



Notice and Agenda Work Session Meeting of The Bixby City Council

Dawes Conference Room
113 West Dawes, Bixby, Oklahoma 74008
March 14th, 2022 at 5:00 P.M.

Call to Order

Mayor Guthrie

Roll Call

Gwen Plante

Agenda

1. Presentation and discussion on CivicClerk launch/training.

Bryan Toney

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
March 14th, 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 02/28/22.
- b) Minutes for the City Council meeting dated 02/28/22.
- c) Consider and affirm the appointment of Lucy Christian, as Interim City Clerk.
- d) Consider and/or approve purchase to Bob Howard Chrysler Jeep Dodge in the amount of \$26,530.00 for one new replacement patrol unit.
- e) Discuss and/or take action on designating the Gambler Crit Event as a Tier 1 Event.

- f) Approve final acceptance of the Mingo Water Storage Tank Project and a final contract amount of \$53,398.00.

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. Public hearing to receive input on Tax Increment Financing District No. 3.

Steve Oakley

2. Public hearing to receive input on Tax Increment Financing District No. 4.

Steve Oakley

3. Request to approve the purchase of two (2) surplus ambulances from Owasso Fire Department not to exceed \$40,000. Funding will be provided by the 2022- 2023 Capital Improvement Funds.

Joey Wiedel

4. 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

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

Donna Crawford

6. Discuss and/or approve Amendment to Agreement with Meshek and Associates for Fire Hydrant and Valve Assessment Project; Amendment amount not to exceed \$47,500.

Bea Aamodt

7. New Business

Mayor or Vice-Mayor

8. Adjournment

Mayor or Vice-Mayor

Notice of Posting

This Notice and Agenda was posted on the bulletin board this day of March 11th, 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](mailto:cbarnes@bixbyok.gov) (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

March 14th, 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 02/28/22.

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 March 11th, 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

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City of Bixby City Council Work Session Meeting Minutes

Dawes Conference Room
113 W Dawes, Bixby, Oklahoma 74008
February 28, 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.
Donna Crawford, Dev. Services
Mark Kutz, Asst. 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:

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

Presented by: Jared Cottle

This item was brought before the city council to discuss and ask questions of potential appointees to the Ward 5 Council seat.

Steve Currington and Andy Revelis were interviewed by the City Council and Staff Attorney.

Discussion continued.
No Action Taken.

Adjournment was called at 5:50 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 28th, 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 25th on or before 5:00 p.m.

Mayor Guthrie called the meeting to order at 6:06 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.
Donna Crawford, Dev. Services
Todd Blish, Police Chief
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 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.

Mayor Guthrie asked if there were any comments or questions on the Consent Agenda. Councilor Girard asked to pull items for further explanation “g – j”, Vice Mayor asked to pull items, “d”, “e” and “l” for discussion, Mayor Guthrie asked to pull item “m”. Staff gave clarification on the items that were pulled.

Discussion continued.

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

Carried 4-0

Ayes: Blair, Founds, Girard, Guthrie

Nays: None

Mayor Guthrie said item #1 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

Mayor Guthrie asked for a motion on item #1. Vice Mayor Blair made a motion to nominate Dr. Andrew Revelis for the City Council Seat for Ward 5, seconded by Mayor Guthrie. The vote was taken with the following results:

Carried 4-0

Ayes: Blair, Guthrie, Girard, Founds

Nays: None

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

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

Presented by Judge Childers

Dr. Andrew Revelis was sworn in by Judge Childers to council seat Ward 5.

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

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.

Presented by Donna Crawford

Others that spoke: Robert Bell, Nanette Neafus and Matt Smith.

Discussion continued.

Mayor Guthrie asked for a motion on item #3. Councilor Founds made a motion to accept amendment to item 3 to change CS zoning to OL, seconded by Councilor Revelis. The vote was taken with the following results:

Carried 4-1

Ayes: Founds, Revelis, Girard, Guthrie

Nays: Blair

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

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

Presented by Donna Crawford

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

Carried 5-0

Ayes: Founds, Blair, Revelis, Girard, Guthrie

Nays: None

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

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.

Presented by Donna Crawford

Mayor Guthrie asked for a motion on item #5 to continue this item, and bring back at a later date. Councilor Founds made motion to approve, seconded by Councilor Girard. The vote was taken with the following results:

Carried 5-0

Ayes: Founds, Girard, Revelis, Blair, Guthrie

Nays: None

Item is continued.

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

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

Presented by Donna Crawford

Item is continued, no action taken.

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

City Manager's Report

Presented by: Jared Cottle

Final Inspections on the Mingo Water Tank this week and will bring before council in an upcoming meeting for acceptance

Councilor Blair discussed Arbor Week activities March 20-25th in Bixby. Ward 3 is hosting 4th Annual Keep Bixby Beautiful Great American Clean Up Project on March 26th sign up is at Washington Irving Park from 10 a.m. to 1 p.m. supplies will be provided.

Chief Blish discussed OMAG Training, policy manuals and updates, grant assistance, etc. free of charge to the City; Jr. Police Academy to be held on June 6 through the 10th.

City Manager, Jared Cottle, upcoming events will be announced during upcoming meetings.

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

New Business

There being no new business

Recess the Regular Meeting at 8:34 p.m.

Adjournment was called at 8:34 p.m.

Mayor

City Clerk

City of Bixby BPWA Meeting Minutes

Board of Trustees
Municipal Building
116 W. Needles Ave., Bixby, OK 74008
February 28th, 2022

Time: 6:06 P.M. or 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 25th 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
Revelis

Staff Present

Jared Cottle, City Manager
Phil Frazier, City Attorney
Charles Barnes, Finance Dir.
Bea Aamodt, Public Works Dir.
Donna Crawford, Dev. Services
Todd Blish, Police Chief
Justin Dowd, Asst. Engineer
Gwen Plante, Deputy City Clerk

Consent Agenda

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 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.

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 5-0

Ayes: Founds, Blair, Revelis, Girard, Guthrie

Nays: None

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

New Business

There being none.

Adjournment was called at 8:35 p.m.

Mayor

City Clerk

CONSENT ITEM COMMENTARY

ITEM TITLE: Consider and/or approve purchase to Bob Howard Chrysler Jeep Dodge in the amount of \$26,530.00 for one new replacement patrol unit.

INITIATOR: Chief Todd Blish

STAFF INFORMATION SOURCE: Angela Williams

BACKGROUND: This patrol unit will replace an older patrol unit. Due to the high mileage along with the wear and tear of the unit it is not cost effective to repair the unit. The new patrol unit will be purchased through state contract pricing and funded through Capital.

EXHIBITS: Quote

KEY ISSUE: Vehicle Purchase

COUNCIL ACTION: Approve or Deny

RECOMMENDATION: Approve purchase of new patrol unit through Bob Howard Chrysler Jeep Dodge.

ITEM NO: _____

MEETING DATE: 3/14/2022

MEETING: CITY



March 7, 2022

**BOB HOWARD
CHRYSLER JEEP DODGE**

Asst. Chief Andy Choate
Bixby Police department
116 W. Needles
Bixby, OK 74008

RE: 2021 Dodge Charger Police Pursuit Sedan

Dear Asst. Chief Choate:

Attached are the specifications for the 2021 Dodge Charger Police V-8 RWD Pursuit Sedans.

Pricing as follows is per the State of Oklahoma Vehicle Contract SW035.

Item # 1000009350

Police Pursuit Vehicles – CARS

2021 Dodge Charger Police Pursuit Sedan RWD

BASE		\$25,715.00
OPTIONS ADD:		
GXQ	Additional Keys (total of 8)	150.00
X5X9	Vinyl Rear Bench Seat	120.00
LSA	Security Alarm	150.00
DTG	Deep Tinted Glass	395.00
GUK	Power Heated Outside Remote Mirrors	Included
EZH	5.7L V-8 HEMI MDS VVT Engine	Included
LNK	L.H LED Spot Lamp	Included
JPS	Power Driver Seat	Included
UAG	7.0" UConnect Radio with Bluetooth	Included
XAC	Back Up Camera	Included
LMG	Automatic Headlamps	Included
NHA	H.D. Engine Oil Cooler; H.D. Engine Cooling: H.D.	
	Transmission Oil Cooler	Included
NZ5	High Speed Engine Controller	Included
GX4	Keyless GO	Included

JPS	6 Way Power Driver Seat	Included
BDH	Ready Alert Braking	Included
AXR	Secure Park	Included
NHM	Speed Control and Tilt/Telescopic Steering Wheel	Included

TOTAL VEHICLE PRICE \$26,530.00

COLOR: PX8 Pitch Black Clear Coat or any No Charger Paint
INTERIOR: X5X9 Black Front H. D. Cloth Bucket Seats with Vinyl Rear Bench

Thank you and if there are any questions please contact me.



Tom Ayers

Governmental / Fleet Sales Manager

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Discuss and/or take action on designating the Gambler Crit Event as a Tier 1 Event.

INITIATOR: Vice Mayor Blair

STAFF INFORMATION SOURCE: Jared Cottle

BACKGROUND: For this year's event, the Gambler Crit organizers have requested a Tier 1 designation based on its public entertainment value. The organizers will increase their contribution to \$2,200 for this year's event to offset event costs.

EXHIBITS: None

KEY ISSUE: None.

COUNCIL ACTION: Approve the Gambler Crit as a Tier 1 Event for Downtown.

RECOMMENDATION: Approve the Gambler Crit as a Tier 1 Event for Downtown.

ITEM NO: _____

MEETING DATE: 03-14-2022

MEETING: Council

CONSENT AGENDA ITEM COMMENTARY

ITEM TITLE: Approve final acceptance of the Mingo Water Storage Tank Project and a final contract amount of \$53,398.00.

INITIATOR: Bea Aamodt

STAFF INFORMATION SOURCE: Jon Brown

BACKGROUND:

Location: 114th St South & Mingo

Contractor: Kimery Painting

Project Scope:

The project consisted of removal of water tower and cleanup of the site.

The original contract amount was \$58,398.00. The final total cost for the work performed was \$53,398.00

EXHIBITS: None

KEY ISSUE: City Project acceptance

COUNCIL ACTION: Approve

RECOMMENDATION: Approve

ITEM NO: _____

MEETING DATE: 03-14-2022

MEETING: Council

AGENDA ITEM COMMENTARY

ITEM TITLE: Public hearing to receive input on Tax Increment Financing District No. 3.

INITIATOR: Steve Oakley

STAFF INFO. SOURCE Charles Barnes

BACKGROUND: To receive input from citizens on Tax Increment Financing District No. 3.

EXHIBITS: Newspaper publication.

KEY ISSUE: Provide citizens with the opportunity to comment on the Tax Increment Financing District No. 3.

