

Publish: *Bartlesville Examiner Enterprise*  
Sunday, September 17, 2017

## **NOTICE OF PUBLIC HEARINGS**

### **REGARDING THE AMENDMENT OF A TAX INCREMENT DISTRICT: INCREMENT DISTRICT NO. 9, CITY OF BARTLESVILLE**

#### **BISON TRAILS APARTMENTS PROJECT PLAN**

**7:00 PM MONDAY, OCTOBER 2, 2017**

**7:00 PM MONDAY, OCTOBER 16, 2017**

#### **TO ALL INTERESTED INDIVIDUALS:**

The City of Bartlesville, Oklahoma (the "City") invites and encourages all interested citizens and other interested parties to attend two public hearings scheduled for Monday, October 2, 2017, at 7:00 P.M., and Monday, October 16, 2017, at 7:00 P.M. in the City Council Chambers located at the City Hall, 401 S. Johnstone Ave., Bartlesville, Oklahoma.

The purpose of the first hearing shall be for information and questions, and the second hearing shall be for persons to have an opportunity to be heard concerning the proposed amendment of Increment District No. 9, City of Bartlesville (the "Increment District") on the following described property collectively referred to as Tract A, and the Bison Trails Apartments Project Plan (the "Project Plan"). The Increment District was originally established by Ordinance No. 3436 of the City on July 21, 2017. The Project Plan authorizes up to \$2,208,800 in total Project Costs, consisting of certain Public Improvement Costs (including water, sanitary sewer, stormwater, and street improvements) along with related Organizational and Financing Costs.

#### **TRACT A**

The Increment District contains an area generally described as an area bordered on the north by Industrial Boulevard extended, on the east by Bison Road, on the west by Bluestem Drive, and on the south by the Nowata Road/U.S. Highway 60. The subject area comprises a portion of the land in Section 15 of Township 26 North, Range 13 East of the Indian Meridian, Washington County, Oklahoma, and more particularly described as follows:

A TRACT OF LAND IN SOUTHEAST QUARTER (SE/4) OF SECTION 15, TOWNSHIP 26 NORTH, RANGE 13 EAST OF THE INDIAN MERIDIAN, WASHINGTON COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SE/4; THENCE N01°09'33"W ALONG THE EAST LINE OF SAID SE/4 A DISTANCE OF 659.55 FEET TO THE NORTHEAST CORNER OF THE SE/4 SE/4 SE/4; THENCE LEAVING SAID EAST LINE, S88°52'41"W ALONG THE NORTH LINE OF SAID SE/4 SE/4 SE/4 A DISTANCE OF 60.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF BISON ROAD AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING S88°52'41"W ALONG SAID NORTH LINE A DISTANCE OF 492.14 FEET TO A POINT WHICH IS 108.00 FEET EAST OF THE WEST LINE OF SAID SE/4 SE/4 SE/4; THENCE LEAVING SAID NORTH LINE, S01°08'46"W PARALLEL WITH THE WEST LINE OF SAID SE/4 SE/4 SE/4 A DISTANCE OF 599.73 FEET TO THE

NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY #66; THENCE S88°51'32"W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 108.00 FEET TO A POINT ON THE WEST LINE OF SAID SE/4 SE/4 SE/4, SAID POINT BEING N01°08'45"W A DISTANCE OF 60.00 FEET FROM THE SOUTHWEST CORNER OF SAID SE/4 SE/4 SE/4 AND ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF BLUESTEM DRIVE; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, N01°08'45"W ALONG THE WEST LINE OF SAID SE/4 SE/4 SE/4 AND THE NORTHERLY PROLONGATION OF A DISTANCE OF 808.66 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET, A CHORD WHICH BEARS N21°25'58"W, A CHORD LENGTH OF 190.70 FEET AND AN ARC LENGTH OF 194.74 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET, A CHORD WHICH BEARS N21°25'50"W, A CHORD LENGTH OF 156.04 FEET AND AN ARC LENGTH OF 159.35 FEET; THENCE N01°08'30"W A DISTANCE OF 532.07 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, A CHORD WHICH BEARS N05°09'39"E, A CHORD LENGTH OF 38.42 FEET AND AN ARC LENGTH OF 38.50 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 13.00 FEET, A CHORD WHICH BEARS N63°38'51"E, A CHORD LENGTH OF 20.54 AND AN ARC LENGTH OF 23.68 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 725.00 FEET, A CHORD WHICH BEARS S62°30'51"E, A CHORD LENGTH OF 41.87 FEET AND AN ARC LENGTH OF 41.87 FEET; THENCE S60°51'34"E A DISTANCE OF 150.00 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 775.00 FEET, A CHORD WHICH BEARS S75°58'21"E, A CHORD LENGTH OF 404.12 FEET AND AN ARC LENGTH OF 408.84 FEET; THENCE N88°52'41"E A DISTANCE OF 151.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BISON ROAD, SAID POINT BEING 50.00 FEET WEST OF THE EAST LINE OF SAID SE/4; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING COURSES: S01°09'33"E A DISTANCE OF 334.94 FEET; THENCE S88°50'27"W A DISTANCE OF 10.00 FEET; THENCE S01°09'33"E A DISTANCE OF 576.89 FEET TO THE POINT OF BEGINNING, CONTAINING 16.60 ACRES, MORE OR LESS.

