

City Council Work Session Meeting Minutes

Bixby Municipal Building
111 N. Cabaniss Ave., Bixby, OK 74008
June 9, 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 June 6, 2025, on or before 5:00 p.m.

Call to Order

Mayor Brad Girard called the meeting to order at 5:02 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 present at the time roll is called then appears at 5:10pm)

Staff Present

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

Agenda

- 1) Presentation and Discussion on Gray-Hawk Excess Capacity Fee Ordinance amending Ordinance 2486; Ordinance 2515.

Mayor Girard said Item 1 on the Agenda is up for discussion and consideration.
Item presented by Bea Aamodt, Public Works Director
Others who spoke: Joey Wiedel, City Manager

Handout provided to Council for review and attached to these minutes for reference.

Ms. Aamodt gave an overview of the Excess Capacity Fees which were originally passed by Ordinance 988 almost 30 years ago and noted that the fees are a one-time charge to developers

who connect to the city's sanitary sewer system. The fees help the city recover infrastructure costs, such as the recently built Gray Hawk interceptor line near 131st and Mingo, which cost the city \$4.5 million. With the drainage basin covering 661 acres, the fee is calculated at \$7,100 per acre to developers to pay back to the city. Ms Aamodt noted the high cost of boring under Fry Ditch, which alone would cost the city nearly \$1.5 million. Three bids were received for the project, and staff chose the most suitable one. Councilor Hirshey notes that other cities use similar fee systems. Discussions ensued between council and staff about whether to pass the full cost to developers or absorb some of the fees. Staff emphasized the need to finalize the fee, so developers can plan ahead.

Mayor Girard raised concerns about retroactive charges, but staff said the developer was aware a fee was coming. Discussions ensued.

2) Presentation and Discussion of Bentley Park Sponsorship Opportunities.

Mayor Girard said Item 1 on the Agenda is up for discussion and consideration.
Item presented by Kim Coody, Executive Assistant to the City Manager
Others who spoke: Joey Wiedel, City Manager and John Wood, Parks Director

Handout provided to Council for review and attached to these minutes for reference.

Mrs. Coody presented a proposal to the council to seek sponsorship opportunities at Bentley Park as a way to generate revenue and support local businesses. The proposal includes several sponsorship levels: a three-year commitment for backstop signage at \$5,000 per year, which includes signage on the backstops of all four fields and recognition on the city website; foul line sponsorships at \$12,000 per year for three years, which would place banners on all 32 foul poles and include website recognition; and outfield banner sponsorships at \$8,000 for a one-year term, providing 16 mesh banners across all 16 outfield fences. Additional sponsorships include KEAS Soccer sponsorships at \$7,500 in two locations, International Soccer Field sponsorship at \$2,500 per year with a double-sided spinner sign, and Splashpad and Playground sponsorships at \$2,500 per year for a three-year term, with a double-sided sign at the entrance and website recognition.

Staff emphasized that these sponsorships could possibly generate up to \$192,000 annually, which would be reinvested into Bentley Park for improvements such as upgraded masonry signage, soccer goals, base upgrades, metal shade canopies, and safety enhancements to foul lines and backstops. All funding would come from sponsorship revenue and not the city's existing budget. Staff emphasized that sponsorship is optional and that they would work with businesses.

Discussions ensued between the City Staff and Council. Council suggests the possibility of offering flexibility by breaking up some of the packages into smaller options to allow for businesses with limited budgets to sponsor.

3) Presentation and continue further discussions on the possible redevelopment of the Privett Addition property located in Bixby, Oklahoma.

Mayor Girard said Item 3 on the Agenda is up for discussion and consideration.
Item presented by Joey Wiedel, City Manager
Others who spoke: Developers Sean Davis with Vertex Equities, Chris Brown, Eli Davis, and Roman Brailovski with 18N

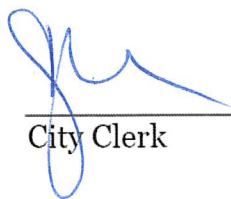
Mr. Wiedel opened with a brief overview of the development project and the reason for revisiting it. The Developer addressed utility easement encroachments and requested the Council's support in resolving them. Council asked for clarification on the existing utilities within the easement and the location of the easement lines. The developer proposed converting a gravel road into two one-way streets to improve traffic flow and sought assistance from the City. It was noted that the property lies outside the current TIF district, and the developer inquired about the possibility of extending the TIF to support the project. Some Council members raised concerns about diverting funds from schools and expressed hesitation in prioritizing improvements to a street that may not rank highly on the City's list. The developer emphasized that the \$20 million project would bring a significant economic boost through retail, utility upgrades, and increased downtown revenue, and asked the Council for support in any way possible that does not impact funding for arterial streets. The developer stated they are asking for infrastructure assistance and expedited permitting to begin construction by October or November. Discussions ensued.

