

Special Work Session Minutes
Dawes Conference Room
113 West Dawes Avenue, Bixby, Oklahoma 74008
November 13, 2017, at 4:00 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 November 9th 2017, on or before 4:00 p.m.

Mayor Easton called the meeting to order at 4:02 p.m. City Clerk Yvonne Adams called the roll and all members were present.

Members Present

Blair
Decatur
Stewart
Guthrie
Easton

Staff Present

Jared Cottle, City Manager
Tammy Ewing, City Attorney
Charles Barnes, Finance Dir.
Jason Mohler, Dev. Service Dir.
Bea Aamodt, Public Works Dir.
Don Cash, Parks Dir.
Marcae Hilton, City Planner
Yvonne Adams, City Clerk

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

Discussion on the Downtown River Corridor Development Project funding, including but not limited to the downtown, Old Arkansas River Bridge rehabilitation, and river access projects.

Presented by: Jared Cottle

Others that spoke: Jon Wolff with Municipal Financial Services

Jon Wolff with Municipal Financial Services get council more information on the funding for this proposed project.

Council had some question for this proposed project. Jared stated that we will come back with the funding with Jon at the next meeting.

Discussion continued on this item.

No action taken.

Mayor Easton said item #2 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, Old Arkansas River Bridge rehabilitation and river access projects.

Presented by: Jared Cottle

Others that spoke: Representative from PDG Planning Design

City Manager Jared Cottle stated that we will have a slide presentation and will go over the work sheet that was given to you to review on the funding for this proposed project. Jared continued to explain to council in detail the work sheet for the proposed financing for this project.

Representative with PDG Planning Design presented council with a presentation of the proposed Downtown River Corridor Development Project for council to review and get additional feedback on the proposed Downtown River Corridor Development Project.

Council had some question concerning this proposed project.

Discussion continued on this item.
No action taken.

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

Discussion on climate controlled self-storage development proposed by Centennial American Properties, at or near 8300 East 102nd Street.

Presented by: Marcae Hilton

Others that spoke: Brody Glen and Doug Wynn Centennial American Properties LLC.

Brody Glen with Centennial American Properties stated that after our last meeting with you we went back to figure out how to build retail inside the space you recommended. We can change the size and shape of it depending on what retailer it is. Brody stated that went back and looked all of our dimensions on making these changes. Brody gave council a handout of the proposed plan to review and get some feedback from council.

Council had some question concerning this proposed development project.

Discussion continued on this item.
No action taken.

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

Discussion on a climate controlled self-storage development proposed by Tom Wenrick or JR Donelson, south of 121st Street and east of 74th E. Ave.

Presented by: Marcae Hilton

Others that spoke: JR. Donelson and representatives from Capella Capital Partners.

Capella representatives gave council some history on their company along with handouts of the information on the type of projects they have done. JR Donelson stated that the project is zoned commercial and we would like to use a space there which would be retail and climate controlled storage unit with approximately 5,700 of retail space with the remainder being self-storage. JR

stated that we have looking at different options with retail space to it and we have chosen this model which has been in different locations, and after the representatives from Capella Capital gives you more information we would be happy to answer any questions you may have.

Capella Capital representative stated that we do a lot of retail but we specialize in climate control storage and we know that you want retail and this project is what we take a lot of proud in. Capella representative gave council some handouts with the work they have done in other areas and gave council some information on what their proposed project would look like.

Council had some question concerning this proposed development project.

Discussion continued on the item.

No action taken.

Adjournment was called at 5:55 p.m.

MAYOR

ATTEST

CITY CLERK