COUNCIL ACTION: None

RECOMMENDATION: None

ITEM NO: Regular Agenda

MEETING DATE: 2/14/2022

MEETING: City

**NOTICE OF PUBLIC HEARINGS ON FORMATION OF CITY OF BIXBY TAX
INCREMENT FINANCING DISTRICT NO. 3 AND PROJECT PLAN**

The City of Bixby has proposed formation of City of Bixby Tax Increment Financing District No. 3 (TIF 3) to provide infrastructure and other improvements within the area to comprise the District boundaries. The proposed boundaries as noted on the aerial herein Exhibit "A", and more particularly described in Exhibit "B" attached. The Project Plan calls for the projected increase in ad valorem and business personal property taxes due from annual increases in the assessed valuation on existing properties and from new development in the District which would normally go to all the taxing entities go instead to the City of Bixby for a period of twenty-five years, or until the estimated costs are recovered, whichever occurs first, with twenty percent going to the taxing entities, and the remainder to fund projects generally described as: elevated and surface parking facilities, redevelopment of the Bixby Public School's Administrative offices into a mixed-use development, and other public benefit enhancements/and contingency, in the total amount of \$39,657,094.

Said proposed Project Plan was approved by the Jenks Bixby Commission, with no recommended changes, and then forwarded to the Local Review Committee, consisting of all the taxing jurisdictions in Tulsa County as well as three members of the public at large, and a representative of the Bixby City Council and the Planning Commission. After two hearings before the Local Review Committee, the initial proposed Project Plan, with proposed modifications by the Committee, was approved to be forwarded to the Bixby City Council for consideration and action. The proposed amendments, with recommendations from the Local Review Committee are basically as follows: Traffic study for better access in and out of Memorial on 151st Street and traffic flows into core business areas.

That if any one developer requested reimbursements in excess of one half of the total estimated revenues, the same would take prior City Council approval.

A copy of the Project Plan and the findings and recommendations of the Review Committee are available for inspection between the hours of 9:00 a.m. and 5:00 p.m. weekdays at the Reception area of City of Bixby Dawes Building 113 West Dawes. Two public hearings will be held, the first at 6:00 p.m. on March 14, 2022, and the second at 6:00 p.m. on March 28, 2022, with both hearings to be held in the Bixby City Council chambers at 116 West Needles, Bixby, Oklahoma. The first hearing will be for information and questions purposes only, with persons given the opportunity to be heard at the second hearing.

EXHIBIT

B

Commencing at the southeast corner of South Memorial Drive and West Breckenridge Avenue, thence east along West Breckenridge Avenue to the northeast corner of Lot 54, Block 34, Midland Addition, thence south along the east boundary of said lot to the north boundary line of the Ramsey Terrace subdivision; thence east along the north boundary line of Lot 1, Block 1, Ramsey Terrace within 30' of the northeast corner of said lot, thence south 150.36 feet to the north boundary line of Lot 1, Block 2, Ramsey Terrace; thence east to the northeast corner of said lot; thence south along the east boundary of said lot to the south side of West 5th Street South; thence east along West 5th Street South to the southeast corner of the intersection of 5th Street and South B Avenue; thence north along South B Avenue to the northwest corner of Lot 6, Block 3, Bixby- Original Town; thence east along the north boundary of Bixby-Original Town Subdivision to the northwest corner of Lot 6, Block 4, Bixby-Original Town; thence north along South Main Street East to the southeast intersection of South Main Street East and East Breckenridge Avenue; thence east along East Breckenridge Avenue to the northeast corner of Lot 2, Block 34, Midland Addition; thence northwest to the southeast corner of Lot 18, Block 28, Midland Addition; thence north along North Stanley Street East within 15' of the southeast corner of Lot 1, Block 29, Midland Addition; thence east along the alley to the southeast corner of Lot 5, Block 30, Midland Addition; thence north along the east boundary line of said lot to the northeast corner of said lot; thence west along the south side of East Dawes Avenue North to the northwest corner of Lot 4, Block 29, Midland Addition; thence northwest to the southeast corner of Lot 15, Block 18, Midland Addition; thence north along said lot to the southeast corner of Lot 9, Block 18, Midland Addition; thence west along the alley to the southwest corner of Lot 12, Block 18, Midland Addition; thence north along the west boundary of said lot to the southwest corner of Lot 17, Block 13, Midland Addition; thence west to the southwest corner of Lot 14, Block 13, Midland Addition, thence north along North Montgomery Street East to the southwest corner of Lot 14, Block 2, Privett Addition; thence north along said lot to the northeast corner of said lot; thence west along Washington Street to the northwest corner of Lot 5, Block 4, Privett Addition; thence south along said lot to the southwest corner of said lot; thence west along E 151st Street South to the northwest corner of East 151st Street South and North Armstrong; thence north 327 feet; thence west 640 feet; thence northwest 140 feet to the northeast corner of Lot 1, Block 1, Tidal Wave Addition; thence south along the west boundary of said lot to the south side of East 151st Street South; thence east along East 151st Street South to the northeast corner of Lot 1, Block 1, Memorial Commercial Center; thence south along said lot to the northwest corner of Lot 2, Block 1, Memorial Commercial Center; thence east along the north boundary of said lot to the northeast corner of said lot; thence south along the east boundary of said lot to the southeast corner of said lot; thence west along the south boundary of the Memorial Commercial Center Subdivision to South Memorial Drive East; thence south along South Memorial Drive East to the Point of Beginning.

City of Bixby

Tax Increment Financing District No. 3

Project Plan

Resolution No. 2022-3 Approved by City Council on January 10, 2022.

Impact on Taxing Jurisdictions:

Although the TIF will cease when \$39,857,094 is collected, it is estimated that at the end of twenty-five years, that the ad valorem revenue available to the taxing jurisdictions will have increased to approximately \$2,023,405 annually (See Exhibit "C"). This increase for the benefit of the taxing jurisdictions is as a result of the anticipated developments which would not occur without the formation of TIF District No. 3.

Method of Financing the Project Costs:

If the City were to prefund any qualified projects, the same would require a three-fifths (3/5) affirmative vote of the entire membership of City Council. Any prefunded expenses by the City or its Trusts shall be reimbursed prior to any other qualified expenses by third parties, unless otherwise approved by a majority of Council. Other projects will be based upon a reimbursement of qualified costs actually expended by the developers, to the extent TIF revenues are collected, and after disbursement to the various taxing entities of twenty percent (20%) of the TIF District proceeds collected by the City of Bixby.

Map Showing Existing Uses and Conditions:

Most tracts within the District are developed, but some will require change in uses.

Proposed Changes in Zoning:

It is not anticipated that there will be zoning changes except for redevelopment of existing Bixby Public School's Administrative Complex into a Mixed-Use development. Other elevated parking garages may require rezoning of tracts or approved under a Specific Use Permit.

Proposed Changes in Comprehensive Plan and Ordinances to Implement Project Plan:

The proposed uses are within the Comprehensive Plan guidelines.

Individual in Charge of Implementation of Project Plans:

Jared Cottle, Bixby City Manager, or his designee, successor, or assign.

Public Entity Authorized to Carry Out Project Plan:

The City of Bixby, Oklahoma and/or the Bixby Public Works Authority

Introduction

The City of Bixby contains areas that could develop commercially, industrially, and other mixed uses if adequate infrastructure and other public improvements were in place. Much of these areas are in part within the 100-year floodplain, making it economically cost prohibitive to develop unless water, sewer, storm water drainage, roadway extensions, floodplain modification or other improvements are first in place.

Creation of the district would provide the funding necessary to provide parking facilities and transition of the Bixby Public School's Administrative Complex to a Mixed-Use development and other improvements to serve as a catalyst for expanding employment, to reverse economic stagnation or decline, to attract major investment in the area and to preserve or enhance the tax base in the area of the district, as well as the area structures are in excess of thirty-five (35) years old which under the Oklahoma Local Development Act (Title 62 Okla. Stat. §850 et seq.) qualifies the proposed district as a "reinvestment area" and a "blighted area".

Tax Increment Districts

Under the Local Development Act, a tax increment financing district (TIF) can be formed to fund improvements. Under a TIF, the assessed valuation of the properties within the district is established by the county assessor as a base valuation. Once the district is formed and commences, then any increase in the ad valorem taxes over the base valuation may be used to fund the projects designed under the TIF development plan. All of the jurisdictions that receive ad valorem taxes would continue to receive what they had under the base valuation. Only the increases over the base in the district would go toward the funding of the TIF projects. In addition, the business personal property tax increases over the base can be used to fund the proposed projects. However, under this proposed Plan, the City of Bixby would remit twenty-percent (20%) of the ad valorem and business personal property taxes it receives for funding the TIF District to the various taxing entities in the proportionate amount that they would normally receive based upon the property tax statement each year from the Tulsa County Treasurer's office. This use of ad valorem tax increase and business personal property tax for improved improvements is only to be for a period of time deemed sufficient to fund the designated projects. By law, this could be up to twenty-five years. Under the proposed plan the District would have a life of twenty-five (25) years or until the amount of proposed funding is achieved, whichever comes first.

The advantage to the jurisdiction that relinquished the increases of ad valorem and business personal property taxes is that at the expiration of the TIF term they now will receive an increase which would not normally have occurred without the improvements for which the TIF had been created.

On February 25, 2019, after a public hearing, the Bixby City Council pursuant to Resolution No. 2019-7, established a policy and guideline for approval of a TIF District. The policy provides that:

1. The district must be a reinvestment area, historic preservation district area, or an enterprise area (state or federal) which is unproductive, undeveloped, and under-developed or a blighted area.
2. The district must improve and enhance the value of real property in the area and promote the general public interest.

3. The district must adhere to the requirement that the aggregate net assessed value of all TIF or exemption districts must not exceed 35% of the total assessed value in the City.
4. The district must adhere to the requirement that the aggregate net assessed value of all TIF or exemption districts must not exceed 25% of the total assessed value in the school district.
5. The district must adhere to the requirement that the aggregate land area of all TIF or exemption districts must not exceed 25% of the total land-area of the City.
6. The district must be developed in accordance with the City of Bixby Area Comprehensive Plan and must be in accordance with the City Zoning Code and related ordinances.
7. The district, if a private development, must receive a recommendation from the City Budget Committee as to the viability of the project utilizing the following evaluation criteria.
 - A. For privately owned projects, the investment of private funds of the applicant in the project. Projects which include 25% or more of applicants' private funds as applicants' investment in the project will be favored.
 - B. Feasibility and marketing studies which demonstrate the potential for success of a particular project.
 - C. Applications for projects using TIF assistance solely for public infrastructure will be favored.
 - D. Projects that do not propose to utilize sales taxes will be favored.
 - E. Proposals which do not use the 25 year maximum time period for repayment will be favored.
 - F. Evidence and assurances that the private applicant has the financial ability to complete and operate the project.
 - G. Evidence that alternative financing methods have been thoroughly explored.
8. The district plan must demonstrate the need for the public improvements to be funded for future economic gain.
9. The district plan must demonstrate that private investment, development or redevelopment or economic growth would be difficult without the public improvements proposed by use of a TIF District.
10. The district should not be created where investment, development or economic growth would otherwise occur.
11. The district must be supported by a plan document as required by law, and provided by the applicant.

