

City Council Meeting Minutes

City Hall Municipal Building
116 W. Needles Ave., Bixby, OK 74008
July 8, 2024 at 6:00 PM

The agenda for the regularly scheduled meeting of the City Council of the City of Bixby was posted on the bulletin board at City Hall, 116 West Needles Avenue, Bixby, Oklahoma on July 5, 2024, on or before 5:00 p.m.

Call to Order

Vice Mayor Founds called the Bixby Public Works Authority Meeting to order at 6:06 pm.

Roll Call

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

Members Present

Mayor Guthrie (Not Present)
Vice Mayor Founds
Councilor Girard (Not Present)
Councilor Hirshey
Councilor Schultz

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
Joe Sherrell, Deputy Chief
Justin Dowd, City Engineer
Bryan Toney, Public Information Officer

Pledge of Allegiance

Invocation

Consent Agenda

- 1) Minutes for the Work Session dated 06/24/24.
- 2) Minutes for the City Council Meeting dated 06/24/24.

- 3) Consider and/or approve the Professional Services Agreement with Municipal Finance Services, Inc
- 4) Consider and/or approve Resolution No. 2024-13, providing for the participation in the OMAG Recognition Program.
- 5) Consider and/or approve the Fire Department ESO Solutions Invoice
- 6) Consider and/or approve the Fire Department's renewal of behavioral health services provided by First Responder Support Services for the total amount of \$18,328.80.
- 7) Consider and/or approve the continuance of the existing cleaning contract with Alliance Maintenance.
- 8) Consider and/or approve the renewal First Responder Support Services, PLLC
- 9) Approve a deed of property conveyance to Robert Patel Leisure Hospitality Management Inc.
- 10) Consider and/or approve the renewal to GeoSafe in the amount of \$15,000, as approved in the 2025 budget.

Vice Mayor Founds said Item 1-10 on the Consent Agenda is up for discussion and consideration.

Others who spoke: Victoria Oltmann and Jared Cottle, City Manager

Councilor Hirshey requested further discussion and clarification on how the property is being conveyed to Robert Patel of Leisure Hospitality Management. City Attorney Phil Frazier assured the council that this item aligns with the economic development plan previously approved for the hotel. Jared Cottle gives further confirmation as to the necessity of the deed.

Victoria Oltmann asked about protections for the city in terms of development timelines and obligations once the property is conveyed. Jared explained that a stipulation requires the developer to complete the renovation of the community center as outlined in the Economic Development agreement. Failure to do so would result in the property reverting back to the city, as reaffirmed by City Attorney Phil Frazier. It was clarified that the property was allocated through a Request for Proposal (RFP) process, not a bidding process, and the selected developer was awarded by the council.

Victoria further inquired about scenarios where the developer might fail to fulfill their obligations after acquiring the property. Phil Frazier mentioned that consideration would be given to returning the property to the city in such cases.

Victoria also raised questions about tax revenues from the property, specifically whether the city would receive sales tax from hotel operations. Jared clarified that sales tax would be remitted primarily if the hotel sells retail items. Regarding property taxes, Jared clarified that while the city would continue to own the community center, any portion owned by the developer would be subject to property taxes in addition to hotel-motel taxes.

Vice Mayor Founds asks for a motion to approve items 1-10. Councilor Hirshey made a motion to approve, seconded by Councilor Schultz. The vote was taken with the following results:

Carried:3-0

Ayes: Hirshey, Schultz, Founds,

Nays: 0

Not Present: Guthrie, Girard

Regular Agenda

1) City Manager's Report

City Manager Jared Cottle advises of upcoming events:

- Jared advised of the funeral procession of Lt. Nic Guthrie to be held July 9, 2024, beginning at 11 am.

Public Meetings will be held in relation to our zoning code and Comprehensive Plan regulation updates as follows:

- 7/16 Crossroads Matrix Meeting
- 7/18 Woodlake Church Matrix Meeting

Projects update:

- ODOT working on US64 and narrowed to one lane between 161st and Mingo this week through Thursday

2) Motion to enter into Executive Session:

1. *Discussion on employment of new Fire Chief. Authority: Oklahoma Open Meeting Act, Title 25 Oklahoma Statutes, Section 307.B.1*

Vice Mayor Founds says this item will not be heard and moves to item 4.

3) Motion to exit Executive Session and reconvene in open session.

No action taken due to item being continued.

4) New Business

In accordance with the Open Meeting act, Title 25 O.S. § 311.A.10, new business is defined as any matter not known about or which could not have been reasonably foreseen prior to the time of posting the agenda.

No new business.

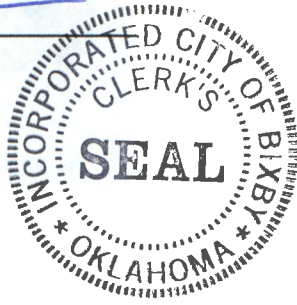
5) Adjournment

An adjournment was called at 6:18 pm



Mayor

City Clerk



[illegible]