

City Council Work Session Meeting Minutes

Bixby Municipal Building
111 N. Cabaniss Ave., Bixby, OK 74008
October 13, 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 the Bixby Municipal Building, 111 N. Cabaniss Avenue, Bixby, OK 74008 on October 9, 2025, on or before 5:00 p.m.

Call to Order

Mayor Girard called the meeting to order at 5:00 pm.

Roll Call

Candyce Karpe, Assistant City Clerk, called the roll, and the following were present:

Members Present

Mayor Girard
Vice Mayor Schultz—Present at 5:07
Councilor Hirshey — Present at 5:07
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
Nick Flanery, Assistant Fire Chief

Agenda

- 1) Presentation and discussion with Bond Council on costs and funding for the Performing Arts Center (PAC).

Mayor Girard stated that item 2 was going to be presented first.

Returning to item 1 it is now up for discussion.

Presented by: Joey Wiedel

Others who spoke: Charles Barnes, Finance Director, John Wolfe, Financial Advisor, Lydia Wilson, Bixby Public School Superintendent.

Handouts provided to Council and attached to these minutes for reference.

Discussion ensued about why the bond does not cover the full cost of the Performing Arts Center (PAC). John Wolfe provided a handout to the Council with a proposal for how the city could cover the 13 million dollar difference between the bond and the actual cost of the PAC. Bank loan with pay back using the use tax. Discussion ensued about where the funds could come from to pay back a loan if that was the way the council decided to go to fund this project. Further discussions were

held about not doing this project due to infracture needs, and the ramifications of not following through with this project. Lydia Wilson, Bixby Public School Superintendent, provided the Council with a handout.

City Staff, school representatives and the City Council discussed how important this facility is for both the school and the city, along with whether there were any cuts that could be made to bring the cost down. It was mentioned that this is a bond issue that was voted on by Bixby Citizens and there would be bonds that are needed in the future and that the community might look unfavorable about voting on another bond for a capital expenditure.

- 2) Presentation and discussion on Title 11, Chapter 9, Section 11-9-4(C)(1)(b), (d), and (f) of the Bixby City Code of the Bixby City Code pertaining to the setback distances of Antenna Structures.

Mayor Girard stated that item 2 would be up first and is now up for consideration and discussion.

Presented By: Gladys Gill, Assistant City Planner

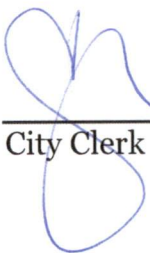
Others who spoke: Cole Talbit, applicant

Handout was provided to Council and attached to these minutes for reference.

Mr Talbit, the applicant, is asking for a setback distance of antenna structures. A handout was given to council showing the current coverage for cellular activity and the new proposed coverage with the new antenna. This antenna would be a monopole design at 115 feet. It is the setback to the residential that is in question. Discussion ensued about how this project came about with A T & T's involvement. The tower would also have First Net to help with First Responders' emergency calls. There was also discussion about the location of the antenna.

- 3) Adjournment

Mayor Girard adjourned the meeting at 6:02 pm.



