

City Council Work Session Meeting Minutes

Dawes Conference Room
113 W. Dawes Ave., Bixby, OK 74008
February 12, 2024 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 February 9, 2024, on or before 5:00 p.m.

Call to Order

Mayor Guthrie called the City Council Work Session to order at 5:06 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
Joey Wiedel, Development Services Director
Todd Blish, Police Chief
Mike Butler, Fire Chief
Justin Dowd, City Engineer
Bryan Toney, Public Information Officer

Agenda

- 1) Presentation and discussion of North Riverview Dr. and Keas Road Development.

Mayor Guthrie said Item 1 on the Work Session Agenda is up for discussion and consideration.
Item presented by Jared Cottle, City Manager
Others who spoke: Greg Williams

Jared Cottle advises the council that Mr. Williams would like to share a possible upcoming project in Bixby on Keas Road north of Riverview. Mr. Williams presented the council with a community project he would like to do on 13 acres he purchased on Keas Road. This project would be a 55+ retirement community, RV campground, Airbnb, with a gym area. The RV park and Airbnb would run along the river and overlook the river. The Airbnb would be a cabin type with 2 bedrooms,

about 1200 sq ft. The council was provided a layout plan for the project. (Attached to these minutes for reference) This campground would be a higher-end campground with a shorter stay. There would be a higher-end clubhouse to include a pool, laundry facility, and a playground that would be included. Would like to work out a joint venture with the City on a piece of parcel that is owned by the City for a playground or some other source of public use. This community would have a buffer wall along Keys Road which would possibly be RV storage to block the view of the Wastewater Treatment Plant. A 20-30k sq ft gym would be added for cheer and gym-type activities. The council suggests that the RV park would need to be pull through lots and not back in. Create an open-air space to use for the public to draw people downtown to enjoy all the changes that are going on in the upcoming future. Would like to somehow incorporate the current trail system along the riverwalk along the community proposed.

Councilor Girard inquires about if the stay would be for higher end newer model trailer no more than 10 years old with shorter stays. Mr. Williams agrees that would be a requirement.

Mr Williams would like to have backing of a KOA type camping franchise but can only do that if there is a minimum of 10 acres. Mr Williams states that the property is just shy of the 10 acres that would be available to complete the RV park and is asking Council if the City would be willing to add the City owned property to whether . City Manager Jared Cottle advises council that there are no predetermined usage for the property that is owned by the City other than possibly future parking if needed.

Council inquires if the property is in a flood plain. This property is at the top of the bank and did not flood back in the 2019 flood. The property does not look to be in the flood plain. Council inquires if building in this area would cause more flooding for the surrounding homes. Mr Williams states he has spoke with Bill Smith the hydrologist and Oklahoma Department of Mines they would allow them to pull sand out of the river. Mayor Guthrie says his concern is the large storage, gymnasium, and the dump station. Mr Cottle advises council that would take going through FEMA for a study. Mr Williams states that Mr Smith would assist to make it work so that it would not negatively effect the neighbors.

Mr Williams asks the Council for their consideration on the little piece of property owned by the City to complete the project. Discussions held on what would work best for the City owned property whether the City sells the property or there is a joint agreement with possible easement to allow public to use the park and clubhouse. The City would still maintain ownership for the park portion itself. This could be beneficial to the community brings value and

Mr Williams would like direction from council if this is something that could benefit the community and if so then Mr Williams would start spending some dollars on taking the next step towards the design of the project. Councilor Girard suggests to make each RV lot a pull thru. Mr Williams advises council that the KOA recommends 70 units with drive thru RV lots. Mr Williams says that he would need to get final cost before committing to project but wanted to get the concept the Council and some feedback before he proceeds forward. Councilor Girard inquires as to the roads if they would be gravel. Mr Williams advises that he would like to keep it higher end and add concrete roads. Council inquires about the roundabouts and roads going to the proposed community to make sure that it would not interfere with city roads. Council feels that it is good concept and project will come back with suggestion changes presented by council.

2) Presentation and discussion of modified Performing Arts Center entrance columns.

Mayor Guthrie said Item 2 on the Work Session is up for discussion and consideration.
Item presented by Jared Cottle, City Manager
Others who spoke: Bea Aamodt, Public Works Director

City Manager Jared Cottle says we are looking for direction from the council as to the facade of the Performing Arts Center. City Manager, Jared Cottle presented the council with a couple of renderings submitted by Beck Design, which provided the Performing Arts Center with tapered columns in the front. Jared Cottle advised the council that to add the tapered columns to the front of the Performing Arts Center, the Construction Manager, Nabholtz, estimated it would be around an \$850,000.00 additional cost. The council feels it would be a great addition, but the cost is too high with the materials presented.

