

Special Council Meeting Work Session Minutes

City Municipal Building
111 N. Cabaniss Avenue, Bixby, Oklahoma, 74008
December 16, 2025 at 5:00 PM

Notice and agenda for the special meeting of the City Council of the city of Bixby was posted on the bulletin board at City Municipal Building, 111 N. Cabaniss Avenue, Bixby, Oklahoma, 74008 on December 10, 2025, on or before 5:00 p.m.

Call to Order

Mayor Girard called the City Council Special Work Session Meeting to order at 5:02 pm.

Roll Call

Candy Karpe, Assistant 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
Candy Karpe, Assistant City Clerk
Charles Barnes, Finance Director
Dylan Warner, Public Works Director
Todd Blish, Police Chief
Joe Sherrell, Fire Chief
Bryan Toney, Public Information Officer

Agenda

- 1) Presentation and discussion from Vertex regarding extension of Tax Increment Finance District (TIF) No. 3.

Mayor Girard calls item 2 and 3 to be presented first then returns to item 1.
item 1 is now up for discussion.

Presented by: Kim Coody, Interim Assistant City Manager
Others to Speak: Kathy O'Conner, Vertex Group

A presentation was given on the Tax Increment Finance (TIF) development proposal called The Flats @151. A brief overview was given on why to create a TIF district. The proposed amendment to the Bixby TIF no. 3 would add an area of less than 5% to the increment area and create a new

increment area. The area would consist of 90 new residential units on a parcel that has been difficult to develop, along with some commercial property.

This proposed amendment was also presented to Bixby Public Schools and the School Board had no objections. This item will be further discussed in the City Council meeting.

2) Discussion on City Holidays for the 2026 calendar year.

Mayor Girard stated that item 2 would be up first and is now up for consideration and discussion. Presented By: Joey Wiedel, City Manager

A discussion ensued about the changes to the city holidays for the 2026 calendar year. The city will add another floating holiday rather than adding Indigenous Day in October. This will save money on overtime and will align the holidays with fire and police.

3) Presentation and Discussion on water tap proposal for Reserve on 64, located in Tulsa County.

Mayor Girard says item 3 is up for discussion

Presented by: Joey Wiedel, City Manager

Others who Spoke: Kevin Mavers- Robinson Investment, Preston Bartley, Weswood Professionals, Davis Robinson, Rovinson Investment

Discussion ensued on the water taps for structures outside the city limits. A suggestion was made by City Manager, Joey Wiedel to come up with a plan to fix the infrastructure outside the city limits. The proposal by the city manager was to put a ser charge on all new taps to help pay for some of the upgrades to the infrastructure. He is also proposing that the city look at working with the developer on the water proposal to have more control. A presentation was given by Kevin Maveras. Council was provided a handout of the powerpoint and a copy is attached to these minutes for reference.

The developer wants to attach two taps to the current water line so that they can close on the property and begin development. The developer is also wanting to construct a 100,0000 gallon water storage tank to help provide fire flow to the immediate Leonard area. The storage tank could also provide domestic flow to local residents in the event of low water supply.

4) Adjournment

Mayor Girard adjourned the meeting at 5:56 pm.

