

City Council Work Session Meeting Minutes

Dawes Conference Room
113 W. Dawes Ave., Bixby, OK 74008
December 9, 2024 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 December 6, 2024, on or before 5:00 p.m.

Call to Order

Mayor Girard called the City Council Work Session meeting to order at 5:03 p.m.

Roll Call

Mayor Girard wanted to acknowledge that, at the current time, only four council members are present and active. Acting City Clerk Gladys Gill called the roll, and the following individuals were present:

Members Present:

Mayor Girard
Vice Mayor Founds
Councilor Hirshey
Councilor Schultz

Staff Present:

Joey Wiedel, Interim City Manager
Gladys Gill, Acting City Clerk
Phil Frazier, City Attorney
Charles Barnes Finance Director
Bea Aamodt, Public Works Director
Justin Dowd, City Engineer
Nick Flanary, Fire Marshal
Bryan Toney, Public Information Officer

Agenda

- 1) Presentation and Discussion by Bixby Chamber of Commerce on downtown pole banners.

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

Item presented by: Joey Wiedel, Interim City Manager

Others who spoke: Krystal Crockett, President and CEO of the Bixby Chamber of Commerce

Krystal Crockett from the Bixby Chamber of Commerce presented a proposal for pole banners along Dawes Avenue and other key city streets, highlighting sponsorship opportunities for local businesses. She explained that the banners would promote community events, with sponsorship fees covering production and maintenance costs. Councilor Hirshey asked if the banners were interchangeable and if the proposed pole banner brackets could be reviewed by the City Engineer, to which Ms. Crockett affirmed that the banners would be interchangeable and that she would send the bracket information to Justin Dowd, City Engineer.

Vice Mayor Founds inquired about the sponsorship contract length, which Ms. Crockett confirmed would be annual, and asked about restrictions on sponsors and banner maintenance. Ms. Crockett stated that there were no current limits on sponsors but welcomed feedback and confirmed that Arcadia Printing, a local vendor, would handle the installation, maintenance, and replacement of the banners. The councilors directed staff to continue collaborating with Ms. Crockett and the Chamber to advance the pole banner initiative.

2) Presentation and Discussion on the Ordinance to allow retail firework sales outside.

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

Item presented by: Joey Wiedel, Interim City Manager

Others who spoke: Nick Flanary, Fire Marshal

Fire Marshal Nick Flanary briefed the council on a request from the owner of Jake's Fireworks, located near 101st Street and Mingo Road, seeking an exception to sell fireworks outside the dates specified by ordinance. Mayor Girard recommended tabling the discussion due to the absence of the business owner.

After agenda item 4, a representative from Jake's Fireworks was present to discuss the request. Mayor Girard noted that this item would need to be revisited for further discussion and consideration because of what is being asked for.

3) Presentation and Discussion of residential development-Bixby Farms.

Mayor Girard said Item 3 on the agenda is up for discussion and consideration.

Item presented by: Joey Wiedel, Interim City Manager

Others who spoke: Nathan Cross with Doerner, Saunders, Daniel & Anderson, LLP.

Nathan Cross, representing the applicant for the proposed development near 151st Street and South Sheridan Road, provided an overview of the project. He explained that the Planned Unit Development (PUD) would require 100% masonry and discussed the proposed square footage of the homes. Mayor Girard noted that residents had expressed a preference for larger homes, a sentiment echoed by Councilor Hirshey.

Councilor Hirshey raised concerns about the condition of South Sheridan Road and how the proposed development might impact local road infrastructure. Mr. Cross requested clarification on the square footage of the homes and sought additional context. Mayor Girard noted that residents have specifically asked the council not to approve the inclusion of smaller homes. Further discussion followed. Councilor Hirshey also emphasized the importance of incorporating amenities into the PUD. In response, the applicant confirmed that the development would include a neighborhood park as part of the proposal.