Councilor Hirshey suggests the steel that is used in the plans presented could be replaced with a wood element, wood beams, or aluminum to resemble the same look and feel of the steel. Jared Cottle advises the Council that the original renderings that were seen and approved by the public did not include the columns, and it could be a significant redesign which could cost more to redesign the building if changes need to be made. Councilor Hirshey states that he is suggesting adding a cost-neutral alternative for material on the front of the Performing Arts Center (PAC) and feels it could enhance the appearance to the exterior within the same budget amount. Councilor Hirshey is recommending that the addition of the angled beams in the front would add a little dimension to the front.

City manager to meet with design team and come back with a couple different material options to stay within the budgeted amount that was presented to the public for the Performing Arts Center (PAC).

3) Adjournment

An adjournment was called at 5:55 p.m.


City Clerk




Mayor



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BIXBY RIVER DEVELOPMENT
SCHEMATIC DESIGN
PROJECT NO.: 22-020
DATE: 04.03.2023
REVISED:

SHEET:

ASK - 02

SCHEMATIC

PRELIMINARY
NOT FOR
CONSTRUCTION
02.12.24

WINCHESTER PARK
MASTERPLAN
ADDRESS
BIXBY, OKLAHOMA

ARCHITECTURAL
SITE PLAN

PROJECT NO.: 24-001

DATE: 02.12.24

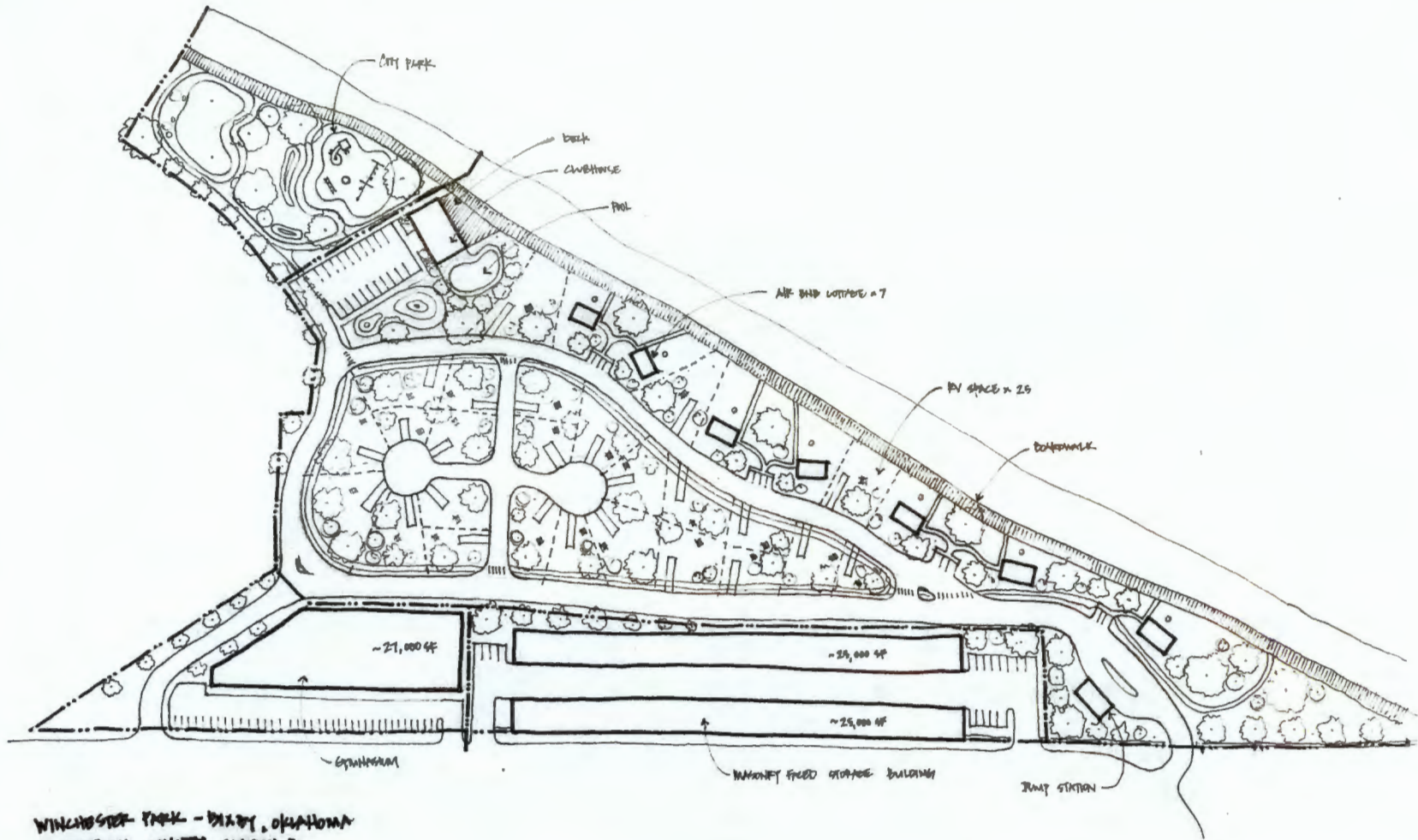
REVISED:

