

Special Work Session Minutes
Dawes Conference Room
113 West Dawes Avenue, Bixby, Oklahoma 74008
March 27, 2017 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 March 24, 2017, on or before 5:00 p.m.

Mayor Easton called the meeting to order at 5:01 p.m. Deputy City Clerk Gladys Gill called the roll and all members were present.

Members Present

Decatur
Guthrie
Stewart
Blair
Easton

Staff Present

Jared Cottle, City Manager
Sharon Phillips, City Attorney
Marcae Hilton, City Planner
Andy Choate, Asst. Police Chief
Bea Aamodt, PW Director
Charles Barnes, Finance Director
Jason Mohler, Dev. Services Dir.
Patrick Boulden, City Attorney
Gladys Gill, Deputy City Clerk

Mayor Easton said item #1 on the Special Work Session agenda is:

Presentation and discussion with Mr. Greg Simmons regarding requested amendments to restrictive covenants of the Pine Valley Addition residential development, located near south of East 141st Street and east of South Harvard Avenue.

Presented by: Jared Cottle

Others that spoke: Greg Simmons, Simmons Homes

City Manager Jared Cottle stated that Greg Simmons is here to talk about Pine Valley Addition with some changes they are making and wanted to present those to you tonight and will follow up at future council meetings. Greg Simmons stated that you are aware of Simmons homes and a couple of things that has happened and one major thing is our lending has changed substantially, and as we went through the cycle of going through our lots and when it came back to renewing the next generation today and which I have been a developer for 27 years now we were shocked at what it cost to put in a lot today, Greg stated that most of the stuff we develop goes into the cost of the house. Greg continued his discussion on the cost of the lots and homes and how much cost has gone up for development.

Council has some questions and feedback to Greg for this item.

Discussion only. No action taken.

Mayor Easton asked to move Item #3 up on the agenda.

Mayor Easton said item #2 on the Special Work Session agenda is:

Discussion on the terms of a Real Estate Purchase and Economic Redevelopment Agreement with Precision Project Management, Inc. (Daniel Ruhl). Property located north of East 151st Street between N. Parker Street and N. Riverview Drive.

This Item was passed

No Action Taken.

Mayor Easton said item #3 on the Special Work Session agenda is:

Presentation and discussion with Josh Juarez, General Manager of Josh's Sno Shack, on the possibility of locating in the City of Bixby.

Presented by: Jared Cottle

Others that spoke: Patrick Boulden Associate City Attorney, Josh Juarez Josh's Sno Shack

City Manager Jared Cottle stated that he would Patrick Boulden to speak to about the Ordinance, and Josh Juarez talk about snow cones and one of the thing that me and Patrick talked about is about to add to our Ordinances.

Patrick Boulden Assoc. City Attorney stated that he had sent a draft of the ordinance with a provision added to it, and if there were any questions or thoughts since the last time this was brought up. Patrick stated that the ordinance has not changed much since the last time you saw it, and I have changed some of the references. Patrick stated that basically we took Tulsa's ordinance match it with our Iterant vendor ordinance and added the food code in there that Tulsa had and I generalized it and made references to the Oklahoma Administrative Code regulation and which Tulsa was refereeing to with the basic definitions primarily on page 1 and we have a lot of regulation that can be built in, with a sub topic title as seasonal food service establishments and seasonal food vendors, which would place the snow cones in this section, Patrick stated they are limited to 180 days for the sale of coffee, snow cones, liquid milk, fruits, which is basically in state regulations. Patrick continued to explain about the exemptions in this ordinance, and Patrick gave more clarification listed within this draft ordinance.

Josh Juarez stated that they have been open at Guthrie Green since the day they opened in downtown Tulsa, and the Brady all these business thought we would kill their business but now the food trucks go every Wednesday and the restaurants have gotten busier since this food trucks have been there, and I think it would be good on a temporary basics for food truck just based on what I have seen in Tulsa. Josh explain that the ordinance with the seasonal is just what is needed for snow cone stands because of non-perishables and you are never competing with an established business. Josh stated this is really a good ordinance.

Discussion only. No action taken.

Adjournment was called at 5:57 p.m.

MAYOR

ATTEST

CITY CLERK