12. A report of the proposed improvements, supported by a study and preliminary engineering designs including cost estimates, must be provided by the applicant for a TIF District.
13. That the formation of a TIF District be used to supplement and not supplant or replace normal public functions and services;
14. That the information of a TIF District work in conjunction with existing programs and efforts such as the Oklahoma Main Street Program, Oklahoma Enterprise Zone Act, historic preservation and other locally implemented economic development efforts;
15. That any proposed districts be delineated with particular emphasis not to have boundaries that dissect a similar area or create unfair competitive advantage;
16. That the formation of a TIF District take into consideration the need for residential and neighborhood treatment, capital improvements to neighborhood public schools, as well as commercial/industrial development;
17. That maximum effort be made to allow full public knowledge and participation in the local use of the formation of a TIF District.
18. That conservation, preservation and rehabilitation be emphasized while demolition, clearance and relocation be minimized where possible; and
19. That the use of a TIF District not be used to encourage the relocation of a nearby business to the proposed TIF District.

Although portions of the City's policy were designed to address private developers applying for a TIF district creation to assist their proposed development, the City can look to a TIF district itself to fund necessary improvements.

Pursuant to the Local Development Act, the governing body shall cause to be prepared a project plan. The Planning Commission will review the project plan and make a recommendation on the plan to the governing body. The project plan shall include the following items, if applicable, according to the type of district being formed:

1. A description of the proposed boundaries of the district and the proposed boundaries of the project area by legal description and by street or other recognizable physical feature accompanied by a sketch clearly delineating the area in detail;
2. A general description of the proposed public works or improvements, the anticipated private investments and the estimated public revenues which should accrue;
3. A list of estimated project costs including administrative expenses;
4. A general description of the methods of financing the estimated project costs, the expected sources of revenue to finance or pay project costs, and the general time when the costs or monetary obligations related thereto are to be incurred;
5. A map showing existing uses and conditions of real property in the district and a map showing proposed improvements to and proposed uses of that property;
6. Proposed changes in zoning;

7. Proposed changes in the Comprehensive plan and city ordinances if required to implement the project plan;
8. The name of the person who shall be in charge of the implementation of all of the project plans of the district with such name being forwarded to the Department of Commerce; and,
9. A designation of any public entity to be authorized to carry out all or any part of the project plan.

In addition, a review committee shall be formed consisting of a representative from City Council, a representative of the Planning Commission having jurisdiction over the proposed district, a representative from each of the taxing entities whose ad valorem taxes might be impacted by the plan, and three members of the public at large, one of whom shall be a representative of the business community in the city, and if the proposed plan objective is development principally commercial retail, such representative shall be either a retailer or a representative of a retail organization.

The review committee shall consider and make its findings and recommendations to the governing body with respect to the conditions establishing the eligibility of the proposed district and the appropriateness of the approval of the proposed plan and project. The review committee may recommend that the project plan be approved, denied, or approved subject to conditions set forth by the committee.

The Plan

Per the requirements of the Act, the following items are addressed:

Description of Boundaries:

The area to be included in the proposed district is generally that area depicted in Exhibit "A" attached, and more fully described in Exhibit "B" attached.

Proposed Public Improvements:

Upon approval of the Project Plan, the following proposed improvements and related costs as authorized by the Local Development Act need to be funded with the formation of the TIF District. Land acquisition and construction of elevated and/or surface parking and other improvements in the Downtown Core area. with an estimated cost \$33,214,245.

A proposed Reconstruction of Bixby Public School's Administrative Complex into a mixed-use development may be eligible for TIF funds reimbursement of development costs.

These estimated amounts may increase or decrease depending upon actual documented expenditures. Reimbursements will be made from actual funds received during the term of the TIF District. Funds may be reimbursed that can logically be associated with these categories and are permissible items for reimbursement under the Local Development Act. Amounts listed by categories may vary from those listed. Any

dispute in regard to such eligibility shall be decided by City Council and such decision shall be final.

Public benefit enhancements may be TIF eligible as ancillary to the private investments that are statutorily qualified.

Interest expense, if funds advanced by the City or its related Trusts, associated with all above categories of financial costs shall be eligible for reimbursement.

Reimbursements to be made from ad valorem and business personal property tax proceeds actually received from property developed within the TIF District.

The developer shall provide acceptable certified documentation to the City of Bixby of the costs incurred for the above improvements for reimbursement from the TIF funds available.

Pursuant to the provisions of the Local Development Act, the Bixby City Council designates that the Bixby City Manager, or its assign, may approve minor amendments to the Project Plan as the same is defined in Title 62 Okla. Statutes §858 D.

The TIF District is contingent upon final approval of the Bixby City Council. The City of Bixby disclaims any liability in the event the TIF District, or any provision therein, is successfully challenged in a court of competent jurisdiction.

Estimated Public Revenues to Accrue:

Revenue will come from the following sources:

- A.) The existing annual ad valorem revenue for the District is \$12,299,560.
- B.) Increases in the ad valorem base with the anticipated development is \$75,000,000. In addition, business personal property taxes will be generated which revenues will help fund the TIF and possible reduction in life of the TIF. **Note that the TIF will cease when \$39,857,094 is collected, or in 25 years whichever is first.**
- C.) Attached as Exhibit "C" is computations of ad valorem revenues projected to be collected over the 25 years of life of the TIF.
- D.) The cost of projected infrastructure improvements is \$33,214,245, with the various taxing entities receiving 20% of the revenues or \$6,642,849, leaving \$33,214,245 for actual reimbursements. Attached as Exhibit "D" is a breakdown of the revenues from the 20% for each taxing entity based upon current millage rates. Total anticipated revenue to taxing entities is \$6,642,849 over life of TIF.

Impact on Taxing Jurisdictions:

Although the TIF will cease when \$39,857,094 is collected, it is estimated that at the end of twenty-five years, that the ad valorem revenue available to the taxing jurisdictions will have increased to approximately \$2,023,405 annually (See Exhibit "C"). This increase for the benefit of the taxing jurisdictions is as a result of the anticipated developments which would not occur without the formation of TIF District No. 3.

Method of Financing the Project Costs:

If the City were to prefund any qualified projects, the same would require a three-fifths (3/5) affirmative vote of the entire membership of City Council. Any prefunded expenses by the City or its Trusts shall be reimbursed prior to any other qualified expenses by third parties, unless otherwise approved by a majority of Council. Other projects will be based upon a reimbursement of qualified costs actually expended by the developers, to the extent TIF revenues are collected, and after disbursement to the various taxing entities of twenty percent (20%) of the TIF District proceeds collected by the City of Bixby.

Map Showing Existing Uses and Conditions:

Most tracts within the District are developed, but some will require change in uses.

Proposed Changes in Zoning:

It is not anticipated that there will be zoning changes except for redevelopment of existing Bixby Public School's Administrative Complex into a Mixed-Use development. Other elevated parking garages may require rezoning of tracts or approved under a Specific Use Permit.

Proposed Changes in Comprehensive Plan and Ordinances to Implement Project Plan:

The proposed uses are within the Comprehensive Plan guidelines.

Individual in Charge of Implementation of Project Plans:

Jared Cottle, Bixby City Manager, or his designee, successor, or assign.

Public Entity Authorized to Carry Out Project Plan:

The City of Bixby, Oklahoma and/or the Bixby Public Works Authority

EXHIBIT
A





Commencing at the southeast corner of South Memorial Drive and West Breckenridge Avenue, thence east along West Breckenridge Avenue to the northeast corner of Lot 54, Block 34, Midland Addition, thence south along the east boundary of said lot to the north boundary line of the Ramsey Terrace subdivision; thence east along the north boundary line of Lot 1, Block 1, Ramsey Terrace within 30' of the northeast corner of said lot, thence south 150.36 feet to the north boundary line of Lot 1, Block 2, Ramsey Terrace; thence east to the northeast corner of said lot; thence south along the east boundary of said lot to the south side of West 5th Street South; thence east along West 5th Street South to the southeast corner of the intersection of 5th Street and South B Avenue; thence north along South B Avenue to the northwest corner of Lot 6, Block 3, Bixby- Original Town; thence east along the north boundary of Bixby-Original Town Subdivision to the northwest corner of Lot 6, Block 4, Bixby-Original Town; thence north along South Main Street East to the southeast intersection of South Main Street East and East Breckenridge Avenue; thence east along East Breckenridge Avenue to the northeast corner of Lot 2, Block 34, Midland Addition; thence northwest to the southeast corner of Lot 18, Block 28, Midland Addition; thence north along North Stanley Street East within 15' of the southeast corner of Lot 1, Block 29, Midland Addition; thence east along the alley to the southeast corner of Lot 5, Block 30, Midland Addition; thence north along the east boundary line of said lot to the northeast corner of said lot; thence west along the south side of East Dawes Avenue North to the northwest corner of Lot 4, Block 29, Midland Addition; thence northwest to the southeast corner of Lot 15, Block 18, Midland Addition; thence north along said lot to the southeast corner of Lot 9, Block 18, Midland Addition; thence west along the alley to the southwest corner of Lot 12, Block 18, Midland Addition; thence north along the west boundary of said lot to the southwest corner of Lot 17, Block 13, Midland Addition; thence west to the southwest corner of Lot 14, Block 13, Midland Addition, thence north along North Montgomery Street East to the southwest corner of Lot 14, Block 2, Privett Addition; thence north along said lot to the northeast corner of said lot; thence west along Washington Street to the northwest corner of Lot 5, Block 4, Privett Addition; thence south along said lot to the southwest corner of said lot; thence west along E 151st Street South to the northwest corner of East 151st Street South and North Armstrong; thence north 327 feet; thence west 640 feet; thence northwest 140 feet to the northeast corner of Lot 1, Block 1, Tidal Wave Addition; thence south along the west boundary of said lot to the south side of East 151st Street South; thence east along East 151st Street South to the northeast corner of Lot 1, Block 1, Memorial Commercial Center; thence south along said lot to the northwest corner of Lot 2, Block 1, Memorial Commercial Center; thence east along the north boundary of said lot to the northeast corner of said lot; thence south along the east boundary of said lot to the southeast corner of said lot; thence west along the south boundary of the Memorial Commercial Center Subdivision to South Memorial Drive East; thence south along South Memorial Drive East to the Point of Beginning.