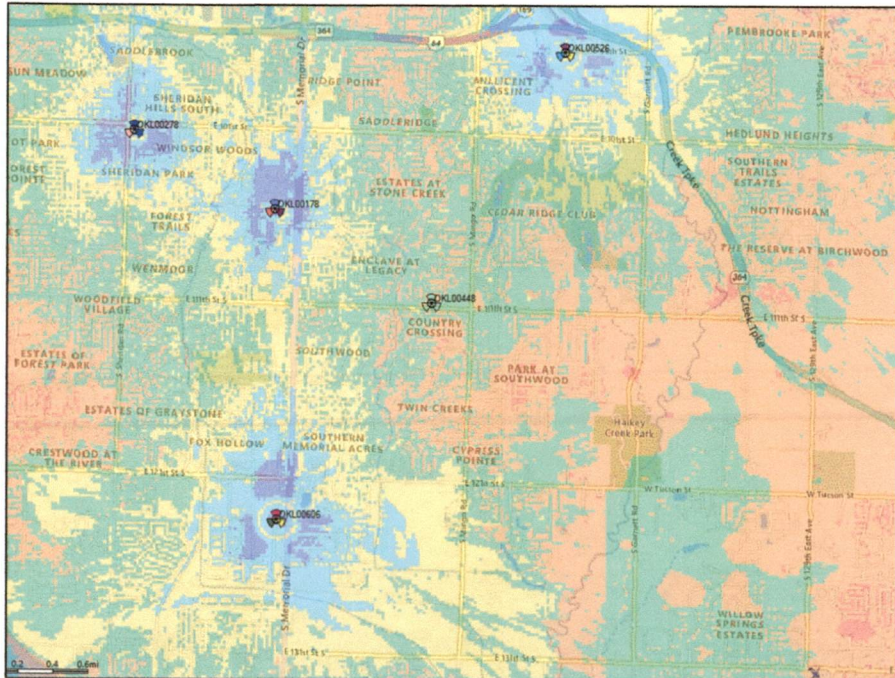
City Clerk



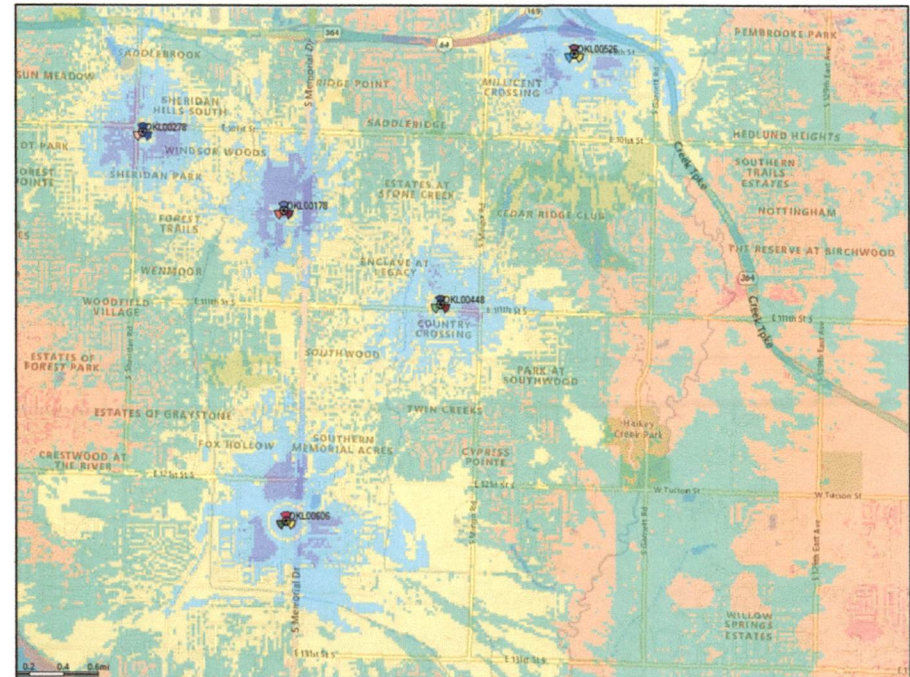


Mayor

Coverage Today without Site



Proposed Coverage with Site



LTE: RSRP (dBm) - Indoor	
■	RSRP Level (DL) (dBm) > -66
■	RSRP Level (DL) (dBm) > -76
■	RSRP Level (DL) (dBm) > -86
■	RSRP Level (DL) (dBm) > -96
■	RSRP Level (DL) (dBm) > -106
■	RSRP Level (DL) (dBm) > -116

City of Bixby

Revenue Note (Bank Loan) Analysis

Use Tax Pledge

Loan Budget

Bid Amount		\$ 62,500,000.00
Less: Contributions from 2022 GO Bond Proceeds & Local Funds		\$(49,113,538.83)
Project Costs to be Covered by Supplemental Loan		13,386,461.17
Transaction Costs of Issuance	~ 2.5% of Loan Amount	353,538.83
Total Loan Amount		\$ 13,740,000.00

