

City Council Meeting Minutes

Bixby Municipal Building
111 N. Cabaniss Ave., Bixby, OK 74008
February 24, 2025 at 6:00 PM

The agenda for the regularly scheduled meeting of the Bixby City Council of the City of Bixby was posted on the bulletin board at the Bixby Municipal Building, 111 N. Cabaniss Ave., Bixby, OK 74008 on February 21, 2025, on or before 5:00 p.m.

Call to Order

Mayor Girard called the City Council Meeting to order at 6:04 pm.

Roll Call

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

Members Present

Mayor Girard
Vice Mayor Founds
Councilor Hirshey
Councilor Schultz

Staff Present

Joey Wiedel, City Manager Interim
Shannon Duran, City Clerk
Phil Frazier, City Attorney
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

Pledge of Allegiance

Invocation

Consent Agenda

- 1) Minutes for the Work Session dated 1/27/25.
- 2) Minutes for the City Council Meeting dated 1/27/25.
- 3) Minutes for the City Council Special Meeting dated 2/12/25.

- 4) Proclamation declaring March 28th, 2025, as Arbor Day. Bixby has been recognized as a Tree City U.S.A. by the National Arbor Day Foundation and desires to continue its tree-planting practices.
- 5) Proclamation declaring March 23, 2025, thru March 29, 2025, as Arbor Week.
- 6) Consider and/or approve the sale of 14 obsolete surplus police guns at the original acquisition cost for law enforcement purchase only through a licensed firearms dealer with all funds received to be deposited to the Police general fund.
- 7) Consider and/or Approve design contract proposal from PDG (Planning and Design Group). In the amount of \$29,350.00 for Bixby Downtown Streetscape Landscape Modifications. Funding from Downtown River Corridor Funds.
- 8) Consider and/or Approve Stevenson Plumbing in the amount of \$12,769.00 for redesign of splash pad vault in Bentley Park Playground/Splash Pad.
- 9) Discuss and/or approve the acceptance of Fry Creek Outfall Repair Project located at 126th & 75th E Ave for \$100,824.
- 10) Consider and/or take action on renewing the licensing subscription for MyGov software at a cost of \$24,354.00. This subscription enables remote licensing and permitting for City customers, enhancing our service capabilities.
- 11) Discuss and/or approve an agreement with Tulsa County for Community Development Block Grant (C.D.B.G.) Funding.
- 12) Consider and/or approve the Cummins - Fire Engine 2 Repair in the amount of \$18,151.08.
- 13) Consider and/or approve MES's quote for SCBA's to be carried on City ambulances in the amount of \$38,983.00, purchasing will be through Sourcewell contract..
- 14) Consider and approve the purchase and installation of the Locution Station Alerting System at Fire Station 2 for a total cost of \$65,532.50.
- 15) Acknowledge receipt of Oklahoma Department of Environmental Quality (O.D.E.Q.) Permits WLo00072240834, Facility 30007243, Preserve Block 5, and SLo00072240835, Facility No. S20407, Preserve Block 5.
- 16) Acknowledge receipt of Oklahoma Department of Environmental Quality (O.D.E.Q.) Permit SLo00072250020, Facility No. S20407, Henson Square.
- 17) Discuss and/or take action on Utility Easement Dedication to serve the Enclave. (1st Easement location on map)
- 18) Discuss and/or take action on Utility Easement Dedication to serve the Enclave. (2nd Easement location on map)
- 19) Discuss and/or take action on Utility Easement Dedication to serve the Enclave. (3rd Easement location on map)
- 20) Accept the infrastructure of Haikey Creek Estates Blocks 1-7 Development, located at East 135th Place and South Mingo Road, into the City's infrastructure.

- 21) Consider and/or approve purchase order to Quill to purchase eight (8) fire proof file cabinets for the City's HR Department in the amount of \$20,912.00.
- 22) Discuss and/or approve contract with Benham Design to provide a Technical Memo exploring repair alternatives for the 121st St bridge over Haikey Creek; fee is \$29,443.
- 23) Ratification of Repair on City Hall Roof in the amount of \$13,754.00.

Mayor Girard said Items 1-23 on the Consent Agenda are up for discussion and consideration. Others who spoke: John Wood, Parks Director - Victoria Oltmann speaks on item 7 and Walter Gund speaks on items 4 and 5

Council called for a vote and then came back to the Consent Agenda, as they were not aware a citizen signed up to speak

Victoria Oltmann signed up to speak on item 7 and inquired what the amount of \$29,350 will go to. John Wood, Parks Director, provides an update as to all items to be covered in the PDG (Planning and Design Group) agreement. This will be for site analysis.

Walter Gund speaks on items 4-5 to provide Council an overview as to Arbor Week and Arbor Day.

Mayor Girard asks for a motion to approve item 1-23. Vice Mayor Founds made a motion to approve, seconded by Councilor Hirshey. The vote was taken with the following results:

Carried:4-0

Ayes: Founds, Hirshey, Schultz, Girard

Nays: 0

Regular Agenda

- 1) Discussion, Consideration, and Approval of Ordinance 2490 amending Finance and Taxation section 2-5a-9 of the Bixby City Code; Continuing the sales tax for the City of Bixby, Oklahoma at a rate of three percent (3%) until November 30, 2054.

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

Item presented by Phil Frazier, City Attorney

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

Carried:4-0

Ayes: Founds, Hirshey, Schultz, Girard

Nays: 0

Mayor Girard recalls the Consent Agenda and comes back to item 2.

- 2) Discussion, consideration, and possible vote to approve an emergency clause for Ordinance Number 2490 making it effective immediately upon passage since the immediate operation of the provisions of the Ordinance is necessary for the preservation of public health, safety, welfare, morals, and service to the citizens.

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

Item presented by Phil Frazier, City Attorney

Mayor Girard made a motion to approve, seconded by Vice Mayor Founds. The vote was taken with the following results:

Carried:4-0

Ayes: Girard, Founds, Hirshey, Schultz

Nays: 0

- 3) Discussion, consideration, and possible vote for approval of Ordinance 2496 amending Bixby City Code 6-5D-8 regarding school zone speed limits, changing the speed zone language to account for certain school zones that were previously marked at 25 MPH.

Mayor Girard said items 3 and 4 have been pulled from the Agenda at the request of Chief Blish.

- 4) Discussion, consideration, and possible vote to approve an emergency clause for Ordinance Number 2496 making it effective immediately upon passage since the immediate operation of the provisions of the Ordinance is necessary for the preservation of public health, safety, welfare, morals, and service to the citizens.

Mayor Girard said items 3 and 4 have been pulled from the Agenda at the request of Chief Blish.

- 5) Discussion, consideration, and possible vote to award the contract for the Greyhawk Basin Sewer Interceptor to Timber Wolf Excavating, LLC. Total Project cost is \$4,516,389.20.

Mayor Girard said Item 5 on the Regular Agenda is up for discussion and consideration.
Item presented by Justin Dowd, City Engineer

Mr. Dowd provides Council with an overview as to the project and bid update. This project will provide sewer to the areas that were removed from the flood plain. The Council inquires of Mr. Dowd as to calculations on amounts in the bids

Mayor Girard asks for a motion to approve item 5. Vice Mayor Founds made a motion to approve, seconded by Councilor Hirshey. The vote was taken with the following results:

Carried:4-0

Ayes: Founds, Hirshey, Schultz, Girard

Nays: 0

- 6) Discussion, consideration, and approval of Ordinance 2491 amending Ordinance no. 272 to revise Title 11, Chapter 5, Section 11-5-3 and 11-5-4, Subsection D of the Bixby Code; Providing for updated procedures for zoning text amendments and zoning map amendments.

Mayor Girard said Item 6 on the Regular Agenda is up for discussion and consideration.
Item presented by Joey Wiedel, City Manager Interim
Others who spoke: Gladys Gill, Assistant Planner

Ms. Gill provides council with an overview of the request to modify Title 11, Chapter 5, Section 11-5-3 and 11-5-4, Subsection D of the City Code, to extend dates from 15 days to 60 days. This allows more time to review changes proposed by the Planning Commission before it returns to the City Council.