Minutes prepared by Assistant City Clerk Candy Karpe

Mayor

City Clerk

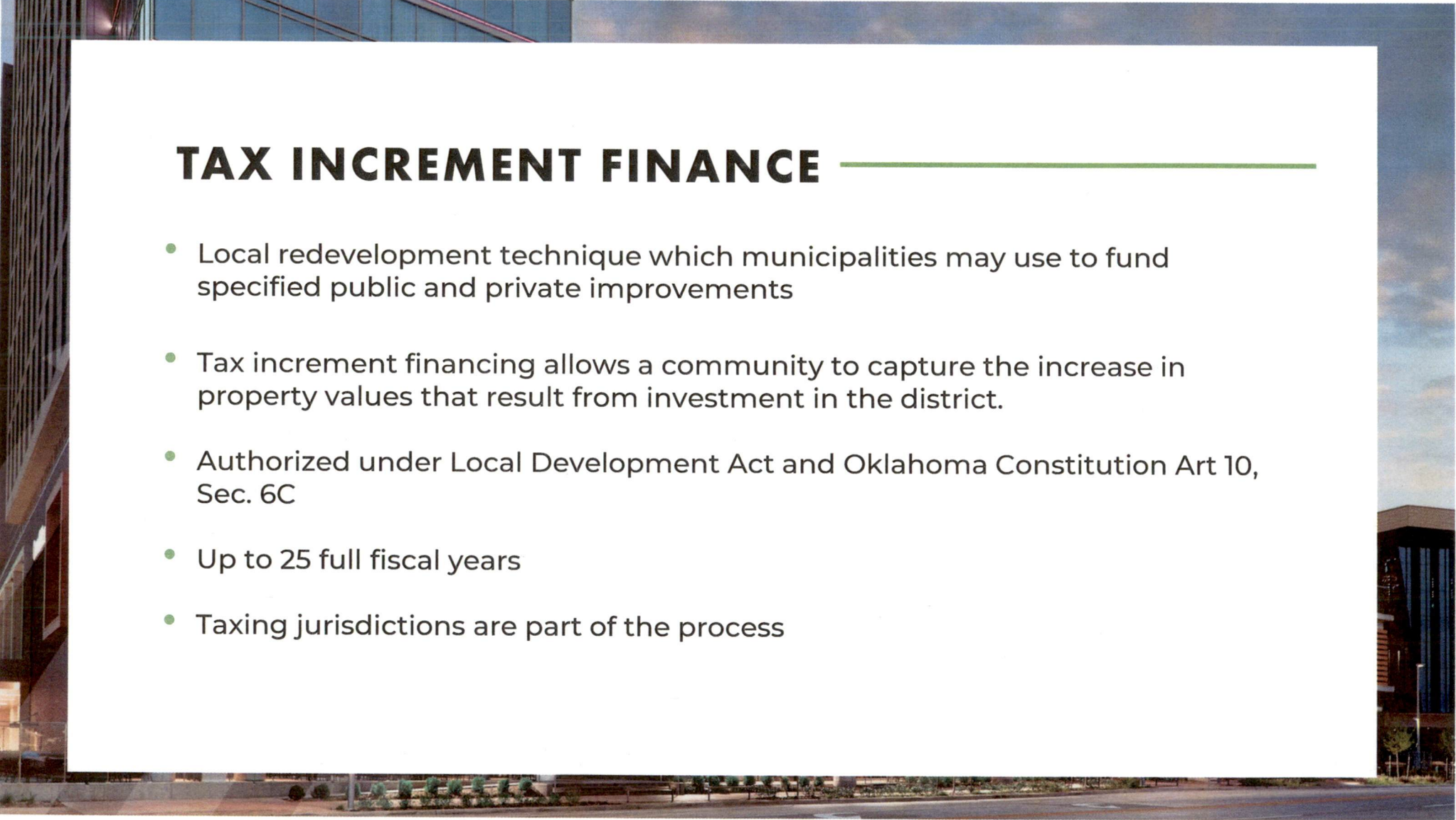


TAX INCREMENT FINANCE OVERVIEW

**Amendment to Bixby
Tax Increment District
No. 3**

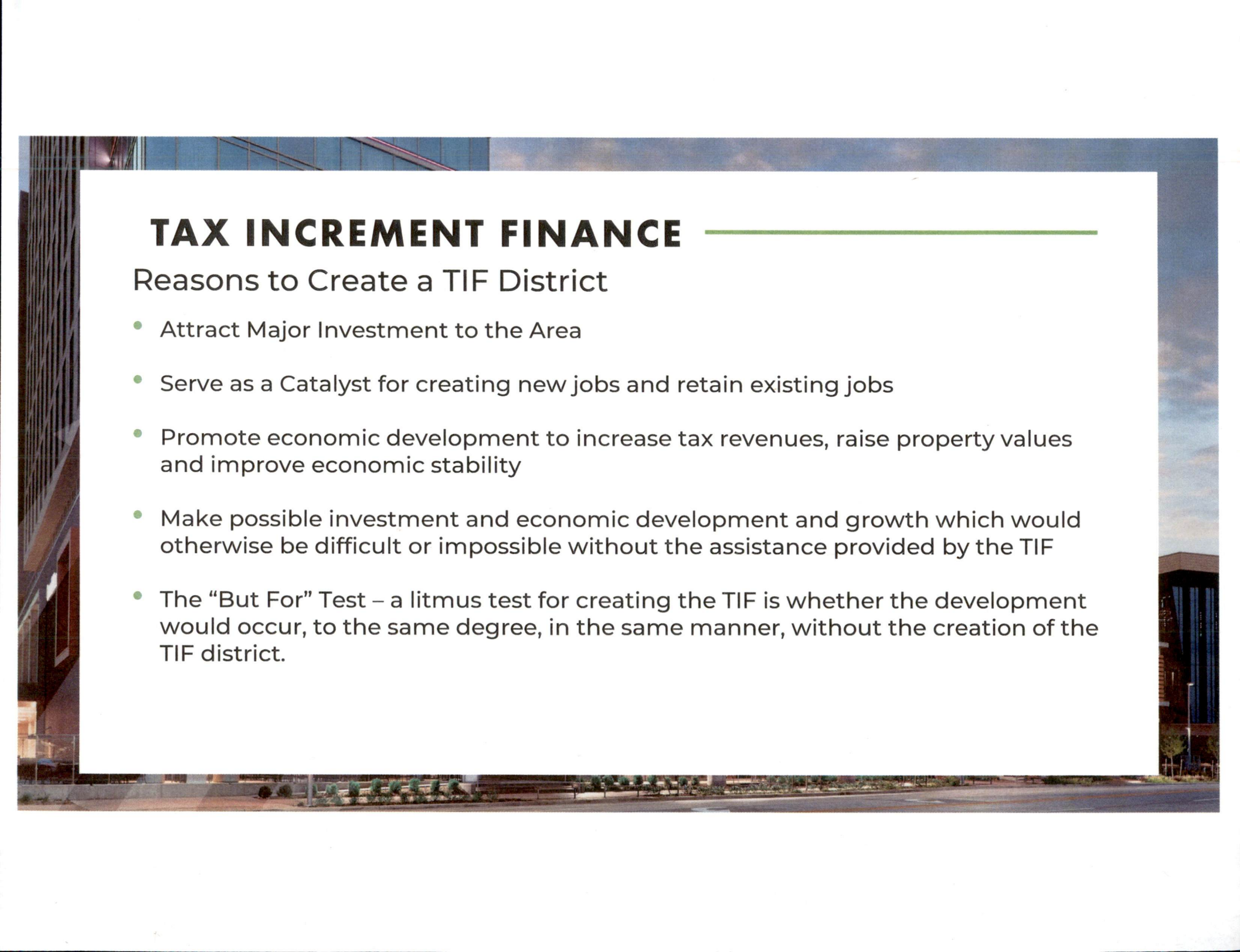
**Bixby City Council
December 8, 2025**



The background of the slide is a photograph of a modern building with a glass facade, illuminated at dusk. The building is reflected in the water in the foreground. The sky is a deep blue with some clouds. The overall mood is professional and modern.

TAX INCREMENT FINANCE

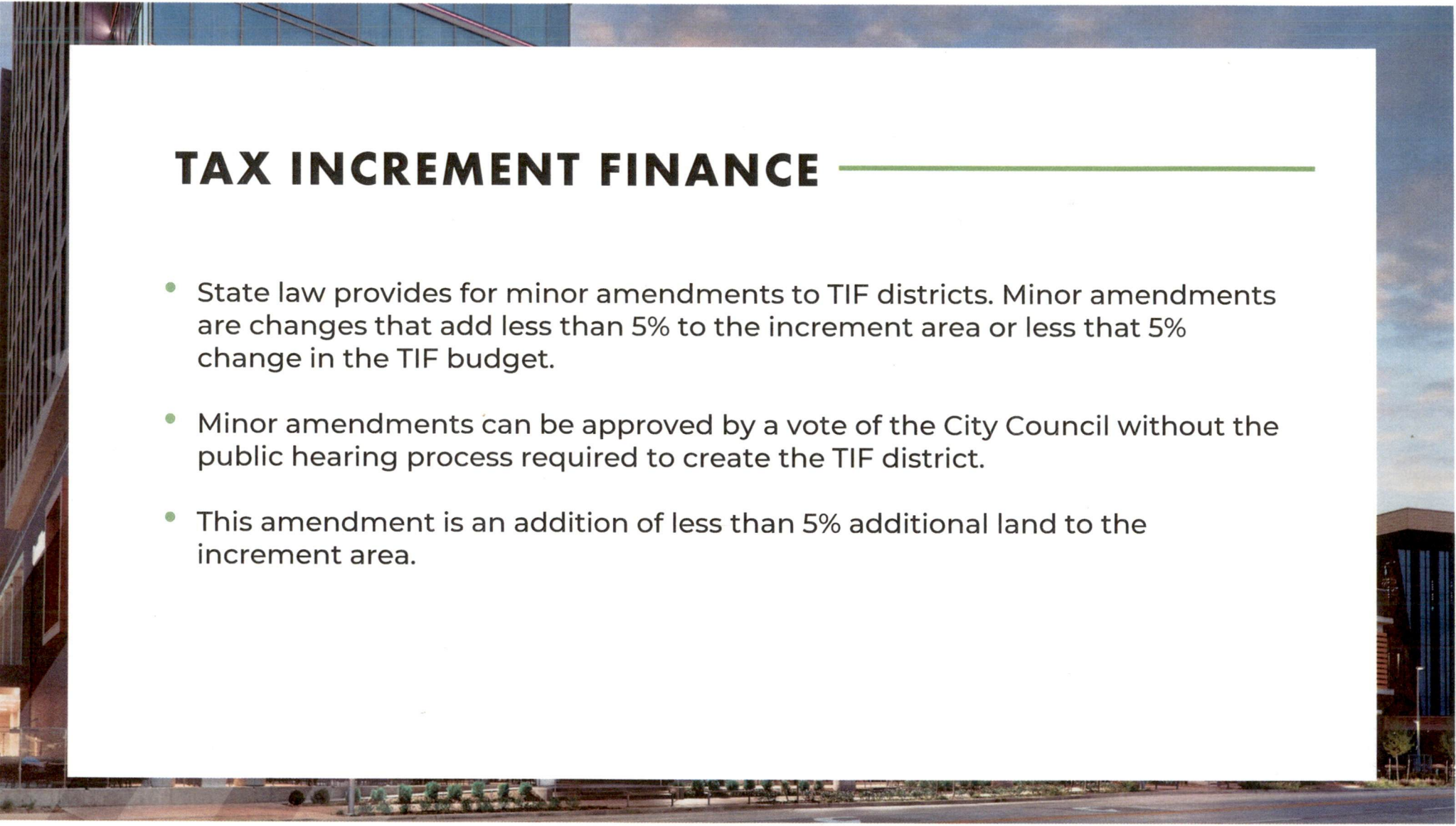
- Local redevelopment technique which municipalities may use to fund specified public and private improvements
- Tax increment financing allows a community to capture the increase in property values that result from investment in the district.
- Authorized under Local Development Act and Oklahoma Constitution Art 10, Sec. 6C
- Up to 25 full fiscal years
- Taxing jurisdictions are part of the process