The applicant requested individual meetings with councilors to discuss the proposed project further. Mayor Girard suggested that any such meetings should occur at City Hall to ensure city staff are included in the discussions.

4) Presentation and Discussion of Residential Development 111th and Mingo.

Mayor Girard said Item 3 on the agenda is up for discussion and consideration.

Item presented by: Joey Wiedel, Interim City Manager

Others who spoke: Dan Holcomb, Owner of Three D's Construction Inc.

Joey Wiedel provided a brief overview of the proposed development at the northwest corner of 111th Street and South Mingo Road. The Mr. Dan Holcomb then presented the details of the planned private community, which will feature commercial development at the hard corner, similar to The Fountains at 121st and South Mingo Road. Councilor Hirshey inquired whether the

developer would include sidewalks and fencing along Mingo Road and 111th Street. Mr. Holcomb confirmed that both fencing and sidewalks would be addressed and incorporated into the PUD. No further discussions were held.

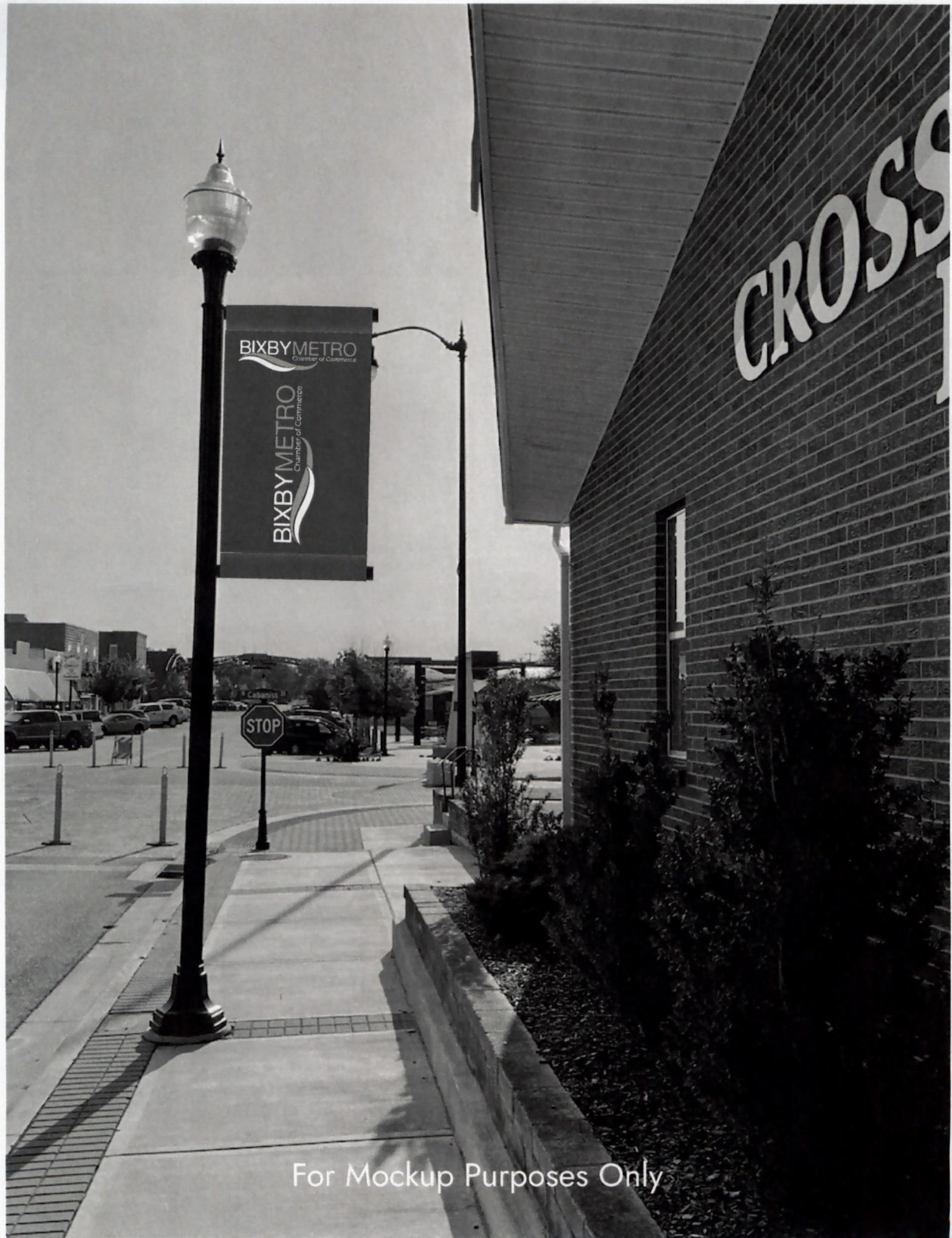
5) Adjournment

An adjournment was called at 5:57 PM.

City Clerk



Mayor



For Mockup Purposes Only

- ☐ Bixby, Oklahoma - Code of Ordinances
- ☐ TITLE 5 - PUBLIC SAFETY
- ☐ CHAPTER 5. - OFFENSES
- ☐ ARTICLE E. - OFFENSES INVOLVING PUBLIC SAFETY

5-5E-4: - FIREWORKS:

A.

Permit Required: It is unlawful to manufacture, sell, furnish, possess, display, or use any *fireworks* within the city unless the appropriate *fireworks* permit is obtained.

B.

Regulations:

1.

The use of class 1.4G *fireworks* by individuals shall be permitted only under permit as described in this subsection B and subsection C of this section.

2.

"Permissible *fireworks*" shall mean composition or device for the purpose of producing a visible or an audible effect by combustion, explosion, deflagration or detonation, and which is defined as common or special *fireworks* by the United States Department of Transportation (DOT). *Fireworks* are further classified in this law as class 1.3G or class 1.4G. The term "*fireworks*" shall not include toy cap pistols and caps, blank cartridges, railroad flares and model rockets.

