

City Council Work Session Meeting Minutes

Bixby Municipal Building
111 N. Cabaniss Ave., Bixby, OK 74008
June 23, 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 20, 2025, on or before 5:00 p.m.

Call to Order

Mayor Girard called the Meeting to order at 5:01 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

Staff Present

Joey Wiedel, City Manager (Not present)
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
Nick Flanary, Assistant Fire Chief

Agenda

- 1) Presentation and fifteen-minute allotted discussion on WorkSession and Consent Agenda item requirements.

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

Item presented by JT Hammons, City Attorney

Others who spoke: Shannon Duran, City Clerk, Phil Frazier, City Attorney

Discussions were held regarding Robert Rules, what can go on a Consent Agenda and item requirements. City Attorney Hammons advises council of the proper way to pull items for discussions on the Consent Agenda. Mr Hammon advised that based on Roberts Rules any request to pull items for discussion on the Consent Agenda would require approval of all other remaining items on the Consent Agenda that haven't been pulled, then come back for discussion and call for a vote on the remainder of the items that were requested to be pulled separately. Discussions ensued as to how the council would like the City Clerk to call the vote. Attorney Hammond advises

Mayor Girard to ask for a motion, a motion is made, the clerk to pause for any argument, then the Mayor should advise the clerk that a roll call is ready. The City Clerk should then take the roll on the motion, then call the roll by seniority with the Mayor being called last. Mr Hammons states that the way a vote should be taken can be adopted by Resolution. Discussions ensued between Council and City Attorneys. Mayor Girard advises that for transparency agendas are to be posted by Thursday prior to the meeting. Brief discussion brought up by Mrs. Duran whether Tort Claims should be on the Consent Agenda. Mayor Girard states that discussion to come back at a later time.

- 2) Presentation and discussion on the design and construction progress of the new Performing Arts Center(PAC) located in Downtown Bixby.

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

Item presented by Bea Aamodt, Public Works Director

Others who spoke: Charles Barnes, Finance Director

A handout was provided to the council for their review and attached to these minutes for reference.

Mayor Girard reported that he and City staff recently met with Beck Design to address several outstanding concerns regarding the Performing Arts Center. He noted that the meeting was highly productive and helped move the project in a positive direction. Ms. Aamodt provided the Council with an update on the development of the Performing Arts Center along with the budget. She presented a timeline outlining key milestones and shared a PowerPoint presentation detailing the design evolution over the past several years. Following the presentation, the Council and staff engaged in a discussion about the current status of the project, costs, and funding. Currently, the project cost for the current design is estimated at \$68 million for a 59,000-square-foot building. Council emphasized the importance of proceeding to the next phase of obtaining bids for the development and bringing it back for further discussion.

Mayor Girard expressed his gratitude to City staff, Councilor Hirshey, Beck Design, and Nabholz for their hard work and expertise on the Performing Arts Center project. Mayor Girard noted that, once bids are received, there may be a need to call special meetings or work sessions to allow for more in-depth discussions and to maintain project momentum.

Councilor David inquired about the potential for partnering with companies that specialize in operating performing arts centers or organizations that not only understand how to develop such venues but also handle marketing and securing performances. Ms. Aamodt confirmed that this type of strategic partnership is planned for Phase II of the project and emphasized its importance. She also noted that discussions are currently underway with the Muscogee Creek Nation regarding potential collaboration. Brief discussions ensued.

- 3) Adjournment

Adjournment was called at 5:58 pm

City Clerk

[Handwritten signature]



Mayor

[Handwritten signature]

Performing Arts Center Timeline - Bond to Construction

NOTE ABOUT BUILDING AREAS: AREAS LISTED BELOW REPRESENT NET-USABLE AREAS, WHICH DIRECTLY CORRELATE TO MEASUREMENTS USED FOR ORIGINAL COST PROJECTIONS. THESE WILL DIFFER FROM THE AREAS INDICATED ON THE CMAR ESTIMATES

School Expansion Project was built in 26 months because they were “shovel-ready”. The design time of ~2 years needs to be added to their timeline. The Fire Station was Bonded for \$8.5 mill. Actual cost was over \$13 mill. The WWTP which cost Bixby ~\$27 mill to build four years ago, is estimated to cost Glenpool ~\$60 mill.

As of June 2025, with current market dynamics, the PAC budget should be revised upward from \$45 M to around \$59 M—a ~32% increase driven primarily by post-2021 inflation (~28%) plus tariff/material premiums (~3–4%).

- Steel and aluminum tariffs were doubled to 50% in June 2025
- Input prices (iron, steel, copper, etc.) rose at an annualized 9.7% in Q1 2025
- Overall tariff impacts in 2025 lifted U.S. price levels by ~2.3%

- JANUARY - JUNE 2021 BECK HIRED BY CITY FOR INITIAL BPAC EXPLORATION
- JUNE - NOVEMBER 2021 BECK HIRED FOR PROGRAMMING WITH BIXBY PUBLIC SCHOOLS

Beck was hired by the City of Bixby to develop a building spatial program and renderings of exterior concepts with additional feedback from BPS and the COB. Building area was estimated to be approximately 75,000 square feet, and exterior character was approved. The banquet hall and related spaces were not included in the program at this time.