TAX INCREMENT FINANCE

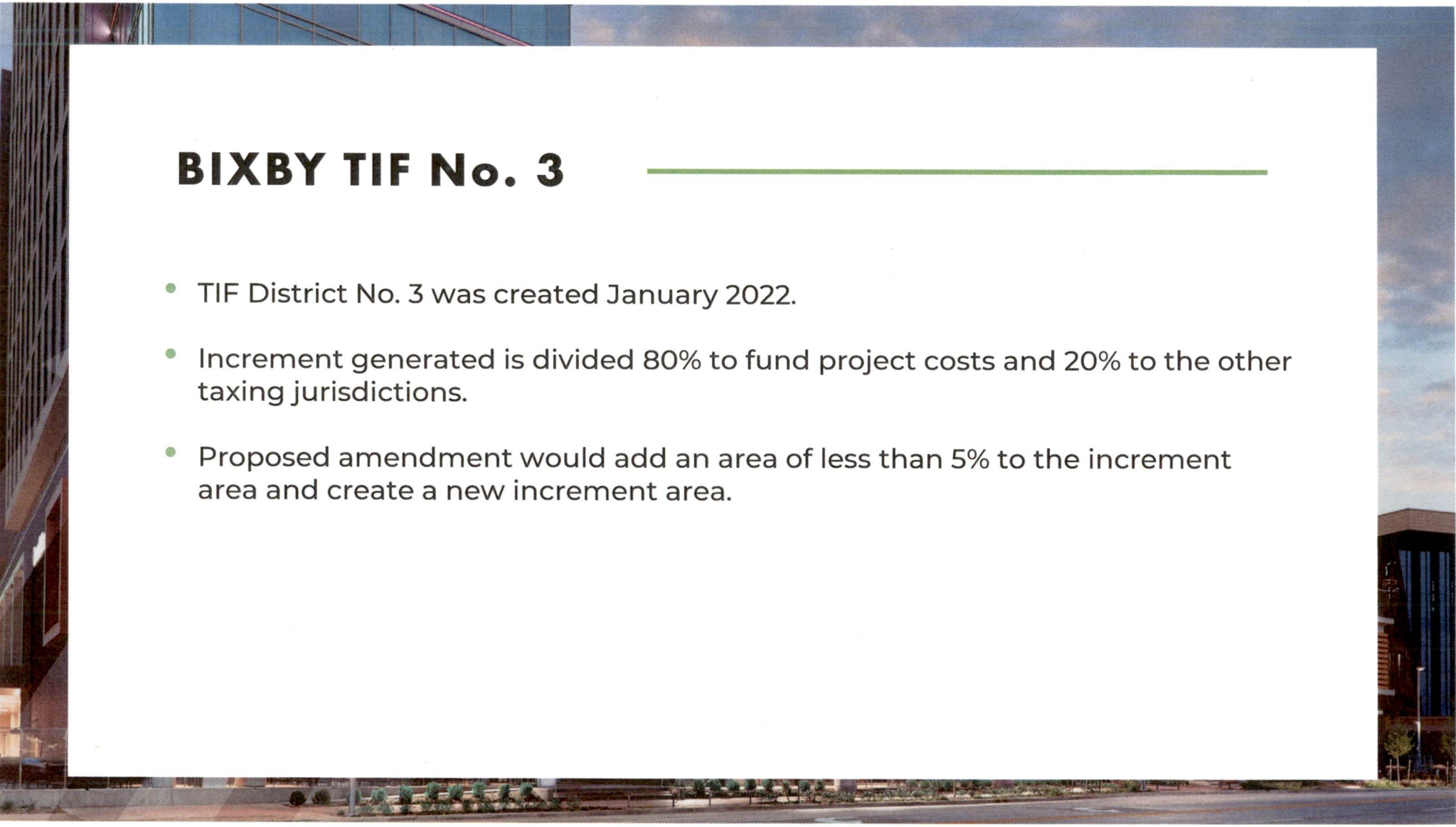
Reasons to Create a TIF District

- Attract Major Investment to the Area
- Serve as a Catalyst for creating new jobs and retain existing jobs
- Promote economic development to increase tax revenues, raise property values and improve economic stability
- Make possible investment and economic development and growth which would otherwise be difficult or impossible without the assistance provided by the TIF
- The “But For” Test – a litmus test for creating the TIF is whether the development would occur, to the same degree, in the same manner, without the creation of the TIF district.

The background of the slide is a photograph of a modern building with a glass facade, illuminated at dusk. The building is partially obscured by a white rectangular area that contains the text. The sky is a deep blue with some clouds.

TAX INCREMENT FINANCE

- State law provides for minor amendments to TIF districts. Minor amendments are changes that add less than 5% to the increment area or less than 5% change in the TIF budget.
- Minor amendments can be approved by a vote of the City Council without the public hearing process required to create the TIF district.
- This amendment is an addition of less than 5% additional land to the increment area.

The background of the slide features a photograph of a modern building with a glass facade and a street scene. The building is on the left, and the street is at the bottom. The sky is visible in the upper right corner.

BIXBY TIF No. 3

- TIF District No. 3 was created January 2022.
- Increment generated is divided 80% to fund project costs and 20% to the other taxing jurisdictions.
- Proposed amendment would add an area of less than 5% to the increment area and create a new increment area.

Proposed Amendment to Bixby TIF District No. 3

The Vertex Group would like to proceed with construction of a new multifamily residential project in Bixby. Certain infrastructure improvements have been requested by the City to improve service to the area. The developer is requesting an amendment to Bixby TIF District No. 3 to add this project to the existing TIF District.

- Primary development components include:
 - 90 new residential units on a parcel that has been difficult to develop.
 - (36) 1 bed 1 bath Flats
 - (36) 2 bed 2 bath Flats
 - (6) 2 bed 2 bath Townhomes
 - (12) 3 bed 2 bath Townhomes
 - Approximately 5,000 sq.ft. of commercial space
 - Infrastructure costs of approximately \$880,000.
- Will create \$22 million in new private investment in Bixby

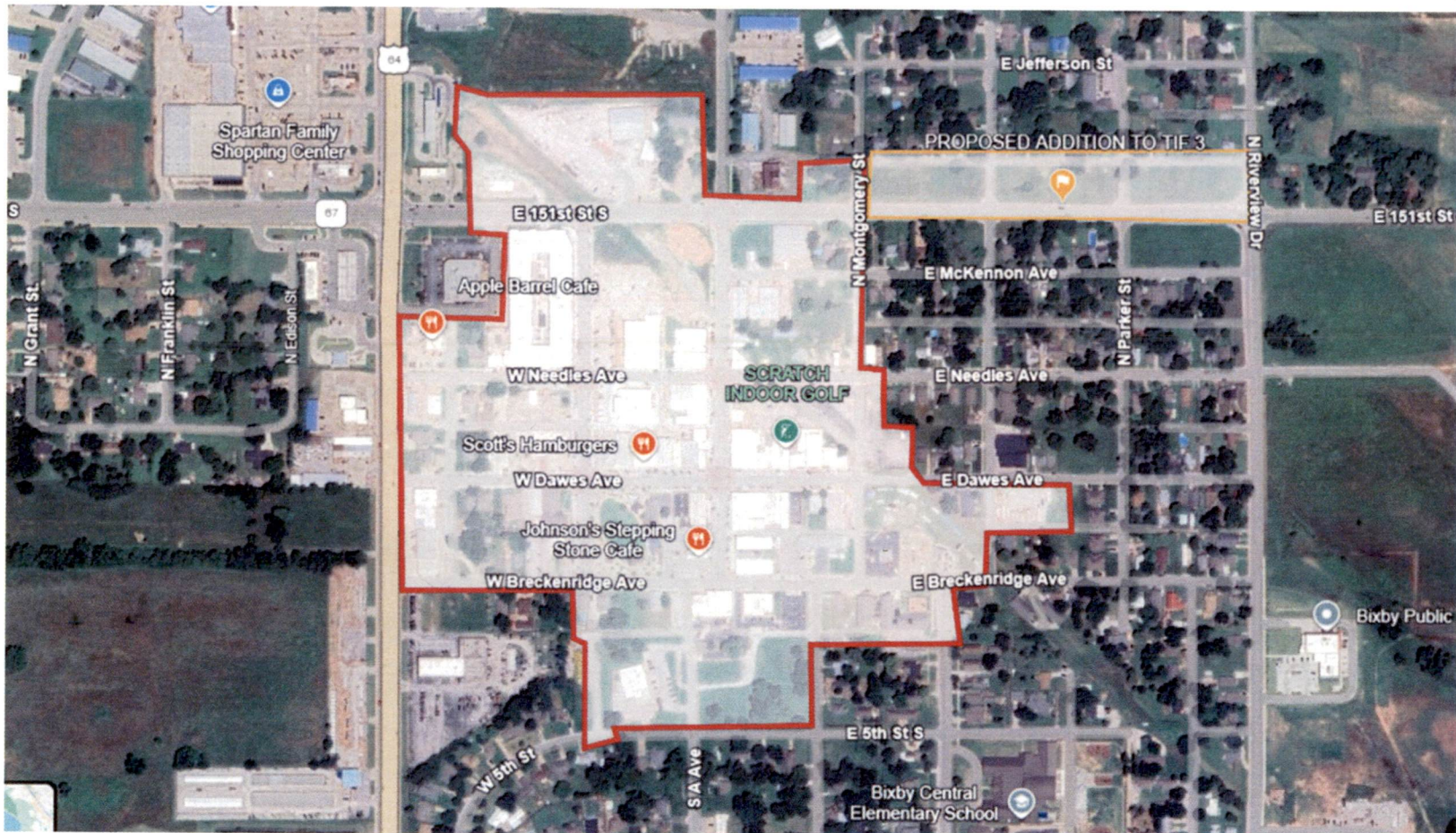
Proposed Amendment to Bixby TIF District No. 3

