

City Council Meeting Minutes

Bixby Municipal Building
111 N. Cabaniss Ave., Bixby, OK 74008
July 14, 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 10, 2025, on or before 5:00 p.m.

Call to Order

Mayor Girard called the meeting to order at 6:05 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
Phil Frazier, City Attorney
Shannon Duran, City Clerk
Charles Barnes, Finance Director
Bea Aamodt, Public Works Director
Todd Blish, Police Chief
Nick Flanary, Assistant Fire Chief

Invocation

Pledge of Allegiance

Consent Agenda

- 1) Minutes for the Work Session dated 6/23/25.
- 2) Minutes for the City Council Meeting dated 6/23/25.
- 3) Consider and/or discuss or approve the Police department facility janitorial contract for FY2026 with Alliance Maintenance in the amount of \$21,200. Funding was approved as a part of the current fiscal year budget.

- 4) Consider and/or discuss or approve the placement of a new storm siren located on city property along the Fry Creek Ditch walking trail between 121st and 131st. Purchase and installation by Goddard Enterprises at a state contract cost of \$32,913 from the approved Capital/storm siren budget. Location mapping shows the area to be underserved between 121 & 131 from Memorial to Sheridan.
- 5) Consider and/or discuss or approve the annual costs of no more than \$23,350 to the Tulsa County Humane Society from the approved FY26 budget for animal control services, including animal care, food, medical care, adoption services, observation, euthanasia and fees for animals detained by Bixby Animal Control.
- 6) Consider and approve the OMAG (Oklahoma Municipal Assurance Group) recommendation for denial for claimant Jeremy Rice, Claim 2165181-3.
- 7) Consider and/or approve Resolution No. 2025-16, providing for the annual renewal, ratification and reaffirmation, in Fiscal Year 2025-2026, of a certain Security Agreement between the City of Bixby and the Bixby Public Works Authority, dated November 30, 2017.
- 8) Consider and/or take action on approval of Resolution No. 2025-17, formally re-adopting authorized and existing fees and preset fines charged by the City of Bixby, its agencies, boards and departments.
- 9) Discuss and/or take action on awarding a construction contract for the 121st Street Bridge Deck Replacement over Haikey Creek to PbX Corporation in the amount of \$458,071.14.
- 10) Discuss and/or approve accepting infrastructure for Henson Square - Cottages Subdivision into the City's infrastructure.
- 11) Discuss and/or approve acceptance of infrastructure for Presley Heights West Phase II Subdivision into the City's infrastructure.
- 12) Discuss and/or approve the acceptance of infrastructure for The Fountains Subdivision into the City's infrastructure.
- 13) Discuss and/or approve acceptance and final payment of \$20,456.02 for the 2023 Water Systems Improvements 12" Waterline Replacement - Snake Creek Crossing Project.
- 14) Consideration and/or approval of a Mutual Aid Agreement between the City of Broken Arrow and the City of Bixby for Information Technology Services.

Mayor Girard said Items 1-14 on the Consent Agenda are up for discussion and consideration.

Mayor Girard asks for a motion to approve items 1-14. 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

Regular Agenda

- 1) Discussion, consideration, and possible action to approve flying the Muscogee (Creek) Nation flag at the Bixby Municipal Building in recognition of the City's partnership with the Nation.

Mayor Girard says this item has been tabled to a future meeting.

- 2) Award Presentation for City Attorney Phil Frazier.

Mayor Girard and members of the Council recognized the retirement of Phil Frazier, City Attorney, honoring his years of dedicated service to the City of Bixby.

An award and commemorative plaque were presented in appreciation of Mr. Frazier's contributions to the City. Council members expressed their gratitude and offered remarks acknowledging his professionalism, integrity, and lasting impact on municipal governance. Mr. Frazier thanked the Council, City staff, and community for the opportunity to serve.

- 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; (3) Adoption of the City of Tulsa Parking Guidelines; and (4) 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: JT Hammons (Current City Attorney), Phil Frazier (previous City Attorney), Charles Barnes (Finance Director), Bea Aamodt (Public Works Director), Gary Halstead, and Chris Brown (Applicant)

Mr. Wiedel presented the history of the proposed development at 151st and Riverview, formerly known as Bixby Flats. The project has evolved and is now under a new developer, Chris Brown (Applicant), who is requesting changes to the existing agreement and seeking certain incentives as follows: (1) a 3-Year Tax Abatement and Economic Benefit Plan; (2) an Encroachment Allowance in the Utility Right-of-Way; (3) Adoption of the City of Tulsa Parking Guidelines, which the new applicant is no longer requesting; and (4) Termination of Existing Redevelopment Agreements. Leaving only items 1, 2, and 4 of this item.

