

City Council Work Session Meeting Minutes

Dawes Conference Room
113 W. Dawes Ave., Bixby, OK 74008
October 28, 2024 at 5:00 PM

The agenda for the regularly scheduled meeting of the City Council Work Session of the city of Bixby was posted on the bulletin board at City Hall, 116 West Needles Avenue, Bixby, Oklahoma on October 20, 2023, on or before 5:00 p.m.

Call to Order

Mayor Guthrie called the City Council Work Session Meeting to order at 5:03 pm.

Roll Call

Shannon Duran, City Clerk, called the roll, and the following were present:

Members Present

Mayor Guthrie
Vice Mayor Founds (Not Present)
Councilor Girard
Councilor Hirshey
Councilor Schultz

Staff Present

Joey Wiedel, City Manager Interim
Shannon Duran, City Clerk
Phil Frazier, City Attorney
Charles Barnes, Finance Director
Bea Aamodt, Public Works Director
Todd Blish, Police Chief
Joe Sherrell, Fire Chief
Justin Dowd, City Engineer
Bryan Toney, Public Information Officer

Agenda

- 1) Presentation and discussion on the Cigar Bar.

Mayor Guthrie says the first item up for discussion is the Cigar Bar.

Item presented by Joey Wiedel, Interim City Manager

Others who spoke: Josh McFarland and Bob Eggleston from Red Dog Construction

Joey Wiedel, City Manager Interim, provided the council with an overview of the projected development plans for a Cigar Bar at the Convention Center with developers from Red Dog Construction. Discussion ensued about the location and seeking feedback from the council to fill in the loading dock to create an outdoor space for a cigar bar. Red Dog Construction, the Developer is seeking an extended Agreement with the City for the protection of their loan. Similar to the Agreement, the Council has made with the Hotel owner in the same location.

Josh advises council that the conference center is a city building and the proposed cigar bar would be a tenant within the conference center. The developer feels this development would bring in sales tax and meet the needs of guests at the hotel or community center. Discussions ensued about plans, smoke ventilation, and the patio area.

Discussions were held on the arterial and elevation of the design and building development. Council advises developer to have JSA look at the sign projection tower and compare it with the Performing Arts Center to tie into the look of downtown. Items 1 and 2 on the Agenda are considered a combined area and one big place with the hotel. Developer to come back to council for further discussions.

2) Presentation and discussion on the Event Center agreement.

Mayor Guthrie says the first item up for discussion is the Cigar Bar.

Item presented by Joey Wiedel, Interim City Manager

Others who spoke: Josh McFarland and Bob Eggleston from Red Dog Construction

Joey Wiedel provided the council with an overview of the Event Center Agreement. A presentation was displayed to the City Council of the most recent design for the Event Center that was provided by JSA Designs. Staff and developers are seeking feedback from the Council on the direction of the Event Center.

The council would like to see an enhanced appearance and architectural structure of the metal building for the proposed development that aligns with the downtown and hotel appearances. The council would like to see the same material on the building to resemble the looks of the hotel. The council advises the developer to gather feedback and present new renderings for further discussion.

3) Presentation and discussion of MVP Sports and Training agreement.

Mayor Guthrie says the item up for discussion is the MVP Sports and Training agreement

Others who spoke: Kenny Davis, MVP Sports

Kenny Davis provided the council with a handout for review (Attached to minutes for reference)

Mayor Guthrie provides an overview of the sports fields behind the Cross Creek Industrial Park. It is a city-owned facility and the city has been leasing this land to MVP Sports for training youth. Seeking to put more money into the facility and seeking an extended agreement to get paid back at a prorated amount. The total amount was \$18,000.00

Kenny Davis provides the council with an update on the facility, space utilization, and plans for future development investment. MVP Sports has a current lease but is seeking a 5-year lease with an \$18,500 amount as a buyout clause in the event the council doesn't renew during that 5-year period. The agreement is on the City Council Consent Agenda for approval.

4) Adjournment

Adjournment was called at 5:55 pm

City Clerk



Mayor

MVP Sports and Training Field Leasing and Improvement Plan

Objective:

To lease the retention fields on the southwest side of 128th and Memorial and enhance its usability through targeted improvements.

MVP Sports and Training, LLC has a current lease, but is seeking a 5 year lease with \$18,500 amount as a buyout clause in event council doesn't renew during that 5 year period.

Facility Improvements

Total Improvement Budget: \$18,500

Cost Breakdown:

Description: Repair and resurface the field to ensure a safe playing surface.

Assessment of current surface: \$500

Materials for resurfacing: \$8,000

Field Maintenance Seeding, Weeding, and Fertilizer : \$4000

Labor for installation: \$3,000

Backstop and Fencing: \$2500

Minor renovations if needed: \$500

Summary of Budget

Item

Surface Resurfacing

\$8,000

Field Maintenance

\$4000

Labor

\$3,000

Backstop and Fencing:

\$2500

Minor renovations and Supplies:

\$500

Contingency Fund:

\$500

Total

\$18,500

Implementation Timeline**Month 1: Lease Agreement**

Finalize lease agreement and confirm access.
Conduct an assessment of the field's current condition.

Month 2-6: Surface Resurfacing

Begin repairs and resurfacing of the field.
Order necessary materials.
Field Weed, Fertilizing, Chemicals for Growth

Month 7: Equipment Acquisition

Purchase and organize training equipment

Month 8: Complete minor renovations where needed.

Month 6: Review and Adjustments

Assess all improvements and utilize the contingency fund for any additional needs.

Expected Outcomes

Improved Training Environment: A well-maintained, safe field enhances player experience.

Extended Training Hours: Improved lighting allows for evening training sessions.

Better Facilities: Upgraded and new equipment provide a more welcoming environment for athletes.

Community Engagement: Enhanced facilities encourage greater community involvement and support for Bixby and MVP Sports and Training events.

This plan aims to maximize the investment in the training facility while ensuring a quality experience for all participants at MVP Sports and Training in Bixby.