Council asked for a breakdown of the requested funds and to bring back a 10-year tax revenue projection to evaluate the return on investment and potential school benefits.

Mr. Wiedel recommended tabling the item until the Developer provides a full cost breakdown and an ad valorem tax study is completed, which would be submitted to the Council for review without returning to another work session. He also noted that any adjustments to the TIF would require input from the school board. The Council agreed to wait for this additional information before moving forward.

4) Adjournment

Adjournment was called at 5:59 pm



City Clerk





Mayor

Excess Capacity Fee Overview

Work Session Presentation - June 9, 2025

Presented by: Bea Aamodt

What is the Excess Capacity Fee?

- A one-time charge on new developments
- Funds expansion of the City's sanitary sewer infrastructure
- Originally established under Ordinance 988
- Applies to developments in specific drainage basins
- Collected during the building permit process
- Paid in addition to other development and connection fees

Why the Fee Exists

- Ensures growth pays for growth
- Prevents financial burden on existing residents
- Reimburses the City for infrastructure investments
- Encourages responsible development aligned with sewer capacity

New Fee: Gray-Hawk Interceptor Basin

- Ordinance amendment adds Gray-Hawk Interceptor Basin
- Applies to both residential and commercial development
- Fee: \$7,100 per acre
- Fee assessed at platting or permit issuance
- Shown in new Attachments E and F

Fee Comparison by Basin

- Gray-Hawk Basin: \$7,100/acre (residential & commercial)
- Alderwood Basin: \$1,500-\$2,500/acre
- Posey Creek: \$500-\$1,500/acre
- North White Hawk: \$3,680/acre
- South White Hawk: \$4,720-\$5,720/acre
- Bixby Creek: \$3,340/acre

Acknowledging Developer Concerns

- Gray-Hawk fee is higher than other basins
- Reflects true infrastructure cost for that area
- Developers may push back due to cost impact
-
- Important to communicate the long-term benefits:
 - Reliability
 - Capacity
 - Equity and fairness

Summary

- Excess Capacity Fee ensures growth funds infrastructure
- New ordinance adds Gray-Hawk to the fee structure
- Fee reflects actual cost of sewer expansion in the basin
- While high, the fee is essential for sustainability
- Recommendation: Approve ordinance to support infrastructure investment

ORDINANCE NO. _____

AN ORDINANCE CLARIFYING BOUNDARIES FOR EXCESS CAPACITY FEES, ADDING AN ALDERWOOD INTERCEPTOR EXCESS CAPACITY FEE, SPLITTING AND CLARIFYING THE FEES AND REGIONS ASSOCIATED WITH THE WHITE HAWK DRAINAGE BASIN BY DIVIDING IT INTO NEW NORTH AND SOUTH REGIONS, AND REPEALING RESOLUTION 1999-11, ORDINANCE 833, ORDINANCE 834, ORDINANCE 988, AND ORDINANCE 2144,

WHEREAS, the City of Bixby, Oklahoma, acknowledging the necessary cost and expense in the expansion of excess capacity fees for the Alderwood interceptor, and expansion of the public's sanitary sewer collection for the White Hawk Drainage Basin, and division into North and South Regions, and the need to revise excess capacity fees, and;

WHEREAS it is necessary to adjust the fee structure as well as establish a fee structure for cost and future construction projects;

IT IS HEREBY ORDAINED BY THE COUNCIL OF THE CITY OF BIXBY, OKLAHOMA:

Section 1. That Resolution 1999-11, Ordinance 833, Ordinance 834, Ordinance 988, and Ordinance 2144, being in conflict, are hereby revoked, set aside, and replaced.

Section 2. The City of Bixby finds that it is necessary in the public's interest that the public be reimbursed for the special benefit conferred by the City to properties within the following basins identified in the attached Exhibits "A", "B", "C", and "D"; Alderwood, Posey Creek, North White Hawk, South White Hawk, Bixby Creek, Bixby Creek North Interceptor Extension, West Main, East Main, and Sunburst Blueridge.