ANTICIPATED AD VALOREM REVENUE FROM TIF 3

Year	BPS ADMIN REDEVELOPMENT			MIDLAND RFP PROJECT			TOWN CENTER PROJECT			TOTAL DEVELOPMENT VALUE	
	\$20,000,000			\$25,000,000			\$30,000,000			\$75,000,000	
	Prior Year Tax	3%	Inc.	Current Year Tax	3%	Inc.	Prior Year Tax	3%	Inc.	Current Year Tax	Total Current Year
1	\$281,600.00	\$8,448.00	\$290,048.00	\$352,000.00	\$10,560.00	\$362,560.00	\$422,400.00	\$12,672.00	\$435,072.00	\$1,087,680.00	
2	\$290,048.00	\$8,701.44	\$298,749.44	\$362,560.00	\$10,876.80	\$373,436.80	\$435,072.00	\$13,052.16	\$448,124.16	\$1,120,310.40	
3	\$298,749.44	\$8,962.48	\$307,711.92	\$373,436.80	\$11,203.10	\$384,639.90	\$448,124.16	\$13,443.72	\$461,567.88	\$1,153,919.71	
4	\$307,711.92	\$9,231.36	\$316,943.28	\$384,639.90	\$11,539.20	\$396,179.10	\$461,567.88	\$13,847.04	\$475,414.92	\$1,188,537.30	
5	\$316,943.28	\$9,508.30	\$326,451.58	\$396,179.10	\$11,885.37	\$408,064.47	\$475,414.92	\$14,262.45	\$489,677.37	\$1,224,193.42	
6	\$326,451.58	\$9,793.65	\$336,245.13	\$408,064.47	\$12,241.93	\$420,306.41	\$489,677.37	\$14,680.32	\$504,367.69	\$1,260,919.23	
7	\$336,245.13	\$10,087.35	\$346,332.48	\$420,306.41	\$12,609.19	\$432,915.60	\$504,367.69	\$15,131.03	\$519,498.72	\$1,298,746.80	
8	\$346,332.48	\$10,389.97	\$356,722.45	\$432,915.60	\$12,987.47	\$445,903.07	\$519,498.72	\$15,584.96	\$535,083.68	\$1,337,709.21	
9	\$356,722.45	\$10,701.67	\$367,424.13	\$445,903.07	\$13,377.09	\$459,280.16	\$535,083.68	\$16,052.51	\$551,136.19	\$1,377,940.48	
10	\$367,424.13	\$11,022.72	\$378,446.85	\$459,280.16	\$13,778.40	\$473,058.57	\$551,136.19	\$16,534.08	\$567,670.28	\$1,419,175.70	
11	\$378,446.85	\$11,353.41	\$389,800.26	\$473,058.57	\$14,191.76	\$487,250.32	\$567,670.28	\$17,030.11	\$584,700.39	\$1,461,750.97	
12	\$389,800.26	\$11,694.01	\$401,494.27	\$487,250.32	\$14,617.51	\$501,867.83	\$584,700.39	\$17,541.01	\$602,241.40	\$1,506,993.50	
13	\$401,494.27	\$12,044.83	\$413,539.09	\$501,867.83	\$15,056.03	\$516,923.87	\$602,241.40	\$18,067.24	\$620,308.64	\$1,550,771.60	
14	\$413,539.09	\$12,406.17	\$425,945.27	\$516,923.87	\$15,507.72	\$532,431.58	\$620,308.64	\$18,609.26	\$638,917.90	\$1,597,294.75	
15	\$425,945.27	\$12,778.36	\$438,723.62	\$532,431.58	\$15,972.96	\$548,404.53	\$638,917.90	\$19,167.54	\$658,085.44	\$1,645,213.89	
16	\$438,723.62	\$13,161.71	\$451,885.33	\$548,404.53	\$16,452.14	\$564,856.67	\$658,085.44	\$19,742.56	\$677,828.00	\$1,694,570.00	
17	\$451,885.33	\$13,556.56	\$465,441.89	\$564,856.67	\$16,945.70	\$581,802.37	\$677,828.00	\$20,334.84	\$698,162.84	\$1,745,407.10	
18	\$465,441.89	\$13,963.26	\$479,405.15	\$581,802.37	\$17,454.07	\$599,256.44	\$698,162.84	\$20,944.89	\$719,107.73	\$1,797,789.31	
19	\$479,405.15	\$14,382.15	\$493,787.30	\$599,256.44	\$17,977.89	\$617,234.13	\$719,107.73	\$21,573.23	\$740,680.96	\$1,851,702.39	
20	\$493,787.30	\$14,813.62	\$508,600.92	\$617,234.13	\$18,517.02	\$635,751.15	\$740,680.96	\$22,220.43	\$762,901.39	\$1,907,253.46	
21	\$508,600.92	\$15,258.03	\$523,858.95	\$635,751.15	\$19,072.53	\$654,823.68	\$762,901.39	\$22,887.04	\$785,788.43	\$1,964,471.07	
22	\$523,858.95	\$15,715.77	\$539,574.72	\$654,823.69	\$19,644.71	\$674,468.40	\$785,788.43	\$23,573.65	\$809,362.08	\$2,023,405.20	
23											
24											
25											

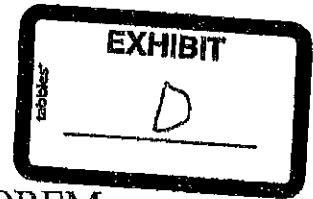
Totals \$8,857,132.05

\$11,071,415.06

\$13,285,698.08

\$33,214,245.19





TIF No. 3 CURRENT PERCENTAGE OF AD VALOREM
DISTRIBUTION AMONG TAXING ENTITIES

CITY-COUNTY HEALTH DEPT.	2.0
CITY-COUNTY LIBRARY	4.1
TULSA TECHNOLOGY CENTER	10.2
EMSA	0
TULSA COMMUNITY COLLEGE	5.5
SCHOOL LOCALY VOTED	25.5
CITY SINKING FUND	9.7
SCHOOL COUNTY WIDE BUILDING	3.9
SCHOOL COUNTY WIDE ADA	3.0
SCHOOL COUNTY WIDGE GENERAL	27.4
COUNTY GOVERNMENT	<u>8.6</u>
	100%

AGENDA ITEM COMMENTARY

ITEM TITLE: Public hearing to receive input on Tax Increment Financing District No. 4.

INITIATOR: Steve Oakley

STAFF INFO. SOURCE Charles Barnes

BACKGROUND: To receive input from citizens on Tax Increment Financing District No. 4.

EXHIBITS: Newspaper publication.

KEY ISSUE: Provide citizens with the opportunity to comment on the Tax Increment Financing District No. 4.

COUNCIL ACTION: None

RECOMMENDATION: None

ITEM NO: Regular Agenda

MEETING DATE: 2/14/2022

MEETING: City

NOTICE OF PUBLIC HEARINGS ON FORMATION OF CITY OF BIXBY TAX INCREMENT FINANCING DISTRICT NO. 4 AND PROJECT PLAN

The City of Bixby has proposed formation of City of Bixby Tax Increment Financing District No. 4 (TIF 4) to provide infrastructure and other improvements within the area to comprise the District boundaries. The proposed boundaries as noted on the aerial herein, Exhibit "A", and more particularly described as generally west of Kimberly Clark Place/ Sandusky Place, east of the Springtree and Pine Valley Additions and Bixby Public School West Campus, and south of the Kimberly Clark industrial park, and approximately 2,700 feet north of the center line of 151street South.

The Project Plan calls for the projected increase in ad valorem and business personal property taxes due from annual increases in the assessed valuation on existing properties and from new development in the District which would normally go to all the taxing entities go instead to the City of Bixby for a period of twenty-five years, or until the estimated costs are recovered, whichever occurs first, with twenty percent going to the taxing entities, and the remainder to fund projects, generally described as: site preparation, utilities, retaining walls, roads, and other public benefit enhancements/and contingency, in the total amount of \$9,556,298.

Said proposed Project Plan was approved by the Jenks Bixby Commission, with no recommended changes, and then forwarded to the Local Review Committee, consisting of all the taxing jurisdictions in Tulsa County as well as three members of the public at large. After two hearings before the Local Review Committee, the initial proposed Project Plan, with proposed modifications by the Committee, was approved to be forwarded to the Bixby City Council for consideration and action. The proposed amendments, with recommendations from the Local Review Committee are basically as follows: deed restrictions on and tract conveyed prohibiting marijuana growing or processing facilities; some type screening on east side of tract to benefit the adjacent neighborhood; a study and possible update of Sandusky Place, including possible guardrails on norther portion of Sandusky Place and speed reduction and signage; quality construction of facilities to have neutral impact on adjacent neighborhood.

A copy of the Project Plan and the findings and recommendations of the Review Committee are available for inspection between the hours of 9:00 a.m. and 5:00 p.m. weekdays at the Reception area of City of Bixby Dawes Building 113 West Dawes. Two public hearings will be held, the first at 6:00 p.m. on March 14, 2022, and the second at 6:00 p.m. on March 28, 2022, with both hearings to be held in the Bixby City Council chambers at 116 West Needles, Bixby, Oklahoma. The first hearing will be for information and questions purposes only, with persons given the opportunity to be heard at the second hearing.

Commencing at the southeast corner of South Memorial Drive and West Breckenridge Avenue, thence east along West Breckenridge Avenue to the northeast corner of Lot 54, Block 34, Midland Addition, thence south along the east boundary of said lot to the north boundary line of the Ramsey Terrace subdivision; thence east along the north boundary line of Lot 1, Block 1, Ramsey Terrace within 30' of the northeast corner of said lot, thence south 150.36 feet to the north boundary line of Lot 1, Block 2, Ramsey Terrace; thence east to the northeast corner of said lot; thence south along the east boundary of said lot to the south side of West 5th Street South; thence east along West 5th Street South to the southeast corner of the intersection of 5th Street and South B Avenue; thence north along South B Avenue to the northwest corner of Lot 6, Block 3, Bixby- Original Town; thence east along the north boundary of Bixby-Original Town Subdivision to the northwest corner of Lot 6, Block 4, Bixby-Original Town; thence north along South Main Street East to the southeast intersection of South Main Street East and East Breckenridge Avenue; thence east along East Breckenridge Avenue to the northeast corner of

Lot 2, Block 34, Midland Addition; thence northwest to the southeast corner of Lot 18, Block 28, Midland Addition; thence north along North Stanley Street East within 15' of the southeast corner of Lot 1, Block 29, Midland Addition; thence east along the alley to the southeast corner of Lot 5, Block 30, Midland Addition; thence north along the east boundary line of said lot to the northeast corner of said lot; thence west along the south side of East Dawes Avenue North to the northwest corner of Lot 4, Block 29, Midland Addition; thence northwest to the southeast corner of Lot 15, Block 18, Midland Addition; thence north along said lot to the southeast corner of Lot 9, Block 18, Midland Addition; thence west along the alley to the southwest corner of Lot 12, Block 18, Midland Addition; thence north along the west boundary of said lot to the southwest corner of Lot 17, Block 13, Midland Addition; thence west to the southwest corner of Lot 14, Block 13, Midland Addition, thence north along North Montgomery Street East to the southwest corner of Lot 14, Block 2, Privett Addition; thence north along said lot to the northeast corner of said lot; thence west along Washington Street to the northwest corner of Lot 5, Block 4, Privett Addition; thence south along said lot to the southwest corner of said lot; thence west along E 151st Street South to the northwest corner of East 151st Street South and North Armstrong; thence north 327 feet; thence west 640 feet; thence northwest 140 feet to the northeast corner of Lot 1, Block 1, Tidal Wave Addition; thence south along the west boundary of said lot to the south side of East 151st Street South; thence east along East 151st Street South to the northeast corner of Lot 1, Block 1, Memorial Commercial Center; thence south along said lot to the northwest corner of

Lot 2, Block 1, Memorial Commercial Center; thence east along the north boundary of said lot to the northeast corner of said lot; thence south along the east boundary of said lot to the southeast corner of said lot; thence west along the south boundary of the Memorial Commercial Center Subdivision to South Memorial Drive East; thence south along South Memorial Drive East to the Point of Beginning.

City of Bixby

Tax Increment Financing District No. 4

Project Plan

Resolution No. 2022-3 Approved by City Council on January 10, 2022.

Introduction

The City of Bixby contains areas that could develop commercially, industrially, and other mixed uses if adequate infrastructure and other public improvements were in place. Much of these areas are in part within the 100-year floodplain, making it economically cost prohibitive to develop unless water, sewer, storm water drainage, roadway extensions, floodplain modification or other improvements are first in place.