Mayor Girard made a motion to approve, seconded by Vice Mayor Founds. The vote was taken with the following results:

Carried:4-0

Ayes: Girard, Founds, Hirshey, Schultz

Nays: 0

- 7) Discussion, consideration, and possible vote to approve an emergency clause for Ordinance Number 2491 making it effective immediately upon passage since the immediate operation of the provisions of the Ordinance is necessary for the preservation of public health, safety, welfare, morals, and service to the citizens.

Mayor Girard said Item 7 on the Regular Agenda is up for discussion and consideration.

Item presented by Joey Wiedel, City Manager Interim

Others who spoke: Gladys Gill, Assistant Planner

Mayor Girard made a motion to approve, seconded by Vice Mayor Founds. The vote was taken with the following results:

Carried:4-0

Ayes: Girard, Founds, Hirshey, Schultz

Nays: 0

- 8) Discussion, consideration, and possible vote for approval of Comprehensive Plan Amendment BXCP-24.05 for Legends Reserve, located at the northwest corner of 111th Street and South Mingo Road.

Mayor Girard states items 8-12 are continued at Applicant's request.

- 9) Discussion, consideration, and possible vote for approval of Ordinance 2492, a Rezone BXZO-24.08 for Legends Reserve, located at the northwest corner of 111th Street and South Mingo Road.

Mayor Girard states items 8-12 are continued at Applicant's request.

- 10) Discussion, consideration, and possible vote to approve an emergency clause for Ordinance Number 2492 making it effective immediately upon passage since the immediate operation of the provisions of the Ordinance is necessary for the preservation of public health, safety, welfare, morals, and service to the citizens.

Mayor Girard states items 8-12 are continued at Applicant's request.

- 11) Discussion, consideration, and possible vote for approval of Ordinance 2493, a Planned Unit Development BXPUD-24.09 for Legends Reserve, located at the northwest corner of 111th Street and South Mingo Road.

Mayor Girard states items 8-12 are continued at Applicant's request.

- 12) Discussion, consideration, and possible vote to approve an emergency clause for Ordinance Number 2493 making it effective immediately upon passage since the immediate operation of the provisions of the Ordinance is necessary for the preservation of public health, safety, welfare, morals, and service to the citizens.

Mayor Girard states items 8-12 are continued at Applicant's request.

- 13) Discussion, consideration, and possible vote for approval of Ordinance 2494, Rezone BXZO-24.06 for Bixby Farms, located near the 14600 block of South Sheridan Road.

Mayor Girard said Item 13 on the Regular Agenda is up for discussion and consideration.

Item presented by Joey Wiedel, City Manager Interim

Others who spoke: Developer: Nate LaCross

Speakers: Adam Roberts, Ken Torrance, Mary Enderson, Sara Bell, Diana Copenhagen, Pau Blair, Jessica Eslam, Dr. Mohamed Eslam, Michael Childers, Gary Halstead

Mr. Wiedel provides an overview to Council of the Bixby Farms development and states items 13-16 on the Agenda are related and will be heard together. Council inquires of the Developer, Nate LaCross. Discussions ensued regarding zoning and lot sizes. Council expresses concerns to the developer as to the zoning for the development.

Mayor Girard states there are several citizens signed up to speak on this item and advises that this is only on for the rezoning.

Time 6:53 pm-7:23 pm

Several citizens speak on this item to express concerns. The main concerns expressed were school overcrowding, infrastructure, street crowding on Memorial, and water issues.

Speakers: Adam Roberts, Ken Torrance, Mary Enderson, Sara Bell, Diana Copenhagen, Pau Blair, Jessica Eslam, Dr. Mohamed Eslam, Michael Childers, Gary Halstead

Handout provided to Council for reference and a copy is attached to these minutes for reference.

Councilor Hirshey provides feedback as to some of the concerns expressed.

Mayor Girard inquires from the developer. Mr LaCross responds to the concerns as to the development. Further discussions were held on the business process as to hearing the Rezone and PUD at same time.

Council moves to item 15 for discussion on the PUD

Several citizens speak on this item to express concerns. The main concerns expressed were lot sizes, infrastructure, street crowding on Memorial, and water issues.

Speakers: Paul Blair, Michael Childers, and Garay Halstead

Council inquiries from the Developer expressing their desires for the development and what they would like to see in all future development. Some of the requirements the council would like to see with developments moving forward are 1800-2000 minimum square footage, 100% masonry, and fencing. Discussion ensued with Developer

Mayor Girard makes a motion to approve to allow the developer to have the opportunity for this item to be voted on, seconded by Vice Mayor Founds for the opportunity to vote.

Mayor Girard makes a motion, seconded by Vice Mayor Founds.

The vote was taken with the following results:

Fails:4-0

Nays: Girard, Founds, Schultz, Hirshey

Ayes: 0

Mayor Girard says item 13 fails

- 14) Discussion, consideration, and possible vote to approve an emergency clause for Ordinance Number 2494 making it effective immediately upon passage since the immediate operation of the provisions of the Ordinance is necessary for the preservation of public health, safety, welfare, morals, and service to the citizens.

Mayor Girard says item 14 is not necessary as item 13 has failed.

- 15) Discussion, consideration, and possible vote for approval of Ordinance 2495, Planned Unit Development BXPUD-24.07 for Bixby Farms, located near the 14600 block of South Sheridan Road.

Mayor Girard says item 15 is not necessary as item 13 has failed.

- 16) Discussion, consideration, and possible vote to approve an emergency clause for Ordinance Number 2495 making it effective immediately upon passage since the immediate operation of the

provisions of the Ordinance is necessary for the preservation of public health, safety, welfare, morals, and service to the citizens.

Mayor Girard says item 16 is not necessary as item 13 has failed.

Time: 8:04

Mayor Girard calls for a recess

8:15 pm.

Reconvene

- 17) Discussion, consideration, and possible vote for approval of Comprehensive Plan Amendment BXCP-24.04 for Bixby Meadows II.

Mayor Girard said Item 17 on the Regular Agenda is up for discussion and consideration.

Item presented by Joey Wiedel

Others who spoke: Applicant AAB Engineering, LLC- Alan Beetchan and Bea Aamodt, Public Works Director

Mr. Wiedel provided Council with an overview of the Bixby Meadows Development. Discussion ensued on the Comprehensive Plan and the Planned Unit Development (PUD) requirements for items 17-21. During the Bixby Meadows II development discussions, applicant Mr. Beetchan provided an overview of the next phase, discussing lot sizes and a request of 75% masonry farmhouse design with full masonry on all sides. Discussions focused on the arterial streets, with left turn lanes and de-acceleration lanes and collector streets planned to aid traffic flow. The council requested 100% masonry, while the applicant preferred 75%, but was willing to comply with the Comprehensive Plan Amendment requirements. Fencing along 161st and Harvard was also discussed. Bea Aamodt, the Public Works Director, updated the group on road conditions and the priority of maintaining upgrades to Harvard Avenue.

Mayor Girard asks for a motion to approve item 17. Vice Mayor Founds made a motion to approve, seconded by Councilor Hirshey. The vote was taken with the following results:

Carried:3-1

Ayes: Founds, Hirshey, Schultz

Nays: Girard

- 18) Discussion, consideration, and possible vote for approval of Ordinance 2488 for Bixby Zoning BXZO-24.07, a rezone for Bixby Meadows II.

Mayor Girard said Item 18 on the Regular Agenda is up for discussion and consideration.

Item presented by Joey Wiedel

Others who spoke: Applicant AAB Engineering, LLC- Alan Beetchan

Mr. Wiedel gave an overview and states this item is for the same development as discussed on the Comprehensive Plan in item 18.

Mayor Girard inquires from council if any further discussions are needed and asks for a motion to approve item 18. Councilor Hirshey made a motion to approve, seconded by Vice Mayor Founds. The vote was taken with the following results:

Carried:3-1

Ayes: Hirshey, Founds, Schultz

Nays: Girard

- 19) Discussion, consideration, and possible vote to approve an emergency clause for Ordinance Number 2488 making it effective immediately upon passage since the immediate operation of the provisions of the Ordinance is necessary for the preservation of public health, safety, welfare, morals, and service to the citizens.