- Propose to amend TIF Project Plan to add the parcels for this project.
- Taxes will increase once construction is completed and taxes are paid at the new, increased valuation.
- Amendment to be in place until present value of infrastructure costs plus the cost to finance the improvements, are reimbursed to the developer, approximately 7-8 years.
- Proposed amendment was presented to the Bixby School Board on November 13, 2025. The school board had no objections to the proposed amendment.

Proposed Amendment to Bixby TIF District No. 3

- Share increment with School District – 20% to other taxing jurisdictions as required in the existing TIF Project Plan.
- Estimated \$52,000 to other taxing jurisdictions in first year after the completion of construction, for a total of about \$325,000 in years 1-8
- Estimated \$27,500 to School District in first year after the completion of construction, with a total of \$171,000 for years 1-8.
- After expiration of TIF amendment, the property taxes will be distributed to all the taxing entities. It is estimated that this will be \$277,000. The School district would receive \$146,000 in year 9.

The Reserve @151



The Reserve @151

Proposed Addition to the Project Area



The Reserve @151

Proposed Addition to the Increment Area



The Reserve @151



The Reserve @151



ABOUT VERTEX GROUP

We are building communities through our exceptional commercial construction projects and leading multifamily community developments. Our commitment to quality and innovation ensures that we create vibrant, sustainable communities that drive growth and support local economies.

ABOUT COALIGN GROUP

Coalign Group consults with developers and municipalities to facilitate and accelerate development projects. We provide guidance on tax credits, land acquisition and development, and economic development initiatives and incentives for housing, commercial development, public/private partnerships and industry attraction.

Cathy O'Connor is the owner and founder of the COalign Group. The firm is a small, woman-owned business.



CONTACT DETAILS

Email: cathy@coaligngroup.com

Phone: 405-590-7161

Property Tax Mill Levy Distribution

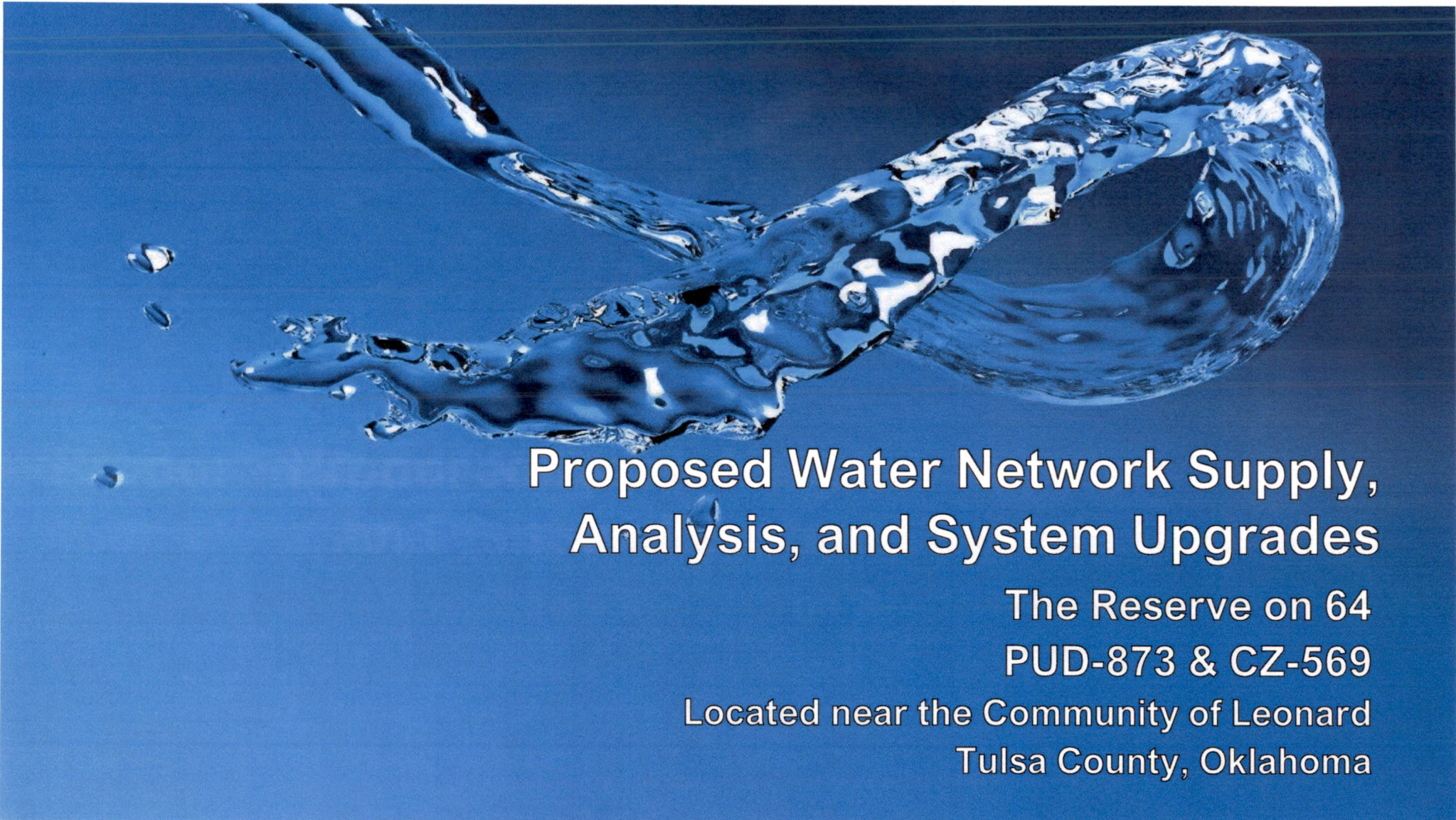
Mill Levy Distribution	Mills	Percent of Total
Tulsa County General Fund	10.3	7.65%
County Library	5.32	3.95%
County Health	2.58	1.92%
Countywide Schools	4	2.97%
Tulsa Community College	7.21	5.35%
Tulsa Tech Center General Fund	8.24	6.12%
Tulsa Tech Center Building Fund	5.09	3.78%
City of Bixby	21.04	15.62%
Bixby Schools General Fund	36.05	26.76%
Bixby Schools Building Fund	5.15	3.82%
Bixby Schools Sinking Fund	29.72	22.06%
Total	134.70	
Tulsa Tech Total	13.33	9.90%
Bixby Schools Total	70.92	52.65%

