

City Council Meeting Minutes

Bixby Municipal Building
111 N. Cabaniss Ave., Bixby, OK 74008
July 28, 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 July 24, 2025, on or before 5:00 p.m.

Call to Order

Mayor Girard called the City Council Meeting to order at 6:15 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
JT Hammons, City Attorney
Shannon Duran, City Clerk
Charles Barnes, Finance Director
Bea Aamodt, Public Works Director
Todd Blish, Police Chief
Joe Sherrell, Fire Chief
Gladys Gill, Assistant Planner

Invocation

Pledge of Allegiance

Consent Agenda

- 1) Minutes for the Work Session dated 7/14/25.
- 2) Minutes for the City Council Meeting dated 7/14/25.
- 3) Proclamation - Bixby Firefighter, Jason Emmons, for his dedicated service in Texas with the Oklahoma Task Force while assisting with disaster relief efforts following severe flooding in the state.

- 4) Consider and approve the OMAG (Oklahoma Municipal Assurance Group) recommendation for denial for claimant Tariq Bedri, Claim 217021-1-LR.
- 5) Consider and/or approval for the annual renewal of the emergency 911 telephone system operation, network access and maintenance agreement to INCOG in the amount of \$92,000 from the revolving 911 system account that was previously approved in the fy26 budget.
- 6) Consider and/or approve renewal of the Southwest Regional SWAT agreement between Bixby, Glenpool, Sand Springs, Sapulpa and Jenks of up to \$12,000. The agreement also establishes a revolving and continuous SWAT fund for those agencies that pay Bixby to assist in managing SWAT/Tactical team police services under the authority of Oklahoma statutes title 21, Chapter 2, Section 99a. The agreement has been reviewed and approved by the City Attorney.
- 7) Consider and/or approve annual renewal website hosting and software package from CivicPlus, Inc. for FY26 in the amount of \$22,967.29. (City portion is \$11,483.64)
- 8) Consider and/or approve annual renewal of Live Meeting Manager and CivicClerk package from CivicPlus, Inc. for FY26 in the amount of \$10,682.10. (City portion is \$5,341.05)
- 9) Consider and/or approve renewal of behavioral health services provided by First Responder Support Services for the Fire Department in the amount of \$18,328.80.
- 10) Consider and/or approve the Medical Control Board ALS Quality Assurance Subsidy for July 1, 2025–June 30, 2026, in the amount of \$20,226.
- 11) Consider and/or take action on approval of Resolution No. 2025-18, formally amending authorized and existing fees and preset fines charged by the City of Bixby, its agencies, boards and departments.
- 12) Discuss and/or approve a contract with Garver, LLC for engineering services to design roadway improvements for Harvard, South of Hwy 67 ; fee is \$148,000.
- 13) Discuss and/or approve a Combined Urban Funding Agreement with the Oklahoma Department of Transportation (ODOT) for the construction of the Bixby Sidepath Project on 121st Street between Mingo Road and 106th Street; estimated total cost is \$574,374 with federal share not to exceed \$430,780.
- 14) Discuss and/or approve purchasing a Blue Diamond Brush Cutter (swing arm style) from Stewart Martin for \$16,998 for the Street Department.
- 15) Discuss and/or approve an Agreement with HISINC, LLC for the development of a Citywide Master Hydrology Model in an amount not to exceed \$109,850.

Mayor Girard said Items 1-15 on the Consent Agenda is up for discussion and consideration.

Mayor Girard asked to separate the proclamation for Item 3 to present separately to Bixby Firefighter Jason Emmons.

Mayor Girard asked for a motion to approve items 1-15 Councilor David made a motion to approve, seconded by Vice Mayor Shultz. The vote was taken with the following results:

Carried:5-0

Ayes: David, Schultz, Payne, Hirshey, Girard

Nays: 0

Mayor Girard reads and presents a proclamation to Firefighter Jason Emmons, thanking him for his dedicated service with the Oklahoma Task Force in assisting disaster relief efforts following the severe flooding in the State of Texas.

Regular Agenda

- 1) Discussion, consideration, and possible confirmation on the appointment of Eric Covey to the Bixby Planning Commission.

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

Item Presented by Brad Girard, Mayor

Others who spoke: Eric Covey

Mayor Girard states that he would like to nominate Eric Covey to the Planning Commission Board. He provides an introduction of Mr. Covey to the City Council and formally submits his nomination.