Mayor Girard said Item 19 on the Regular Agenda is up for discussion and consideration.

Item presented by Joey Wiedel

Others who spoke: Applicant AAB Engineering, LLC- Alan Beetchan

Mayor Girard asks for a motion to approve item 19. Mayor Girard made a motion to approve, seconded by Vice Mayor Founds. The vote was taken with the following results:

Carried:4-0

Ayes: Girard, Founds, Schultz, Hirshey

Nays: 0

- 20) Discussion, consideration, and possible vote for approval of Ordinance Number 2489 for Planned Unit Development BXPUD-24.08 for Bixby Meadows II.

Mayor Girard said Item 20 on the Regular Agenda is up for discussion and consideration.

Item presented by Joey Wiedel, City Manager Interim

Others who spoke: Applicant AAB Engineering, LLC- Alan Beetchan

Mayor Girard made a motion to approve with a friendly amendment as follows: 100% masonry with no submentious board up to the first floor, left turn lanes and deceleration lanes at the entrance on Harvard and 161st, perimeter fencing along Harvard and 161st to be 100% masonry, seconded by Councilor Hirshey. The vote was taken with the following results:

Carried:4-0

Ayes: Girard, Hirshey, Schultz, Founds

Nays: 0

- 21) Discussion, consideration, and possible vote to approve an emergency clause for Ordinance Number 2489 making it effective immediately upon passage since the immediate operation of the provisions of the Ordinance is necessary for the preservation of public health, safety, welfare, morals, and service to the citizens.

Mayor Girard said Item 21 on the Regular Agenda is up for discussion and consideration.

Item presented by Joey Wiedel, City Manager Interim

Others who spoke: Applicant AAB Engineering, LLC- Alan Beetchan

Mayor Girard asks for a motion to approve item 21. Vice Mayor Founds made a motion to approve, seconded by Mayor Girard. The vote was taken with the following results:

Carried:4-0

Ayes: Founds, Girard, Schultz, Hirshey

Nays: 0

- 22) Discussion, consideration, and possible vote for approval of Ordinance Number 2497, Bixby Easement Closure (B.X.E.C.) Number 24.03 Rhea; a partial closure of a Utility Easement on Lot 12, Block 1, Seven Lakes VI, at 6671 East 124th Street South, Bixby, Oklahoma 74008.

Mayor Girard said Item 22 on the Regular Agenda is up for discussion and consideration.

Item presented by Justin Dowd, City Engineer

Others who spoke:

Mr. Dowd gave an overview of the request for Easement Closure stating the request would reduce the easement from 17.5 feet to 7.5 feet. The city does not have any utilities in the vicinity of this location.

Mayor Girard asks for a motion to approve item 22. Vice Mayor Founds made a motion to approve, seconded by Mayor Girard. The vote was taken with the following results:

Carried:4-0

Ayes: Founds, Girard, Schultz, Hirshey

Nays: 0

- 23) Discussion, consideration, and possible vote to approve an emergency clause for Ordinance Number 2497 making it effective immediately upon passage since the immediate operation of the provisions of the Ordinance is necessary for the preservation of public health, safety, welfare, morals, and service to the citizens.

Mayor Girard said Item 23 on the Regular Agenda is up for discussion and consideration.

Item presented by Justin Dowd, City Engineer

Others who spoke:

Mayor Girard asks for a motion to approve item 23. Councilor Hirshey made a motion to approve, seconded by Mayor Girard. The vote was taken with the following results:

Carried:4-0

Ayes: Hirshey, Girard, Schultz, Founds

Nays: 0

- 24) City Manager's Report

City Manager Joey Wiedel gave the following report:

- Announces the opening of new Municipal Building and thanks the Mayor, City Council, City Manager, and Citizens.
- Water infrastructure survey will be sent out to the citizens of Leonard in partnership with Muscogee Creek Nation in the first step in infrastructure studies for the possibility of better water and sewer in rural areas.
- Mixer with Muscogee Creek Nation on March 5th.
- 185th Street widening started and should last 120 days.
- Road infrastructure updates will continue to be provided as the city goes through.
- Thank the City staff and all those in attendance for the new building. All water billing is located at 111 N Cabaniss Ave to make payments.

Mayor Girard recognizes and thanks Justin Dowd for his service with the City of Bixby.

- 25) Adjournment

Adjournment was called at 8:59 pm.



Mayor

City Clerk



Bixby City Council Speaker Sign-In Sheet

Date: 2/24/25

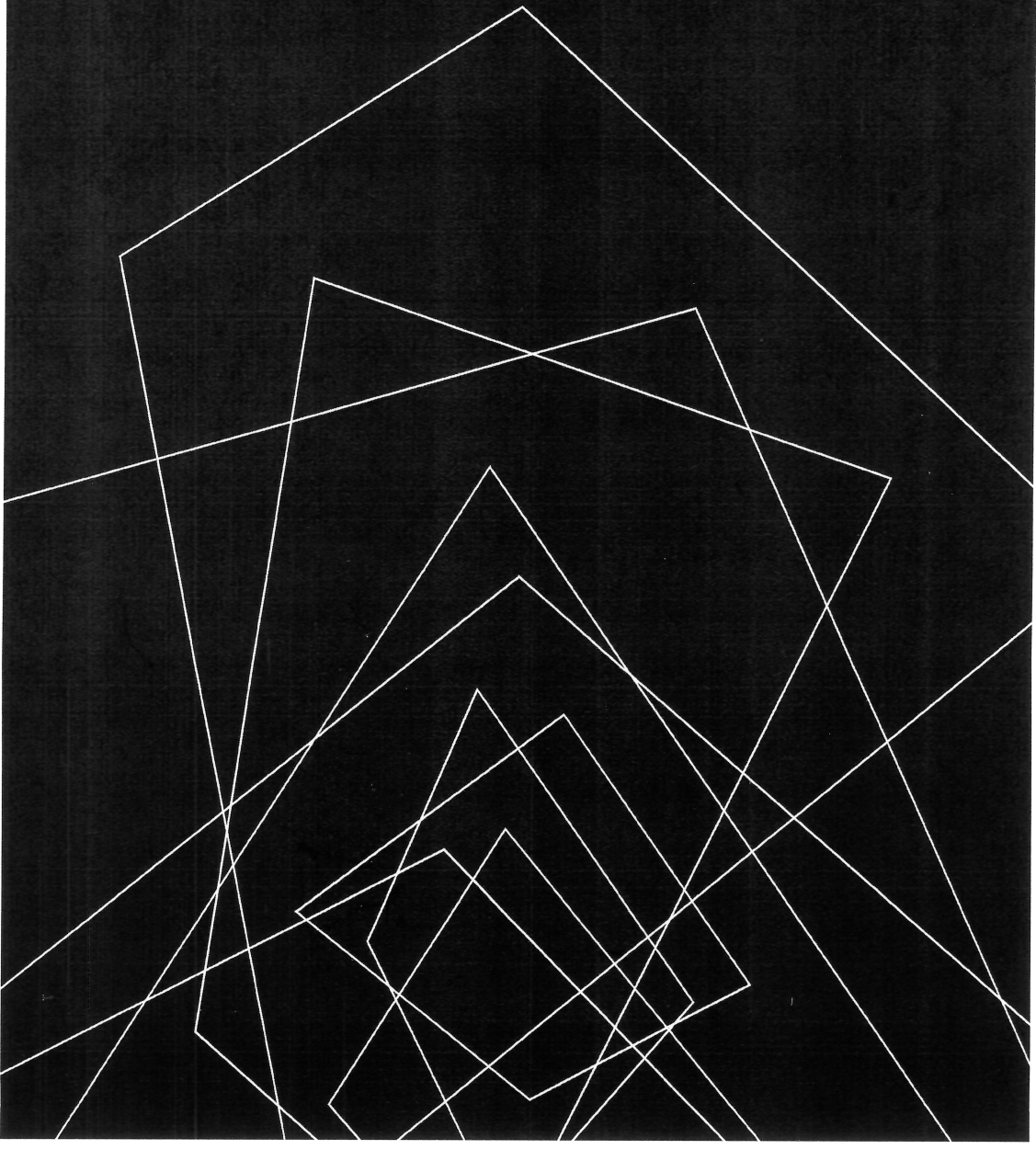
Name	Address/Phone	Item # or Topic
1		
2		
3	Arham Roberts	6621 E. 149 th St. Street - 13 - Bixby Farms
4	Ken + Torrence	14387 S. Lakewood Ave. 13 - Bixby
5	Marg Williams-Henderson	5981 E 145 th S 13 - Bixby
6	Sara Bell	14519 S. Lakewood Ave. 13 - Bixby
7	KURT A. PRESTON	9955 E. 114 th St. S. 8, 9, 10, 11, 12, 13 LEGENDS RES
8	Carl Snow	11227 S. Mingo 8 - 12 legends reserve
9	Marcia Snow	11227 S. Mingo 8 - 12 legends reserve
10	Scott Sinclair	11219 S. Mingo 8 - 12 legends
11	Jeff Hall	8 - 12 legends
12	Michael Childers	14363 S Lakewood Ave 13 ⁻¹⁵ - Bixby Farms
13	Victoria Koltman	141127 S. Winton Ave Consent Ag. #7 X
14	Diana Copenkaver	14865 S. 68 th E Ave 13-15 - Bixby Farms
15	Walter Gaud	17818 S. Mingo Rd Bixby Consent Agenda 4 & 5
16	Paul Blair	8708 E 135 th St S 13 + 15
17	Gary Halstead	13-15 Bixby Farms
18	Jessica Eslam	13-15 Bixby Farms
19	Mohamed Eslam	13-15 Bixby GRS
20	Gary Halstead	5757 E 143 rd Pl 13-16
21		
22		