SHEET:

AS101

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WINCHESTER PARK - BIXBY, OKLAHOMA
MASTERPLAN CONCEPT SKETCH #2
24 FEBRUARY 12
PFEIFER ARCHITECTS

PRELIMINARY
NOT FOR
CONSTRUCTION

02.12.24

WINCHESTER PARK
MASTERPLAN
ADDRESS
BIXBY, OKLAHOMA

ARCHITECTURAL
SITE PLAN

DATE: 02.12.24

REVISÉ:

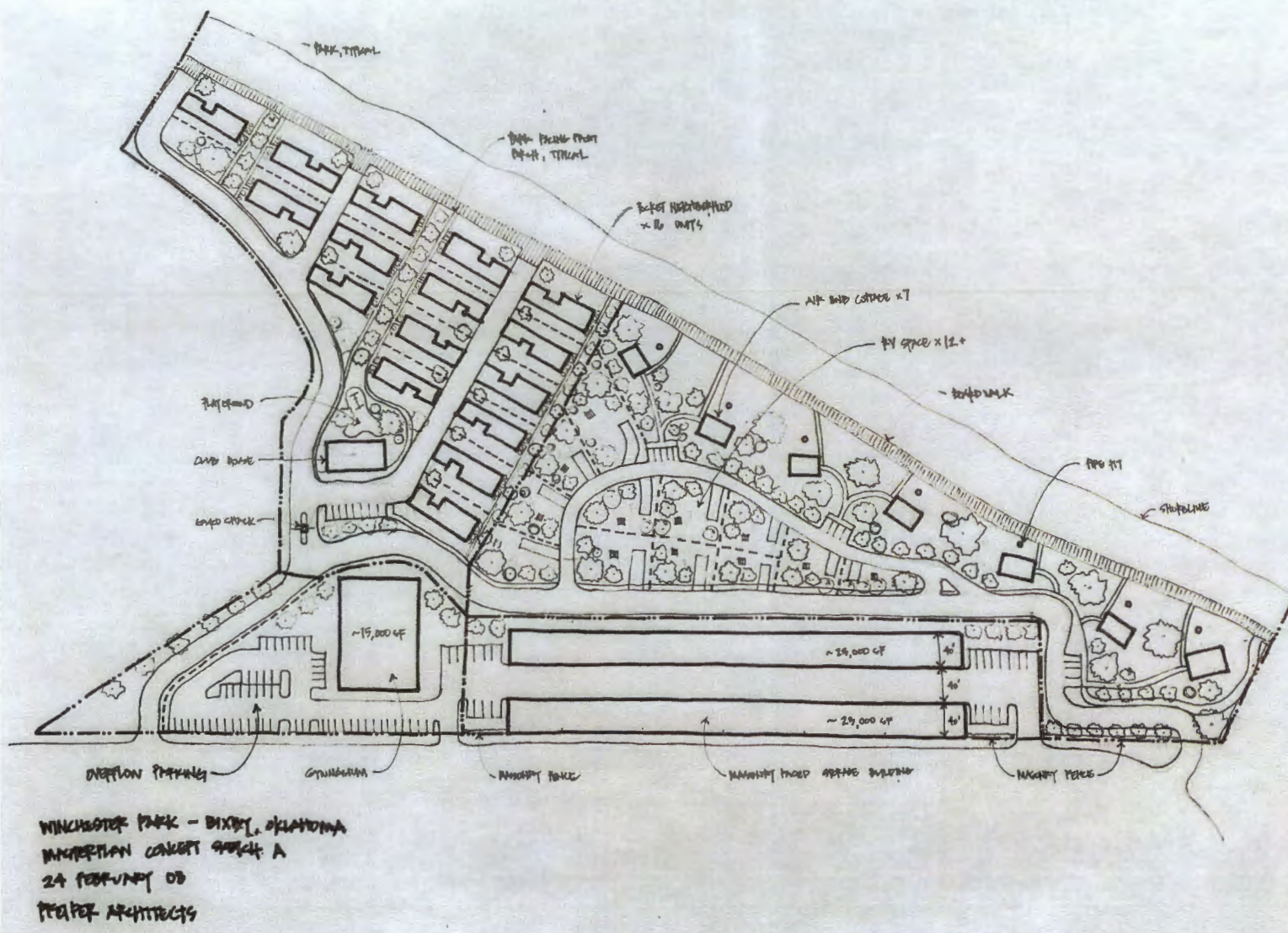
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WINCHESTER PARK
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ARCHITECTURAL
SITE PLAN