City of Bixby\Bixby PWA
Revenue Note (Bank Loan) Analysis
Use Tax Pledge

		Loan Amount			Loan Amount		
		\$ 10,000,000	\$ 12,000,000	\$ 13,740,000	\$ 10,000,000	\$ 12,000,000	\$ 13,740,000
Term (Years)	Interest Rate	Annual Payments (Non-Prepayable)			Total Interest Payments		
5	3.64%	\$ 2,205,613.36	\$ 2,646,736.03	\$ 3,030,512.75	\$ 1,028,066.78	\$ 1,233,680.14	\$ 1,412,563.76
7	3.71%	\$ 1,635,227.57	\$ 1,962,273.09	\$ 2,246,802.68	\$ 1,446,593.00	\$ 1,735,911.60	\$ 1,987,618.78
10	3.96%	\$ 1,220,774.92	\$ 1,464,929.90	\$ 1,677,344.74	\$ 2,207,749.17	\$ 2,649,299.00	\$ 3,033,447.36
Levy %	Revenues	Term (Years)	Debt Coverage Ratio (Green Highlighted Cells Reflect Financing Scenarios that Exceed 1.25 Times Coverage)				
1.00%	1,233,800.02	5	56%	47%	41%		
		7	75%	63%	55%		
		10	101%	84%	74%		
2.00%	2,467,600.04	5	112%	93%	81%		
		7	151%	126%	110%		
		10	202%	168%	147%		
3.00%	3,701,400.07	5	168%	140%	122%		
		7	226%	189%	165%		
		10	303%	253%	221%		
4.05%	4,996,890.09	5	227%	189%	165%		
		7	306%	255%	222%		
		10	409%	341%	298%		

City of Bixby\Bixby PWA
Revenue Note (Bank Loan) Analysis
Use Tax Pledge

		Loan Amount			Loan Amount		
		\$ 10,000,000	\$ 12,000,000	\$ 13,740,000	\$ 10,000,000	\$ 12,000,000	\$ 13,740,000
Term (Years)	Interest Rate	Annual Payments (Prepayable in 2 Years)			Total Interest Payments		
5	3.95%	\$ 2,223,619.20	\$ 2,668,343.04	\$ 3,055,252.78	\$ 1,118,096.00	\$ 1,341,715.20	\$ 1,536,263.91
7	4.15%	\$ 1,660,772.10	\$ 1,992,926.52	\$ 2,281,900.86	\$ 1,625,404.68	\$ 1,950,485.61	\$ 2,233,306.03
10	4.63%	\$ 1,260,629.93	\$ 1,512,755.92	\$ 1,732,105.53	\$ 2,606,299.32	\$ 3,127,559.18	\$ 3,581,055.26
Levy %	Revenues	Term (Years)	Debt Coverage Ratio (Green Highlighted Cells Reflect Financing Scenarios that Exceed 1.25 Times Coverage)				
1.00%	1,233,800.02	5	55%	46%	40%		
		7	74%	62%	54%		
		10	98%	82%	71%		
2.00%	2,467,600.04	5	111%	92%	81%		
		7	149%	124%	108%		
		10	196%	163%	142%		
3.00%	3,701,400.07	5	166%	139%	121%		
		7	223%	186%	162%		
		10	294%	245%	214%		
4.05%	4,996,890.09	5	225%	187%	164%		
		7	301%	251%	219%		
		10	396%	330%	288%		