OVERCROWDING

Schools

Single Point Failure Bridge

Crumbling Roads





Suspend residential developments in S Bixby until infrastructure catches up

Share this petition

909[✓]

Verified signatures ▼

Carl Snow • 6 days ago

Marcia Snow • 6 days ago

David Godsey • 1 week ago

Connie Smoot • 1 week ago

Tan



Decision Maker: jwiedel@bixbyok.gov



1 Update

The Issue

Petition to the City of Bixby Leaders

We, the undersigned residents and stakeholders of Bixby, Oklahoma, respectfully request that the City of Bixby defer or deny approval of any new rezoning of agricultural land or Planned Unit Developments (PUDs) related to new residential development south of the Arkansas River until critical infrastructure and community resources

I then asked if these roads could support a new residential development...

Based on the visible condition of the roads in the images, the following factors suggest that they would struggle to support additional development without significant repairs or upgrades:

1. Current Condition:

- The alligator cracking indicates a weak structural base or subgrade. **Additional traffic from new development, especially construction vehicles or increased residential traffic, would likely accelerate the road's failure.**
- The pothole and widespread cracks would worsen under heavier or more frequent loads, **posing safety risks.**

2. Load-Bearing Capacity:

- Roads in this state typically cannot handle significant additional loads without further deterioration. **Development traffic often includes heavy construction vehicles, which can cause rapid damage if the road base is compromised.**

3. Drainage and Longevity:

- Development often alters natural drainage patterns. These roads are at risk of further water-related damage **without adequate repairs and upgrades to account for new water runoff.**

4. Safety Concerns:

- Poor road conditions increase risks for vehicles, particularly during construction or in wet or icy weather. **This can pose liability issues for the municipality or developers.**

Recommendation:

•Pre-Development Repairs:

- The road will need resurfacing or reconstruction, with particular attention to the subgrade and drainage.

•Engineering Study:

- Conduct a pavement condition assessment to evaluate the road's structural capacity.
- A traffic impact study should also be done to estimate the increase in load and ensure the road can meet future demands.

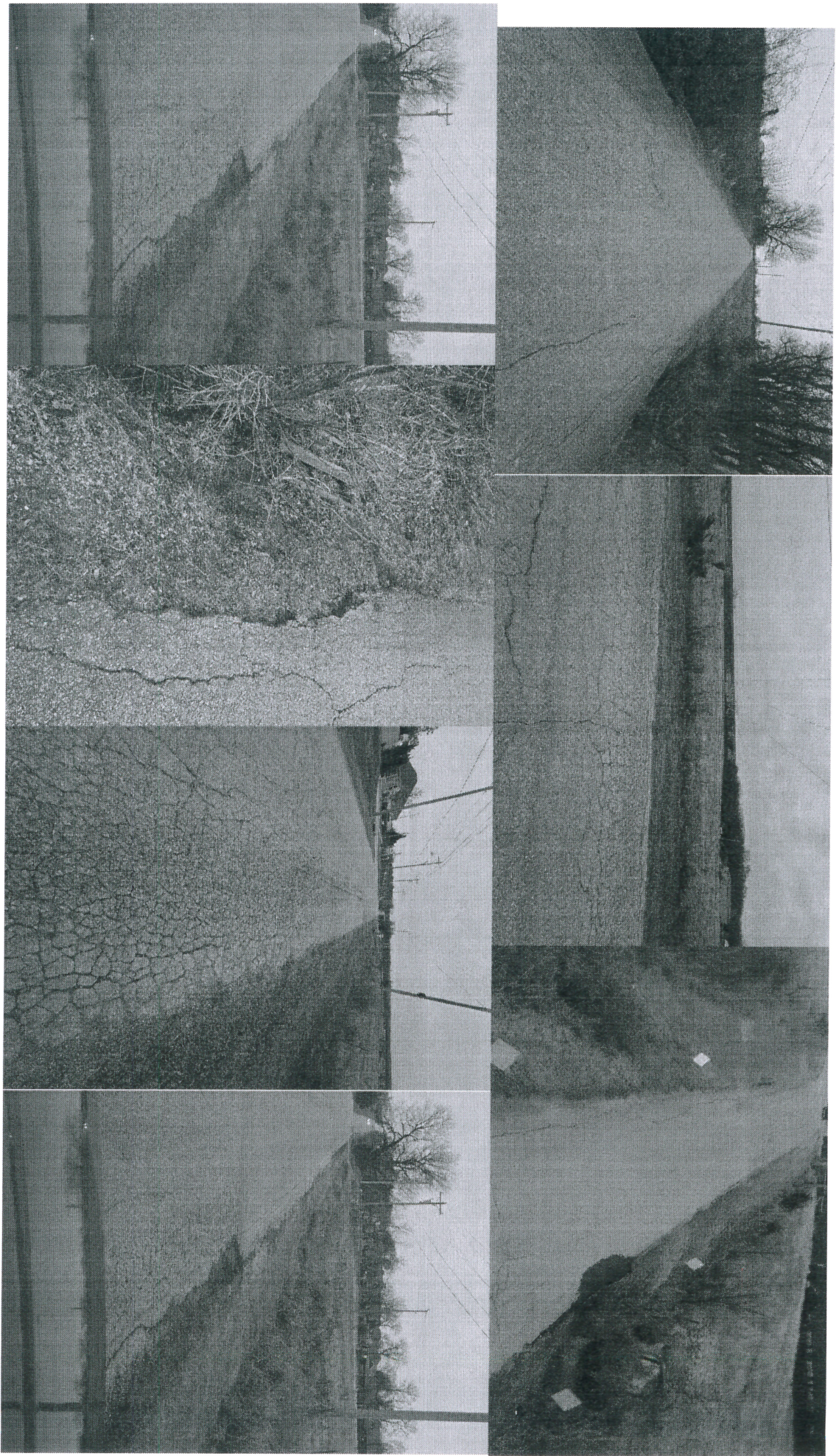
Without addressing these issues, the road is unlikely to support more development sustainably.

I loaded these images into CHATCPT and asked it to analyze the photos of Sheridan with no other context.