Under a previous agreement, the City had conveyed the property to a former developer who committed to installing infrastructure (roads, stormwater, park, etc.) at their cost in exchange for the City accepting the improvements and rezoning. The current applicant is requesting to terminate that original agreement and enter a new Economic Development Agreement to allow for them to close on the property before 8/9/25, aligned with a different development vision.

The Council, City Attorney, staff, and applicant discussed in depth the request the legal and financial implications. Clarification was sought about what the City could legally commit to and how the proposed tax abatement would function. The applicant is requesting a tax abatement in the amount of \$1.2 million. The concept of reimbursing the developer for public infrastructure investment was discussed at length. Only Items 1, 2, and 4 are being considered, as the applicant withdrew the request to adopt the City of Tulsa Parking Guidelines (Item 3). Regarding the tax abatement (Item 1), the City Attorney clarified that the City cannot abate property taxes, as they are controlled by the county and school district. However, the City can offer a sales tax incentive. Citizen Gary Halstead provided public comments. Further discussions ensued.

Councilor Hirshey made a motion to continue this item, granting the City Attorney the authority to prepare a new Real Estate Economic Development Agreement between the City and the new developer. The updated agreement will be brought back to Council for review so that the Council can fully understand and evaluate the request outlined in Item 1 (a 3-year tax abatement).

Mr. Hammons clarified that the time-sensitive issue pertains specifically to the development agreement. The incentives and related financial components can be addressed at a later date. The applicant agreed, stating that the incentives could be incorporated into the final agreement at closing. However, the current agreement with the previous developer must be terminated and replaced with the new agreement by August 9, 2025, in order to move forward. A brief discussion followed. The City Manager stated that City staff, the City Attorney, and the applicant's attorney would meet to clarify the terms of the agreement and return to the Council with an updated version for final review and action. Councilor Mike David seconded the motion.

City Attorney Hammons then confirmed with the council that the motion is to continue the entire package of the item for two weeks to allow for further clarification on items.

Mayor Girard asked the clerk to call the roll. The vote was taken with the following results:

Carried:5-0

Ayes: Hirshey, David, Payne, Schultz, Girard

Nays: 0

- 4) Discussion, consideration, and possible vote to approve Ordinance No. 2517 amending the Bixby Zoning Code, Title 11 of the City of Bixby Code of Ordinances, Chapter 7, Article I, by enacting Section 11-7I-9, entitled "Sunset Clause – Lapse, Expiration, Extension, and Abandonment" to establish a sunset period for Planned Unit Developments.

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

Item presented by Gladys Gill, Planner I

Others who spoke: Joey Wiedel (City Manager), Greg Williams (Citizen)

Ms. Gill provided an overview of the request to amend the "Sunset Clause" on Planned Unit Development (PUD). Council members asked clarifying questions, and discussion ensued. This Ordinance would require that a PUD be brought back before the Council if no activity is being done on a piece of land over two years. Citizen Greg Williams provided public comments.

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

Carried:5-0

Ayes: Schultz, Hirshey, David, Payne, Girard

Nays: 0

- 5) Discussion, consideration, and possible vote to approve an emergency clause for Ordinance Number 2517, 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 Gladys Gill, Planner I
Others who spoke: Greg Williams

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

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

- 6) Discussion, consideration and possible vote to approve Ordinance No. 2516, rezoning approximately 40 acres from Agriculture (AG) to Residential Single-Family (RS-2), related to Rezone Case BXZO-25.04, for a proposed residential development referred to as "Binney" or "Bixby Plains," generally located southeast of South 90th Avenue East and East 163rd Street South.

Mayor Girard said Item 6 on the Regular Agenda is up for discussion and consideration.
Item presented by Gladys Gill, Planner I
Others who spoke: Megan Pasco (Tanner Consultants), Gary Halstead (Citizen)

Ms. Gill gave an overview of the proposed development. Brief discussions ensued between the Council, staff, and applicant. Citizen Gary Halstead provided public comments.