The City of Bixby, Oklahoma
Historical Use Tax Collections

	FY ending 30-Jun-20 @ 4.05%	FY ending 30-Jun-21 @ 4.05%	FY ending 30-Jun-22 @ 4.05%	FY ending 30-Jun-23 @ 4.05%	FY ending 30-Jun-24 @ 4.05%	FY ending 30-Jun-25 @ 4.05%	FY ending 30-Jun-26 @ 4.05%
July	190,612.51	229,844.14	257,807.50	304,903.14	360,645.34	383,703.11	376,792.49
August	140,719.88	222,960.82	272,765.28	318,574.72	287,732.89	381,327.58	376,933.92
September	162,186.47	208,866.05	251,769.82	340,260.84	348,405.21	434,944.86	476,530.35
October	152,104.03	225,255.38	254,555.31	284,695.50	337,410.29	434,070.05	
November	151,757.32	220,485.93	262,142.67	296,653.63	300,371.69	423,407.15	
December	155,486.41	251,072.45	311,161.46	321,130.76	372,947.89	421,852.39	
January	194,019.04	310,306.66	387,778.92	415,818.48	532,112.85	464,458.73	
February	281,230.12	357,540.84	382,729.81	446,924.68	498,320.49	615,624.44	
March	112,515.44	197,171.16	292,146.17	243,238.47	321,633.04	304,318.22	
April	149,327.11	202,310.36	237,576.92	278,666.28	349,569.82	352,771.46	
May	183,045.35	285,230.50	338,814.90	315,459.67	404,759.14	415,950.52	
June	218,404.38	250,137.96	288,481.34	292,998.97	382,617.25	364,461.58	
FY Total	2,091,408.06	2,961,182.25	3,537,730.10	3,859,325.14	4,496,525.90	4,996,890.09	1,230,256.76
% Change	-	41.59%	19.47%	9.09%	16.51%	11.13%	
1.00% Generated	516,397.05	731,156.11	873,513.60	952,919.79	1,110,253.31	1,233,800.02	
2.00% Generated	1,032,794.10	1,462,312.22	1,747,027.21	1,905,839.58	2,220,506.62	2,467,600.04	
0.10% Generated	51,639.71	73,115.61	87,351.36	95,291.98	111,025.33	123,380.00	
0.15% Generated	77,459.56	109,673.42	131,027.04	142,937.97	166,538.00	185,070.00	
0.20% Generated	103,279.41	146,231.22	174,702.72	190,583.96	222,050.66	246,760.00	
0.25% Generated	129,099.26	182,789.03	218,378.40	238,229.95	277,563.33	308,450.01	
0.30% Generated	154,919.12	219,346.83	262,054.08	285,875.94	333,075.99	370,140.01	
0.50% Generated	258,198.53	365,578.06	436,756.80	476,459.89	555,126.65	616,900.01	

YTD Collections through September for FY 2026 are up 2.52% compared to same period last FY.

CITY OF BIXBY BOND PROPOSAL

**Small
investment.**



**LARGE
RETURN!**

At just **12 cents a day per \$100k** in assessed property value, this proposal would bring a venue to downtown Bixby that would **promote economic growth, enhance quality of life, raise property values, and bring entertainment events right here to the heart of Bixby!**

Not to mention, it would also **provide BPS Fine Arts Programs a beautiful place to show off their talents**, while freeing up school bond dollars for other priorities and needs.



QUICK FACTS:

- **Cost:** \$43M
- **Capacity:** 1,200-1,500
- **Financial Impact:**
\$44/year per 100k in home value
- **Election Day:** February 8th
- **Who Votes:** City of Bixby residents

IN PARTNERSHIP WITH BPS:



"The district is excited to be working closely with the City of Bixby on the design and development of a new Performing Arts Center. From kindergarten christmas programs to high school band concerts, this facility will support all things fine arts at BPS." - Supt. Miller

BIXBY | Building an extraordinary *Public Schools* | future together

BPS 2022 BOND ISSUE - \$110M

200K sq ft HS Academic Building - \$75M **Track Building - \$3M** (Nabholz/KKT)

- Phase 1 Bids (Demo, Elect, Site Utilities) - awarded 4/21
- Phase 2 Pre-bid - May 10, bid openings 5/17 and 5/24
- Phase 3 Structural & Underground MEP - 7/19
- Phase 4 Building Complete 8/19

West Campus Expansion - \$8M (CMSWillowbrook/KKT)

- Phase 1 Bids (Structural Steel, roofing) - awarded 4/21
- Phase 2 Pre-bid - May 11, bid opening 5/24 @ 2pm

Future BPS projects - \$21M

- Gyms at EI and 9GC
- Phase I, Spartan Training Complex
- New Maint Bldg/Transp upgrades
- District HVAC upgrades
- North Elem Remodel
- Sidewalk awnings at all campuses
- Misc. HS upgrades
- Furniture/playground upgrades
- New Admin Bldg