Creation of the district would provide the funding necessary to upgrade and extend water, sewer, storm drainage, roadways, environmental resolutions/mitigations, make necessary floodplain modifications and other improvements to serve as a catalyst for expanding employment, to reverse economic stagnation or decline, to attract major investment in the area and to preserve or enhance the tax base in the area of the district, which under the Oklahoma Local Development Act (Title 62 Okla. Stat. §850 et seq.) qualifies the proposed district as a "reinvestment area".

Tax Increment Districts

Under the Local Development Act, a tax increment financing district (TIF) can be formed to fund improvements. Under a TIF, the assessed valuation of the properties within the district is established by the county assessor as a base valuation. Once the district is formed and commences, then any increase in the ad valorem taxes over the base valuation may be used to fund the projects designed under the TIF development plan. All of the jurisdictions that receive ad valorem taxes would continue to receive what they had under the base valuation. Only the increases over the base in the district would go toward the funding of the TIF projects. In addition, the business personal property tax increases over the base can be used to fund the proposed projects. However, under this proposed Plan, the City of Bixby would remit twenty-percent (20%) of the ad valorem and business personal property taxes it receives for funding the TIF District to the various taxing entities in the proportionate amount that they would normally receive based upon the property tax statement each year from the Tulsa County Treasurer's office. This use of ad valorem tax increase and business personal property tax for improved improvements is only to be for a period of time deemed sufficient to fund the designated projects. By law, this could be up to twenty-five years. Under the proposed plan the District would have a life of twenty (20) years or until the amount of proposed funding is achieved, whichever comes first.

Under the provisions of 62 O.S. Sec. 856 B. 2, upon approval of a Tax Increment Financing District, the City Council can defer the commencement of the District for up to ten (10) years. However, based upon current developer interest, the commencement of the TIF District shall begin upon passage of the Ordinance establishing the same.

The advantage to the jurisdiction that relinquished the increases of ad valorem and business personal property taxes is that at the expiration of the TIF term they now will receive an increase which would not normally have occurred without the improvements for which the TIF had been created.

On February 25, 2019, after a public hearing, the Bixby City Council pursuant to Resolution No. 2019-7, established a policy and guideline for approval of a TIF District. The policy provides that:

1. The district must be a reinvestment area, historic preservation district area, or an enterprise area (state or federal) which is unproductive, undeveloped, and underdeveloped or a blighted area.
2. The district must improve and enhance the value of real property in the area and promote the general public interest.
3. The district must adhere to the requirement that the aggregate net assessed value of all TIF or exemption districts must not exceed 35% of the total assessed value in the City.
4. The district must adhere to the requirement that the aggregate net assessed value of all TIF or exemption districts must not exceed 25% of the total assessed value in the school district.
5. The district must adhere to the requirement that the aggregate land area of all TIF or exemption districts must not exceed 25% of the total land-area of the City.
6. The district must be developed in accordance with the City of Bixby Area Comprehensive Plan and must be in accordance with the City Zoning Code and related ordinances.
7. The district, if a private development, must receive a recommendation from the City Budget Committee as to the viability of the project utilizing the following evaluation criteria.
 - A. For privately owned projects, the investment of private funds of the applicant in the project. Projects which include 25% or more of applicants' private funds as applicants' investment in the project will be favored.
 - B. Feasibility and marketing studies which demonstrate the potential for success of a particular project.
 - C. Applications for projects using TIF assistance solely for public infrastructure will be favored.
 - D. Projects that do not propose to utilize sales taxes will be favored.
 - E. Proposals which do not use the 25 year maximum time period for repayment will be favored.
 - F. Evidence and assurances that the private applicant has the financial ability to complete and operate the project.
 - G. Evidence that alternative financing methods have been thoroughly explored.
8. The district plan must demonstrate the need for the public improvements to be funded for future economic gain.
9. The district plan must demonstrate that private investment, development or redevelopment or economic growth would be difficult without the public improvements proposed by use of a TIF District.
10. The district should not be created where investment, development or economic growth would otherwise occur.

11. The district must be supported by a plan document as required by law, and provided by the applicant.
12. A report of the proposed improvements, supported by a study and preliminary engineering designs including cost estimates, must be provided by the applicant for a TIF District.
13. That the formation of a TIF District be used to supplement and not supplant or replace normal public functions and services;
14. That the information of a TIF District work in conjunction with existing programs and efforts such as the Oklahoma Main Street Program, Oklahoma Enterprise Zone Act, historic preservation and other locally implemented economic development efforts;
15. That any proposed districts be delineated with particular emphasis not to have boundaries that dissect a similar area or create unfair competitive advantage;
16. That the formation of a TIF District take into consideration the need for residential and neighborhood treatment, capital improvements to neighborhood public schools, as well as commercial/industrial development;
17. That maximum effort be made to allow full public knowledge and participation in the local use of the formation of a TIF District.
18. That conservation, preservation and rehabilitation be emphasized while demolition, clearance and relocation be minimized where possible; and
19. That the use of a TIF District not be used to encourage the relocation of a nearby business to the proposed TIF District.

Although portions of the City's policy were designed to address private developers applying for a TIF district creation to assist their proposed development, the City can look to a TIF district itself to fund necessary improvements.

Pursuant to the Local Development Act, the governing body shall cause to be prepared a project plan. The Planning Commission will review the project plan and make a recommendation on the plan to the governing body. The project plan shall include the following items, if applicable, according to the type of district being formed:

1. A description of the proposed boundaries of the district and the proposed boundaries of the project area by legal description and by street or other recognizable physical feature accompanied by a sketch clearly delineating the area in detail;
2. A general description of the proposed public works or improvements, the anticipated private investments and the estimated public revenues which should accrue;
3. A list of estimated project costs including administrative expenses;
4. A general description of the methods of financing the estimated project costs, the expected sources of revenue to finance or pay project costs, and the general time when the costs or monetary obligations related thereto are to be incurred;

5. A map showing existing uses and conditions of real property in the district and a map showing proposed improvements to and proposed uses of that property;
6. Proposed changes in zoning;
7. Proposed changes in the Comprehensive plan and city ordinances if required to implement the project plan;
8. The name of the person who shall be in charge of the implementation of all of the project plans of the district with such name being forwarded to the Department of Commerce; and,
9. A designation of any public entity to be authorized to carry out all or any part of the project plan.

In addition, a review committee shall be formed consisting of a representative from City Council, a representative of the Planning Commission having jurisdiction over the proposed district, a representative from each of the taxing entities whose ad valorem taxes might be impacted by the plan, and three members of the public at large, one of whom shall be a representative of the business community in the city, and if the proposed plan objective is development principally commercial retail, such representative shall be either a retailer or a representative of a retail organization.

The review committee shall consider and make its findings and recommendations to the governing body with respect to the conditions establishing the eligibility of the proposed district and the appropriateness of the approval of the proposed plan and project. The review committee may recommend that the project plan be approved, denied, or approved subject to conditions set forth by the committee.

The Plan

Per the requirements of the Act, the following items are addressed:

Description of Boundaries:

The area to be included in the proposed district is generally that area depicted in Exhibit "A" attached, and more fully described as west of Kimberly Clark Place/ Sandusky Place, east of the Springtree and Pine Valley Additions and Bixby Public School West Campus, and south of the Kimberly Clark industrial park, and approximately 2,700 feet north of the center line of 151 street South.

Exhibit "A" is also conceptual development plan for District.

Proposed Public Improvements:

Upon approval of the Project Plan, proposed and future anticipated developments are to be constructed in an industrial setting. The following proposed improvements and related costs as authorized by the Local Development Act need to be funded with the formation of the TIF District. Costs as set forth in Exhibit "B" is \$4,267,176.13, plus \$2,000,000 for individual site retaining walls, plus 25% inflation/interest charges of \$1,566,796

The above categories are estimates of financial costs for infrastructure and related improvements required for development. These estimated amounts may increase or decrease depending upon actual documented expenditures. Reimbursements will be made from actual funds received during the term of the TIF District. Funds may be reimbursed that can logically be associated with these categories and are permissible items for reimbursement under the Local Development Act. Amounts listed by categories may vary from those listed. Any dispute in regard to such eligibility shall be decided by City Council and such decision shall be final.

Public benefit enhancements may be TIF eligible as ancillary to the private investments that are statutorily qualified.

Interest expense, if funds advanced by the City or its related Trusts, associated with all above categories of financial costs shall be eligible for reimbursement.

Reimbursements to be made from ad valorem and business personal property tax proceeds actually received from property developed within the TIF District.

The developer shall provide acceptable certified documentation to the City of Bixby of the costs incurred for the above improvements for reimbursement from the TIF funds available.

Pursuant to the provisions of the Local Development Act, the Bixby City Council designates that the Bixby City Manager, or its assign, may approve minor amendments to the Project Plan as the same is defined in Title 62 Okla. Statutes §858 D.

The TIF District is contingent upon final approval of the Bixby City Council. The City of Bixby disclaims any liability in the event the TIF District, or any provision therein, is successfully challenged in a court of competent jurisdiction.

Estimated Public Revenues to Accrue:

Revenue will come from the following sources:

- A.) The valuation of the existing taxable ad valorem base of the District area is zero "0", since it is owned by the City of Bixby and is exempt from ad valorem taxes.
- B.) Increases in the ad valorem base with the anticipated development is estimated at \$27,500,00. That the same is estimated to generate \$9,956,298 in ad valorem tax revenue over the life of the TIF, as set forth in Exhibit "C". **Note that the TIF will cease when \$9,956,298 is collected, or in 25 years, whichever is first.**

- C.) The cost of projected infrastructure improvements with the various taxing entities receiving additional 20% of the total revenues or \$1,991,259, leaving \$7,833,970 for actual reimbursements.
- D.) Attached as Exhibit "D" is a listing of percentage of revenues for each taxing entity based upon current millage rates.

Total anticipated revenue to taxing entities is \$1,991,259 during life of TIF.

Impact on Taxing Jurisdictions:

Although the TIF will cease when \$9,956,298 is collected, it is estimated that at the end of twenty-five years, that the ad valorem revenue available to the taxing jurisdictions will have increased to approximately \$641,377 annually (See Exhibit "D"). This increase benefiting the taxing jurisdictions is a result of the anticipated development which would not have occurred without the formation of TIF District No. 4.

Method of Financing the Project Costs:

If the City were to prefund any qualified projects, the same would require a three-fifths (3/5) affirmative vote of the entire membership of City Council. Any prefunded expenses by the City or its Trusts shall be reimbursed prior to any other qualified expenses by third parties, unless otherwise approved by a majority of Council. Other projects will be based upon a reimbursement of qualified costs actually expended by the developers, to the extent TIF revenues are collected, and after disbursement to the various taxing entities of twenty percent (20%) of the TIF District proceeds collected by the City of Bixby.

Map Showing Existing Uses and Conditions:

Tracts are undeveloped but zoned Industrial Light (IL).

Proposed Changes in Zoning:

The areas depicted may require zoning changes if desired to upgrade from Industrial Light to Industrial Medium.

