 weeks ago before this body with regards to having this Ordinance approved, and I have nothing else to add since we discussed this at the last meeting. Councilor Stewart said that he had asked the City Manager to reach out to you about condos or townhouse and normally those would be owned with less tenants than apartment complexes. Mr. Donelson stated that we base this as a blanket PUD, it was brought before the Planning Commission with a generic layout for multi-family filling that it was the best use for the property, and the buyer wants to incorporate it into the Conrad property as a doorway to that project, which they are still in their planning process and this isn't the last time this will be brought before you to see certain issues.

Discussion continued with questions and concerns on this items.

Dominic Rodriguez 7500 E. 151<sup>st</sup> Lot 28, stated that wanted to know if this rezoning is for apartment complex's or homes? Mr. Donelson stated that the PUD and the rezoning application is for multi-family which is RM-1 classification, and yes it is apartments. Mr. Rodriguez stated that the concern with people in that community at Shadow Valley Mobile Home Park is if the area is developed it would leave Shadow Valley in the middle with the park still falling apart, who would want to be in an apartment complex and look at a mobile home park that is continuing to fail. Mr. Rodriguez ask that you don't seal this deal until people are notified, and I think we need more time for more information. Councilor King stated that if they do develop a housing addition with nice home's it might put pressure on owners of the mobile home park to fix it up.

Ruthie Gunnells 5888 E. 165<sup>th</sup> St. So, stated that I built a house here about 14 years ago and because of all the construction at 114<sup>th</sup> and Mingo where I owned a house, and there was a huge neighborhood and undone our dead end street and turn my street practically into a highway, so I built a home out here so I could have a county quite atmosphere and we that live out here do not want an apartment complex a mile and half from our home.

Mandy Brungardt 7500 E. 151<sup>st</sup> St Lot 10, stated that and I own property at Shadow Mobile Home Park and my concerns are the apartment idea, which I would be happy with condos which they would own them and take better care of them, and this would bring more children into apartment complexes which everybody is aware that our schools are having a hard time right now and are closing eight days early this year because of budget concerns, Mandy had other

concerns she related to council about the proposed issue and would like council to reconsider this.

Michele Burns 14307 S. 50<sup>th</sup> E. Ave stated that I have been very involved in the community in the last 10 years and in the last few years I have not been and with the status of the community with no newspaper, no communication source makes it difficult to get information out about issues that are occurring in our community and I had no idea this was going on, Michele asked Council what is your reason for a multi-family housing. Mayor Easton stated that I have voted no on my share of apartment complexes and my biggest concerns is creating apartment districts like 61<sup>st</sup> and Peoria, I like apartments that are spread out. Mayor Easton explained that he liked apartments that have high building standards, and there are folks out there that are not going to come and live in this city because they can't afford homes and like it or not we are going to have to allow apartments in this city, and this city has less apartments in the Tulsa County, and the school system would get a large amount of money in real estate taxes which would help the schools and that's why I am considering this. Michele said she was not aware of that part of what revenue it would bring to offset the schools. Michele stated that she would like the council to step back and review this more.

JR Donelson stated that I have lived in this community for over fifty years and have seen the growth and I liked it then and now, I still live here with lots of family here and I fully understand what you are saying Mr. Donelson explained that in 2013 the Planning Commission and the Planner showed them the planning in regards to apartments in that area with commercial to the north is because the study we did people did not want to buy residential homes with a backyard that had a cemetery to look at, so we did the study and the apartments was a better fit, also we felt the apartment complex would be a upgrade to the mobile home park which we have nothing to do with them and we have nothing to do with their infrastructure, which with better infrastructure that would be put in this would tie into helping them.

Sonya Harvey Blue Ridge 8905 E. 131<sup>st</sup> S, stated that she is against the structure and the rezoning of the property to multi-family housing, Sonya stated that she has family that is buried out at the cemetery and I don't want to go there with apartments looking over the cemetery, it's a place for people to go and visit their love ones, and I think the whole thing should be reconsider.

Mike Maguffee 6698 E. 127<sup>th</sup> St stated that in regards to the comments that has been made here about" this is first I have heard of this", we don't do a very good job on keeping our community up to date on what's going on here in the city. Mike stated that as an example this addresses BZ-359 this is the public notice of the Bixby website and I don't see anywhere on there this item issue, the last one was Ordinance 2167 and now we are on Ordinance 2186, and I do think this should be addressed here since people do things electronically so we can be well versed prior to the meetings.

