

City Council Work Session Meeting Minutes

Dawes Conference Room
113 W. Dawes Ave., Bixby, OK 74008
June 12, 2023 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 June 9, 2023, on or before 5:00 pm.

Call to Order

Mayor Guthrie called the Bixby City Council Work Session Meeting to order at 5:02 pm.

Roll Call

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

Members Present

Mayor Guthrie
Vice Mayor Founds
Councilor Girard
Councilor Revelis
Councilor Hirshey

Staff Present

Jared Cottle, City Manager
Shannon Duran, City Clerk
Phil Frazier, City Attorney
Charles Barnes, Finance Director
Bea Aamodt, Public Works Director
OC Walker, City Planner
Todd Blish, Police Chief
Mike Butler, Fire Chief
Justin Dowd, City Engineer
Bryan Toney, Public Information Officer

Agenda

- 1) Presentation and discussion on re-development of the NuSho building

Mayor Guthrie said Item 1 on the Work Session Agenda is up for discussion and consideration.
Item presented by Jared Cottle
Others who spoke: Josh MacFarland

Josh MacFarland has purchased the NuSho building. Josh MacFarland provided the council with a handout of the before and after photos of the building. (Attached to these minutes for reference). Interested in a discussion in a development agreement with some access in and around the building with parking in the back for the public.

Josh MacFarland updated the council that the building has started construction on the 5,200 sq ft building. This building was built around 100 years ago, in 1919. Josh states they are trying to preserve as much of the building as possible to preserve some of the history. All new underground sewer, electrical, HVA, and roof was previously replaced. Masonry work has been redone. The new parking lot behind the building will provide additional parking for downtown.

Josh is asking the council to have the opportunity to enter into an agreement with the City to open the sidewalk to allow access to the parking lot behind the building. Josh is asking to either get reimbursed for the concrete and drain along the sidewalk area or suggests that the city could do a project for the sidewalk. The estimated cost of the project would be around \$30-\$50k. The sidewalk length is 110x6w. The possibility of a lot split would be dedicated to the City. Part of the sidewalk is shared with the lot next door and the NuSho Building. The lot next door that shares the lot split is part of Barry's. Jared Cottle to contact next-door tenant Barry to develop a plan and come back with a detailed proposal/development plan. Josh is willing to give the sidewalk access to the City for the City to maintain.

Josh advises the council that he is working on a plan for drainage along the east side of the building. Councilor Girard expresses concern for the space and safety of the sidewalk. Josh ensures council there is enough room for someone walking in either direction to get through. Council would like to see more lighting and cameras for the sidewalk area. Mayor Guthrie likes the idea of the sidewalk and would like for the city to own the sidewalk to the parking lot from a liability standpoint.

Jared to put together a development agreement between all parties

2) Presentation on FY2024 Budget Overview.

Mayor Guthrie said Item 2 on the Work Session Agenda is up for discussion and consideration.

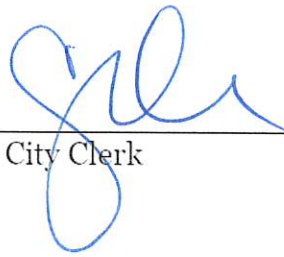
Item presented by Charles Barnes

Others who spoke: Jared Cottle

Charles Barnes advises the council that the FY2024 budget is on for review and approval. The budget will need to be approved before 6/30. Charles advises the council that a special meeting will need to be held if it is not approved before the 6/30 date. Charles also advises the council that all council members must complete their OMAG training for reimbursement of the \$10k to the City. Charles feels confident that this budget will be sufficient for the City for FY2024. Mayor Guthrie inquires about the increase of the budget amount. Charles Barnes advises the council that the increase is estimated at 13% revenue and 13% expenditure based on last year's budget. Spending is based on the previous year's budget.

3) Adjournment

Adjournment was called at 5:45 pm

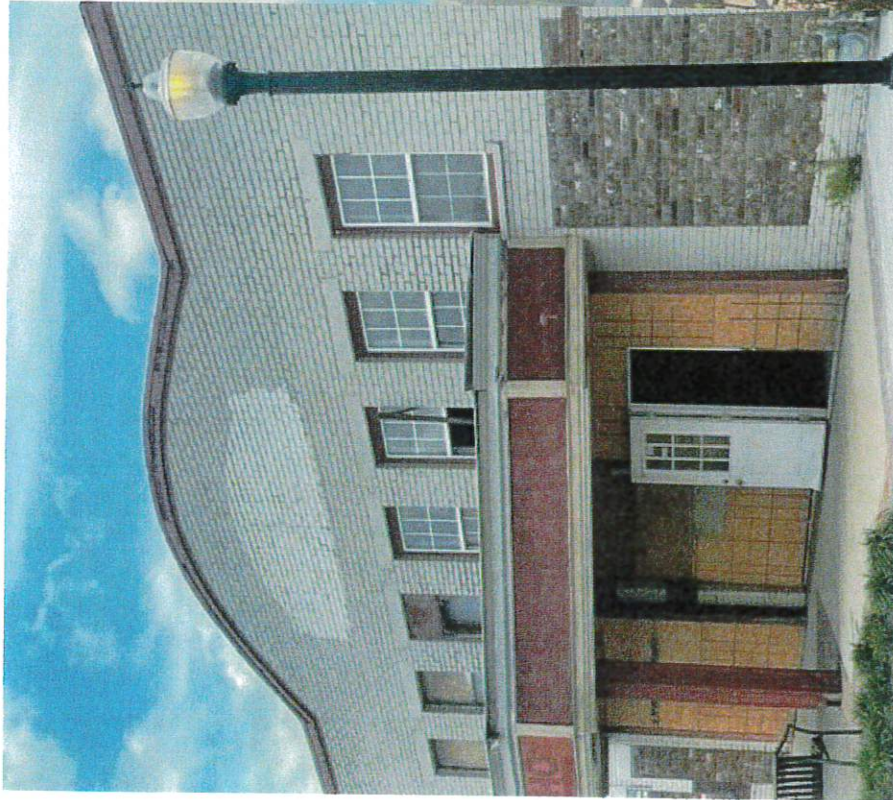


City Clerk



Mayor

NUSHO BUILDING (19E Dawes)



BEFORE



AFTER

Exhibit to
Item 1
in Work Session