a.

"Class 1.4G *fireworks*" (DOT common *fireworks*) shall mean any devices suitable for use by the public that conform to requirements of the United States Consumer Products Safety Commission (CPSC) and are designed primarily to produce visible effects by combustion, and some small devices designed to produce an audible effect.

b.

"Class 1.3G display *fireworks*" (ODOT special *fireworks*) shall mean any devices suitable for use by the public that conform to requirements of the United States Consumer Products Safety Commission (CPSC) and are designed primarily to produce visible effects by combustion, and some small devices designed to produce an audible effect.

License To Sell Or Display For Sale: The sale or display for sale of *fireworks* shall be unlawful within the city as set forth in subsection A of this section. A license for the sale or display for sale of *fireworks* shall be considered where the following conditions are met:

1.

The vendor at each location must obtain an annual license from the city at a cost of seven hundred fifty dollars (\$750.00) and must also provide a copy of the state sales tax permit.

2.

The property has direct access on an arterial street and adequate on site parking so that the operation of the stand can be conducted without interference with travel on the paved surface of the artery.

3.

Only class 1.4G *fireworks*, as defined by the United States Department of Transportation, are sold on the premises.

4.

The "season" for *fireworks* sales shall be limited to be only from June 15 until July 4 of each year.

5.

The vendor shall post and distribute a "Notice Of Bixby *Fireworks* Ordinance" to each purchase of *fireworks*, said notice to be provided by the city.

6.

Owner or vendor shall maintain liability insurance on each location.

7.

There have been no significant accidents reported to the city from previous operations at the stand at that location.

8.