Section 3. There are hereby established excess capacity fees that shall be paid by individuals or business entities specifically benefiting from the City of Bixby's construction and completion of Interceptor projects within the following basins: Alderwood, Posey Creek, North White Hawk, South White Hawk, Bixby Creek, Bixby Creek North Interceptor Extension, West Main, East Main, and Sunburst Blueridge.

Section 4. The Excess Capacity Fee shall be paid to the City by those individuals and business entities developing as yet unplatted parcels of land identified in Exhibit "A," "B", "C", and "D" on or before the parcels are subdivided and platted, or, if already platted or remaining unplatted, on or before a building permit is issued for expanded or intensified redevelopment and use. After an Excess Capacity Fee is paid for a parcel of land, the Fee shall not be charged on that parcel again.

For parcels less than an acre, the amount shall be a pro rata percentage of the per acre amount.

Section 6. The City Engineer shall administer the assessment of these Excess Capacity Fees. Any grievance from an individual or business entity over the assessment of any Excess Capacity Fee shall be referred to the Bixby City Manager for resolution, subject to an appeal to the City Council filed with the City Clerk within ten (10) calendar days of the City Manager's final resolution. Once filed, the City Council shall commence a hearing on the grievance within thirty (30) calendar days.

Section 7. SEVERABILITY CLAUSE. If any section, sentence, clause, or phrase of this ordinance or any part is for any reason found to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance or any part thereof.

APPROVED in an open meeting of the Bixby City Council and PASSED by an affirmative majority vote of the entire membership of the City Council, to-wit: ____-YES, ____-NO, ____-ABSTAINING, ____-ABSENT, on this _____ day of _____ 2024.

MAYOR, City of Bixby, Oklahoma

Section 8. EMERGENCY CLAUSE. That because this Ordinance is essential to the proper and orderly growth of the City of Bixby, an Emergency is now declared to exist for the preservation of the public peace, health, and safety, by reason whereof a second reading of this ordinance is waived and this Ordinance shall take effect and be in force immediately upon its passage.

APPROVED as an Emergency Measure ruled upon separately and PASSED by an affirmative majority vote of at least four-fifths (4/5) of the entire membership of the Bixby City Council, to wit: ____-YES, ____-NO, ____-ABSTAINING, ____-ABSENT, on this _____ day of _____ 2024.

MAYOR, City of Bixby, Oklahoma

SIGNATURES CONTINUE ON NEXT PAGE

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE 2486 BY ADDING A GRAY-HAWK INTERCEPTOR EXCESS CAPACITY FEE, ADDING ATTACHMENTS "E" AND "F", AND UPDATING ATTACHMENT "A"

WHEREAS, the City of Bixby, Oklahoma, acknowledging the necessary cost and expense in the expansion of excess capacity fees for the Gray-Hawk interceptor;

WHEREAS, the City of Bixby, Oklahoma, adopted an Excess Capacity Fee Structure under Ordinance 2486;

WHEREAS, Ordinance 2486 shall remain in effect and amended with this Ordinance to add the Gray-Hawk Interceptor sewer basin and associated fees per acre;

WHEREAS it is necessary to adjust the fee structure as well as establish a fee structure for cost and future construction projects;

IT IS HEREBY ORDAINED BY THE COUNCIL OF THE CITY OF BIXBY, OKLAHOMA:

Section 1. The City of Bixby finds that it is necessary in the public's interest that the public be reimbursed for the special benefit conferred by the City to properties within the Gray-Hawk Interceptor basins identified in the attached Exhibits "A", "E", "F"

Section 2. There are hereby established excess capacity fees that shall be paid by individuals or business entities specifically benefiting from the City of Bixby's construction and completion of the Interceptor projects within the Gray-Hawk Basin

Section 3. The Excess Capacity Fee shall be paid to the City by those individuals and business entities developing as yet unplatted parcels of land identified in Exhibit "A", "E", and "F" on or before the parcels are subdivided and platted, or, if already platted or remaining unplatted, on or before a building permit is issued for expanded or intensified redevelopment and use. After an Excess Capacity Fee is paid for a parcel of land, the Fee shall not be charged on that parcel again.

