

City Council Work Session Meeting Minutes

Bixby Municipal Building
111 N. Cabaniss Ave., Bixby, OK 74008
May 27, 2025 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 the Bixby Municipal Building, 111 N. Cabaniss Avenue, Bixby, OK 74008 on May 23, 2025, on or before 5:00 p.m.

Call to Order

Mayor Girard called the City Council Worksession Meeting to order at 5:03 pm.

Roll Call

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

Members Present

Mayor Girard
Vice Mayor Schultz
Councilor Hirshey
Councilor David
Councilor Payne (Not)

Staff Present

Joey Wiedel, City Manager
Shannon Duran, City Clerk
Phil Frazier, City Attorney
JT Hammons, City Attorney
Charles Barnes, Finance Director
Bea Aamodt, Public Works Director
Todd Blish, Police Chief
Joe Sherrell, Fire Chief
Bryan Toney, Public Information Officer

Agenda

- 1) Presentation and Discussion on possible development on property located at 151st and Harvard in Bixby, Oklahoma.

Mayor Girard said Item 1 on the Agenda is up for discussion and consideration.

Item presented by Joey Wiedel, City Manager

Others who spoke: Jason Mohler, Curt Roberts, and Dr. Henson

Mr Wiedel provided the Council with a brief overview of the previous project, with Golden Horseshoe where the McDonald's and Arby's are located on 151st. There is an additional piece of property with the potential to add additional commercial development that would be located near 151st and Harvard.

Mr. Mohler, Curt Roberts, and Dr. Henson was present and spoke on this item. Discussions

ensued on the potential possibilities of future development along with a connector/access road. Asking for participation and incentives from the City with a possible 1 penny sales tax incentive. Council inquires as to if the access road would benefit the City and citizens in the area. Further discussions ensued as to potential development and roads. Mr. Wiedel advises that Mr Mohler speak to the developer and bring the item back for future discussions.

- 2) Presentation and Discussion on possible redevelopment of the Privett Addition property located in Bixby, Oklahoma.

Mayor Girard said Item 2 on the Agenda is up for discussion and consideration.

Item presented by Joey Wiedel, City Manager

Others who spoke: Sean Davis with Vertex Equities, Chris Brown, Eli Davis, and Roman Brailovski with 18N

Mr Wiedel provided the Council with a brief overview of the project, the Reserve @ 151, which was previously known as Bixby Flats, located at 151st and Riverview. Developers Sean Davis from Vertex Equities and Roman Brailovski from 18N provide the council with an overview of the interest in developing this location. Developers go over a PowerPoint overview of current projects their companies are working on and potential development for this location.

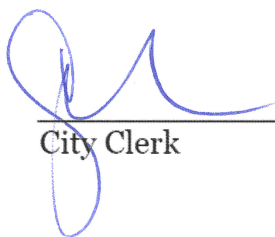
Developers of the proposed Reserve @ 151 are proposing build-to-rent townhomes for this project with plans to begin construction in October, with completion expected in 16 to 18 months. Developers discussed difficulties with financing due to high tax valuations and encroachments. The project includes live-work units and aims to increase density in alignment with the city's goals for the Downtown River District. Discussions ensued.

The developer advises the council that the previous agreement included providing land for infrastructure and road upgrades. The developer is requesting that the existing Tax Increment Finance (TIF) district be extended to include this section of the project to reduce the tax rate and to help offset development costs. If the TIF extension is not feasible, the developer is asking for consideration of access to grant programs or possible permit fee offsets to help make the project financially viable.

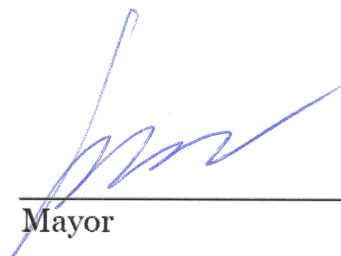
No questions from council.

- 3) Adjournment

Adjournment was called at 5:58 pm



City Clerk



Mayor