Mayor Girard made a motion to nominate Eric Covey to serve as a Board Member for the Planning Commission, seconded by Councilor Payne. The vote was taken with the following results:

Carried:5-0

Ayes: Girard, Payne, David, Hirshey, Schultz

Nays: 0

- 2) Discussion, consideration and possible vote for approval of the Development Agreement with Bixby Land Group, LLC for the development of Henson Square, located at 151 and Harvard Avenue located in Bixby, Tulsa County, State of Oklahoma, more particularly described as follows: Lot 1, Block 1, Henson Square.

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

Item presented by Joey Wiedel, City Manager

Others who spoke: Kirk Roberts, Applicant, representing Dr. Henson

Mr Wiedel provided an overview of the projected development that was given to the Council at a previous work session and advises that the request is for tax abatement for this development. This project is to take place at 151st and Harvard, known as Henson Square. Mr. Roberts answers questions from the council pertaining to the development. Discussions ensued.

Time: 6:20PM

Mayor Girard calls for a brief recess on this item to obtain additional information and will come back to it. Mayor Girard calls item 3

Time: 7:13PM

Council returns to this item

Mr. Wiedel provided an update and shared additional details regarding the development map displayed on the screen. Further discussion ensued. The developer is requesting a \$350,000 abatement over seven years, with an expected annual tax revenue return of approximately \$150,000.

Mayor Girard asks for a motion to approve item 2. Councilor Payne made a motion to approve, seconded by Councilor Hirshey. The vote was taken with the following results:

Carried:5-0

Ayes: Payne, Hirshey, David, Schultz, Girard

Nays: 0

Time: 7:40PM

Mayor Girard declares a recess.

Time: 7:55

Mayor Girard reconvenes the meeting and calls item 7.

- 3) Discussion, consideration, and possible action on the requests submitted by Vertex Construction for "The Reserve on 151' Development, including: (1) a 3-Year Tax Abatement and Economic Benefit Plan; (2) an Encroachment Allowance in the Utility Right-of-Way; and (3) Termination of Existing Redevelopment Agreements.

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

Item presented by Joey Wiedel, City Manager

Others who spoke: Chris Brow, Vertex Construction (Developer)

Mr. Wiedel provided an overview of the development previously discussed at the July 14th Council meeting. Chris Brown, representing the developer, requested Council approval to terminate the existing Redevelopment Agreement with the previous developer in order to proceed with closing on the property.

Council sought clarification from the City Attorney and staff, as they had anticipated a new agreement at this meeting, based on their previous request that all outstanding items, including tax incentives and infrastructure, be brought back for consideration. The developer is currently only requesting to move forward with the termination of the agreement in order to close on the property and intends to return at a later date with requests for abatement and infrastructure support.

The City Attorney noted that discussions with the developer's attorney regarding a potential future agreement have been ongoing, and that further coordination with bond and TIF counsel would be required before any such agreement could proceed.

Discussions ensued. Mr. Wiedel emphasized that any TIF-related agreements will also require coordination with bond counsel, TIF counsel, and local school representatives.

Mayor Girard asks for a motion to approve item 3. Councilor Payne made a motion to terminate the existing economic development agreement, seconded by Councilor David. The vote was taken with the following results:

Citizen Gary Halstead briefly inquired of Council. Councilor David asks for clarification from the city attorney whether we are waiving items 3, 1, and 2 and only voting on item 3 (3) termination of an existing development agreement.

Carried:5-0

Ayes: Payne, David, Hirshey, Schultz, Girard

Nays: 0

Mayor Girard briefly speaks.

- 4) Discussion, consideration, and possible vote for approval of Ordinance 2515 amending Ordinance 2486 by adding a Greyhawk Interceptor Excess Capacity fee, adding attachments "E" and "F", and updating attachment "A" to Ordinance 2486; and declaring an Emergency. Ordinance 2515

Mayor Girard said Item 4 on the Regular Agenda is up for discussion and consideration.

Item presented by Bea Aamodt, Public Works Director

Others who spoke:

Ms. Aamodt provided council with an overview of the status of this ordinance. It was presented at the last planning commission and is now on the agenda for City Council to review.

Mayor Girard asks for a motion to approve item 4; Councilor Hirshey made a motion to approve, seconded by Councilor Payne. The vote was taken with the following results:

Carried:5-0

Ayes: Hirshey, Payne, David, Schultz, Girard

Nays: 0

- 5) Discussion, consideration, and possible vote to approve an emergency clause for Ordinance Number 2515 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 5 on the Regular Agenda is up for discussion and consideration.

Item presented by Bea Aamody, Public Works Director

Others who spoke:

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

Carried:5-0

Ayes: Hirshey, Schultz, David, Payne, Girard

Nays: 0

Time: 7:13 PM

After calling item 5, the Mayor asks to move back to item 2 on the Regular Agenda.

