

Special Work Session Minutes
Dawes Conference Room
113 West Dawes Avenue, Bixby, Oklahoma 74008
April 10, 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 April 7, 2017, on or before 5:00 p.m.

Mayor Easton called the meeting to order at 5:05 p.m. Deputy City Clerk Gladys Gill called the roll and all members were present. Councilor Stewart came in at 5:31 p.m.

Members Present

Decatur
Guthrie
Stewart
Blair
Easton

Staff Present

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

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

Discussion with Bentley Park soccer user groups on plans for future use of park facilities.

Presented by: Don Cash

This item will be brought back at a later date when the soccer representatives are available. Parks Director Don Cash and City Manager Jared Cottle gave council some information on the some of the talking points to review for a later date, with some discussion on other details for the soccer group.

No Action Taken

Discussion only.

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

Presentation by and discussion with AT&T representatives on the possibility of deploying small cell, low-powered cellular radio access nodes in the City of Bixby.

Presented by: Jared Cottle

City Manager Jared Cottle stated what this item is about is instead of cell towers having a small cell low-power cellular radio.

Representatives from AT&T presented a presentation detailing information to council on explaining that technology is on the rise for increase in networking. Jason stated that he would like Bixby to be the first community to deploy the small cell radio and this is our target area also explained that small cells are the technology is the future with them being small they blend in the surrounding and this is perfect type of solution to change up from the big cell towers. Councilors had some question for the representatives on the proposed item.

No Action Taken.
Discussion only.

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

Presentation and discussion on proposed amendments to the City's Zoning Code, including but not limited to the creation of a Mixed-Use zoning district and procedures followed by the City Council, the Planning Commission and the Board of Adjustment.

Presented by: Marcae Hilton

City Planner Marcae Hilton stated that she has handed out two different items for your review, Marcae stated that we are trying to clean thing up and as thing move through we want to be consistent with the Plats, PUD or Zoning changes with due process that would be available to everyone. Marcae stated that the Mixed-Use category that we are really excited about to add to our zoning code and to allow a more urban development and what that means is bringing the buildings closer to the right-a-ways which means less set back like our downtown. One or our down town would have a neighborhood Mixed-Use and then a community Mixed-Use with a very specific site lay out applications and restrictions. Marcae stated that I have given you a draft and I intend to take this to the Planning Commission for feedback and comments to the April 17th meeting and depending on their comments bring it back to you at the next Council meeting on April 24th. Marcae stated that you have about 2 weeks to look over it with any questions are concerns.

Discussion only.
No action taken.

Mayor Easton said item #4 on the Special Work Session agenda is:

Presentation by and discussion on a proposal for granting economic incentives for the Boardwalk on Memorial Development.

Presented by: Jared Cottle
Others that spoke: Kevin Jordon

City Manager Jared Cottle stated that Kevin Jordon is here to discuss his request about Boardwalk on Memorial Development and discuss Sales Tax Rebates in exchange for parking.

Kevin Jordon explained that as we have progressed with the apartment project over the last couple of years it's always been our goal to have Mixed-Use development. Kevin stated that one of the things that council approved in recent months was to make this PUD were restaurants with apartment above them with is pretty exciting which doesn't exists in Oklahoma right now, and

because of the nature of what we are doing we are trying to bring what is typically know as urban growth to the suburb, and we have been talking to restaurants and several retails with Memorial being a great locations with you being a little far out about a mile and a half north. Kevin gave handouts to council on the proposed layout of the request and with the new restaurants coming in they would like to have more parking spaces because with the lake and walking trails and the Mixed-Use area with the people strolling around they fell like parking would be a problem. Kevin stated that the restaurants that want to come in are asking for more parking so we are here to ask for you to consider this request, and that we be granted that the tax rebate of one cent by regulation that is available and to monetize that from our investors. Kevin wanted to ask for feedback on this request from council and would like council to have a special meeting for more discussion on this request.

Mayor Easton asked if council could meeting at 5:30 p.m. on Monday April 17, 2017 for a special meeting on this proposed request.

Discussion only. No action taken.

Adjournment was called at 5:55 p.m.

MAYOR

ATTEST

CITY CLERK