

**Special Work Session Minutes**  
Dawes Conference Room  
113 West Dawes Avenue, Bixby, Oklahoma 74008  
September 26, 2016 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 Avenue, Bixby, Oklahoma on September 23, 2016, on or before 5:00 p.m.

Vice Mayor Guthrie called the meeting to order at 5:00 p.m. City Clerk Yvonne Adams called the roll and all members were present except Mayor Easton.

Members Present

Guthrie  
Decatur  
Stewart  
King

Staff Present

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

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

Discussion on possible development opportunities for property located at or near the southeast corner of East 161<sup>st</sup> Street and South Memorial Drive.

Presented by: Jason Mohler

Vice Mayor Guthrie asked to recuse himself from this agenda item. Councilor Stewart which is the next senior term councilor will conduct over this item.

Development Services Director Jason Mohler introduced Stephen Lieux with Rausch Coleman and Steven Hollabaugh with McClelland Consulting Engineers for discussion about property located at or near the southeast corner of East 161<sup>st</sup> Street and South Memorial Drive. Jason stated that it wraps around Pecan Park most of this property except for Pecan Park is about 144 acres currently zoned AG and Mr. Lieux and Mr. Hollabaugh are here to show you the concept of it and would like some feedback and discussion.

Steven Hollabaugh stated that he is a Consultant Engineer P.E. and works with residential developments in Tulsa Ok, and we are here to discuss this property and get your feedback. Steven handed out some print out for council to review on the proposed project, Steven continued on wanting input from you and what your ideas are on this, and to tell you our plans on this project. Steven stated that our goal is to create residential housing project and to help solve drainage issues that are currently present in this area and what the City Council wants we would be willing to make it work. Steven explained that the mobile home park is in the middle of the subdivision and there is also

another mobile home park that is to the south of the subdivision so the benefit of single family residential housing in this area is to increase the development to impact the floodplain in this area, also one of the ideas is to do a regional detention which Snake Creek is the primary creek which has an existing drainage channel that comes along this area and thought the pecan orchards, Steven continued to explaining this proposed development from the presentation that council is reviewing.

City Manager Jared Cottle stated that he could give council a brief background that when we get our south Bixby drainage one of thing we anticipated is 3 ponds, we got his subdivision, Johns Park, Saker, and South Town that are not connected hydraulically so conceptually we would have to have 3 ponds and just looking at what is going to happen. Jared stated that right now Saker drains out to Snake Creek along that Saker outlet channel, so that is part of what we are looking at doing and we could bring this water along with the channel that we already have and widening or deepening it.

Councilor Stewart stated that one of his concerns is when I look at this and I ponder it and I also visited with Vice Mayor Guthrie and this is a lot of homes right now and one of the things is we are not able to service the citizens that we already have, right now we don't have a staff to service the citizens and when an issue comes up it goes back to we will get to it when we can and our guys work very hard. Councilor Stewart stated that we have an apartment complex that's going in at 121<sup>st</sup>, we have Presley Heights, Pine Valley we got Trails of White Hawk that are not built out yet, so when I look at this we are not taking care of what we already have, and my concern is that we are not keeping up with the growth and this is my major concerns. Stephen Lieux stated that at an average we would built 50 a year, Councilor Stewart stated that this has nothing to do with Rausch Coleman so this could be any developer and I will not support this and I am not speaking for the council I am speaking for myself and at the end of the day it's about taking care of what we have.

Jared asked Stephen if they did this in phases how many units would you built per year, Stephen stated it would be 50 a year. Jared also asked how many would you plat, Stephen stated about 40 to 60.

Steven stated that that's why we are here to receive some feedback on this project and try to find a plan that will work for the city and us. Jared stated that the Mayor couldn't be here and he some concerns about the long straight runs on the streets. Councilor Stewart stated that if this passes by the other councilors I will support you too and we will go on down the road.

Discussion continued on this item.

Discussion only. No action taken.

**Vice Mayor Guthrie said item #2 on the Special Work Session agenda is:**

Discussion on protective vests used by Bixby police officers.

Presented by: Councilor Harold King

Councilor King stated that with everything changing with the police and want to make sure the vest we have is up to standard for our guys that out in the field to protect them.

Chief Ike Shirley we look at two things and one is what they wear, Ike brought vests to show councilors what types that are out there and he was wanting to upgrade to a level 3 and we are placing a grant in to pay for half of them. Ike stated that second thing we looked at what's best for our officers to utilize. Ike stated that we are looking into this right now and making sure our officers have protections, and we should have something in about 2 weeks. Councilor Stewart stated that he called Tulsa, Glenpool, Jenks, and Tulsa County and most of them use level 2-A.

Discussion only. No actions taken.

**Vice Mayor Guthrie said item #3 on the Special Work Session agenda is:**

Motion to enter into Executive Session for the following purposes:

Vice Mayor Guthrie asked for a motion to enter into Executive Session. Councilor Decatur made motion, seconded by Councilor King. The vote was taken with the following results:

Carried 4-0

Yes: Decatur, King, Stewart, Guthrie.

No: None.

Discussion on the appraisal and/or purchase of certain real properties near City of Bixby facilities or future facilities, located within the City's Downtown River Corridor development area, **Authority:** Oklahoma Open Meeting Act, Title 25 Oklahoma Statutes, Section 307.B.3.

No action taken in Executive Session.

**Vice Mayor Guthrie said item #4 on the Special Work Session agenda is:**

Motion to exit Executive Session and reconvene in open session.

Vice Mayor Guthrie asked for a motion to exit Executive Session. Councilor King made the motion, seconded by Councilor Stewart. The vote was taken with the following results:

Carried 4-0

Yes: Stewart, King, Decatur, Guthrie.

No: None

Adjournment was at 6:00 p.m.

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MAYOR

ATTEST

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CITY CLERK