These images show a rural or suburban road with **significant surface damage**. Here's an analysis of the conditions:

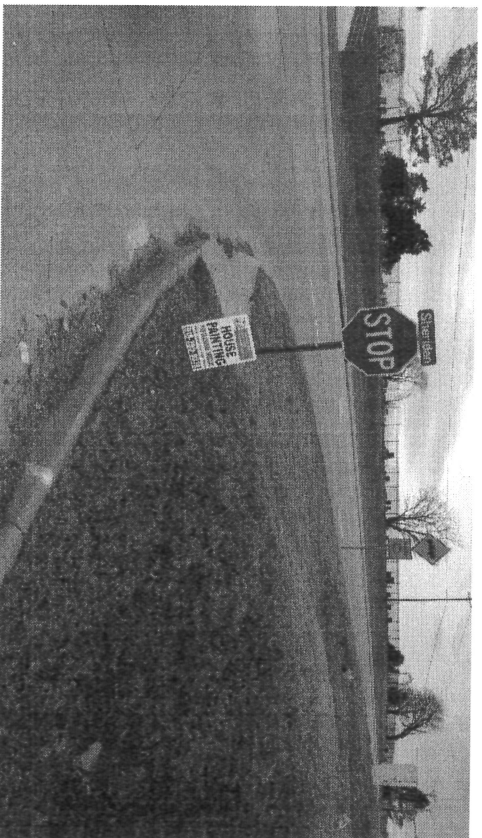
1. ****Road Surface Cracking****:
 - The road exhibits alligator cracking (interconnected cracks resembling a reptile's skin), which suggests fatigue failure in the pavement.
 - This cracking can result from repeated traffic loading or poor underlying support.
2. ****Pothole Formation****:
 - In the third image, there is a visible pothole. Potholes occur when water infiltrates cracks, freezes, and expands, weakening the pavement further.
3. ****Drainage Issues****:
 - While there is no obvious standing water in these photos, the visible cracks and lack of evident shoulder maintenance suggest potential drainage problems. Poor drainage can accelerate pavement deterioration.
4. ****Surrounding Environment****:
 - The road appears to be bordered by open fields and utility poles, indicating it may not receive heavy urban traffic but may still face wear from agricultural or utility vehicles.
5. ****Maintenance Suggestions****:
 - Immediate repairs for safety include patching the pothole and sealing cracks.
 - Long-term solutions could involve resurfacing or reconstructing the road with improved subgrade preparation and drainage systems.

Let me know if you'd like recommendations for repairs or further insights!

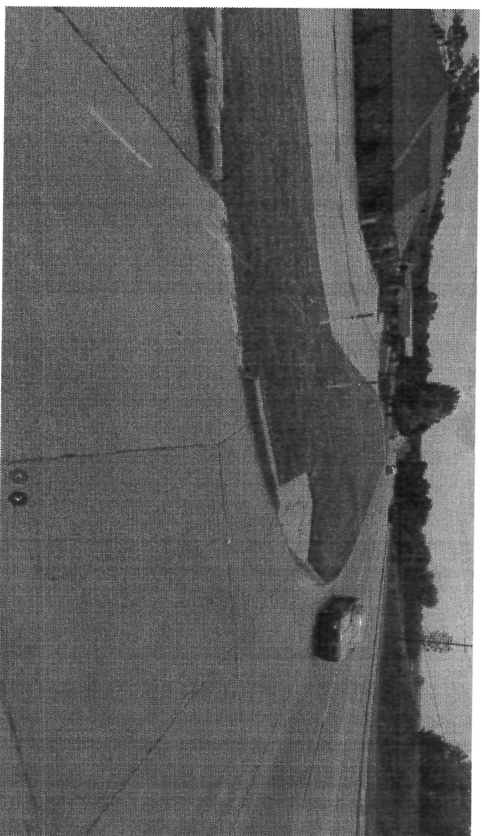


DANGEROUS INTERSECTION AT 151ST

Unable to see traffic coming over the hill near 60 MPH (55 MPH Speed Limit).



No protected turn lane when turning west on 151st



THIS INTERSECTION IS ESPECIALLY DANGEROUS DUE TO NO TRAFFIC LIGHT AND SUN GLARE IN THE WEST DURING EVENING RUSH HOUR

DANGEROUS INTERSECTION AT 141ST

Limited visibility to cars traveling
East on 141st



Limited visibility to cars traveling
West on 141st



THIS INTERSECTION IS ESPECIALLY DANGEROUS IN WET OR ICY/SNOW CONDITIONS DUE TO INCLINE

Memorial Drive

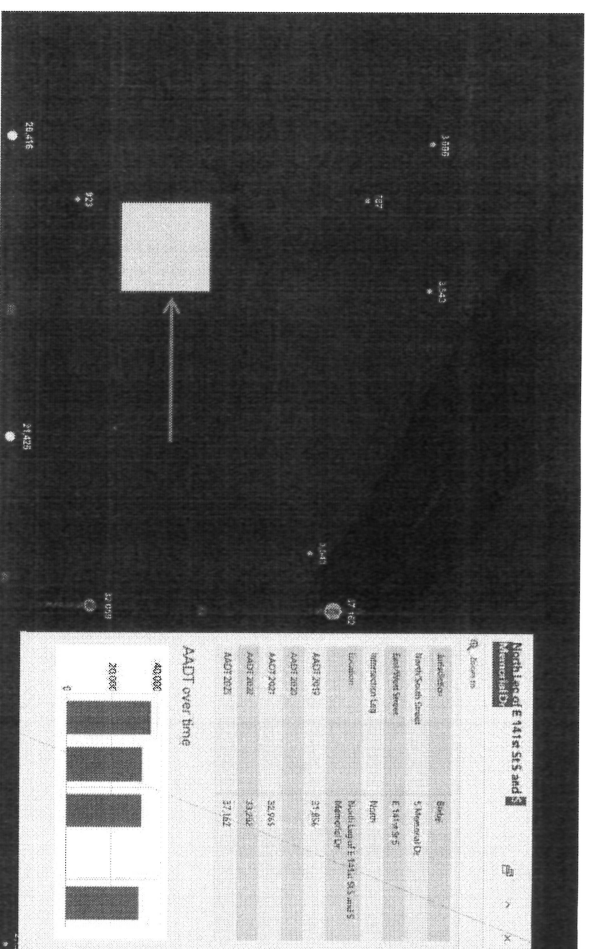
Memorial Drive is the main north-south corridor through the City of Bixby and provides the only connection to the Creek Turnpike, and across the Arkansas River. As such, this corridor is heavily relied upon by residents and visitors to reach their destinations within and outside of the City. As Bixby has grown, reliance on **Memorial Drive has increased, causing congestion.**

The quality of a roadway is defined by the Level of Service (LOS). According to the 2015 Memorial Drive Corridor Traffic and Signalization Study, Memorial Drive does not have a level of service (LOS) better than D, except for between 151st Street and 161st Street. The majority of the corridor through Bixby contains an LOS of E, including across the Spartan Pass Bridge.

This regionally significant roadway serves the central route through the City of Bixby, and its continued function and enhancement is critical to the future development of the community. However, as growth continues to occur within the City, congestion on the Memorial Drive bridge increases. As of **2014**, the Average Daily Trips (ADT) across the Memorial Drive bridge was **27,500 vehicles**, which exceeds ODOT's projected 2034 volume, as well as the **designed capacity of 24,640 ADT.**

Source: *Bixby 2030*  *Our Vision, Our Future 4-3*

Source: *INCOG Interactive Maps*



37,162 (2023)
More than 10K
Over Designed
Capacity!!!

Source: *INCOG Interactive Maps*

Designation	Color	Land Use Description
Medium Density Residential		The Medium Density Residential designation denotes areas within Bixby where there is a sense of neighborhood cohesion. Medium Density Residential mostly consists of attached and detached single-family homes, but may also include other integrated land uses that support the neighborhood, such as shops, religious institutions, small offices, and educational institutions that reflect the neighborhood's character. <i>Density: 4 to 6 du/ac</i> <i>Zoning: RS-2, RS-2.5, RS-3</i>

WHILE THIS LAND IS DESIGNATED AS
 FUTURE USE MEDIUM DENSITY, CITY CAN
 REQUIRE THE REZONE AS RS-2, WHICH
 MAKES THE LOTS LARGER AND REDUCES
 THE IMPACT ON TRAFFIC AND SCHOOLS

Policy H-1.2 Move-Up Housing

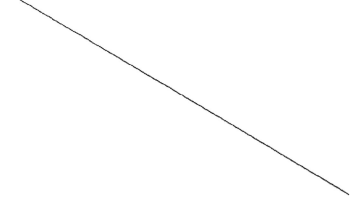
The City should encourage move-up or executive homes (e.g., custom homes, large lot home sites, and other similar products) within areas zoned for less dense development that allow homeowners to move-up in home size, quality, and price.