Proposed Changes in Comprehensive Plan and Ordinances to Implement Project Plan:

The project is within the Comprehensive Plan guidelines. Final approval and implementation by Ordinance will be determined by Bixby City Council.

Individual in Charge of Implementation of Project Plans:

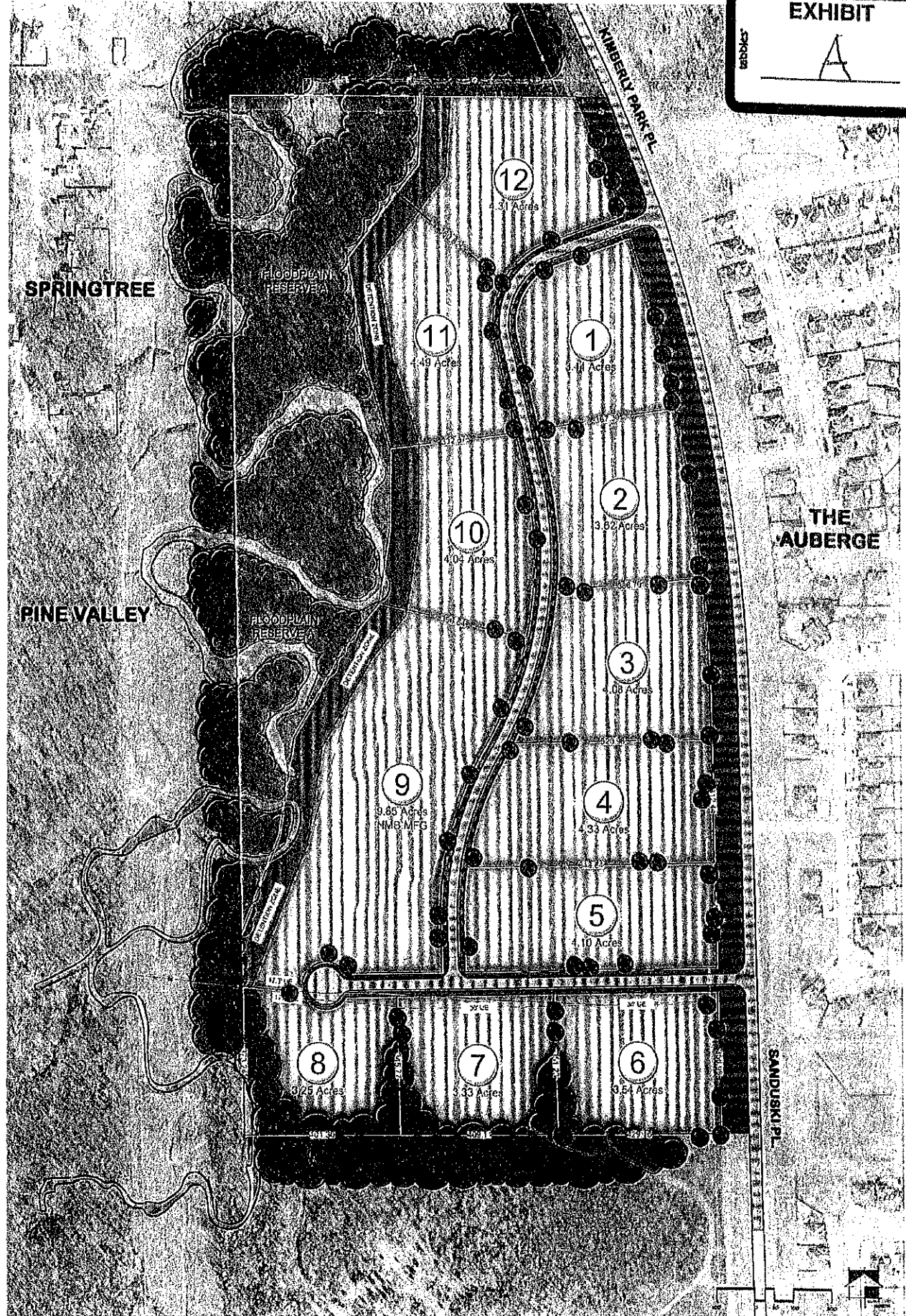
Jared Cottle, Bixby City Manager, or his successor, designee, or assign.

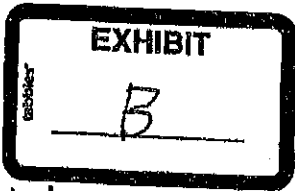
Public Entity Authorized to Carry Out Project Plan:

The City of Bixby, Oklahoma and/or the Bixby Public Works Authority

EXHIBIT

A





Engineers Estimate
for
Grading, Paving, Storm, Sanitary Sewer, Waterline and Erosion Control
Sitrin Industrial Park
Bixby, Oklahoma

Item	Quantity	Description	Unit Cost	Extension
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ENGINEER'S ESTIMATE

Grading

101. GENERAL SITE GRADING

a.	34 Acres	Clearing & Grubbing (Includes tree removal)	\$ 2,800.00	\$ 95,200.00
b.	22,025 CY	Stripping, 5" deep, Stockpile & Replace	\$ 6.00	\$ 132,150.00
c.	190,000 CY	Unclassified Excavation & Site Grading	\$ 6.25	\$ 1,187,500.00
d.	30 Acres	Revegetation (Seeding)	\$ 2,200.00	\$ 66,000.00
e.	4,000 SY	Solid Slab Sod on Pond Slopes and Swales	\$ 3.00	\$ 12,000.00

Total Grading Base Estimate **\$ 1,492,850.00**

Item	Quantity	Description	Unit Cost	Extension
ENGINEER'S ESTIMATE				
Paving				
201.	FINE GRADING & SUBGRADE PREPARATION			
	<i>(Quantities to 2 feet behind back of curb. Refer to Geotechnical Report for treatment options.)</i>			
a.	17,673 SY	Fine Grading for Paving	\$ 1.50	\$ 26,509.50
b.	17,673 SY	Stabilized Subgrade, 8" deep	\$ 6.50	\$ 114,874.50
202.	PAVING, IN PLACE			
a.	14,576 SY	ODOT Type "A" Asphaltic Concrete Paving, 6.5" thick	\$ 24.90	\$ 362,942.40
b.	14,576 SY	ODOT Type "B" Asphaltic Concrete Paving, 2.0" thick	\$ 10.00	\$ 145,760.00
203.	CONCRETE CURB & GUTTER, IN PLACE			
a.	6,557 LF	Concrete Curb and Gutter, 6" Barrier	\$ 17.00	\$ 111,469.00
206.	PAVEMENT MISCELLANEOUS			
a.	4,356 SY	Slab Sod, to 6' Behind Curb	\$ 3.00	\$ 13,068.00
b.	1 LS	Thermoplastic Pavement Striping	\$ 15,000.00	\$ 15,000.00
c.	37 EA	Adjust Surface Structures In Paving to Grade	\$ 640.00	\$ 23,680.00
207.	CONDUIT, IN PLACE			
a.	800 LF	Pipe, Grey 4" PVC Sch 40 (includes approved end-of-trench markers)	\$ 18.00	\$ 14,400.00
Total Paving Base Estimate				\$ 827,703.40

Item	Quantity	Description	Unit Cost	Extension
ENGINEER'S ESTIMATE				
Storm Sewer				
301.	RIGHT-OF-WAY CLEARING AND RESTORING **			
a.	2,303 LF	Right-of-Way Clearing and Restoring	\$ 4.00	\$ 9,212.00
302.	EXCAVATION AND BACKFILL, UNCLASSIFIED			
a.	2,105 CY	Excavation and Backfill, Unclassified	\$ 5.00	\$ 10,525.00
303.	BOX, REINFORCED CONCRETE (RCB), IN PLACE *			
a.	250 LF	5'x5' Precast RCB, ASTM C1433	\$ 403.00	\$ 100,750.00
304.	PIPE, REINFORCED CONCRETE (RCP), IN PLACE *			
a.	528 LF	36-Inch RCP, ASTM C76, Class III, Wall B	\$ 107.80	\$ 56,918.40
b.	589 LF	30-Inch RCP, ASTM C76, Class III, Wall B	\$ 90.75	\$ 53,451.75
c.	425 LF	24-Inch RCP, ASTM C76, Class III, Wall B	\$ 80.85	\$ 34,361.25
d.	22 LF	18-Inch RCP, ASTM C76, Class III, Wall B	\$ 79.75	\$ 1,754.50
e.	177 LF	15-Inch RCP, ASTM C76, Class III, Wall B	\$ 69.30	\$ 12,266.10
306.	INLETS, IN PLACE			
	<i>(Storm contractor to provide grates, frames & curb hoods to be set by paving contractor)</i>			
a.	2 EA	Std. 36" Precast Concrete Drop Inlet, Design 1	\$ 2,000.00	\$ 4,000.00
b.	24 EA	Std. ST29-3'x6' Recessed Curb Inlet, w/ Manhole, Type 1 (10" thr	\$ 1,700.00	\$ 40,800.00
307.	JUNCTIONS, IN PLACE			
a.	10 EA	Std. 6' ID Precast Concrete Manhole	\$ 5,000.00	\$ 50,000.00
b.	4 EA	Std. 5' ID Precast Concrete Manhole	\$ 3,800.00	\$ 15,200.00
308.	OUTLETS, IN PLACE			
	<i>(All outlet structures include minimum 3'deep concrete toewall, unless otherwise noted)</i>			
a.	6 EA	ODOT One Cell Headwall for 5'x5' RCB	\$ 9,167.00	\$ 55,002.00
b.	1 EA	Std. 36" Concrete Slopewall	\$ 3,000.00	\$ 3,000.00
309.	CHANNEL, IN PLACE			
a.	1,100 LF	ODOT Paved Ditch, Design No 2 (6.0' wide)	\$ 39.00	\$ 42,900.00
310.	MISCELLANEOUS			
a.	80 SY	Flexamat	\$ 90.00	\$ 7,200.00
Total Storm Sewer Base Estimate				\$ 497,341.00

Item	Quantity	Description	Unit Cost	Extension
ENGINEER'S ESTIMATE				
Sanitary Sewer				
401.	RIGHT-OF-WAY CLEARING AND RESTORING **			
a.	3,953 LF	Right-of-Way Clearing and Restoring	\$ 3.50	\$ 13,835.50
b.	675 LF	Demo Existing Sanitary Sewer	\$ 5.00	\$ 3,375.00
402.	EXCAVATION AND BACKFILL, UNCLASSIFIED			
a.	2,928 CY	Excavation and Backfill, Unclassified	\$ 8.00	\$ 23,424.00
404.	PIPE, POLYVINYL CHLORIDE (PVC), FOR SEWER SERVICE, IN PLACE *			
a.	3,953 LF	8-Inch PVC Pipe, ASTM D1784, SDR35	\$ 40.00	\$ 158,120.00
405.	MANHOLE, IN PLACE			
a.	16 EA	Std. 4 'ID Precast Concrete Manhole	\$ 2,800.00	\$ 44,800.00
b.	6 EA	Std. 4 'ID Precast Concrete Manhole with Exterior Drop	\$ 5,815.00	\$ 34,890.00
c.	22 VF	Std. 4 'ID Precast Concrete Manhole, Additional Depth >6'	\$ 200.00	\$ 4,400.00
407.	CONNECTION, IN PLACE			
a.	2 EA	Connect to Existing Manhole	\$ 1,500.00	\$ 3,000.00
Total Sanitary Sewer Base Estimate				\$ 285,844.50