Bixby City PAC - \$43M (Beck/CM TBA)

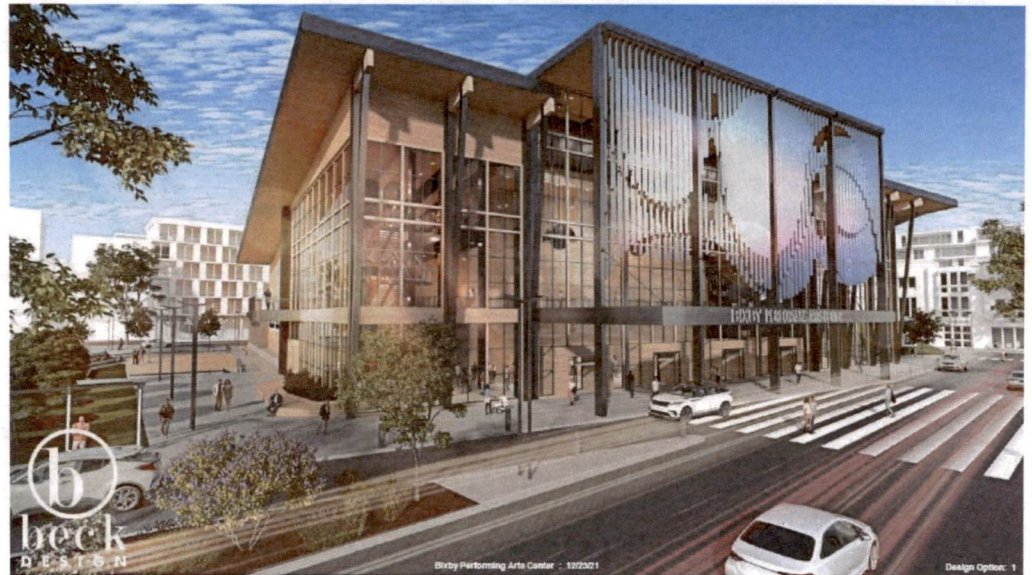
- First bid packages late summer 2022
- Multiple development projects in downtown Bixby being planned over next few years





BPS/CITY OF BIXBY PAC

1. **School bond will NOT increase school taxes.** It will extend the current millage rate through 2029, with smaller rates through 2034.
2. The City of Bixby bond will be a separate \$43M ballot item, run concurrently with school bond on Feb 8.
3. If approved, this city bond will increase the city millage rate by about 4 mils (from 13.5 to about 17.9), or about **12 cents/day on a \$100K home.**



SAMPLE BALLOT

OFFICIAL BALLOT
February 08, 2022
TULSA COUNTY, OKLAHOMA

CITY OF BIXBY

Page 1 / 1

TO VOTE:

FILL IN THE BOX NEXT TO
YOUR CHOICE(S) LIKE THIS:



PROPOSITIONS

PROPOSITION

Shall the City of Bixby, Oklahoma, incur an indebtedness by issuing its bonds in the sum of Forty Three Million and no/100s Dollars (\$43,000,000.00), to be issued in series, to provide funds (either with or without state or federal aid) for the purpose of acquiring, purchasing, constructing, equipping, improving, extending and beautifying public parks and park lands, cultural and recreation facilities and acquire necessary lands therefor, all to be owned exclusively by said City, and levy and collect an annual tax, in addition to all other taxes, upon all the taxable property in said City sufficient to pay the interest on such bonds as it falls due and also to constitute a sinking fund for the payment of the principal thereof when due, said bonds to bear interest at not to exceed the rate of ten percent (10%), per year, payable semi-annually and to become due serially within twenty five (25) years from their date?

☐ FOR THE
PROPOSITION - YES

☐ AGAINST THE
PROPOSITION - NO

Tax Impact:

\$0.12/day or \$44/year per
\$100k in property value.

Who votes?

Anyone whose address is
located in Bixby city limits.

The district is working closely with the City of Bixby on the design and development of a new Performing Arts Center. From kindergarten christmas programs to high school band concerts, this facility will support all things fine arts at BPS.