Supervised public displays shall be permitted with a permit and compliance to requirements of the Bixby Fire Department and National Fire Protection Act (NFPA) 1123. The use of *fireworks* before a proximate audience (as defined by the NFPA) shall be permitted with a *fireworks* permit and compliance to NFPA 1126. Permits may be obtained from the city or a licensed *fireworks* vendor at a cost of one hundred dollars (\$100.00). The permit fee may be waived, upon written

Closed Homes as of

11/13/2024

	Plan	Elevation	Close Date	Size	Total Price:	\$ / ft
1	Raleigh	A	11/1/2024	1,441	\$ 290,148	\$ 201
2	Sheridan	A	2/22/2024	1,461	\$ 254,758	\$ 174
3	Sheridan	A	2/23/2024	1,461	\$ 247,388	\$ 169
4	Sheridan	A	2/23/2024	1,461	\$ 252,126	\$ 173
5	Sheridan	A	2/28/2024	1,461	\$ 256,457	\$ 176
6	Sheridan	A	2/28/2024	1,461	\$ 267,712	\$ 183
7	Sheridan	A	3/15/2024	1,461	\$ 249,763	\$ 171
8	Sheridan	A	3/27/2024	1,461	\$ 260,135	\$ 178
9	Sheridan	A	3/27/2024	1,461	\$ 261,344	\$ 179
10	Sheridan	A	3/28/2024	1,461	\$ 270,259	\$ 185
11	Sheridan	B	4/26/2024	1,461	\$ 272,244	\$ 186
12	Shenandoah	G	4/26/2024	1,461	\$ 293,106	\$ 201
13	Sheridan	A	4/29/2024	1,461	\$ 266,360	\$ 182
14	Sheridan	B	6/25/2024	1,461	\$ 284,806	\$ 195
15	Sheridan	B	8/22/2024	1,461	\$ 306,287	\$ 210
16	Naples	C	12/15/2023	1,604	\$ 300,827	\$ 188
17	Naples	C	3/1/2024	1,604	\$ 285,130	\$ 178
18	Naples	G	4/26/2024	1,604	\$ 312,271	\$ 195
19	Naples	C	5/28/2024	1,604	\$ 311,222	\$ 194
20	Naples	C	5/30/2024	1,604	\$ 306,949	\$ 191
21	Tahoe	C	12/14/2023	1,818	\$ 317,037	\$ 174
22	Tahoe	H	4/30/2024	1,818	\$ 363,842	\$ 200
23	Tacoma Plus	T	6/25/2024	1,882	\$ 338,077	\$ 180
24	Tacoma	T	3/22/2024	1,961	\$ 362,623	\$ 185
25	Tacoma	S	3/22/2024	1,961	\$ 352,330	\$ 180
26	Tacoma	T	3/28/2024	1,961	\$ 335,719	\$ 171
27	Tacoma	T	8/2/2024	1,961	\$ 369,307	\$ 188
28	Tacoma	T	9/27/2024	1,961	\$ 370,855	\$ 189
29	Tacoma	S	10/31/2024	1,961	\$ 363,203	\$ 185
30	Lincoln	T	12/15/2023	2,014	\$ 367,042	\$ 182
31	Lincoln	S	4/30/2024	2,014	\$ 345,074	\$ 171
32	Lincoln	S	5/23/2024	2,014	\$ 349,121	\$ 173
33	Lincoln	S	11/4/2024	2,014	\$ 338,905	\$ 168