Goal H-3

Bixby's existing residential areas are well preserved and enhanced over time.

Policy H-3.1 Infill Housing

The City should support new infill residential development within established neighborhoods that is consistent with the character, size, density, and quality of the surrounding properties.



TRAFFIC

Capacity Dashboard

Latest update: January 2025

Updated Quarterly

These capacity limits should be reviewed carefully prior to submitting an application for **open OR intra-district transfer**.

Elementary Sites

Grade	Capacity	Available Transfers
Central Elementary		
PK	20/classroom	0
Kindergarten	20/classroom	0
1st Grade	20/classroom	0
2nd Grade	20/classroom	0
3rd Grade	20/classroom	0
East Elementary		
PK	20/classroom	0
Kindergarten	20/classroom	0
1st Grade	20/classroom	0
2nd Grade	20/classroom	0
3rd Grade	20/classroom	0
North Elementary		
PK	20/classroom	0
Kindergarten	20/classroom	0
1st Grade	20/classroom	0
2nd Grade	20/classroom	0
3rd Grade	20/classroom	0
West Elementary		
PK	20/classroom	0
Kindergarten	20/classroom	0
1st Grade	20/classroom	0
2nd Grade	20/classroom	0
3rd Grade	20/classroom	0

Intermediate Sites

Grade	Capacity	Available Transfers
Central Intermediate		
4th Grade	20/classroom	0
5th Grade	20/classroom	0
6th Grade	20/classroom	0
East Intermediate		
4th Grade	20/classroom	0
5th Grade	20/classroom	0
6th Grade	20/classroom	0
North Intermediate		
4th Grade	20/classroom	0
5th Grade	20/classroom	0
6th Grade	20/classroom	0
West Intermediate		
4th Grade	20/classroom	0
5th Grade	20/classroom	0
6th Grade	20/classroom	0

Secondary Sites

Grade	Capacity	Available Transfers
Middle School		
7th Grade	600/grade	0
8th Grade	600/grade	0
9th Grade Center		
9th Grade	600/grade	0
High School		
10th Grade	600/grade	0
11th Grade	550/grade	0
12th Grade	550/grade	2

*excludes full time virtual students

Spartan Connection Academy

Grade	Capacity	Available Transfers
All Grades	100 Total	0

Source: <https://www.bixbyps.org/page/student-transfer>

"Since 2018, the district's enrollment has grown by over 2,000 students, a nearly 33% increase over six years"

"The statewide teacher shortage also makes it difficult to find and retain high-quality educators to serve our students. Because of these factors, many of our classrooms are already well above the capacity limits set by the Bixby Board of Education"

"At this time, all regular education classrooms in these grade levels are above capacity, meaning that the district does not currently have any openings for out-of-district transfers in our elementary grades"

"For grades PK through grade 6, student capacity is set at 20 students per classroom."

"Capacity for grades 7-12 is set based on the total number of students enrolled for in-person instruction for at least one period a day."

"School districts which receive state-appropriated funds pursuant to the provisions of Section 18-112.2 of this title and do not comply with the provisions of this section shall be subject to loss of State Aid for each child in excess of the class size limitations as specified in this section.."
Universal Citation: 70 OK Stat § 18-113.3 (2023)

A Message from Supt. Miller

Thank you for visiting our website to learn more about our district's student transfer policy. We appreciate your interest in Bixby Schools, where we strive to be a place all students are empowered to learn, excel, and own their future.

BPS makes decisions about student transfers in accordance with district policy and existing state law. You can download our comprehensive district policy below; we are providing the following information for your convenience.

We do our best to welcome additional students to our district whenever it is possible. Yet, it is important to note that **Bixby is a rapidly-growing district with an average enrollment growth of 3 to 4 percent over the past decade.** Since 2018, the district's enrollment has grown by over 2,000 students, a nearly 33% increase over six years.

Due to our rapid growth, we are limited in our ability to accept transfers from outside of Bixby. This is the result of two primary factors - staffing and classroom availability. Several of our elementary and intermediate schools, every available classroom is currently assigned to a teacher with students. Our bonding capacity for capital projects is also limited. We can add new buildings and classrooms. The statewide teacher shortage also makes it difficult to find and retain high quality educators to serve our students. Because of these factors, **many of our classrooms are already well above the capacity limits set by the Bixby Board of Education.**

To accept a transfer, enrollment in the grade the parent requests must be under the district-established capacity. For grades PK through grade 6, **student capacity** is 20 students per classroom. These class size limits are set in accordance with 70 O.S. § 18-113.1. The district will multiply those limits times the number of classroom teachers employed by the school district at each grade level for each school site. **At this time, all regular education classrooms in these grade levels are above capacity, meaning that the district does not currently have any openings for out-of-district transfers in our elementary grades.**

To plan for in-district growth, provide adequate staffing, and ensure that teachers do not exceed class size limits set forth in 70 O.S. § 18-113.3, **capacity for grades 7 through 12 is set based on the total number of students enrolled for in-person instruction for at least one period a day.** See the capacity dashboard below for details.

In addition to these capacity limitations, it is also important that we are able to manage the size of individual classrooms at the secondary level. If creating a schedule for a potential transfer student would result in a core class exceeding 28 students, the application may be denied.

The Oklahoma Department of Education requires that the form linked below be completed to apply for a transfer. Parents who need access to technology to print or fill out the form can visit the district enrollment center at 7 East Dawes in downtown Bixby. Paper copies of the form can also be picked up at this location.

Mid-year transfer requests will be considered within five days of the district receiving the application. Decisions about transfers for future school years will be made by the Board sets new capacity limits on July 1. We will contact parents directly about the approval status of their child's transfer.

New transfers are accepted on a first-come, first-served basis. Students who attended the district on a transfer during the previous school year will be automatically pending approval from the district. The law also gives preference to children of active-duty military personnel.

It is also important to note:

- Special education transfer laws have not changed as a result of the new legislation. Please read [BOE Policy 2108](#) for more information on how these requests are handled.
- Transfers may be denied based on capacity, attendance and discipline issues.
- Transfers for siblings must be considered separately.
- If the grade a student requests is over capacity, he/she will be offered the opportunity to be placed on a waiting list.
- Transfer students must abide by eligibility requirements established by the Oklahoma Secondary Schools Association (OSSAA) for OSSAA-sanctioned events.
- Transfer decisions may be appealed as outlined in [BOE Policy 2108](#). Local School Board Appeal for can be found [here](#).

If you have any questions about the transfer process, please contact us via email at transfers@bixbyps.org.

Rob Miller

Superintendent

Source: <https://www.bixbyps.org/page/student-transfer>

Pupil/Teacher Ratio

In 2021, the pupil/teacher ratio in public schools was 15.4, while the ratio in private schools was 12.5. The total pupil/teacher ratio across public and private elementary and secondary schools was 15.0.

Public and private elementary and secondary school pupil/teacher ratios: Selected years, fall 1970 through fall 2021				
Year	Pupil/teacher ratio			
	Total	Public		Private
1970	22.4	22.3		23.0
1975	20.3	20.4		19.6 ¹
1980	18.6	18.7		17.7
1985	17.6	17.9		16.2
1990	17.0	17.2		15.6 ¹
1995	17.1	17.3		15.7
2000	15.9	16.0		14.5 ¹
2005	15.4	15.6		13.5
2010	15.5	16.0		12.5 ¹
2011	15.5	16.0		12.5
2012	15.6	16.0		12.4 ¹
2013	15.6	16.1		12.2
2014	15.6	16.1		12.1 ¹
2015	15.6	16.0		11.9
2016	15.4	16.0		11.9 ¹
2017	15.4	16.0		11.9
2018	15.4	16.0		11.6 ¹
2019	15.3	15.9		11.4
2020	15.1 ²	15.4 ³		12.5 ²
2021	15.0 ²	15.4 ³		12.5 ²

- 1 Estimated
- 2 Projected
- 3 Includes imputations for all levels of teachers in Illinois and Utah.
- 4 Includes imputations for all levels of teachers in Nevada and prekindergarten teachers in California.
- NOTE: Data in this table represent the 50 states and the District of Columbia. The pupil/teacher ratio includes teachers for students with disabilities and other special teachers, while these teachers are generally excluded from class size calculations. Ratios for public schools reflect totals reported by states and differ from totals reported for schools or school districts. Some data have been revised from previously published figures.