This proposition would provide for the construction of a \$43 million state the art PAC in downtown Bixby. This facility will not only be a resource for Fine arts at BPS; it will also bring in new events and experiences our community's been missing out on.



SAMPLE BALLOT

OFFICIAL BALLOT
February 08, 2022
TULSA COUNTY, OKLAHOMA

BIXBY PUBLIC SCHOOLS
INDEPENDENT SCHOOL DISTRICT
No. 004

Page 1 / 1

TO VOTE:

FILL IN THE BOX NEXT TO
YOUR CHOICE(S) LIKE THIS:



PROPOSITIONS

PROPOSITION NO. 1

Shall Independent School District Number 4 of Tulsa County, Oklahoma, incur an indebtedness by issuing its bonds in the sum of One Hundred Ten Million Two Hundred Ninety Five Thousand Dollars (\$110,295,000) to provide funds to be issued in series for the purpose of constructing, equipping, repairing and remodeling school buildings, acquiring school furniture, fixtures and equipment and acquiring and improving school sites and levy and collect an annual tax, in addition to all other taxes, upon all the taxable property in such District sufficient to pay the interest on such bonds as it falls due and also to constitute a sinking fund for the payment of the principal thereof when due, said bonds to bear interest not to exceed the rate of ten (10%) percentum per annum, payable semi-annually and to become due serially within ten (10) years from their date?

☐ FOR THE
PROPOSITION - YES

☐ AGAINST THE
PROPOSITION - NO

Tax Impact:

These bond proposals will continue current rates through 2029.

PROPOSITION NO. 2

Shall Independent School District Number 4 of Tulsa County, Oklahoma, incur an indebtedness by issuing its bonds in the sum of Four Million Five Hundred Thousand Dollars (\$4,500,000) to provide funds to be issued in series for the purpose of purchasing transportation equipment and levy and collect an annual tax, in addition to all other taxes, upon all the taxable property in such District sufficient to pay the interest on such bonds as it falls due and also to constitute a sinking fund for the payment of the principal thereof when due, said bonds to bear interest not to exceed the rate of ten (10%) percentum per annum, payable semi-annually and to become due serially within five (5) years from their date?

☐ FOR THE
PROPOSITION - YES

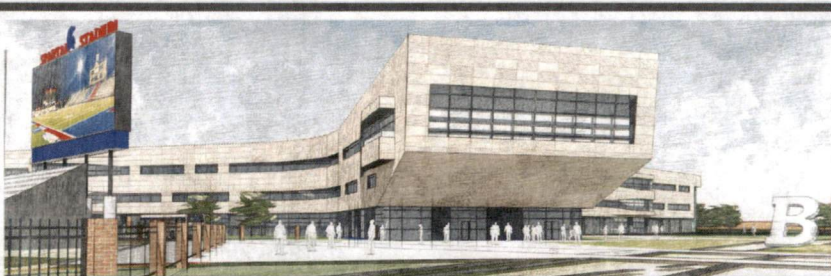
☐ AGAINST THE
PROPOSITION - NO

Who votes?

Anyone who lives in the BPS school district.

Why two propositions?

State law requires **transportation bonds** to be listed separately from school bonds.



WHAT WILL THE BOND PAY FOR?

GROWTH NEEDS

- High School Academic Building
- West Elementary / Intermediate Addition
- East Intermediate Gym / Safe Room
- Preparation for further construction on High School campus

SITE IMPROVEMENTS

- North Elementary Safety Upgrades
- Furniture Upgrades
- Playground Upgrades
- Sidewalk Awnings
- Middle School Roof Repairs

ATHLETICS & FINE ARTS

- Spartan Stadium Upgrades
- Athletic Upgrades
- Spartan Training Complex, Phase 1
- Band Uniforms
- High School Fine Arts Upgrades

DISTRICT INITIATIVES

- Transportation / Maintenance Facility Upgrades
- Districtwide HVAC Upgrades
- District Offices
- Activity Bus(es) Replacement
- Annual District Programs, Instructional Technology, Fine Arts, Transportation

SAMPLE

SAMPLE