Calculation of TIF Revenues

Project Allocation	80%	80%	80%	80%	80%	80%	80%	80%	80%	0%	0%	0%	0%	0%
TIF Year	1	2	3	4	5	6	7	8	9	10	11	12	13	
Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	
Assessed Value--Real Property	\$ 85,800	\$ 86,658	\$ 1,936,000	\$ 1,955,360	\$ 1,974,914	\$ 1,994,663	\$ 2,014,609	\$ 2,034,755	\$ 2,055,103	\$ 2,075,654	\$ 2,096,411	\$ 2,117,375	\$ 2,138,548	
Annual Increment--Real Property	\$ 11,557	\$ 11,673	\$ 260,779	\$ 263,387	\$ 266,021	\$ 268,681	\$ 271,368	\$ 274,082	\$ 276,822	\$ 279,591	\$ 282,387	\$ 285,210	\$ 288,062	
Annual Increment--Real Property (Present Value)	\$ 11,557	\$ 10,909	\$ 227,775	\$ 215,002	\$ 202,946	\$ 191,566	\$ 180,824	\$ 170,684	\$ 161,113	\$ 152,079	\$ 143,551	\$ 135,501	\$ 127,903	
Cumulative Increment--Real Property	\$ 11,557	\$ 23,230	\$ 284,009	\$ 547,396	\$ 813,417	\$ 1,082,098	\$ 1,353,466	\$ 1,627,548	\$ 1,904,370	\$ 2,183,961	\$ 2,466,347	\$ 2,751,558	\$ 3,039,620	
Cumulative Increment--Real Property (Present Value)	\$ 11,557	\$ 22,466	\$ 250,241	\$ 465,243	\$ 668,189	\$ 859,755	\$ 1,040,579	\$ 1,211,263	\$ 1,372,377	\$ 1,524,455	\$ 1,668,006	\$ 1,803,508	\$ 1,931,411	
Project Allocation														
Annual Increment--Real Property	\$ 9,246	\$ 9,338	\$ 208,623	\$ 210,710	\$ 212,817	\$ 214,945	\$ 217,094	\$ 219,265	\$ -	\$ -	\$ -	\$ -	\$ -	
Annual Increment--Real Property (Present Value)	\$ 9,246	\$ 8,727	\$ 182,220	\$ 172,002	\$ 162,357	\$ 153,253	\$ 144,659	\$ 136,547	\$ -	\$ -	\$ -	\$ -	\$ -	
Cumulative Increment--Real Property	\$ 9,246	\$ 18,584	\$ 227,207	\$ 437,917	\$ 650,734	\$ 865,679	\$ 1,082,773	\$ 1,302,038	\$ 1,302,038	\$ 1,302,038	\$ 1,302,038	\$ 1,302,038	\$ 1,302,038	
Cumulative Increment--Real Property (Present Value)	\$ 9,246	\$ 17,973	\$ 200,193	\$ 372,195	\$ 534,552	\$ 687,804	\$ 832,463	\$ 969,011	\$ 969,011	\$ 969,011	\$ 969,011	\$ 969,011	\$ 969,011	
Non-Project Allocation														
Annual Increment--Real Property	\$ 2,311	\$ 2,335	\$ 52,156	\$ 52,677	\$ 53,204	\$ 53,736	\$ 54,274	\$ 54,816	\$ 276,822	\$ 279,591	\$ 282,387	\$ 285,210	\$ 288,062	
Annual Increment--Real Property (Present Value)	\$ 2,311	\$ 2,182	\$ 45,555	\$ 43,000	\$ 40,589	\$ 38,313	\$ 36,165	\$ 34,137	\$ 161,113	\$ 152,079	\$ 143,551	\$ 135,501	\$ 127,903	
Cumulative Increment--Real Property	\$ 2,311	\$ 4,646	\$ 56,802	\$ 109,479	\$ 162,683	\$ 216,420	\$ 270,693	\$ 325,510	\$ 602,332	\$ 881,923	\$ 1,164,309	\$ 1,449,519	\$ 1,737,582	
Cumulative Increment--Real Property (Present Value)	\$ 2,311	\$ 4,493	\$ 50,048	\$ 93,049	\$ 133,638	\$ 171,951	\$ 208,116	\$ 242,253	\$ 403,366	\$ 555,445	\$ 698,996	\$ 834,497	\$ 962,400	

Allocation to Taxing Entities

Non Project Allocation by Taxing Entity	1	2	3	4	5	6	7	8	9	10	11	12	13
TIF Year													
Tulsa County General Fund	\$177	\$179	\$3,988	\$4,028	\$4,068	\$4,109	\$4,150	\$4,192	\$21,168	\$21,379	\$21,593	\$21,809	\$22,027
County Library	\$91	\$92	\$2,080	\$2,081	\$2,101	\$2,122	\$2,144	\$2,165	\$10,933	\$11,042	\$11,153	\$11,264	\$11,377
County Health	\$44	\$45	\$989	\$1,009	\$1,019	\$1,029	\$1,040	\$1,050	\$5,302	\$5,355	\$5,409	\$5,463	\$5,517
Countywide Schools	\$69	\$69	\$1,549	\$1,564	\$1,580	\$1,596	\$1,612	\$1,628	\$8,220	\$8,303	\$8,386	\$8,469	\$8,554
Tulsa Community College	\$124	\$125	\$2,792	\$2,820	\$2,848	\$2,876	\$2,905	\$2,934	\$14,817	\$14,965	\$15,115	\$15,266	\$15,416
Tulsa Tech Center General Fund	\$141	\$143	\$3,191	\$3,222	\$3,255	\$3,287	\$3,320	\$3,353	\$16,934	\$17,103	\$17,274	\$17,447	\$17,622
Tulsa Tech Center Building Fund	\$87	\$88	\$1,971	\$1,991	\$2,010	\$2,031	\$2,051	\$2,071	\$10,460	\$10,565	\$10,671	\$10,777	\$10,885
City of Baby	\$381	\$385	\$8,147	\$8,228	\$8,310	\$8,394	\$8,477	\$8,562	\$43,238	\$43,672	\$44,108	\$44,550	\$44,995
Baby Schools General Fund	\$519	\$525	\$13,959	\$14,098	\$14,239	\$14,382	\$14,525	\$14,671	\$74,086	\$74,827	\$75,576	\$76,331	\$77,085
Baby Schools Building Fund	\$88	\$89	\$1,894	\$2,014	\$2,034	\$2,055	\$2,075	\$2,096	\$10,594	\$10,690	\$10,797	\$10,904	\$11,014
Baby Schools Sinking Fund	\$510	\$515	\$11,508	\$11,623	\$11,739	\$11,856	\$11,975	\$12,095	\$61,078	\$61,688	\$62,305	\$62,928	\$63,558
Tulsa Tech Total	\$229	\$231	\$5,161	\$5,213	\$5,265	\$5,318	\$5,371	\$5,425	\$27,365	\$27,668	\$27,945	\$28,225	\$28,507
Baby Schools Total	\$1,217	\$1,229	\$27,460	\$27,735	\$28,012	\$28,292	\$28,575	\$28,861	\$145,748	\$147,205	\$148,677	\$150,164	\$151,656

A high-speed photograph of a water splash, showing a large, billowing droplet and several smaller ones trailing behind it, set against a solid blue background. The water is captured in mid-air, creating a sense of motion and energy.