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

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

- 7) Discussion, consideration, and possible vote to approve an emergency clause for Ordinance Number 2516 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 Gladys Gill, Planner I
Others who spoke: Megan Pasco, Tanner Consultants- Gary Halstead

Ms. Gill gave an overview of the project. Brief 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 Payne. The vote was taken with the following results:

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

- 8) Discussion, consideration, and possible vote to approve Ordinance No. 2518, rezoning approximately 33.53 acres from Agriculture (AG) to Residential Single-Family (RS-2) and

Commercial General (CG), Rezone Case BXZO-25.05, for a proposed residential development referred to as Greyhawk, located near the northeast corner of East 131st Street South and South Mingo Road.

Mayor Girard said Item 8 on the Regular Agenda is up for discussion and consideration.

Item was presented by Gladys Gill, Planner I

Others who spoke: Dave Cocolin (Applicant), Joey Wiedel (City Manager), Ryan McCarty (Select Design), JT Hammons (City Attorney)

Signed up to speak: Gary Halstead, Adam Roberts, Paul Blair

Ms. Gill gave an overview of the development located near the northeast corner of East 131st Street South and South Mingo Road. Mr. Cocolin (Applicant) provided further details as to the changes in the development. Brief discussions ensued between the Council, staff, and applicant. Citizens Gary Halstead, Adam Roberts, and Paul Blair provided public comments pertaining to the PUD, zoning, and infrastructure concerns. Council requested clarifications from staff as to the original Planned Unit Development (PUD) that was approved in 2024 for the proposed development. Council requested clarification on what the applicant is seeking to amend. The applicant stated they are requesting to add 37 additional acres that was recently purchased, to the originally approved Planned Unit Development (PUD). Further discussion ensued.

Council noted that they do not have the original PUD documentation available for reference and Mayor calls recess to allow staff to retrieve the PUD.

Recess 8:24 pm

Staff researches previous PUD.

Mayor Girard reconvenes the Open Meeting 9:05pm and apologizes for delay in recess as that council needed to clarify some things with City Attorney on this issue.

Mayor Girard states the motion will be to call for a motion for a zoning change from AG to RS-2 and Commercial General. This is not the PUD being voted on, just the zoning. Further discussions pertaining to the PUD and development ensued.

Mayor Girard called for a motion. Councilor Hirshey made a motion to approve the rezoning from Agricultural (AG) to Residential Single Family (RS-2) and Commercial General (CG) for the 33.53 acres in question. Councilor Payne requested clarification. Mr. Hammons, City Attorney, clarified that after discussions with the applicant, it is the applicant's intent to withdraw the previously approved Planned Unit Development (PUD) and proceed with straight zoning for the 33.53 acres, corresponding to items 10 and 11 on the agenda. The motion was seconded by Vice Mayor Schultz.

A brief discussion followed. Council requested additional clarification regarding the appropriate order of action based on the new information pertaining to the PUD. Specifically, they questioned whether the items could be voted on together or needed to follow the agenda sequence. Mr. Hammons advised that, since the applicant is formally withdrawing the PUD, there is no further action required by the Council concerning the PUD.

The vote was taken with the following results:

Carried:3-2

Ayes: Hirshey, Schultz, David

Nays: Payne, Girard

- 9) Discussion, consideration, and possible vote to approve an emergency clause for Ordinance Number 2518, 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 9 on the Regular Agenda is up for discussion and consideration.

Item presented by Gladys Gill, Planner I

Others who spoke: JT Hammons, City Attorney

The City Attorney advised Council that a 'yes' vote on the Emergency Clause does not indicate approval or disapproval of item 8 itself. Rather, a 'yes' vote means that the previously approved decision on item 8 would go into effect immediately upon passage. If the Emergency Clause is not approved, there is nothing to be published at this time.

The City Manager further clarified that if the Emergency Clause fails, the item would need to come back before the Council for a second reading.

The City Attorney also noted that a 4/5 majority vote is required for the Emergency Clause to pass. Without this supermajority, the item will return for a second reading.

