

Special Work Session Minutes

Residence Inn by Marriott Oklahoma City Downtown/Bricktown
400 E Reno Ave, Oklahoma City, OK 73104
June 23, 2017 7:00 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 June 21, 2017, on or before 7:00 p.m.

Mayor Easton called the meeting to order at 7:05 p.m. Deputy City Clerk Gladys Gill called the roll and all members were present except Councilor Stewart.

Members Present

Easton
Blair
Decatur
Guthrie

Staff Present

Jared Cottle, City Manager
Marcae Hilton, City Planner
Jason Mohler, Dev. Services Dir.
Tammy Ewing, City Attorney
Charles Barnes, Finance Director
Bea Aamodt, Public Works Dir.
Gladys Gill, Deputy City Clerk

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

Discussion on the process and implementation of the Downtown River Corridor Development Project, including but not limited to the downtown and river access projects.

Presented by: Jared Cottle

City Manager Jared Cottle stated that he appreciated the effect from everyone to come down to go through this, and wanted to give you a brief breakdown on the notebook on the items for discussion for the next two days. Jared explained the Work Session itinerary in the notebook that was given to them for their review. Jared stated that what he is looking for is some discussion and guidance and how we can spend the dollars we have with the sales tax, and I want you guys to walk downtown and take pictures of some of the sections in downtown Oklahoma City and there are like seven or eight that has different themes and we will have more discussion later, but tomorrow before noon you can go out identify and take pictures and we will have a power point with a presentation to take a look at the pictures and go over them to say what do we like for our downtown which will come up later. Jared explained to for his first discussion would be streetscape and a reminder of our river corridor, Jared set up a presentation for council to follow along with the notebook of the items to discussion further. Jared continued to explained what the definition of the phase "downtown river corridor" as used in the Ordinance which states downtown river corridor includes that area of the City of Bixby contained within the boundaries of East 131st on the north, East 161st Street on the south, south Mingo Road on the east and South Sheridan Road on the west. Jared continued to explain the Bond Debt Service worksheet also Bond Summary Statistics given to council to overview the numbers that Municipal Services prepared for councils feedback. Jared outline other

items under the Downtown River Corridor with items for discussion such as River Access Park, Banana Bridge, Land Acquisitions Status, Building Improvement incentives, Development Standards along with Project enhancements. Other subject matters discussed was additional River Access Parks, Dog Park, Washington Irving-Statues, Observatory that is still part of the Downtown River Corridor agenda item.

Lengthy discussion continued on these items.
No action taken.

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

Update and discussion on the construction of a new water treatment plant.

Presented by: Jared Cottle

City Manager Jared Cottle stated that if we were to build a plant all things consider today there would be a savings of \$500,000 compared to purchasing water from Tulsa. Jared continued to explain the Water System Capital Improvement Plan that was prepared by Dewberry in association with Holloway, Updike and Bellen, Jared explained to council about the projected water demands, historical and projected City of Tulsa wholesale water rates plus the cost per 1,000 gallons.

Public Works Director Bea Aamodt stated that we have ran a plant before and we remember how much of a nightmare that was and as Public Works Director I am not excited about this idea because Tulsa uses Chloramines and Chloramines are difficulty to keep up to do right and I have also having a hard time hiring quality skilled people and we are about to embark on the west water treatment plant and not sure where I am going to find operators and I have went thought several operators and this requires staffing a wastewater treatment plant and run that plant efficiently and taking on a water treatment plant. Mayor Easton asked how would be handle the growth southwest of town, Jared stated that for the most part we cut off at Harvard and Jared stated that we are well ok, and the one area we don't have entirely is the Haikey Creek when we get that dam and the levy in and that takes 900 acres out of the flood plain and there is not water and sewer infrastructure on Mingo right now today for people to tie in now there is a 12 inch line on Harvard and if anybody builds on Harvard they tie in. Bea stated that we still need to improve our system. Jarred stated that my recommendation would be built a plant and use the \$500,000 because the plant could help finance the needs. Bea stated that maybe in a couple of years to wait and revisit this subject. Vice Mayor Guthrie stated we should want for a year to see what Tulsa is going to do, because we don't have enough information to make a decision just yet.

Discussion continued on this item.
No action taken.

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

Update and discussion on the construction of a new wastewater treatment plant.

Presented by: Jared Cottle

City Manager Jared Cottle stated that we just wanted to keep you updated on the schedule, also discussed the budget with the estimated construction cost and total project cost for the construction of a new wastewater treatment plant and land requirements. Jared stated they will meet with DEQ do discussion questions about certain concerns regarding the wastewater treatment plant, Jared explained that it has to be outside the flood plain which will be the 100 year flood plain. Council had question about the land requirements (acres) on crop.

Discussion continued on this item.

No action taken.

Adjournment was called at 10:33 p.m.

MAYOR

ATTEST

CITY CLERK