PROJECT NO.: 24-001

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A1 ARCHITECTURAL SITE PLAN
AS101 SCALE: 1" = 60'-0"



pfeifer architects

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WINCHESTER PARK
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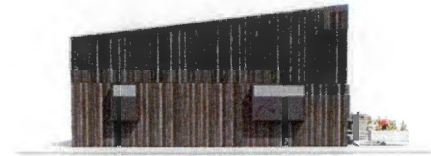
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A1 ARCHITECTURAL SITEPLAN
AS101 SCALE: 1" = 60'





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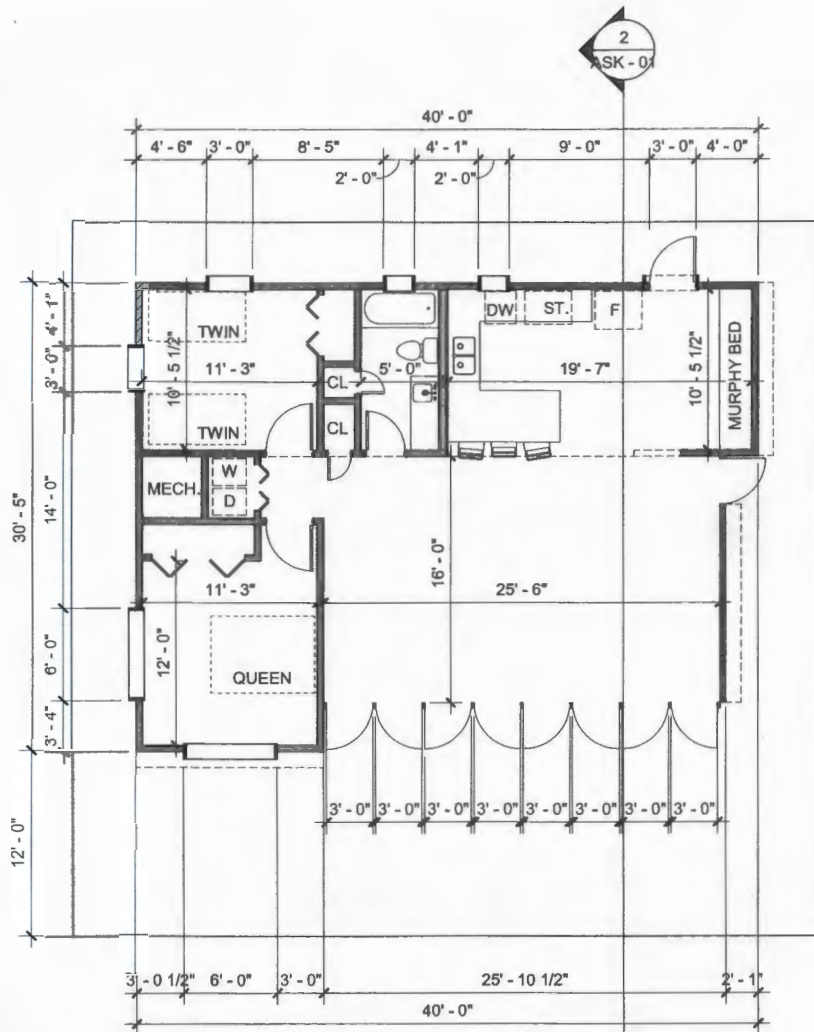
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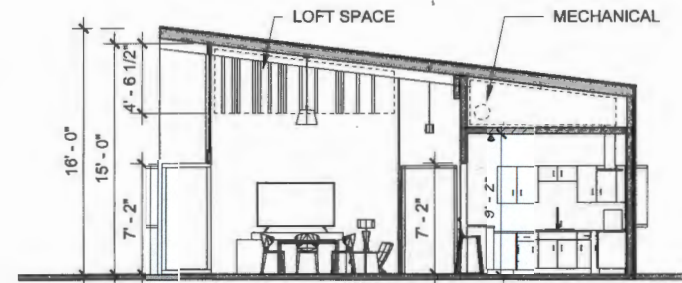
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ASK - 07

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1 FIRST FLOOR PLAN
ASK - 01 SCALE: 1/8" = 1'-0"



2 SECTION
ASK - 01 SCALE: 1/8" = 1'-0"

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ASK - 01

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