Beck delivered completed preliminary design package and was asked to give a cost opinion for the design. Based on historical data from recent projects, Beck advised that \$60M - \$65M should be targeted. Beck was advised by the city manager that \$43M would be the limit for public support of the bond. At this time Beck delivered the attached letter stating that \$43M budget could be achieved, but significant cuts and value engineering, or phasing of the facility would likely be necessary.

- 02/8/2022 - BOND ELECTION
- 06/9/2022 - BOND SOLD

Bonds were sold based on the advise of Finance Counsel because of the fluctuating rates. Interest rates were historically low in 2022, but rose significantly after mid-2022 as the Federal Reserve began aggressively hiking rates to combat inflation. Selling the bond in June 2022 saved Bixby roughly \$13–14 million in long-term interest costs compared to issuing the same bond in 2025.

Timing the bond issue ahead of rising rates — which were forecasted at the time — was financially advantageous. Delaying the issuance to 2025 would have resulted in substantially higher borrowing costs, even if construction was postponed.

June 2022: Tax-exempt municipal bond yields for 20-year AA-rated bonds were roughly 3.0%–3.5%.

June 2025 (current): The same bonds yield around 4.25%–4.75%, based on current Municipal Market Data (MMD) curves.

- 09/12/2022 - BECK CONTRACT SIGNED BY MAYOR
- 12/08/2022 - KICK OFF MEETING WITH CITY OF BIXBY
- 12/22/2022 - CONCEPTUAL DESIGN PHASE COMPLETE (PROGRAM VERIFICATION)
- 02/24/2023 - TOUR OF MCKNIGHT CENTER TO REVIEW FEATURES AND AMENITIES RELATED TO BPAC
- 02/25/2023 - SCHEMATIC DESIGN BEGINS

CMAR was not yet engaged in the project during schematic design and no cost verifications could take place.

BUILDING AREA: 99,261 SF • 09/01/2023 - 100% SCHEMATIC DESIGN DELIVERED

The Schematic Design package delivered reflected the understanding of the desired program and ideal functionality established with the city. Expecting that cost savings would likely be necessary, the design team identified approximately 20,000 SF that could be cut from the building area with minimal impact to functionality.

- 09/14/2023 - CMAR KICKOFF MEETING
- 11/29/2023 - CMAR INITIAL ESTIMATE DELIVERED TO CITY
\$64,448,520

A series of VE design revisions clarifications and estimate updates were generated and approved during this time. Estimates ranged from \$75,884,070 (12/08/2023) to \$59,813,065 (1/25/2024)

BUILDING AREA: 78,986 SF • 02/01/2024 - CMAR REVISED SD ESTIMATE - DELIVERED TO CITY

\$57,127,146

BUILDING AREA: 74,738 SF • 03/26/2024 - CMAR REVISED SD ESTIMATE

\$59,951,836

BUILDING AREA: 74,738 SF • 05/09/2024 - MEETING WITH CITY TO DISCUSS VALUE ENGINEERING, BUILDING USE AND PERFORMANCE TO SEEK OUT ADDITIONAL SAVINGS

At this meeting, designs for three different levels of functionality for the BPAC were priced by CMAR

1. High school level PAC : \$57,088,222.00

2. University level PAC : \$62,115,924.00

3. Professional level PAC : \$65,335,298.00

At this meeting electronic architecture was approved. This allowed for the following reductions and should have reduced overall project cost.

1. Lowering of the roof of the audience chamber and stagehouse by 5 ft, eliminating exterior wall surface and material.

2. Eliminated variable acoustic curtains within the hall

3. Reduced theatrical rigging and lighting 4. Reduced proscenium opening, which reduced height of curtains, and orchestra shell

BUILDING AREA: 73,956 SF • 08/06/2024 - 50% DESIGN DEVELOPMENT MEETING WITH CITY TO REVIEW NEW ESTIMATES FROM CMAR AND FURTHER COST SAVINGS MEASURE

\$61,377,160

BUILDING AREA: 59,749 SF • 11/26/2024 - 100% DESIGN DEVELOPMENT DOCUMENTS DELIVERED TO CITY AND CMAR. NO ESTIMATE PROVIDED

BUILDING AREA: 59,462 SF • 04/24/2025 - 50% CONSTRUCTION DOCUMENTS DELIVERED TO CITY

\$67,999,287

• 6/20/2025 - 95% CDs SUBMITTAL

• 7/03/2025 - 100% CDs SUBMITTAL

• 7/7/2025 - REVIEW BY DEVELOPMENT SERVICES AND PAGE-TURN REVIEW

• 7/24/2025 - "Issue to Bid" PLAN SET TO NABHOLZ

• 7/28/2025 - ISSUE TO BID

The Bid package will include:

• *Base Bid – estimated at ~\$68,000,000*

• *Enhanced Package – estimated at ~\$4,500,000*

• 8/29/2025 - OPEN BIDS