Proposed Water Network Supply, Analysis, and System Upgrades

The Reserve on 64
PUD-873 & CZ-569

Located near the Community of Leonard
Tulsa County, Oklahoma

Development Timeline

PUD-873 & CZ-569

Approved by:

TMAPC Aug. 20, 2025

BoCC Oct. 13, 2025

Preliminary Plat

Approved by:

TMAPC Oct. 15, 2025



Multi-Disciplined
Surveying & Engineering

Introduction and Overview

The Reserve on 64 is a proposed estate lot, single-family residential development submitted as a Planned Unit Development (PUD) pursuant to the provisions of the Tulsa County Zoning Regulations (approved 9/30/2024). As currently proposed, The Reserve on 64 will be developed as a private and gated residential estate neighborhood, creating a beautiful environment that incorporates the existing trees, creeks, and ponds, as an integral part of the neighborhood. The proposed design carefully preserves and enhances existing ponds and lowland areas while maximizing the beneficial use of the site.

The Reserve on 64

PUD-873 & CZ-569
Approved by:
TMAPC Aug. 20, 2025
BoCC Oct. 13, 2025

Preliminary Plat
Approved by:
TMAPC Oct. 15, 2025

FOREST RIDGE
DEVELOPMENT

Westwood

Multi-Disciplined
Surveying & Engineering

The Reserve on 64



Location Map – Google Earth Image

The Reserve on 64

PUD-873 & CZ-569
Approved by:
TMAPC Aug. 20, 2025
BoCC Oct. 13, 2025

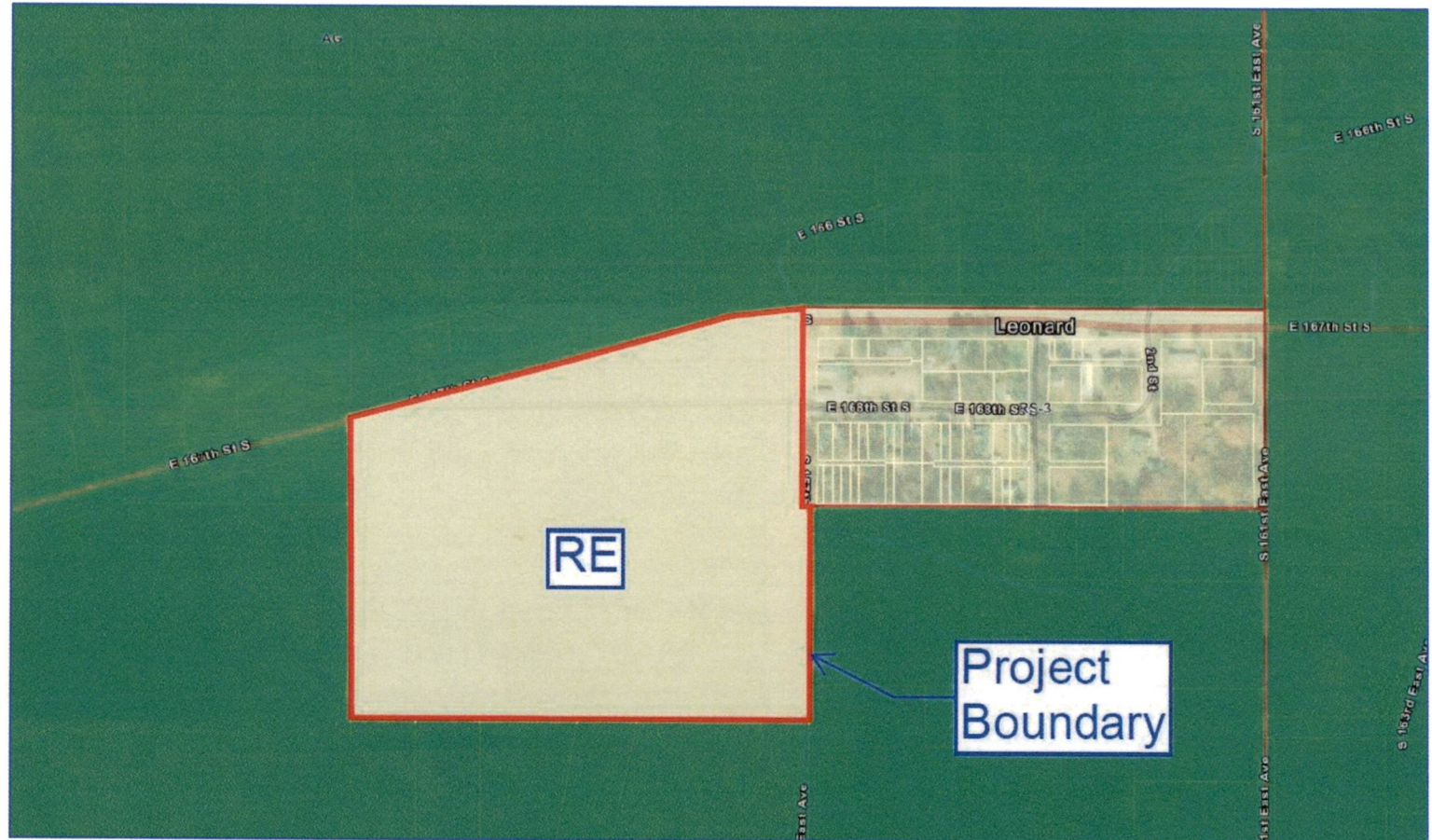
Preliminary Plat
Approved by:
TMAPC Oct. 15, 2025

FOREST RIDGE
DEVELOPMENT

Westwood

Multi-Disciplined
Surveying & Engineering

The Reserve on 64



Zoning Designation per CZ-569

The Reserve on 64

PUD-873 & CZ-569
Approved by:
TMAPC Aug. 20, 2025
BoCC Oct. 13, 2025

Preliminary Plat
Approved by:
TMAPC Oct. 15, 2025

FOREST RIDGE
DEVELOPMENT

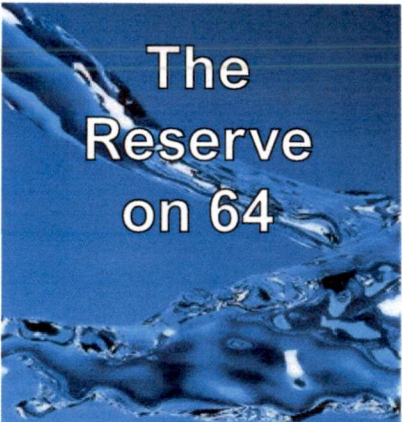
Westwood

Multi-Disciplined
Surveying & Engineering

The Reserve on 64



Conceptual Site Plan per PUD-873



The Reserve on 64

PUD-873 & CZ-569
Approved by:
TMAPC Aug. 20, 2025
BoCC Oct. 13, 2025

Preliminary Plat
Approved by:
TMAPC Oct. 15, 2025



Westwood
Multi-Disciplined
Surveying & Engineering

The Reserve on 64

STATISTICAL SUMMARY:

Total Project Area	29.40 Acres
Proposed Number of Dwelling Units	34
Maximum Project Density	1.3 DU/Acres
Minimum Lot Size	22,500 s.f./0.52 acre
Open Space, Reserve Areas	approx. 4.3 acres

Conceptual Site Plan per PUD-873

The Reserve on 64

PUD-873 & CZ-569
Approved by:
TMAPC Aug. 20, 2025
BoCC Oct. 13, 2025

Preliminary Plat
Approved by:
TMAPC Oct. 15, 2025

FOREST RIDGE
DEVELOPMENT
Westwood
Multi-Disciplined
Surveying & Engineering

The Reserve on 64

DEVELOPMENT STANDARDS:

Permitted Uses: Uses permitted by right in the RE Zoning District.

Minimum Lot Size 22,500 sq. ft.

Minimum Lot Width 80 feet

Minimum Building Setbacks: Front Yard - 35 feet
Rear Yard - 30 feet

Interior Side Yards – 7.5 ft./7.5 ft.

Exterior Side Yard (abutting private street) - 15 feet

Maximum Building Height 42 feet/2-and one-half stories

Accessory Buildings 35 feet

Other Bulk and Area Requirements As established in the RE Zoning District

Floor Area of Dwelling:

All single-story dwellings shall have a minimum, livable, floor area of 3,000 square feet.