Walter Gund stated that the general theme for Bixby was more rooftops and more possibilities for businesses.

Susan Bevard 1337 S. 125<sup>th</sup> E. Ave, Broken Arrow stated that my address is not in Bixby but the schools are, I work in Bixby for years and I have stood here before previous council about

economic development also and we do need it here. Susan stated that her concern are that I am a property owner at the cemetery with relatives buried with concerns about vandalism of the cemetery with these apartments going in, and I would like to see a fence put up there. Susan asked Council to consider tableting it to the next meeting.

Mayor Easton asked for a motion on Item #1. Councilor King made motion to approve, seconded by Councilor Decatur. The vote was taken with the following results:

Carried 3-1

Yes: King, Decatur, Easton

No: Stewart

Councilor Guthrie came back into the Council Chambers at 7:19 p.m. after the vote on item #1 on the Regular Meeting agenda.

**Mayor Easton said on Item #2 on the Regular Agenda is:**

Discuss and/or take action on a design proposal from Planning Design Group for design services on the Downtown River Corridor.

Presented by: Jared Cottle

Others that spoke: Walter Gund

City Manager Jared Cottle explained that we looked at this at our retreat work session and now bringing back to you a full range what we have asked them to design. Jared stated that we have asked them to design more things than we have funding for right now, and what we are looking at now is that we have asked them to do all the designs and surveys for the entire street scape for down town, North River access, and improvements in Washington Irving Park Access, and preliminary design and pre-permit coordination work for all proposed River improvements, including bank stabilization and islands.

Walter Gund President of Friends of Irving Foundation stated that he had just attended the Oklahoma Arbor Day in Oklahoma City on March 16. Walter stated that we celebrated tree city in which we are members are, at that meeting the speaker was from the Oklahoma Water Resource Board used the City of Bixby traffic circle by the park and it was mentioned by them as one of the projects that they funded and help construct to let people know what they can do for their cities. Walter stated that he thought that was nice that they recognized the City of Bixby.

Mayor Easton asked for motion on Item #2. King made motion to approve, seconded by Easton. The vote was taken with the following results:

Carried 5-0

Yes: King, Easton, Guthrie, Decatur, Stewart

No: None

**Mayor Easton said on Item #3 on the Regular Agenda is:**

City Manager's Report

1. Town Hall Meetings on Public Infrastructure Planning and those will be held on April 5<sup>th</sup> and April 7<sup>th</sup>. The April 5<sup>th</sup> will be at the fire station #2 on 121<sup>st</sup>, and the April 7<sup>th</sup> will be at City Hall. May 5<sup>th</sup> will be for the Downtown Corridor at City Hall.

**Mayor Easton said on Item #4 on the Regular Agenda is:**

New Business

There being no new business.

Mayor Easton called adjournment at 7:33 p.m.

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MAYOR

ATTEST

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CITY CLERK

**BIXBY PUBLIC WORKS AUTHORITY MEETING**  
**Board of Trustees**  
**Municipal Building**  
**Minutes**  
**116 W. Needles, Bixby, OK 74008**  
**March 28, 2016 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 March 24<sup>th</sup> on or before 5:00 p.m.

Mayor Easton called the Bixby Public Works Authority Meeting to order at 6:40 p.m. all members were present.

**Members Present**

**Guthrie**  
**King**  
**Stewart**  
**Decatur**  
**Easton**

**Staff Present**

**Jared Cottle, City Manager**  
**Patrick Boulden, City Attorney**  
**Ike Shirley, Police Chief**  
**Charles Barnes, Finance Dir.**  
**Jason Mohler, Dev. Service Dir**  
**Marcae Hilton, City Planner**  
**Yvonne Adams, City Clerk**

**Mayor Easton said Item #1 on the BPWA Consent Agenda is:**  
**CITY CLERKS REPORT**

Consider and approve:

- a. Minutes for Bixby Public Works Authority regular meeting of 03/14/16.

Mayor Easton asked if there were any amendments or corrections to the consent agenda. Mayor Easton asked for a motion on the consent agenda. Councilor King made motion to approve, seconded by Councilor Guthrie. The vote was taken with the following results.

Carried 5-0

Yes: King, Guthrie, Decatur, Stewart, Easton

No: None

**Mayor Easton said on Item #1 on the Regular BPWA agenda is:**

New Business

Their being none.

Adjournment was called at 7:34 p.m.

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MAYOR

ATTEST

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CITY CLERK