Item	Quantity	Description	Unit Cost	Extension
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ENGINEER'S ESTIMATE

Waterline

501.		RIGHT-OF-WAY CLEARING AND RESTORING **		
a.	3,344 LF	12-inch PVC, AWWA C900, Class 200 (DR14) Including all fittings, fire hydrants, and trenching.	\$ 83.00	\$ 277,552.00
		Total Waterline Base Estimate		<u>\$ 277,552.00</u>

Item	Quantity	Description	Unit Cost	Extension
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ENGINEER'S ESTIMATE

Erosion Control

Quantities are Estimates Only. Contractor must provide sufficient erosion control to meet ODEQ requirements.

a.	2 EA	Stabilized Construction Entrance	\$ 3,425.00	\$ 6,850.00
b.	26 EA	Inlet Protection Devices	\$ 375.00	\$ 9,750.00
c.	7 EA	Outlet Protection Devices	\$ 550.00	\$ 3,850.00
d.	4,000 LF	Silt Fence for Erosion Stabilization	\$ 3.00	\$ 12,000.00

Total Erosion Control Base Estimate	\$ 32,450.00
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Total Base Estimate	\$ 3,413,740.90
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Grand Total Base with 15% Contingency	\$ 3,925,802.04
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Estimated Engineering & Survey Fees	\$ 341,374.09
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Grand Total Estimate	\$ 4,267,176.13
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ANTICIPATED AD VALOREM TAX REVENUE FROM NEW DEVELOPMENT

EST. YEAR	INDUSTRIAL STAGE 1 3 TRACTS \$6,875,000	INDUSTRIAL STAGE 2 3 TRACTS \$6,875,000	INDUSTRIAL STAGE 3 3 TRACTS \$6,875,000	INDUSTRIAL STAGE 4 3 Tracts \$6,875,000	TOTAL DEVELOPMENT VALUE \$27,500,000
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AD VALOREM TAX REVENUE

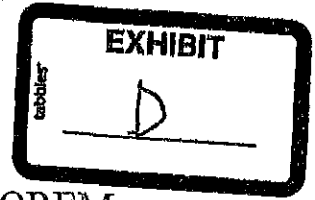
1					
2					
3					
4					
5	96,800	96,800	96,800	96,800	96,800
6	99,704	99,704	99,704	99,704	99,704
7	102,695	102,695	102,695	102,695	102,695
8	105,778	105,778	105,778	105,778	105,778
9	108,949	108,949	108,949	108,949	108,949
10	112,218	112,218	112,218	112,218	112,218
11	115,584	115,584	115,584	115,584	115,584
12	119,052	119,052	119,052	119,052	119,052
13	122,623	122,623	122,623	122,623	122,623
14	126,302	126,302	126,302	126,302	126,302
15	130,091	130,091	130,091	130,091	130,091
16	133,994	133,994	133,994	133,994	133,994
17	138,014	138,014	138,014	138,014	138,014
18	142,154	142,154	142,154	142,154	142,154
19	146,419	146,419	146,419	146,419	146,419
20	150,811	150,811	150,811	150,811	150,811
21	155,335	155,335	155,335	155,335	155,335
22	159,995	159,995	159,995	159,995	159,995
23	164,794	164,794	164,794	164,794	164,794
24	169,737	169,737	169,737	169,737	169,737
25	174,828	174,828	174,828	174,828	174,828
TOTALS	5,244.00	5,244.00	5,244.00	5,244.00	5,244.00
	83,273	83,273	83,273	83,273	83,273



TOTAL ANTICIPATED REVENUE FROM NEW DEVELOPMENT:

9,556,298.00

* The above annual increases assume a 3% ad valorem valuation increase.



TIF No. 4 CURRENT PERCENTAGE OF AD VALOREM
DISTRIBUTION AMONG TAXING ENTITIES

CITY-COUNTY HEALTH DEPT.	2.0
CITY-COUNTY LIBRARY	4.1
TULSA TECHNOLOGY CENTER	10.2
EMSA	0
TULSA COMMUNITY COLLEGE	5.5
SCHOOL LOCALY VOTED	25.5
CITY SINKING FUND	9.7
SCHOOL COUNTY WIDE BUILDING	3.9
SCHOOL COUNTY WIDE ADA	3.0
SCHOOL COUNTY WIDE GENERAL	27.4
COUNTY GOVERNMENT	<u>8.6</u>
	100%

REGULAR AGENDA ITEM COMMENTARY

ITEM TITLE: Request to approve the purchase of two (2) surplus ambulances from Owasso Fire Department not to exceed \$40,000. Funding will be provided by the 2022-2023 Capital Improvement Funds.

INITIATOR: Joey Wiedel, Fire Chief

STAFF INFORMATION SOURCE: Joey Wiedel, Fire Chief

BACKGROUND: Currently, new ambulances to purchase are 18 – 24 months from order to delivery. Both medical licensing and Medicare/Medicaid insurance can take up to 12 months for approval after ambulances are fully stocked and ready for service. The purchase of these two (2) surplus ambulances will allow the fire department to initiate the medical licensing process through the Oklahoma Department of Health and Medicare/Medicaid. Upon delivery of new ambulances, these ambulance will serve in a reserve status for special events or major incidents. These ambulances have been designated as surplus from the Owasso Fire Department. Both ambulances have been inspected by a certified mechanic and deemed in serviceable condition with little to no cosmetic damage.

EXHIBITS: See Attached

KEY ISSUE: The authorization to purchase two (2) surplus ambulances from Owasso Fire Department not to exceed \$40,000.

Funding Source: Funds provided by 2022-2023 Capital Improvement Funds.

COUNCIL ACTION: Approve or disapprove the purchase of two (2) surplus ambulances from Owasso Fire Department.

RECOMMENDATION: Approve the purchase of two (2) surplus ambulances from Owasso Fire Department.

Meeting Date: 3-14-2022

Location: City



TO: Joe, Wiedel
Fire Chief

FROM: David Hurst
Fire Chief

SUBJECT: Sale of Ambulances

DATE: March 8, 2022

BACKGROUND:

On March 1, 2022 the City of Owasso by City Council action declared the 2008 Chevrolet C 4500 ambulance - 1GBE4V1968F406138 and the 2009 Chevrolet C-4500 ambulance - 1GBE4V1979F402102 as surplus to the needs of the City of Owasso. The two ambulance units are available for sale to another unit of government at a price of \$20,000.00 each.

The sale of the 2008 Chevrolet C 4500 ambulance - 1GBE4V1968F406138 and the 2009 Chevrolet C-4500 ambulance - 1GBE4V1979F402102 are being sold as is in their present existing condition and with a release of liability to the City of Owasso.

Vehicles:	VIN:	Conditions	Sale Price:
2008 Chevrolet C 4500 ambulance	1GBE4V1968F406138	As is, release of liability	\$20,000.00
2009 Chevrolet C 4500 ambulance	1GBE4V1979F402102	As is, release of liability	\$20,000.00



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: Donna Crawford, Assistant City Planner
Date: Monday, March 14, 2022
RE: Neafus Rezone and PUD
Location: 8050 E. 131st Street
1.099 Acres (+/-)
STR: Section 11, Township 17N, Range 13E
Applicant: Bell Land Use, LLC

REQUEST: The applicant requests approval of the Rezone (BXZO-21.20) from Single-Family Residential (RS-1) to Office Light (OL) with supplemental zoning through BXPUD-21.12 Planned Unit Development (PUD)

Key Issue: Applicant has met the request to bring the Rezone and PUD back before Council with a change of zoning classification from Commercial Shopping (CS) to Office Light (OL) with supplemental zoning through BXPUD-21.12

Exhibits: PUD booklet

Council Action: Approve or Deny

Recommendation: Approve

8050 East 131st Street South

Bixby Oklahoma

Planned Unit Development Number _____

Office Development with Restricted Uses



Jim Neafus Property

🔔 Bell Land Use LLC
918-902-0462

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I. Executive Summary

The subject property is designated as Neighborhood Commercial by the Bixby Comprehensive Plan. 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 subject tract abuts a 40-foot-wide strip of land owned by the City of Bixby. This strip of land was created as an access to the 2.5 acre located to the south of the subject property. Immediately west of the 40-foot-wide strip of land is a ½ acre parcel of ground that is developed for residential use with a single-family residential structure and several outbuildings. The ½ acre tract uses the 40-foot strip of land as access to the property. This roadway is 21 feet from the front door of the residence.

During the Public Hearing for the Neighborhood Commercial Plan Designation it was determined that creating an access to the 2.5 acres by a mutual access easement along the east line of the subject tract would provide a better coordination of the access for all parties, and allow the City of Bixby the ability to vacate the 40 foot strip of land thus eliminating the public use of the existing roadway that would create a negative impact to the existing residence being so close.

The vacation of the public right of way will create a condition that ½ of the right of way will go to each of the adjacent properties. The Planned Unit Development will establish that the 20 feet that gets transferred to the PUD tract will be established with an access easement that will be in force as long as the residential structure is on the ½ acre lot. It will be established that an 8-foot privacy fence will be established along existing property line and a building setback will be established at 10 from the existing line or 30 feet from the centerline of the future property line provided that service units like AC condensing units will have a 5-foot setback from the property line and 25-foot setback from the revised property line.

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 Neighborhood Commercial Designation has been approved by the City Council. During the hearing it was determined that an OL zoning would provide for the highest and best uses and still protect the existing residential uses in the area. The previous PUD submittal identified various uses that would be considered non appropriate for the site. The hearing also identified various conditions that were needed like the road criteria as specified above.

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 Zone OL (Light Office)

Permitted Uses:

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

Prohibited Uses:

The following uses may or may not be permitted in the OL Zoning District but are listed here as specifically prohibited by the PUD and not allowed on the Property:

- 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.
- Sexually Oriented Business as defined in Section 11-7D-6 Bixby Zoning Code
- Use Unit 19 – Drinking Establishment (Only)

Minimum Lot Area Per Unit:	Per OL Zone
Minimum Width	75 Feet
Minimum Setback from South Property Line:	5 Feet
Minimum Setback from East Property Line:	5 Feet
Minimum Setback from west property Line: Building Setback 10 Feet from existing line. Note: 30 feet if roadway is vacated provided service Units (AC condenser) setback from existing property line is 5 feet.	
Minimum Setback from north Property Line:	50 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 aid 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. A mutual access easement will be established along the east property line that allows the south 2.5 acres to utilize said travel way

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

Per the OL Zoning District

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 Neighborhood Commercial by the Bixby Comprehensive Plan

The Property is currently zoned RS-1 (Single Family Residential).

VIII. Proposed Zoning and Comprehensive Plan

Zone Change to OL (Light Office) and a Planned Unit Development to specify uses allowed and to establish specialized criteria related to vacation of existing roadway and screening requirements.

