

# City Council Meeting Minutes

Bixby Municipal Building  
111 N. Cabaniss Ave., Bixby, OK 74008  
September 8, 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 September 4, 2025, on or before 5:00 p.m.

## Call to Order

Mayor Girard called the City Council Meeting to order at 6:11 pm.

## Roll Call

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

### Members Present

Mayor Girard  
Vice Mayor Schultz  
Councilor Hirshey(Not Present)  
Councilor David  
Councilor Payne

### Staff Present

Joey Wiedel, City Manager  
JT Hammons, City Attorney  
Shannon Duran, City Clerk  
Charles Barnes, Finance Director  
Todd Blish, Police Chief  
Joe Sherrell, Fire Chief  
Bryan Toney, Public Information Officer

## Pledge of Allegiance

## Invocation

Invocation was given by Councilor David. Mayor Girard asked for a special blessing for our neighbors in Glenpool for the death of a small child.

## Presentations and Proclamations

- 1) Award presentation from the Bixby Public Library for winning the Tulsa City-County Library's Summer Reading Program for the second year in a row.

Mayor Girard was presented with an award from the Bixby Public Library in recognition of the library's exceptional achievement in the Tulsa County Summer Reading Program. For the second consecutive year, the Bixby Public Library earned the top honor for the highest level of participation among all libraries in the County.

## Consent Agenda

- 1) Minutes for the Work Session dated 8/25/25.
- 2) Minutes for the City Council Meeting dated 8/25/25.
- 3) Consider and/or approve purchase order to Tulsa County Assessor for visual inspection costs in the amount of \$29,174.97 for FY26.
- 4) Consider and/or approve the expenditure of no more than \$231,310 for the purchase of five replacement police service vehicles from state contract vendors using the 2026 Police Capital Outlay and Capital Improvement funds that were approved as a part of the 2026 budget for vehicle and equipment purchases.
- 5) Consider and/or approve the expenditure of up to \$150,463 from state contract vendors for purchases and installation costs of equipment, lights, radios and computer systems for five police vehicles from the capital outlay computers and capital improvement police car and equipment funds approved in the FY2026 budget.
- 6) Acknowledge receipt of the Oklahoma Department of Environmental Quality(ODEQ) WL000072250649, PWSID No. OK1020418, Myers & Paxton Waterline Replacement.
- 7) Acknowledge receipt of the Oklahoma Department of Environmental Quality(ODEQ) SL000072250710, Facility No. S20407, Henson Square Commercial.

Mayor Girard said Items 1-7 on the Consent Agenda is up for discussion and consideration.

Mayor Girard asks for a motion to approve items 1-7. Vice Mayor Schultz made a motion to approve, seconded by Councilor Payne. The vote was taken with the following results:

Carried: 4-0

Ayes: Schultz, Payne, David, Girard

Nays: 0

- 8) Consider and/or approve an Amendment to Section 2.1.14 (Fencing) of the White Hawk Estates Development Restrictions to add additional fencing choices, and to authorize execution and recording.

Mayor Girard says item 8 on the Consent Agenda is up for discussion.

Item presented by: Gladys Gill, Assistant City Planner

Others who spoke: Travis Bradley, Melisa Craig, Russ Verba, Christy Rooney, Kerwin Williams

Mayor Girard states this item was removed from the Consent Agenda for separate discussion.

Gladys Gill, Assistant City Planner, provided an overview of the issue. According to the subdivision's restrictive covenants, any changes must be approved by the City. White Hawk Estates is seeking to amend its fencing regulations to allow for privacy fencing. Currently, the neighborhood features split rail fences, but the proposed change would permit 6-foot cedar privacy fences, with or without shadow boxes and with a capped top. Discussions ensued.

Discussion included concerns over the number and types of fences that would be permitted. It was clarified that only two types of fencing would be allowed under the amendment, with strict guidelines in place for maintenance and appearance. The following individuals also spoke on the matter: Travis Bradley, Melisa Craig, Russ Verba, Christie Rooney, and Kerwin Williams

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

Carried:4-0

Ayes: Schultz, Payne, David, Girard

Nays: 0

- 9) Consider and accept a donation from Blue Flame 47 in the amount of \$100,000.00 to the Bixby Police Department.

Mayor Girard says item 9 was removed from the Consent Agenda to be discussed separately and is now up for discussion.

Mayor Girard expressed concerns pertaining to accepting donations from religious groups. As a policy for the Mayor, he does not like to accept donations from religious groups. Brief discussions ensued.

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

Carried:3-1

Ayes: Schultz, Payne, David

Nays: Girard

## **Regular Agenda**

- 1) Discussion, consideration, and possible vote to approve the 2nd Reading of Ordinance Number 2529 for Planned Unit Development Case BXPUD-25.02, which encompasses approximately 37 acres for a proposed gated residential development referred to as Central Park on Mingo, located approximately 1/4 mile south of East 121st Street South and east of South Mingo Road.

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

Item presented by Gladys Gill, Assistant City Planner

Others who spoke: Joey Wiedel, City Manager

Gladys Gill explained that while the PUD (Planned Unit Development) had previously passed by a vote of 3-2, the emergency clause failed, requiring the item to return for a second reading. Councilor Payne inquired whether any changes had been made to the PUD since the initial vote. City Manager Joey Wiedel responded that the PUD (Planned Unit Development) itself remained unchanged. However, staff had reviewed drainage concerns, which would be addressed during the discussion of Item 2.