A map of the Bison Trails TIF boundaries and the proposed Project Area (each as described in the Project Plan) is provided below. The Increment District (Bison Trails TIF) is the area within which ad valorem tax revenue will be captured and utilized for the payment of Bison Trails TIF Project Costs. The Project Area is the broader area within which project activities, including construction of the supporting public improvements, will take place. The Project Area includes a portion of Sections 14, 15, and 22 in Township 26 North, Range 13 East of the Indian Meridian; all in Washington County, Oklahoma, more particularly described as follows:

A TRACT OF LAND CONTAINING 69.69 ACRES MORE OR LESS LOCATED WITHIN A PORTION OF SECTIONS 14, 15 AND 22, TOWNSHIP 26 NORTH, RANGE 13 EAST, OF THE INDIAN MERIDIAN, WASHINGTON COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 1000 FEET OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 26 NORTH, RANGE 13 EAST, CONTAINING 60.6 ACRES, MORE OR LESS; AND

THE WEST 100 FEET OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 26 NORTH, RANGE 13 EAST, CONTAINING 6.06 ACRES, MORE OR LESS; AND

THE NORTH 100 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 26 NORTH, RANGE 13 EAST, CONTAINING 3.03 ACRES, MORE OR LESS.

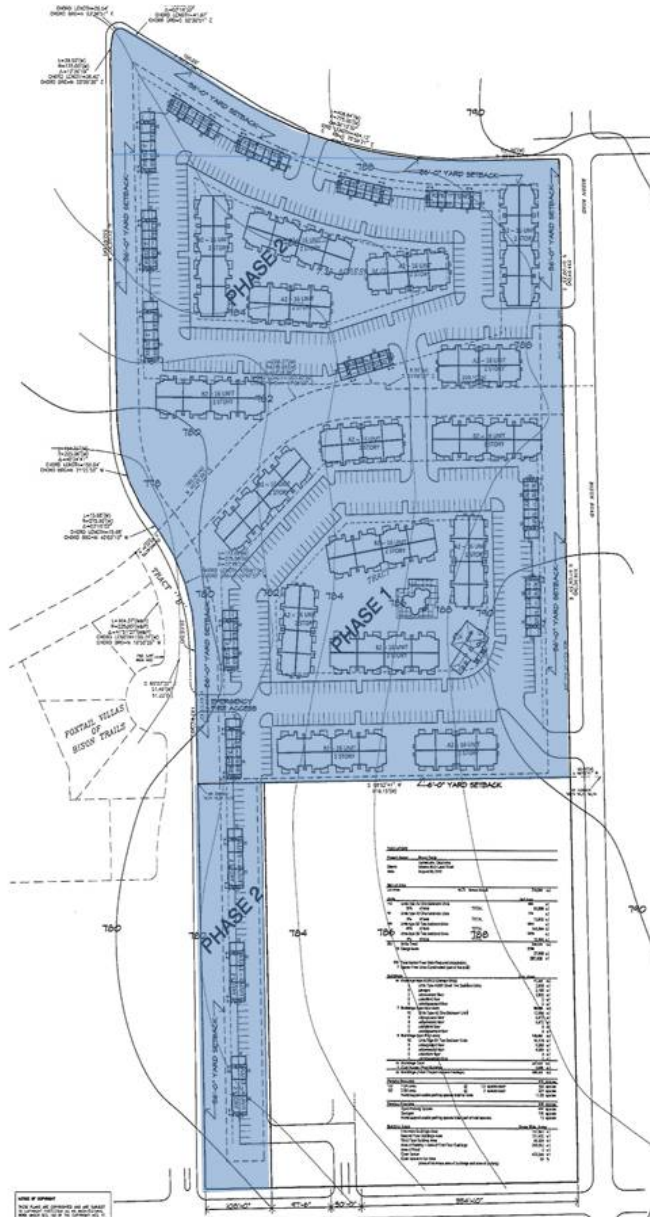
The proposed amendment of the Project Plan does not alter the boundaries of the Increment District or increase the amount of authorized Project Costs. However, the proposed amendment extends the termination date of the Increment District by seven (7) years for a total time of approximate twenty and one half (20.5) years, expiring not later than December 31, 2034.

Copies of the Amended Bison Trails Apartments Project Plan may be obtained free of charge at the City Clerk's Office located in City Hall, 401 S. Johnstone Ave., Bartlesville, Oklahoma, anytime after Monday, September 18, 2017, during regular business hours.

**Mike Bailey, City Clerk  
City of Bartlesville, Oklahoma  
401 South Johnstone Avenue  
Bartlesville, Oklahoma 74003  
Phone: (918) 338-4222**

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### MAP OF INCREMENT DISTRICT



# MAP OF PROJECT AREA

