

# City Council Work Session Meeting Minutes

Dawes Conference Room  
113 W. Dawes Ave., Bixby, OK 74008  
January 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 City Hall, 116 West Needles Avenue, Bixby, Oklahoma on January 24, 2025, on or before 5:00 p.m.

## Call to Order

Mayor Girard called the 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 Founds  
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

## Agenda

- 1) Presentation and Discussion on the Greyhawk residential PUD.

Mayor Girard said Item 1 on the Consent Agenda is up for discussion and consideration.  
Item presented by Joey Wiedel  
Others who spoke: Ryan McCarty and Mr. Cokeland; Justin Dowd

The applicant provided the council with a handout (Attached to these minutes for reference.

City Manager Interim, Joey Wiedel, provides the council with a synopsis of the Agenda item. Applicant provides a synopsis of the development and the drainage ditch—Applicant states they are in a contract to purchase the remainder of the property. The applicant is seeking guidance from the Council to consider a wide-open ditch to make a water feature and turn a purchased property into a Community Center. The drainage ditch along Mingo is to be put in. Make some changes to transition areas to connect. Discussion ensued about the changes being proposed by the applicant. Mr. Wiedel states that there would have to be a PUD Amendment approved and the

property being purchased would need to be rezoned. Further discussions ensued. Justin Dowd, City Engineer, discusses the channel from the Arkansas River. City staff to look at the acreage and verify the water backup for the PUD.

Further discussions ensued as to the lot sizes, home sizes, and average cost for homes in the Rabbit Run Development.

Mr. Wiedel states that the PUD Amendment and zoning will be brought back to the Council for approval.

2) Presentation and Discussion with PDG on the ground master design for Bentley Park.

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

Item presented by Joey Wiedel and John Wood

Others who spoke: Jim Crosby and Monica. (PDG)

Mayor Girard asks for clarification if the item should be "ground or "grand" master plan. Mr. Wiedel clarifies that the item should be "grand master design for Bentley Park."

John Wood, Parks Director, and Jim Crosby from PDG focused the discussion with the Council on the Bentley Park Master Design, addressing concerns about erosion around the bridge and headwall. PDG presented a design emphasizing the use of minimal plastic and more durable materials, particularly metal, to ensure longevity and sustainability. Upgrades to the playground and splash pad were discussed. Mr. Crosby states that the bidding process will open in June with Construction set to begin in September to avoid disrupting the summer season.

Further discussion ensued with a slideshow presented to the Council, showcasing the master plan and associated budget plans for Bentley Park. The development of Bentley Park will happen in phases. Discussions were held on the possibility of including parking in a different phase if it was possible within the budget. The council agrees on the design as presented and advises the project may move forward. Further discussions are to occur at a later date as to the possibility of expansion of parking.

3) Presentation and Discussion on the Summit Property.

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

Item presented by Joey Wiedel, City Manager Interim; John Wood, Parks Director

Others who spoke:

John Wood, Parks Director, inquired whether the Council still intended to move forward with purchasing the Summit Church property and possibly placing a gun range there, as previously discussed at the council retreat. The staff mentioned that they would be meeting with Summit Church and would bring the item back on the 2/10 Agenda to confirm the Council's position and to ensure alignment with their plans. The Council and staff discussed the potential purchase of the property, with the current asking price being one million twenty thousand dollars. Staff also shared that the city has reached out to PDG for the possibility of further design for ball fields and the gun range.

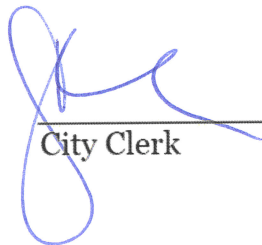
Questions arose about whether additional sports fields, such as softball or T-ball fields, could be developed on the property, considering that Bentley Park is already at capacity. There was mention of potentially moving rugby to the new site. Staff emphasized the need to confirm interest in the property before proceeding with design plans with PDG and any sports user agreements, noting that no agreements would be signed unless the city planned to move forward with the purchase. Mr. Wiedel advised the Council that discussions had been held with the Broken Arrow

City Manager regarding the possibility of the gun range and that further discussions would be needed to address issues related to sound, jurisdiction, and placement.

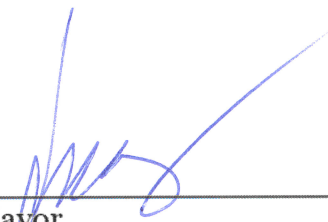
This item is to come back for further discussion on 2/10/25 Agenda for further discussion.

4) Adjournment

An adjournment was called at 5:53 pm

  
City Clerk



  
Mayor

# **Proposed Agreement**

## **Property Sale**

### **City of Bixby**

This document is intended to initiate discussions with the City of Bixby concerning the potential sale of property located at 13852 S. Garnett Rd – Bixby, OK 74008.

The following information is intended to outline more specifically the expectation of the Seller for the sale and continued use of the property.

**Subject: +/- 51.54 acre Sports Complex with Improvements**

1. Sale Price: TBD (a current appraisal is available) \$1,020,000
2. Continued Use of the Property:
  - Summit Christian Academy will require access and continued use of the property for the following sports:
    - a. Football
    - b. Soccer
    - c. Baseball
    - d. Softball
  - The Assembly will require access and continued use of the property for the following sports:
    - a. Softball
    - b. Flag Football
  - A detailed schedule will be provided by the School, and/or, Church at least 30 days prior to the activities or events.
  - The School and Church requests access and use of the property be available for an indefinite period of time.
  - Access and Use of the existing Concession Building (or similar facility if replaced)
  - Access and Use of the existing Storage Building (or similar facility if replaced)
3. Improvement Lists:
  - Proper Drainage and Flood Water control to enable continued access and use
  - Restroom Facilities
  - New Bleachers to replace the existing double set of bleachers (number of seats TBD)
  - New Bleachers for the 'guest' side of the Football Field (type and number of seats TBD)
  - Locker Rooms
  - Additional lighting for the Baseball Field
  - Evaluate existing lights for LED options
  - New Scoreboard for the Baseball Field

Handout  
Item 3  
Work session

Item 1  
Dark session