28%

9%

17%

44%

35	Madison	U	10/31/2023	2,032	\$	344,219	\$	169
36	Madison	T	6/11/2024	2,032	\$	345,688	\$	170
37	Madison	T	9/16/2024	2,032	\$	331,645	\$	163
38	Columbus	S	1/30/2024	2,035	\$	353,650	\$	174
39	Columbus	C	8/27/2024	2,035	\$	369,779	\$	182
40	Augusta	S	9/28/2023	2,146	\$	366,619	\$	171
41	Augusta	S	1/26/2024	2,146	\$	366,643	\$	171
42	Augusta	S	5/24/2024	2,146	\$	384,484	\$	179
43	Augusta	T	6/24/2024	2,146	\$	394,753	\$	184
44	Concord	D	9/27/2023	2,219	\$	370,429	\$	167
45	Concord	C	10/27/2023	2,219	\$	349,516	\$	158
46	Concord	T	12/21/2023	2,219	\$	372,000	\$	168
47	Concord	D	4/26/2024	2,219	\$	394,608	\$	178
48	Concord	T	10/30/2024	2,219	\$	400,528	\$	180
49	Hartford	A	10/19/2023	2,285	\$	387,691	\$	170
50	Fulton	S	5/30/2024	2,293	\$	400,452	\$	175
51	Vermont	C	10/26/2023	2,308	\$	352,919	\$	153
52	Olympia	S	2/23/2024	2,868	\$	405,837	\$	142
53	Olympia	S	4/30/2024	2,868	\$	385,646	\$	134
54	Olympia	S	10/25/2024	2,868	\$	420,642	\$	147
			AVERAGE	1,900	\$	332,233	\$	175
			MEDIAN	1,961	\$	344,647	\$	176

100%

*Please note: All square footage measurements are approximate over-brick measurements, excluding garages, porches/patios.

Closed Homes as of

11/13/2024

Plan	Elevation	Close Date	Size	Total Price:	\$ / ft
1 Naples	G	11/13/2023	1,604	\$ 324,390	\$ 202
2 Naples	H	2/26/2024	1,604	\$ 319,710	\$ 199
3 Bradford	H	8/28/2024	1,651	\$ 315,767	\$ 191
4 Tahoe	H	6/21/2024	1,818	\$ 324,917	\$ 179
5 Tacoma	S	11/6/2023	1,961	\$ 354,195	\$ 181
6 Tacoma	T	1/5/2024	1,961	\$ 351,915	\$ 179
7 Tacoma	S	9/4/2024	1,961	\$ 354,485	\$ 181
8 Lincoln	S	4/19/2024	2,014	\$ 369,334	\$ 183
9 Madison	U	6/30/2023	2,032	\$ 361,942	\$ 178
10 Madison	U	11/29/2023	2,032	\$ 356,226	\$ 175
11 Columbus	C	4/11/2024	2,035	\$ 344,986	\$ 170
12 Augusta	S	10/24/2023	2,146	\$ 373,983	\$ 174
13 Augusta	S	10/25/2023	2,146	\$ 378,219	\$ 176
14 Augusta	S	11/16/2023	2,146	\$ 407,755	\$ 190
15 Augusta	S	11/30/2023	2,146	\$ 378,930	\$ 177
16 Augusta	S	4/29/2024	2,146	\$ 387,732	\$ 181
17 Augusta	S	5/14/2024	2,146	\$ 370,224	\$ 173
18 Augusta	S	6/7/2024	2,146	\$ 384,560	\$ 179
19 Augusta	S	6/17/2024	2,146	\$ 371,729	\$ 173
20 Augusta	T	10/25/2024	2,146	\$ 417,454	\$ 195
21 Concord	C	8/2/2023	2,219	\$ 404,624	\$ 182
22 Concord	S	10/27/2023	2,219	\$ 378,563	\$ 171
23 Concord	C	1/4/2024	2,219	\$ 407,813	\$ 184
24 Concord	T	3/18/2024	2,219	\$ 368,950	\$ 166
25 Concord	T	9/26/2024	2,219	\$ 389,707	\$ 176
26 Fulton	S	10/31/2024	2,293	\$ 410,000	\$ 179
27 Olympia	U	7/5/2023	2,868	\$ 427,088	\$ 149
28 Olympia	S	11/28/2023	2,868	\$ 423,674	\$ 148
29 Olympia	T	2/22/2024	2,868	\$ 442,773	\$ 154
AVERAGE			2,137	\$ 375,919	\$ 176
MEDIAN			2,146	\$ 373,983	\$ 174

*Please note: All square footage measurements are approximate over-brick measurements, excluding garages, porches/patios.

10%

14%

76%