- 6) Discussion, consideration, and possible action for Final Plat BXPT-22.17 FP, submitted for The Reserve at Cedar Ridge, a proposed private residential development located approximately half a mile east of South Mingo Road, near the 10500 block of East 121st Street South.

Mayor Girard said Item 6 on the Regular Agenda is up for discussion and consideration.
Item presented by Gladys Gill, Assistant Planner
Others who spoke: Erik Enyardt (Applicant)

Gladys provided council with an overview of the proposed development. The council inquired of applicant Erik Enyardt from Tanner Consulting for clarifications. Brief discussions ensued.

Mayor Girard asks for a motion to approve item 6. Councilor David made a motion to approve, seconded by Councilor Hirshey. The vote was taken with the following results:

Carried:5-0
Ayes: David, Hirshey, Payne, Schultz, Girard
Nays: 0

- 7) Discussion, consideration, and possible action to approve Ordinance 2520 on Rezone Case BXZO-25.07, a request to rezone property located at 12105 S. Memorial Drive, Bixby, Oklahoma, from Commercial Shopping (CS) to Commercial Heavy (CH) for Fix Auto.

Mayor Girard said Item 7 on the Regular Agenda is up for discussion and consideration.
Item presented by Gladys Gill, Assistant Planner
Others who spoke: Mr. Hand (Owner of the Development) and Victoria Olman (Citizen)

Gladys provided council with an overview of the proposed development. Rezoning 12105 S Memorial Dr. from a Commercial Shopping to a Commercial Heavy for Fix Auto. Council inquires.

Victoria Oltmann signed up to speak about her concerns about fumes and the place becoming a public nuisance. She also had a handout of the zoning regulations for Tulsa County (attached to minutes for reference). The owner, Mr Hand, was also present and stated that the fumes would not become a nuisance to the systems they have in place as a requirement and a fence was being completed. Council states that fumes are not are not permitted to become a public nuisance, Further discussions ensued between council, staff, and applicant.

Mayor Girard asks for a motion to approve item 7. Councilor David made a motion to approve, seconded by Councilor Hirshey. The vote was taken with the following results:

Carried:5-0
Ayes: David, Hirshey, Payne, Schultz, Girard
Nays: 0

- 8) Discussion, consideration, and possible vote to approve an emergency clause for Ordinance Number 2520 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 8 on the Regular Agenda is up for discussion and consideration.
Item presented by Gladys Gill, Assistant Planner
Others who spoke:

Mayor Girard asks for a motion to approve item 8. Councilor David made a motion to approve, seconded by Councilor Hirshey. The vote was taken with the following results:

Carried:5-0
Ayes: David, Hirshey, Payne, Schultz, Girard
Nays: 0

- 9) Discussion, consideration and possible action on a Specific Use Permit (BXSUP-25.01) to allow Use Unit 25 (Automotive Painting) in the CH (Commercial Heavy) District for property located at 12105 S Memorial Drive, Bixby, Oklahoma.

Mayor Girard said Item 9 on the Regular Agenda is up for discussion and consideration.
Item was presented by Gladys Gill, Assistant Planner
Others who spoke:

Mayor Girard states that with the friendly amendment of this item that fumes are not permitted to become a public nuisance.

Mayor Girard asks for a motion to approve item 9. Councilor Payne made a motion to approve, seconded by Councilor Hirshey. The vote was taken with the following results:

Carried:5-0

Ayes: Payne, Hirshey, David, Schultz, Girard

Nays: 0

- 10) Discussion, consideration, and possible action to approve Ordinance 2521 on the first Major Amendment (MA.01) to Planned Unit Development BXPUD-24.08, for a proposed residential development referred to as Bixby Meadows II, encompassing approximately 125.9 acres, located at the northeast corner of East 161st Street South and South Harvard Avenue.

No action taken, item tabled, applicant not present

- 11) Discussion, consideration, and possible vote to approve an emergency clause for Ordinance Number 2521 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.

No action taken, item tabled, applicant not present

- 12) Discussion, consideration, and possible action to approve Ordinance 2522 on the second Major Amendment (MA.02) to Planned Unit Development PUD-31, for a proposed development referred to as Bricktown Square, encompassing approximately 5.32 acres, located at 12409 S Memorial Drive, Bixby, Oklahoma.

No action taken, item tabled, applicant not present

- 13) Discussion, consideration, and possible vote to approve an emergency clause for Ordinance Number 2522 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.