All two-story dwellings shall have a minimum, livable floor area of 3,000 square feet on the ground floor, with any additional square footage on the second story.

**The
Reserve
on 64**

**PUD-873 & CZ-569
Approved by:
TMAPC Aug. 20, 2025
BoCC Oct. 13, 2025**

**Preliminary Plat
Approved by:
TMAPC Oct. 15, 2025**

Westwood

Multi-Disciplined
Surveying & Engineering

**Preliminary Plat
Approved by:
TMAPC Oct. 15, 2025**

Westwood

Multi-Disciplined Surveying & Engineering



The Reserve on 64

PUD-873 & CZ-569
Approved by:
TMAPC Aug. 20, 2025
BoCC Oct. 13, 2025

Preliminary Plat
Approved by:
TMAPC Oct. 15, 2025

FOREST RIDGE
DEVELOPMENT

Westwood

Multi-Disciplined
Surveying & Engineering

The Reserve on 64



Leonard Area Water System – Per City of Bixby

The Reserve on 64

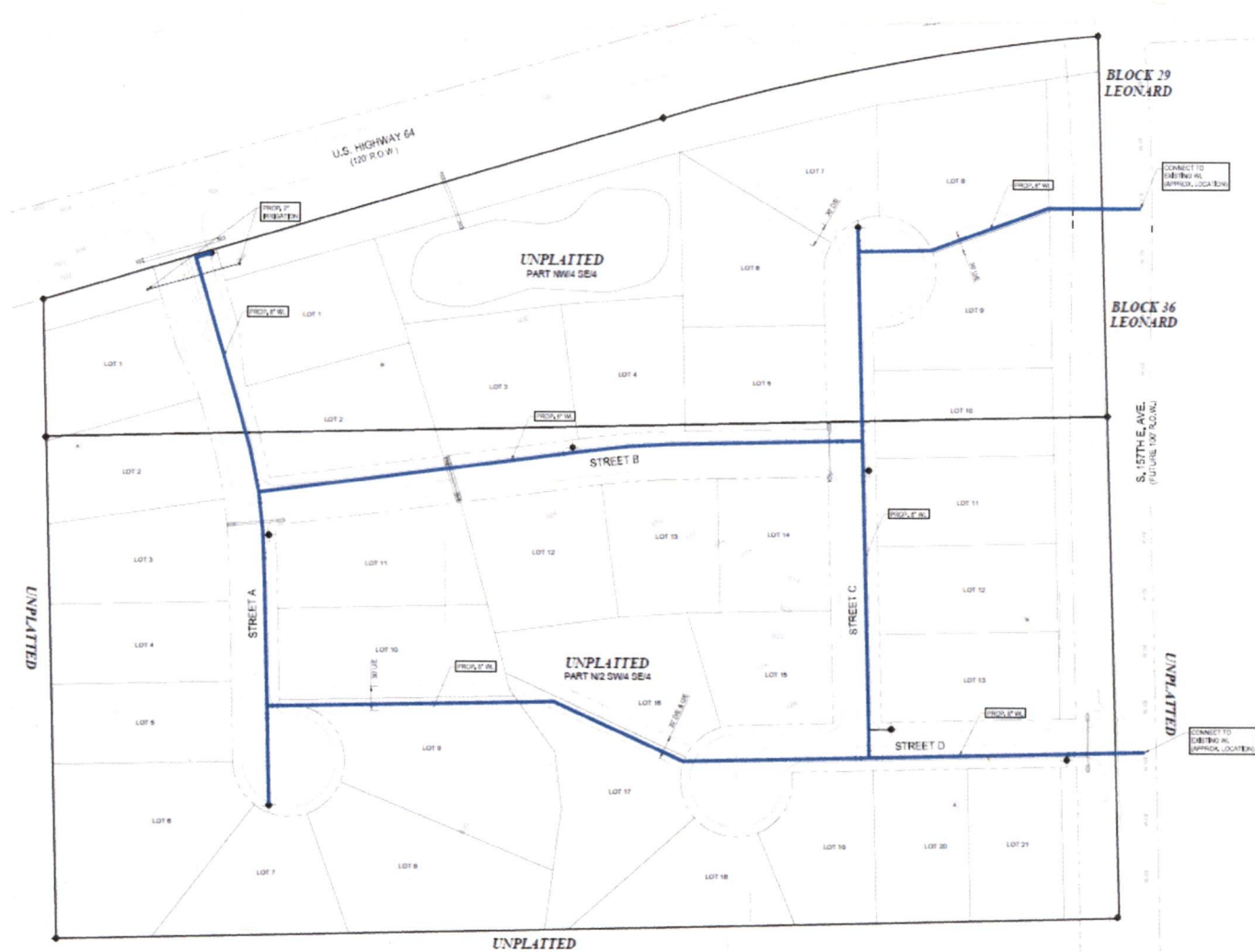
PUD-873 & CZ-569
Approved by:
TMAPC Aug. 20, 2025
BoCC Oct. 13, 2025

Preliminary Plat
Approved by:
TMAPC Oct. 15, 2025

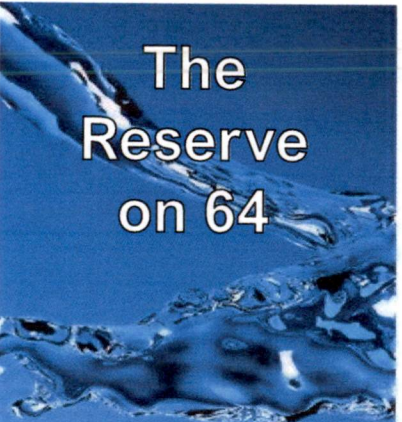
FOREST RIDGE
DEVELOPMENT

Westwood

Multi-Disciplined
Surveying & Engineering



Proposed Water System Improvements



The Reserve on 64

PUD-873 & CZ-569
Approved by:
TMAPC Aug. 20, 2025
BoCC Oct. 13, 2025

Preliminary Plat
Approved by:
TMAPC Oct. 15, 2025

FOREST RIDGE
DEVELOPMENT

Westwood

Multi-Disciplined
Surveying & Engineering

The Reserve on 64 Additional Water System Improvements

Public Improvements Option 1:

- Construct a 100,000 gal. water storage tank to provide fire flow to the immediate Leonard area.
- Fire flow will meet Fire Code requirement for 1500gpm for 2 hours.
- The water storage tank is tank will immediately boost fire flow to the 3 hydrants in the Leonard area to 1500gpm for 2 hours.
- The coverage area includes the site for a future fire station.
- Storage tank could also provide domestic flow to local residents in the event of low water supply in the area.
Example. 50 residents at 1gpm per meter. The increased storage could supply those residents for 33 hours. This assumes no other water source or refill of the tank (worst case scenario)
- Properties located at a lower elevation will benefit from increased water pressure and flow. This includes those properties located north of Hwy 64 between 145th and 161st.