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

Carried:4-0

Ayes: Schultz, David, Payne, Girard  
Nays: 0

- 2) Discussion, consideration, and possible vote to approve a Preliminary Plat BXPT-25.05, submitted for Central Park on Mingo, a proposed gated residential development located approximately 1/4 mile south of East 121st Street South and east of South Mingo Road.

Mayor Girard said Item 2 on the Regular Agenda is up for discussion and consideration.  
Item was presented by Gladys Gill, Assistant City Planner  
Others who spoke: Megan Pasco (Tanner Consulting) and Patrick Turner

Gladys Gill, Assistant Planner, gave an overview of the prospective development. Staff recommends approval of the Preliminary Plat as presented.

Megan Pasco of Tanner Consulting, representing the investor, addressed questions related to the plat and drainage. She explained that the current proposal includes an 11-foot easement along the eastern property line. In response to concerns, the investor has agreed to increase the easement to 17.5 feet to allow for maintenance access and ensure proper drainage system upkeep. Patrick Turner also spoke on the item.

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

Carried:4-0  
Ayes: David, Payne, Schultz, Girard  
Nays: 0

- 3) Discussion, consideration, and possible vote to approve the resubmittal of Preliminary Plat BXPT-22.03, submitted for Bixby Business Park, a proposed commercial development within the Sitrin Center Addition located near South Kimberly-Clark Place and East 146th Street South.

Mayor Girard said Item 3 on the Regular Agenda is up for discussion and consideration.  
Item was presented by Gladys Gill, Assistant City Planner  
Others who spoke: Joey Wiedel (City Manager), JT Hammons (City Attorney), Richard Oltmann, Debra Platskey

Gladys Gill, Assistant City Planner, provided council with an overview of the project. The original Preliminary Plat, approved in 2022, has expired and must be re-presented. Staff reported no significant changes since the original approval and recommended approval of the Preliminary Plat. The Planning Commission also recommended approval. Ms. Gill noted that the item had previously been tabled by the Council in June 2025, prompting its reappearance on the agenda. Discussions ensued

Richard Oltmann raised concerns about the type of barrier planned between the industrial and adjacent residential areas. The investor's representative responded that there is no specific barrier outlined in the PUD, but a natural landscape berm exists between the two areas. The development will consist of small warehouse buildings.

Councilor Payne inquired about height limitations; the investor's representative stated the structures would have a maximum of two stories.

Mayor Girard raised concerns regarding the age of the original PUD, which dates back to 1994, and expressed interest in seeing it updated. City Manager Joey Wiedel explained that once a PUD is adopted by ordinance, it cannot be re-opened or updated unless initiated by the property owner. The Preliminary Plat is solely to force a PUD update. It would be unlawful if the application meets all current standards.

The Mayor expressed ongoing safety concerns due to increased residential development nearby and rising traffic on Yale Avenue. He suggested a new access point for the development should be considered.

Mr. Hammons confirmed that if the PUD complies with all requirements, the Council is legally obligated to approve it. Councilor David asked whether the item could be tabled again, but the City Manager noted that doing so would not result in changes to the PUD. He also clarified that site plans for individual buildings will still require Planning Commission review and approval.

Additional concerns were raised by nearby residents, including issues with lighting and noise from the proposed industrial area.

Mayor Girard asks for a motion to approve item 3.

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

Carried:3-1

Ayes: Schultz, David, Girard

Nays: Payne

#### 4) City Manager's Report

City Manager's Report

City Manager Joey Wiedel provided updates across multiple departments and community initiatives:

##### 1. Fire Department

Training & Certification:

- Twenty firefighters, including ten cadets, recently completed comprehensive water rescue training. This included certification as Swift Water Rescue Technicians and Boat Operators.

Leadership Development:

- Chief Sherrell and his leadership team attended the Fire-Rescue International Conference, which focused on leadership, strategic planning, and best practices. Additionally, Statewide Leadership Training was hosted at Fire Station #1, welcoming over 120 firefighters from across Oklahoma.

Upcoming Events:

- Engine 1 Push-In Ceremony & Open House: Scheduled for September 24 at 6:00 PM at Station #1. The public is invited to attend.

## 2. Police Department-Activity Report:

- In August, the Bixby Police Department responded to 3,624 calls.
- Staffing Updates: Three new officers have been hired and are expected to begin service by the end of September.

## Community Engagement:

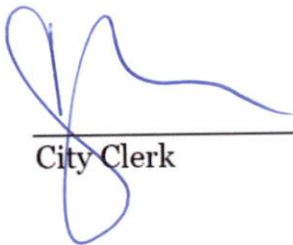
- Coffee with a Cop: Scheduled for September 9 at McDonald's.
- Neighbors Night Out: Planned for September 25, with events already scheduled in Harvard Ponds and at least two additional HOA cookouts expected.

## 3. Citywide Initiatives & Events

- Promote Your Brand at Bentley Park: This promotional opportunity remains open for local businesses and organizations.
- 9/11 Memorial Ceremony: Scheduled for Thursday, from 9:00–10:00 AM.
- Job Opportunities: The City currently has several open positions available for applicants.

## 5) Adjournment

Adjournment was called at 7:20 pm



City Clerk

  
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Mayor

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