Section 4. The amount of the Excess Capacity Fee paid for development or intensified development on the properties shall be as follows:

Basin	Residential Cost/Acre	Commercial Cost/Acre	Township, Range, Section	Seen In Attachments
Gray-Hawk	\$7,100	\$7,100	T: 17N R: 13E, 14E S: 01,06	• A • E • F

(Seal)

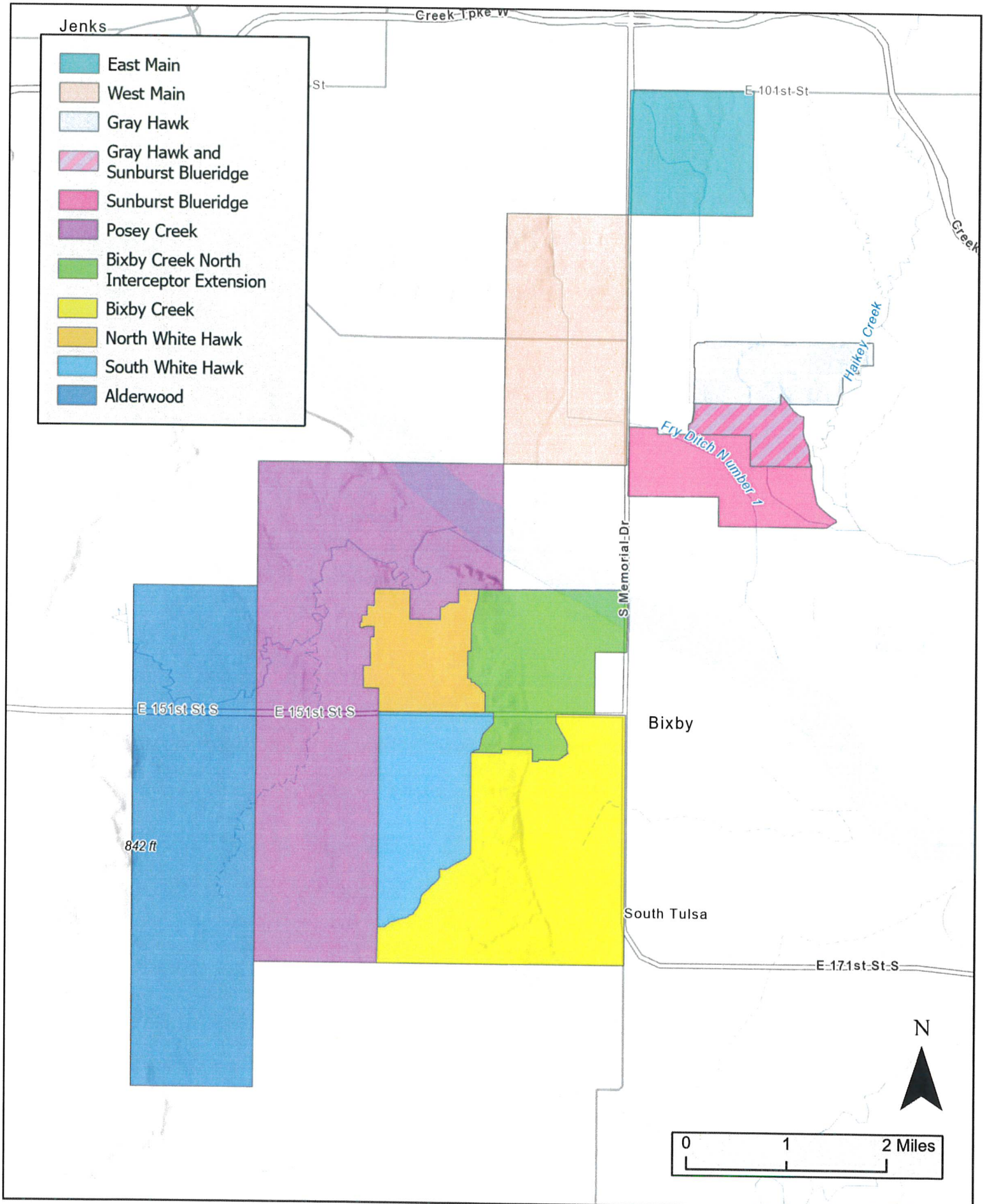
ATTEST:

SHANNON DURAN, City Clerk

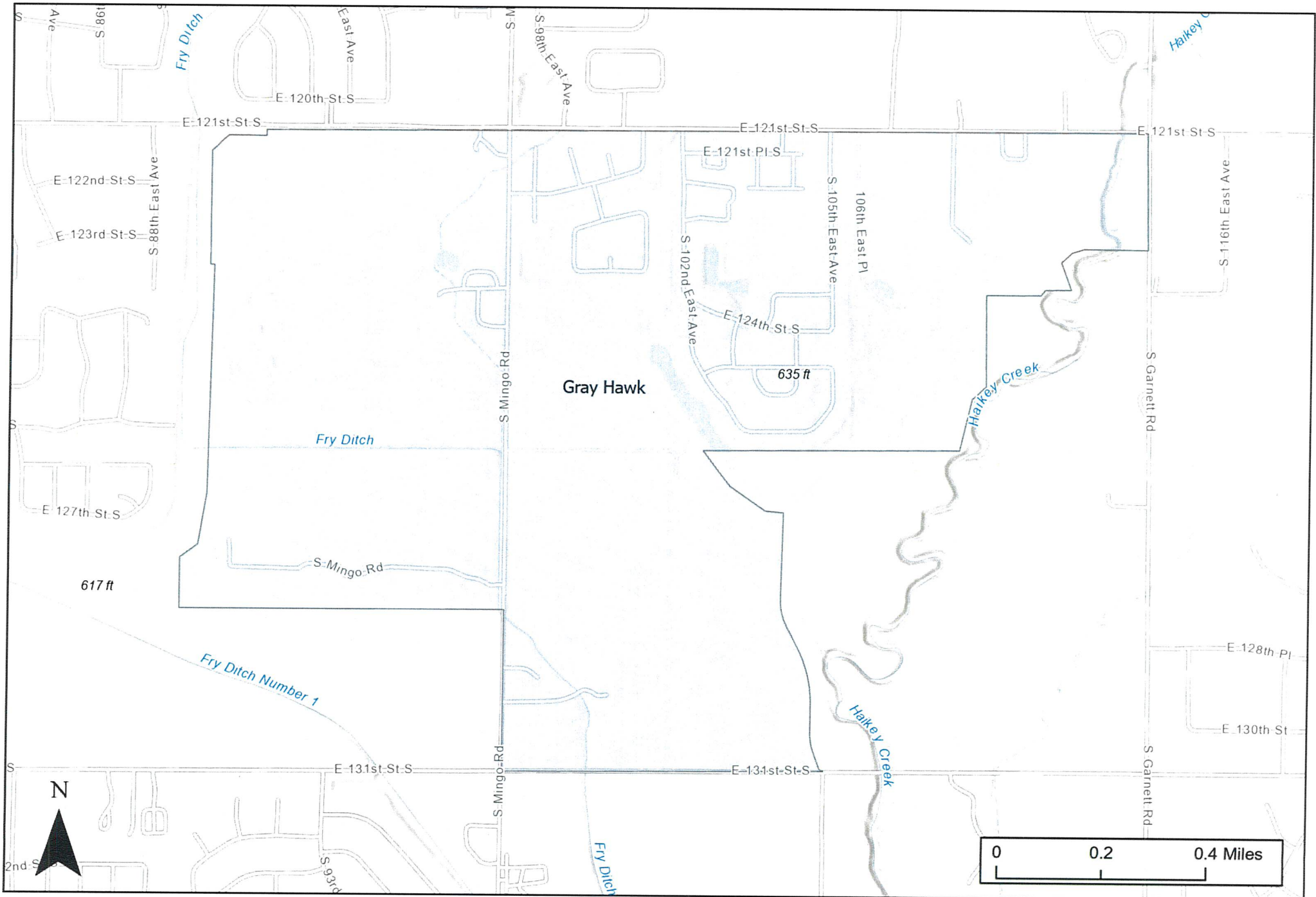
APPROVED AS TO FORM:

JOHN T. HAMMONS, City Attorney

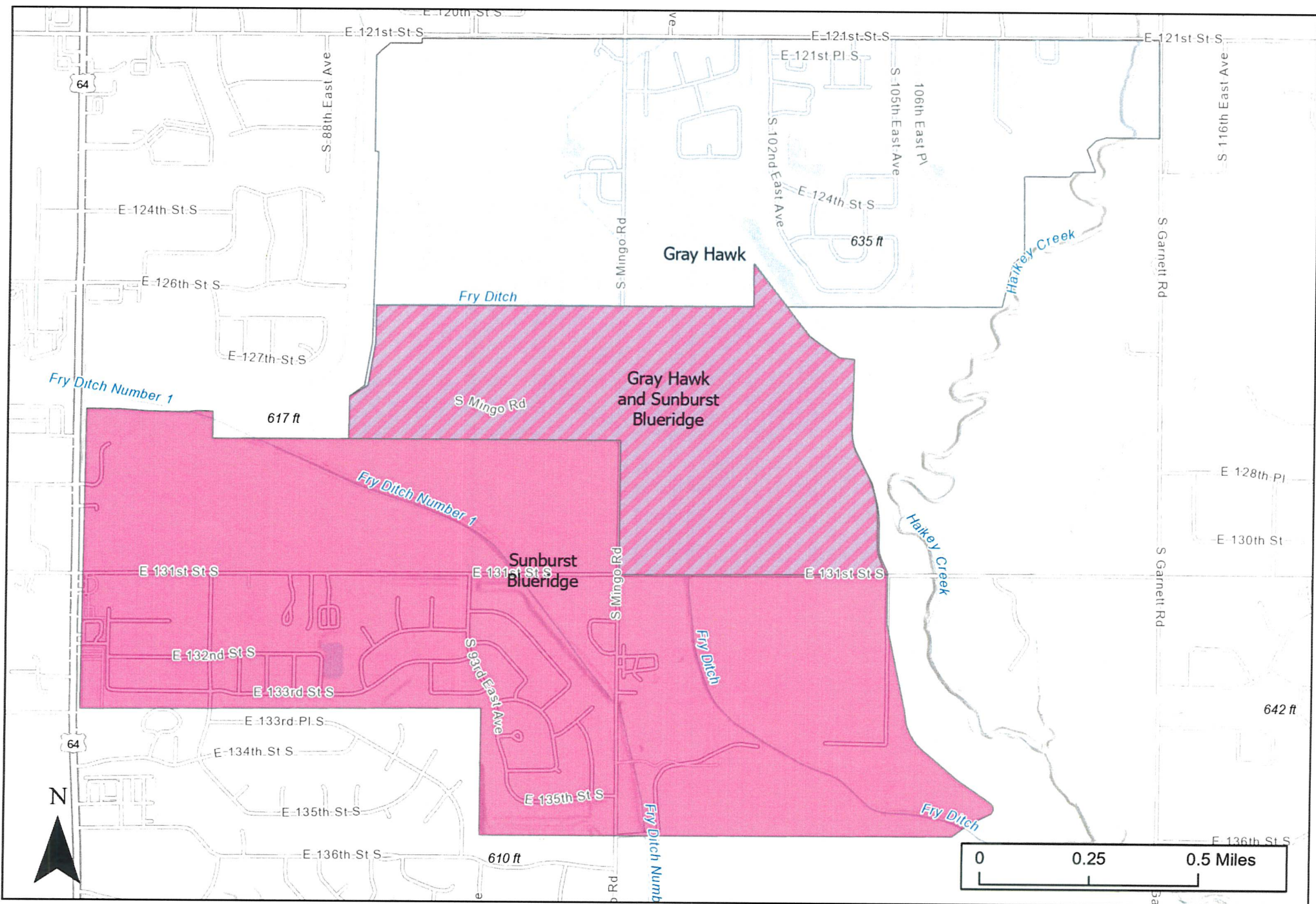
Interceptor Expansion Excess Capacity Fee Regions - Attachment A