Proposed Water System Improvements

The Reserve on 64

PUD-873 & CZ-569
Approved by:
TMAPC Aug. 20, 2025
BoCC Oct. 13, 2025

Preliminary Plat
Approved by:
TMAPC Oct. 15, 2025

FOREST RIDGE
DEVELOPMENT

Westwood

Multi-Disciplined
Surveying & Engineering

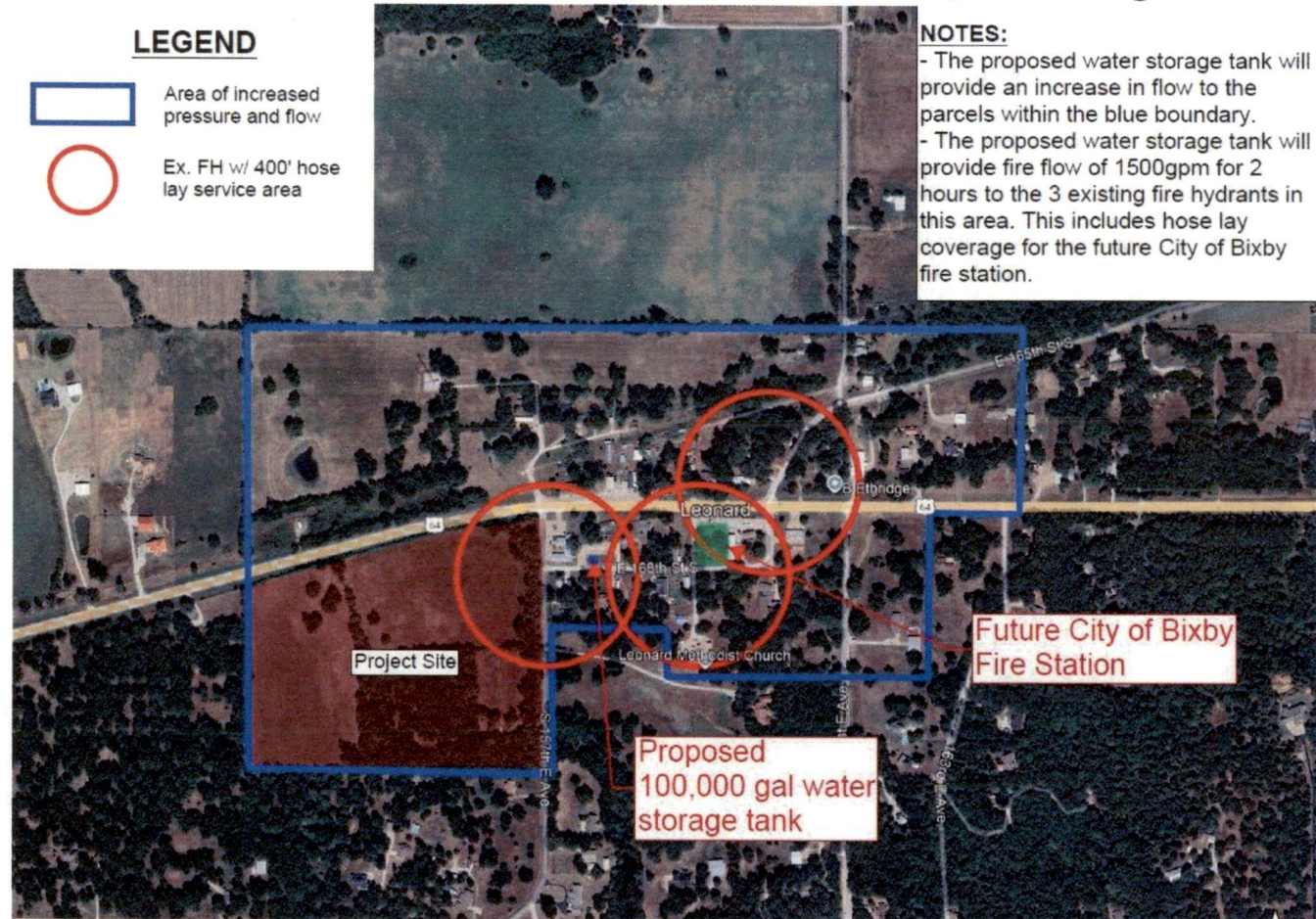
Public Benefit – Upgrade to Water System

LEGEND

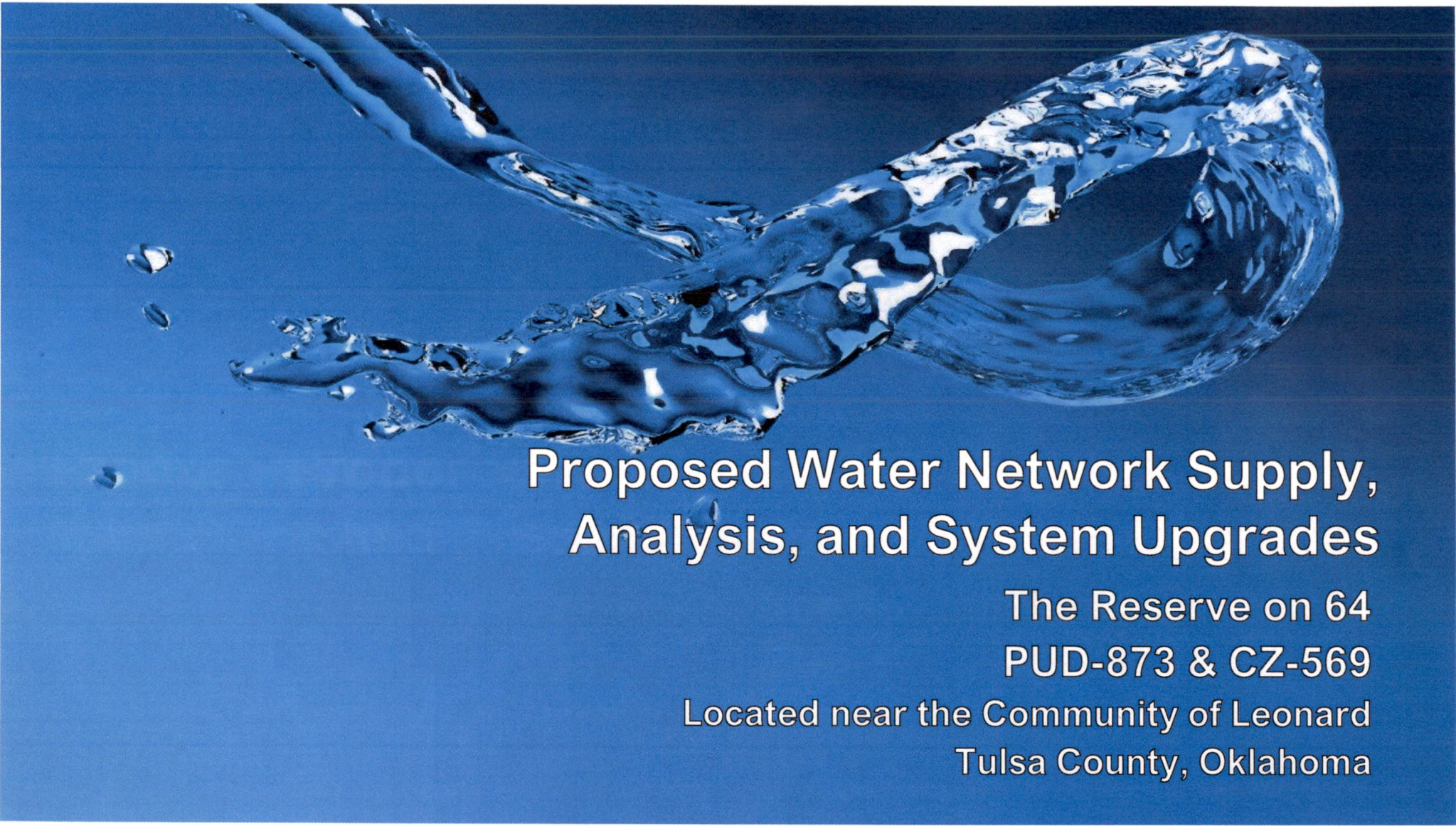
-  Area of increased pressure and flow
-  Ex. FH w/ 400' hose lay service area

NOTES:

- The proposed water storage tank will provide an increase in flow to the parcels within the blue boundary.
- The proposed water storage tank will provide fire flow of 1500gpm for 2 hours to the 3 existing fire hydrants in this area. This includes hose lay coverage for the future City of Bixby fire station.



Leonard Area Water System

A high-speed photograph of a water splash, showing a large, billowing droplet and several smaller droplets trailing behind it, set against a solid blue background.

Proposed Water Network Supply, Analysis, and System Upgrades

The Reserve on 64
PUD-873 & CZ-569

Located near the Community of Leonard
Tulsa County, Oklahoma