Mayor Girard asks for a motion to approve item 9. Councilor David made a motion to deny the Emergency Clause to Ordinance 2518, seconded by Councilor Payne. The vote was taken with the following results:

City Attorney says the Emergency Clause fails:3-2

Ayes: David, Payne, Girard

Nays: Hirshey, Schultz

Ordinance 2518 to come back to the future Agenda for a 2nd reading.

- 10) Discussion, consideration, and possible vote to approve Ordinance No. 2519, a Planned Unit Development Major Amendment No. 1, BXPUD-24.01 MA.01 for Greyhawk, located near the northeast corner of East 131st Street South and South Mingo Road.

Mayor Girard announced that the applicant is formally withdrawing the PUD request. As a result, there is no further action required by the Council regarding the PUD.

- 11) Discussion, consideration, and possible vote to approve an emergency clause for Ordinance Number 2519, 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 announced that the applicant is formally withdrawing the PUD request. As a result, there is no further action required by the Council regarding the PUD.

- 12) City Manager's Report

City Manager Joey Wiedel gives the report as follows:

City Managers' Report

Fire Department:

1. New EMS Chief, Russell Friske started on June 23th

- Russell Friske brings over a decade of experience in emergency medical services, clinical education, and EMS leadership. Earned his Paramedic Certification through EMSA, and has served in key roles including Paramedic Instructor, Clinical Specialist, and Assistant Field Operations Supervisor. Most recently, he led EMSA's regional simulation training operations.
- He has been recognized as a Star of Life by the American Ambulance Association in 2019 for his dedication and impact in the field.
- As EMS Chief, he focuses on enhancing system performance, strengthening interagency partnerships, and equipping Bixby's EMS professionals with the tools they need to deliver exceptional care. He lives in Bixby with his family and remains actively engaged in community outreach and professional development.

2. Kids Firefighter Challenge

- Thank you to the kids that showed up for the Kids Firefighter Challenge at Freedom fest this year!
- The Kids firefighter challenge is for kids 12 and under.
- Is like a miniature version of the real thing and lets kids see what the Firefighter Combat Challenge is like for themselves!

Police Department:

1. Police Interviews

- Testing for three (3) open officer positions has begun
- 25 applications have been received; nearly half are from state-certified officers with 3+ years of experience.
- The hiring process includes: Written exam, Physical abilities test, psychological profile assessment, panel interview and final interview with the Police Chief.
- Final candidates undergo a comprehensive background investigation, including drug screening and medical exam. The process typically takes approximately 60 days.

2. Bixby Police Department statistical update for June:

- 1,181 Traffic Stops. There were 572 citations and 609 warnings were issued.
- The Department took 2,950 calls. Resulting in 303 reports taken and 51 arrests. Force was used only 2 times during the 51 arrests.
- Conducted 1,162 home and business checks after-hours where homeowners or proprietors were out of town.

- A total of 275 man hours were spent on security and traffic control at special events, totaling \$12,970 in overtime costs. (Green Corn and Freedom Celebration)

Green Corn Festival, & Freedom Celebration, & 5k

- All departments were prepared and ready for these events and are happy to say they went well. Thank you to everyone who showed up despite some of the rainy weather!
- CERT Team and Volunteer firefighters a special thank you to those that served.

Public Works Department

- 121st Street Bridge over Haikey Creek. The project to replace the bridge deck was opened for bid and was awarded tonight. The bridge 121st is going to be redecked to start sometimes next month. The City has pushed hard to get this replaced quickly and should see some activity starting next month.
- 2024 CIRP – Twin Creeks Subdivision: Bids were opened for the Mill and Overlay project. The project was awarded on the June 23rd Agenda.

Construction is to begin later this summer after contract documents have been executed, which is under way now.

Community Partners

- The Downtown River District has opened the Farmers Market every Saturday from 7:00am - 11:00am until November 1st at Charley Young Event Park.

Reminders:

- Reminder that the Bixby Beacon is out for this quarter. You can go to our website or social media pages to find the issue. The Beacon has more information on Bixby events, meetings, and our community partners.
- Text "Beacon" to 888777 to sign up for the quarterly newsletters.

13) Adjournment

Adjournment was called at 9:19 pm


City Clerk




Mayor

City Managers Report

Monday June 23th

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- Final candidates undergo a comprehensive background investigation, including:
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 - Medical exam
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Farmers Market

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Charley Young Event Park

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