SOURCE: National Center for Education Statistics. (2023, TBA). Table 208.20. Public and private elementary and secondary teachers' enrollment, pupil/teacher ratios, and new teacher hires: Selected years, fall 1955 through fall 2021 [Data table]. In *Digest of education statistics*. U.S. Department of Education, Institute of Education Sciences. Retrieved TBA, from <https://nces.ed.gov/ipeds/data/ipedsdatatools/2023/digest208.20.asp>.

Since 1970, the United States has made large strides to reduce the average student-teacher ratio to less than 16-1 in Public Schools.



Professional LearningResources

Documented Results

Conclusive research has shown the benefits of class sizes of 1:15, especially in the primary grades. Since the early 1980s, a large-scale project in Indiana, a major experiment in Tennessee, numerous smaller studies and evaluations of projects that use low adult-to-student ratios have found that youngsters in small classes (1:15 or so) as compared to youngsters in larger classes:

- attain higher test scores;
- participate more in school;
- demonstrate improved behavior; and
- retain many benefits of early class-size reductions in their later years of schooling.

These results should not surprise anyone familiar with young children and the schooling process. Perhaps only the specifics of educational research may be surprised that, at least in the class-size arena, studies support common sense and some consistently validated best practices. What charter school or exclusive private school attracts students by promising large classes? Does home schooling use big classes?

Consider, in addition, the other education efforts that also benefit from the small-class effect: tutorials, apprenticeships, special education, remediation projects such as Reading Recovery and Success for All, mentoring, peer tutoring, Advanced Placement.

Wouldn't an adjustment to smaller classes, especially in the early primary grades, make an exciting platform for the systemic reforms for which most school district reformers clamor?

Goal PS-4	Growth in Bixby is supported by a high-quality school system.
------------------	---

Policy PS-4.1 Joint-Use Facilities

The City should work with developers and school districts to develop joint-use facilities at schools, such as playgrounds, parks, and other recreational facilities where appropriate.

Policy PS-4.2 School District Needs

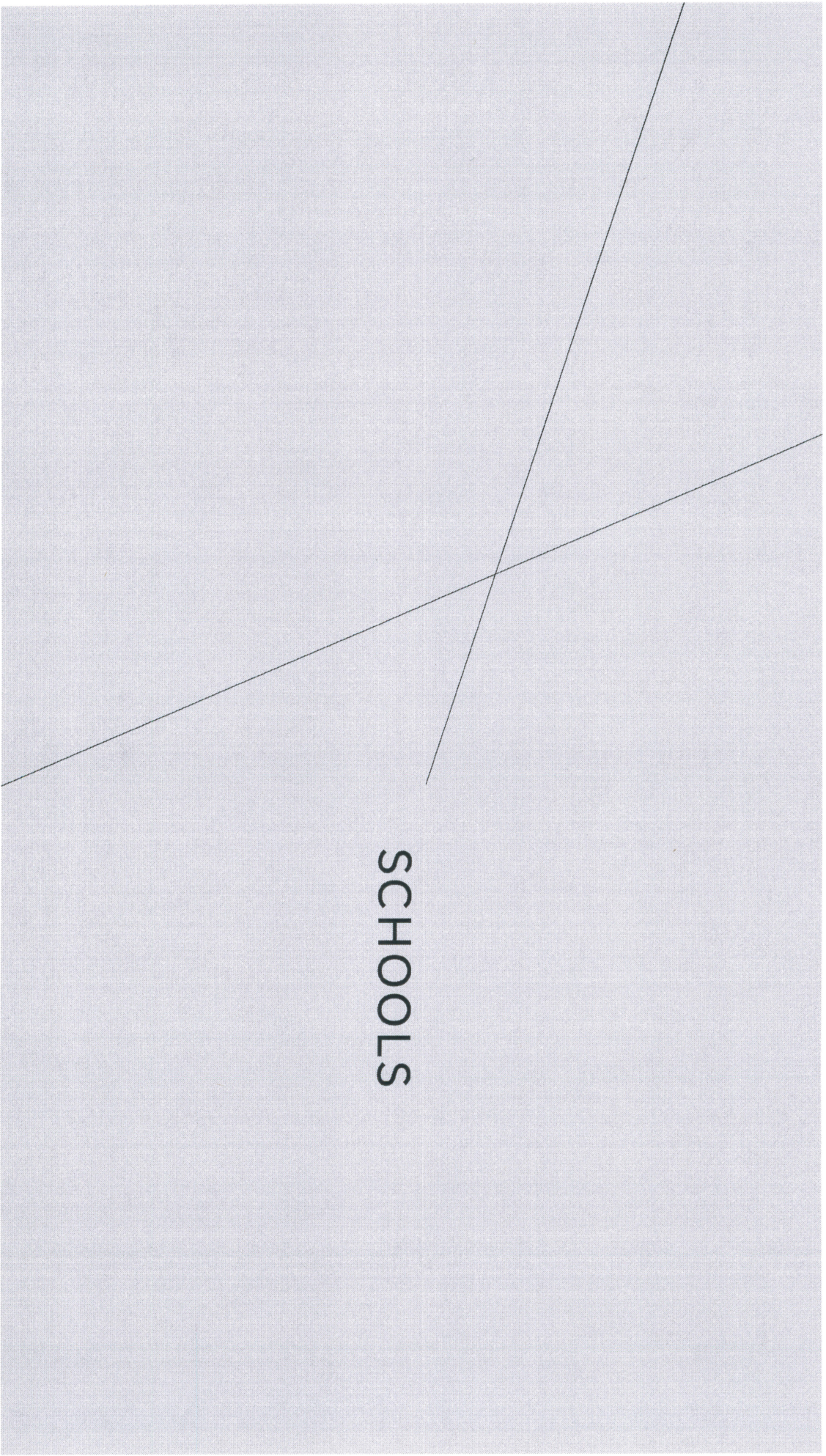
The City should encourage developers to address school district needs based on new development impacts.

Policy PS-4.3 School Funding

The City should recognize school funding as a high priority to maintain a high-quality education system.

Policy PS-4.4 Proactive Planning

The City should maintain close coordination with both the Bixby Public School District and Liberty Public School District to proactively plan for future facility and service expansion.

The image features a light grey, textured background. Two thin, dark grey lines intersect diagonally. One line runs from the bottom-left towards the top-right, and the other runs from the top-left towards the bottom-right. The word "SCHOOLS" is printed in a bold, black, sans-serif font, oriented vertically and centered between the two lines.

SCHOOLS

7. Discussion, consideration, and possible vote for approval of Planned Unit Development BXPUD-24.07 for Bixby Farms, located near the 14600 block of South Sheridan Road.

Chairman Jason Mohler introduced Items 6 and 7 on the agenda for discussion and consideration.

Chad's Bill provided the Commission with an overview of the proposed Bixby Farms project, including the associated Planned Unit Development (PUD).

Nathan Cross with DEDA then addressed the Commission, offering additional details on the proposed project.

Chairman Mohler opened the floor for public comments. Several residents addressed the Commission to express their concerns about the proposed development:

- Adam Roberts raised concerns about the area's infrastructure and asked whether the developer would include a buffer between the property and the development.
- Diana Openbach expressed concerns about the proposed home sizes, flooding issues, and the condition of South Sheridan Road.
- Jessica Eslam voiced concerns about school overcrowding in Bixby, as well as the road conditions on South Sheridan Road and 144th Street, drainage, and water pressure issues in the area.
- Gary Halstead presented a handout for the Commission's review and shared concerns about home sizes and road conditions. He also emphasized the need for a second bridge to alleviate traffic congestion.
- David Fritzsche highlighted the need for improvements to road conditions and infrastructure.
- Kary Erickson also spoke about the need for a second bridge and road improvements, specifically noting safety concerns for hiker/bike drivers.
- Tracey Roberts expressed concerns about the development and losing the open land behind her property.
- Michael Childers voiced concerns about the home sizes.
- Mohamed Eslam spoke to the Commission as a physician to address infrastructure.