Interceptor Expansion Excess Capacity Fee Regions - Attachment E



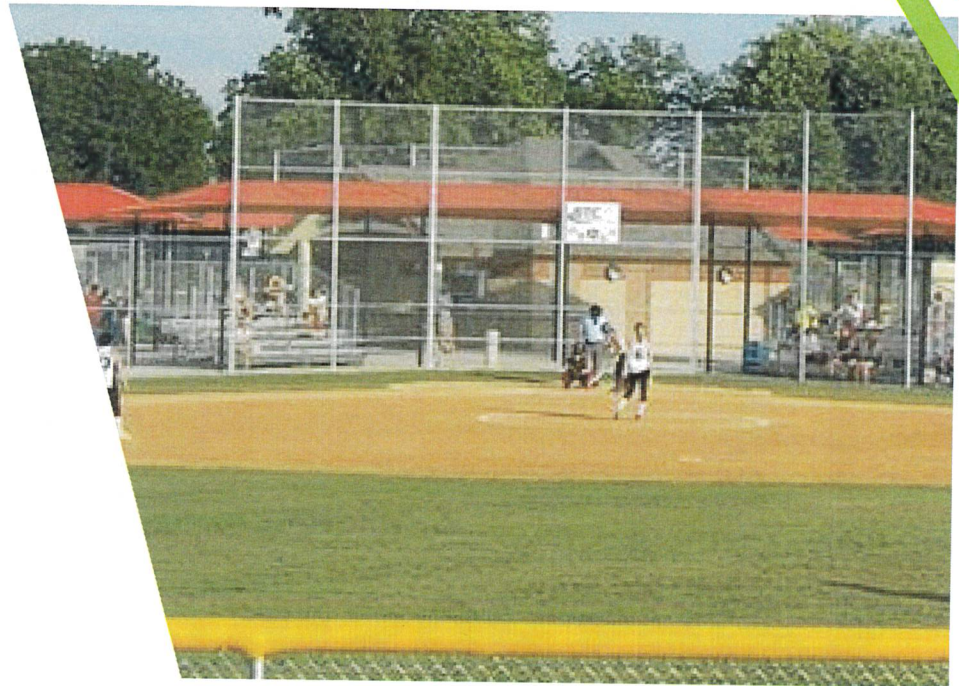
Interceptor Expansion Excess Capacity Fee Regions - Attachment F



BENTLEY PARK SPONSORSHIP OPPORTUNITIES

210 days of games at Bentley Park
2000 teams per year
24,000 athletes
60,000 fans

100 teams per weekend - 3,000 fans per day





QUAD SPONSORSHIPS



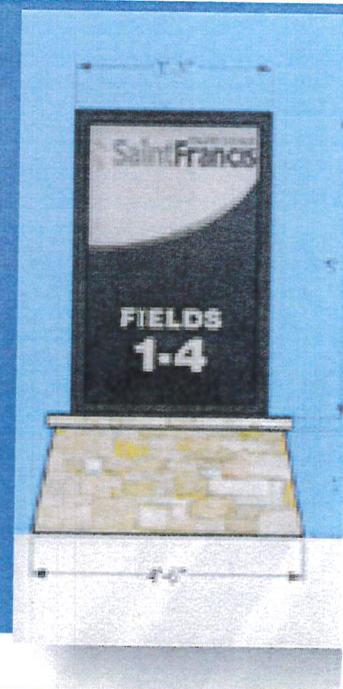
4 quad sponsorships available

3 year commitment - \$5,000 per year

3'3" x 5' double sided sponsor sign

3' x 5' Backstop signage on all 4 fields

Sponsor name and website hyperlink displayed on the Bentley Park Sports Complex website





FOUL LINE SPONSOR



1 foul line sponsorship available

3 year commitment - \$12,000 per year

18" x 12' banner on all 32 foul line poles - 2 on each field

Sponsor name and website hyperlink displayed on the Bentley Park Sports Complex website



OUTFIELD BANNERS

24 available

1 year commitment - \$8,000 per year

16 - 4' x 8' mesh banner displayed on all 16 outfield fences





KEAS SOCCER MAJOR SPONSOR

1 sponsorship available

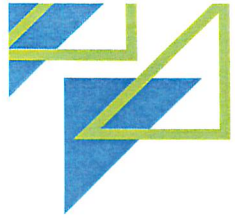
3 year commitment - \$7,500 per year

2 - 3'3" x 5' double sided sign on Riverview Rd and the field entrance

2 - 4' x 8' mesh banners facing Riverview and parking lot

Sponsor name and website hyperlink displayed on the Bentley Park Sports Complex website





INTERNATIONAL SOCCER FIELD SPONSOR



1 Sponsor

3 year commitment - \$2,500 per year

3'3" x 5' double sided sponsor sign at the
entrance of field





SPLASH PAD & PLAYGROUND SPONSOR



2 Sponsorships

3 year commitment - \$2,500 per year

3'3" x 5' double sided sponsor
sign at the entrance of
playground or splashpad

Sponsor name and website
hyperlink displayed on the
Bentley Park Sports Complex
website





\$192,344 Potential Revenue

4 Quad Sponsors = \$20,000

Foul Line Sponsor - \$12,000

Keas Soccer - \$7,500

International/Splashpad/Concession = \$7,500

Outfield Banners = \$192,000

Revenue \$239,000 - Production Cost - \$46,656 = \$192,344

Revenue to be reinvested in Bentley Park

- Masonry around Signs
- Bases & Soccer Goals
- Metal Shade Canopies
- Fan Safety
 - Raising Foul Line & Backstops