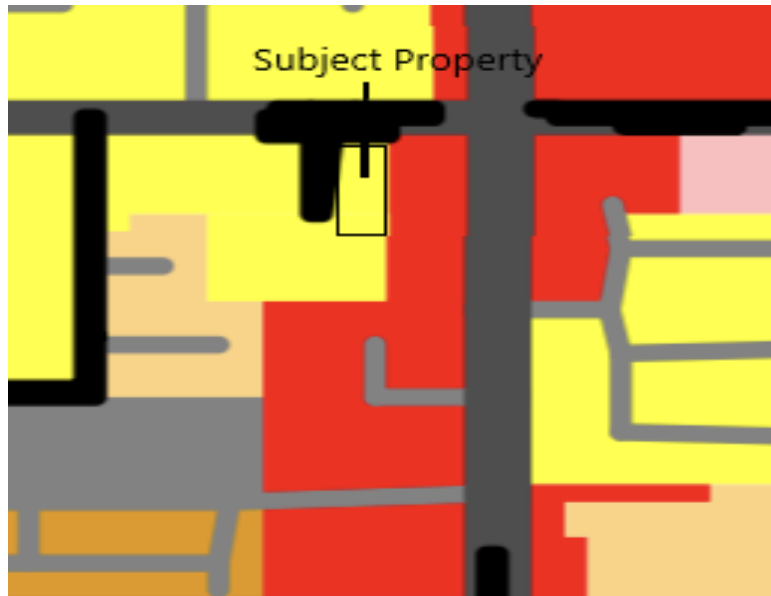
IX. Site Plan Review

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

	Rural Agriculture (Unincorporated)
	Agricultural
	Rural Residential
	Low Density Residential
	Medium Density Residential
	Medium-High Density Residential
	High Density Residential
	Mixed Use
	Residential Manufactured Home Park

Density (du/ac.)

0 - 0.5
0 - 1
0 - 1.5
1.5 - 4
4 - 6
6 - 10
10 +
10 +
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



EXHIBIT 'B'
Aerial Photo of Site



EXHIBIT 'C'

Screening Fence Requirement

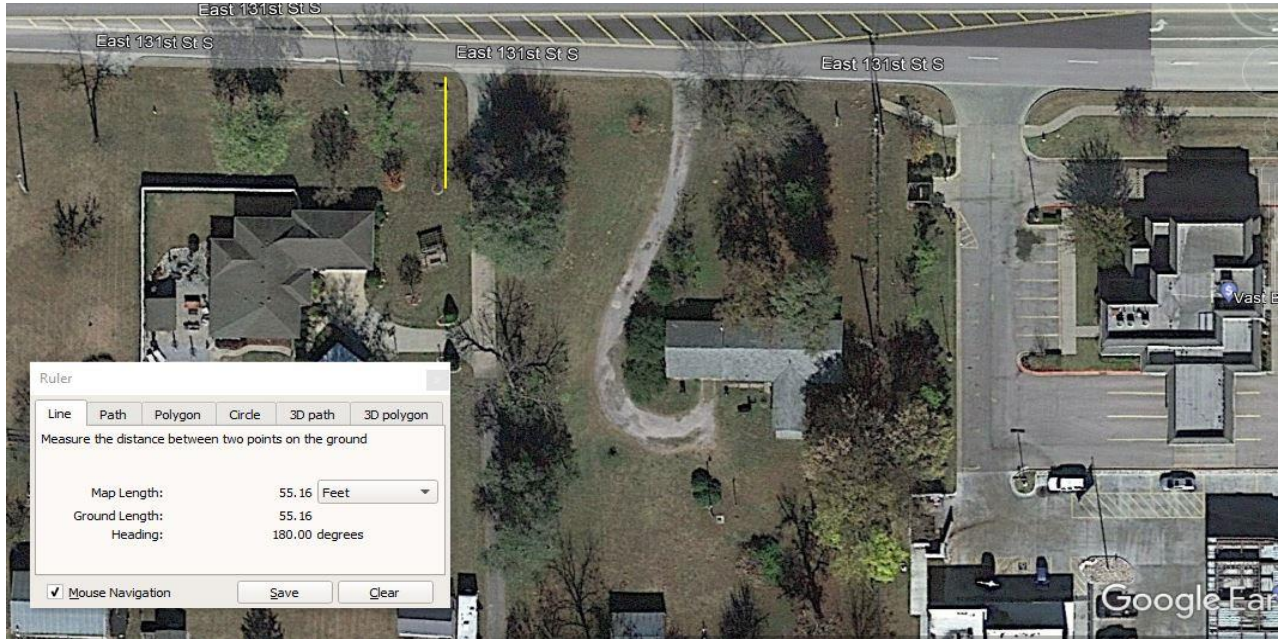
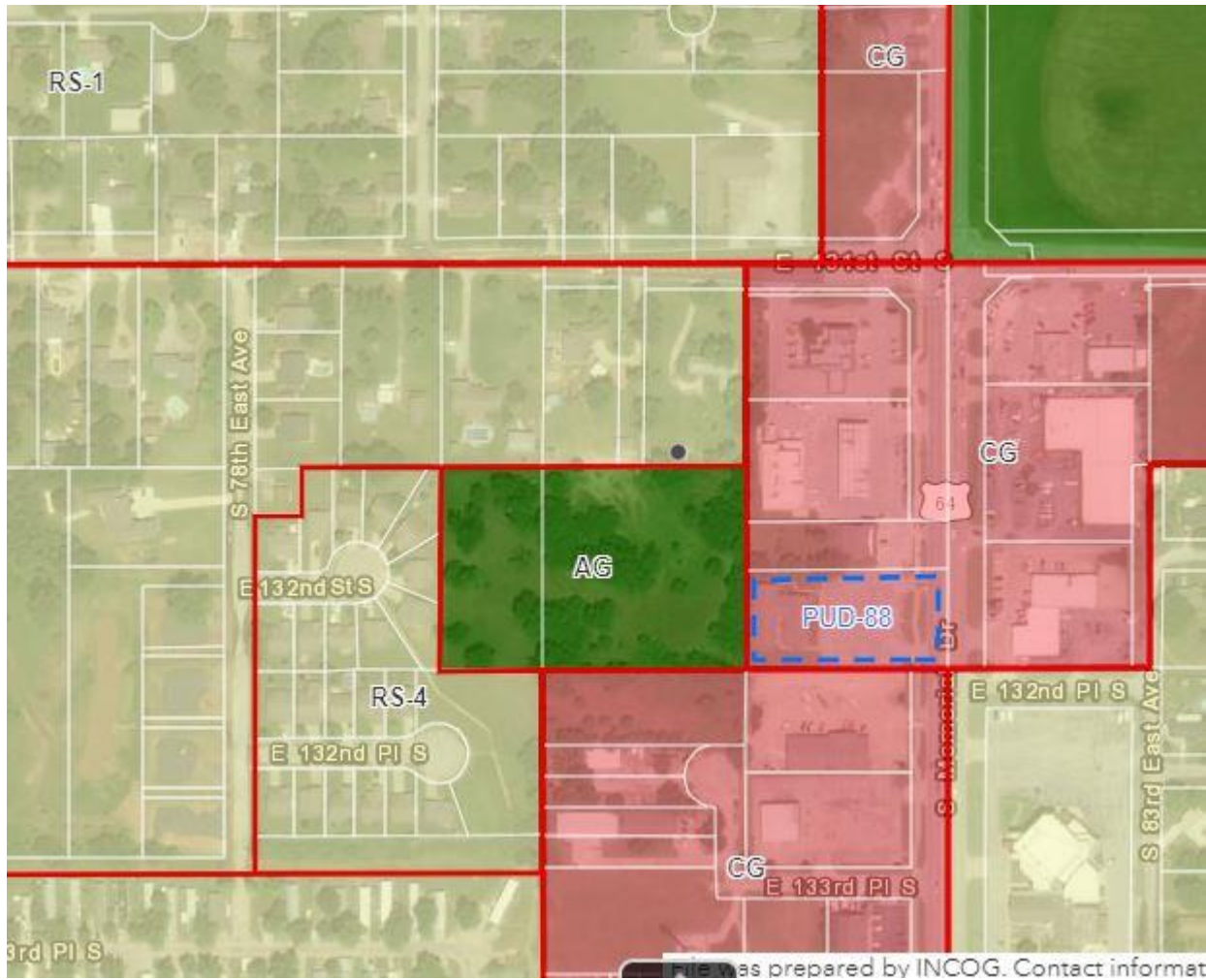


EXHIBIT 'D'

Area Zoning



Published in the Tulsa World,
City of Bixby, Tulsa County, Oklahoma _____, 2022

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 OL (OFFICE LIGHT) 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:

Acting City Clerk

APPROVED:

City Attorney

REGULAR AGENDA ITEM COMMENTARY

ITEM TITLE: Discuss and/or approve Amendment to Agreement with Meshek and Associates for Fire Hydrant and Valve Assessment Project; Amendment amount not to exceed \$47,500.00.

INITIATOR: Bea Aamodt

STAFF INFORMATION SOURCE: Bea Aamodt

BACKGROUND: The project for Fire Hydrant and Valve Assessment is underway. Fire hydrant testing and inspection need to be performed to assess the condition of this key infrastructure and to provide the information to map the system water pressure more accurately. Fire hydrants and valves are important for the maintenance of the drinking water system and for firefighting.

In the process of performing the valve inspections, the contractor has found that several of the valves are buried and full of dirt. In order to complete the inspection, the dirt must be removed. The amendment to the contract is to eliminate the inspection of cap gaskets and adding the soil removal.

EXHIBITS: Amendment to the Contract Proposal

KEY ISSUE: Approval

COUNCIL ACTION: Approve or deny

RECOMMENDATION: Approve

ITEM NO: _____

MEETING DATE: 3-14-22

MEETING: Council

February 28, 2022

Ms. Bea Aamodt
City of Bixby
116 W Needles
Bixby, OK 74008

Bixby Hydrants and Valves Assessment – Amendment #1 Request

Dear Ms. Aamodt:

Based on the reported conditions of hydrants and valves in the field as discussed earlier this month, we request on behalf of Wade the following amendment to the scope of work and fees for this project:

- To remove hydrant cap gaskets from the scope of work.
- To add valve silt removal to the scope of work.

Detailed explanation from Wade as follows:

Justification:

1. Cap gaskets inspected so far are generally in excellent shape, and their replacement is not a high priority for the city.
2. A large number (approximately 40%) of valves inspected to date are silted to the point of inoperability. The current contract calls for Wade to report these valves to the city, at which point the city has six months to remove the silt. Due to the large number of silted valves, it may be in the City's best interest for Wade to remove the silt while already on site.

Cost:

1. Wade proposes a cost reduction of \$10 per hydrant. Assuming 1,250 hydrants, this results in a cost reduction of \$12,500.
2. Wade proposes a cost increase of \$40 per silted valve. Assuming that 40% of the city's valves are silted, this results in a cost increase of $\$40 * 40% * (2500 \text{ main valves} + 1250 \text{ auxiliary valves}) = \$60,000$.

The net increase in fee resulting from these changes is an increase of **\$47,500**.

If you have any questions, please do not hesitate to contact me directly via phone or email.

Sincerely,



Michael Couch
GIS Department Manager
[o] 918.392.5620, ext. 222
mcouch@meshekengr.com