Phil Frazer thanked the public for their participation but also reminded the public that the Planning Commission's primary focus is zoning and land use. Discussion ensued.

Chairman Mohler closed the floor to public comment and invited the applicant to address the concerns raised. Mr. Nathan Cross responded to residents' concerns.

Commissioner Holland inquired about water pressure in the area, noting that he was previously unaware of any issues. A discussion followed.

Planning Commission Meeting Minutes, January 24, 2025

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Vice Chair Nave asked Mr. Cross about the feedback received from the council during the Work Session, specifically whether they discussed the size of the homes. Mr. Cross confirmed that the council provided feedback and stated that 29 lots would have a minimum home size of 1,600 square feet.

Commissioner Holland then asked if the applicant would consider reducing the percentage of homes with a minimum size of 1,600 square feet. Mr. Cross declined. This led to further discussion among the Commissioners regarding home sizes. Vice Chair Nave asked for Phil Frazer's direction on whether to consider the public's concern when voting on Items. Mr. Frazer reiterated that the Planning Commission's primary focus is zoning and land use, and they are only a recommending body.

Chairman Mohler asked for a motion on Item 6. Vice Chair Nave made a motion to approve the rezoning with staff comments. Commissioner Holland seconded the motion. The vote was recorded as follows:

Motion carried: 4-0
Ayes: Nave, Holland, Whisman, Mohler
Nays: 0

Chairman Mohler asked for a motion on Item 7. Chairman Mohler made a motion to approve the PUD with staff comments. Commissioner Whisman seconded the motion. The vote was recorded as follows:

Motion carried: 4-0
Ayes: Mohler, Whisman, Holland, Nave
Nays: 0

The public was invited to make their comments to the planning commission and when a very large group showed up and make their overwhelming objections known to the commissioners, our City Attorney interjected to inform us that our concerns should be directed to the City Council and that they planning commission had to approve this if it matched the Master Comp Plan. The overcrowded schools, underdeveloped roads, police and fire response and water pressure issues were not factors on if a parcel of land is rezoned.

CLAIM...

If It's not approved, the landowner will sue the city...

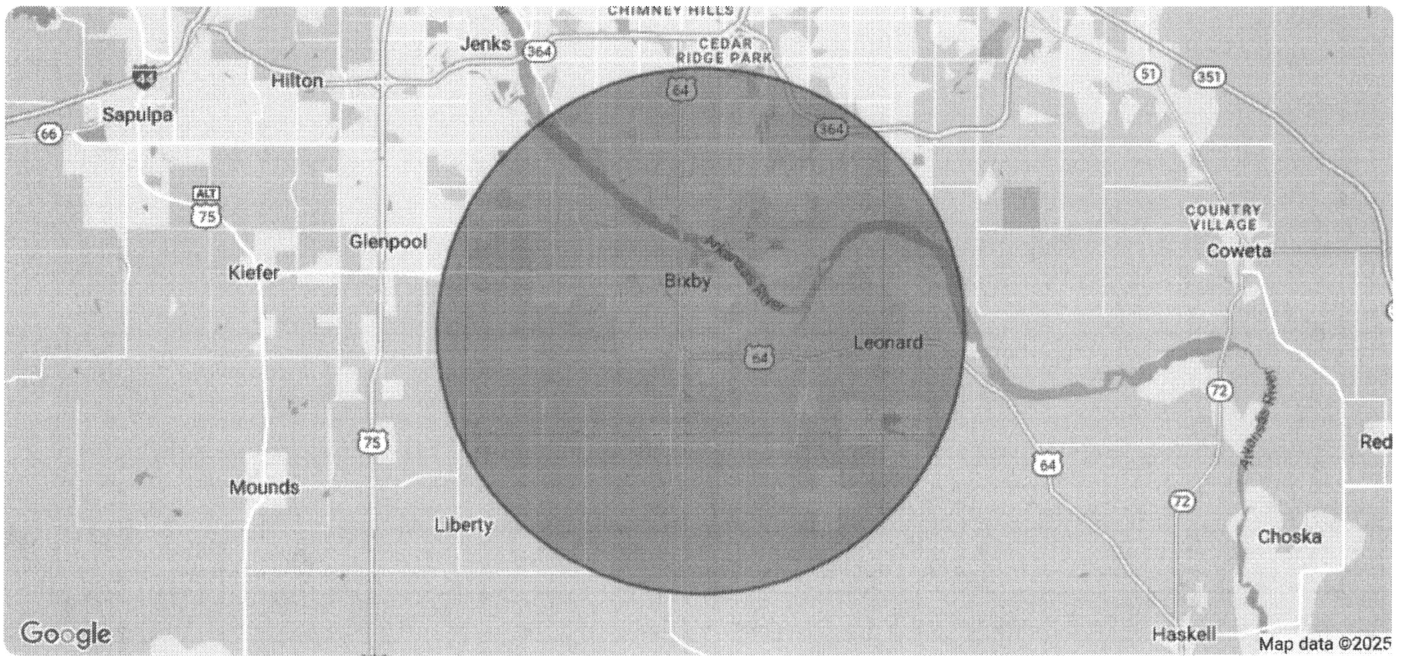
There is precedence on denying rezone and suing for "Legal Taking," but the Plaintiff MUST prove that this decision has rendered the land with no reasonable or viable use.

If denied, the land can still be used for grazing and agriculture. Therefore, it is not useless.

♥ 1 like · 🗨 Report

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Other

Support Change.org

Media inquiries

The Decision Makers



jwiedel@bixbyok.gov
Bixby City Manager

🙄 No response

The Supporters

Featured Comments



Tim, Sherman
4 weeks ago

"I've only lived in Bixby south of the river for 6 years. Over that time traffic has increased drastically and I have experienced numerous times being late for appointments due to work or an accident on our only bridge. I'm all for Bixby growing, but do it responsibly."

♥ 1 like · 🗑 Report



Barry J, Glendale
2 weeks ago

"I'm new to Bixby, having moved here last year. I was initially impressed by the new housing developments, but after driving the local roads, it became clear that infrastructure planning had not kept pace with growth. It's essential for local government to consider road capacity, traffic flow, and public services before permitting large-scale residential expansion to ensure sustainable development for the community."

👏 Support now



Suzanne
4 weeks ago

"This is exactly why we moved back to the north side of the river. Traffic congestion can delay emergency vehicles trying to cross that one bridge."

have been adequately expanded to support growth. Specifically, we urge the city to prioritize the following actions before considering further developments:

1. Construction of a Second Bridge Over the Arkansas River

-A second bridge is essential to alleviate traffic congestion, ensure efficient transportation, and provide a reliable connection for residents and emergency services.

2. Expansion of Schools

-Current schools in the area are nearing or exceeding capacity. Additional developments will place further strain on educational resources, affecting the quality of education for our children.

3. Enhancement of Police and Emergency Services

-Adequate police and emergency service coverage is necessary to ensure the safety and well-being of the growing population.

4. Improvement of Roads and Infrastructure

-The current road network is insufficient to handle the increased traffic of new developments. Upgraded and expanded roadways are critical to maintaining the quality of life for residents.

-Traffic lights should be installed at all intersections on 151st Street, which are deemed unsafe for making left-hand turns.

According to recent U.S. Census data, Bixby's population has grown significantly, with an increase of over 20% in the past decade, making it one of the fastest-growing cities in Oklahoma. This rapid growth underscores the urgent need to address infrastructure and resource challenges before permitting additional development.

Until these foundational issues are addressed, approving new rezoning or developments would exacerbate existing challenges, reduce the quality of life for current residents, and strain public resources beyond sustainable limits.

We urge the City of Bixby leaders to take a measured and responsible approach to growth and development. By addressing these priorities first, the city can ensure that future developments are sustainable, equitable, and beneficial for all residents.

Together, let us work towards a future where Bixby's growth is supported by robust infrastructure and

 Support now

Share this petition



Gary Halstead
Petition Starter