No action taken, item tabled, applicant not present

- 14) Discussion, consideration, and possible action to approve an Ordinance Number 2523 annexing approximately 0.41 acres located at the southeast corner of East 167th Street South (U.S. Highway 64) and South 159th Avenue East, within the Original Town of Leonard, Tulsa County, Oklahoma, into the corporate limits of the City of Bixby.

Mayor Girard said Item 14 on the Regular Agenda is up for discussion and consideration.
Item presented by Gladys Gill, Assistant Planner
Others who spoke: Joey Wiedel, City Manager

Ms. Gill provided the Council with an overview of the proposed annexation, which would

incorporate 41 acres of city-owned land into the corporate limits of the City of Bixby, where the volunteer fire station will be located. Notice has been given to residents within a four-mile radius, and the annexation applies only to this city-owned lot. Mr. Wiedel provided further clarification, noting that the station will not be manned but will house a boat, tankers, and UTVs, and serve as a location for volunteer firefighters to hold local meetings.

Mayor Girard asks for a motion to approve item 14. Councilor Hirshey made a motion to approve, seconded by Councilor David. The vote was taken with the following results:

Carried: 5-0

Ayes: Hirshey, David, Payne, Schultz, Girard

Nays: 0

- 15) Discussion, consideration, and possible vote to approve an emergency clause for Ordinance Number 2523, 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 15 on the Regular Agenda is up for discussion and consideration.

Item presented by Glayds Gill, Assistant Planner

Others who spoke:

Mayor Girard asks for a motion to approve item 15. Councilor Hirshey made a motion to approve, seconded by Councilor Payne. The vote was taken with the following results:

Carried: 5-0

Ayes: Hirshey, Payne, David, Schultz, Girard

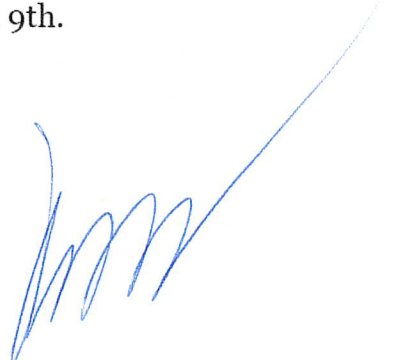
Nays: 0

- 16) City Manager's Report

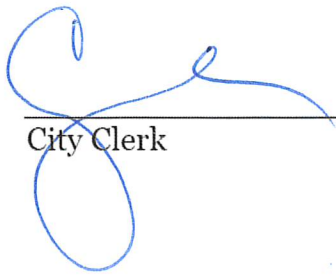
City Manager Wiedel gave an update on the delivery of the new fire truck and the sale of an older truck. 25 fire personnel earned their certifications for high-angle technical rescue. The fire academy is wrapping up its final week of advanced EMT training. In the next phase of their academy, they will begin hands-on training in firefighting tactics, tools and other teamwork. The Police Department had a successful rescue thanks to drones and community support through the use of ring cameras. 911 has taken 2,716 phone calls for service this month. Promoting your brand is still an ongoing project for Bentley Park. Bixby Bicycles is back for the annual fundraiser for suicide prevention, Blazing Saddles, scheduled for August 9th.

- 17) Adjournment

Adjournment was called at 8:49 pm.



Mayor



City Clerk



[illegible]

Supplemental
Regulations

Allowed Uses

Chapter 6 | Allowed Uses
Sec. 6.010 | Use Table

25
360
370
380
40,400

ation 40,410

Table 6-1: Use Table

ZONING DISTRICTS

Use Group Use Category Use Subcategory	ZONING DISTRICTS																Supple Regula			
	AG	AG-R	RE	RS-1	RS-2	RS-3	RD	RT	RM	RMH	OL	OM	OMH	CS	CG	CH		IR	IL	IM
Parking, Non-Accessory	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Restaurants and Bars	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Restaurant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bar (except as below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Brewpub	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Retail Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Building supplies and equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Consumer shopping goods	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Convenience goods	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Self-service Storage Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sexually Oriented Business Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Studio, Artist or Instructional Establishment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trade School	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Vehicle Sales and Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial vehicle repair/maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Truck stop	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial vehicle sales and rentals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fueling station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Personal vehicle repair and maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Vehicle part and supply sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Vehicle body and paint finishing shop	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WHOLESALE, DISTRIBUTION & STORAGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Equipment and Materials Storage, Outdoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trucking and Transportation Terminal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Warehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wholesale Sales and Distribution	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
INDUSTRIAL	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Low-impact Manufacturing and Industry	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Moderate-impact Manufacturing and Industry	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
High-impact Manufacturing and Industry	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mining or Mineral Processing and Industry	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Junk or Salvage Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
RECYCLING	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

