

Special City Council Meeting Minutes

City Municipal Building
111 N. Cabaniss Avenue, Bixby, Oklahoma, 74008 December 16, 2025
at 6:00 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 6:00 p.m.

Call to Order

Mayor Girard called the Bixby City Council Special Meeting to order at 6:06 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, Asststant City Clerk
Charles Barnes, Finance Director
Dylan Warner, Public Works Director
Todd Blish, Police Chief
Joe Sherrell, Fire Chief
Bryan Toney, Public Information Officer

Invocation

The Invocaton was given by Councilor Hirshey.

Pledge of Allegiance

The Pledge of Allegiance was led by Mayor Girard.

Consent Agenda

- 1) Minutes for the Work Session dated 11/10/25.

- 2) Minutes for the City Council Meeting dated 11/10/25.
- 3) Discuss and/or approve Resolution 2025-26, authorizing additional items that should be included in the Standard Specifications and Details for Infrastructure Projects and Engineering Design Criteria Manuals.
- 4) Consider and take action on Resolution Number 2025-27, calling for an election on April 7, 2026, for City Council Member for Ward 4 in accordance with Article 6 Sec 6-4, of the Bixby City Charter.
- 5) Consider and/or approve Resolution No. 2025-28, a Resolution of the City of Bixby, Oklahoma, concerning bridge inspection responsibility for compliance with the National Bridge Inspection Standards (NBIS), selecting Option 3 and choosing Garver, located at 6450 South Lewis, Suite 1300, Tulsa, OK 74136, as the engineer responsible for City bridge inspections for the period of April 1, 2026, through March 31, 2028, as approved by the Oklahoma Department of Transportation (ODOT).
- 6) Consider and approve the Oklahoma Municipal Assurance Group (OMAG) recommendation for denial for claimant Faith Ranger, Claim 217538-1-LR.
- 7) Consider and/or approve the surplus and transfer of ownership of two (2) high mileage (2013 and 2014 model year) patrol vehicles previously slated for auction from the City of Bixby, Oklahoma to the Town of Langston, Oklahoma.
- 8) Acknowledge receipt of the Oklahoma Department of Environmental Quality(O.D.E.Q.) Permit No. SL000072250887, Facility No. S20407, for Sanitary Sewer, for the Alderwood Estates development.
- 9) Discuss and/or possible action to accept the infrastructure associated with T&T Smiles Fire Hydrant into the City of Bixby's infrastructure system.
- 10) Discuss and/or possible action to accept the infrastructure associated with First National Bank (Patron Bank) Storm Sewer System into the City of Bixby's infrastructure system.
- 11) Discuss and/or take action on awarding a contract to Cherokee Pride Construction for the FBB Downtown Parking Project; Cherokee Pride Construction the lowest and best bid of \$342,382.00.
- 12) Consider and/or approve the purchase of a 2025 Chevrolet 3500 CC Crew Diesel with flatbed, salt spreader, and snow plow from Jim Norton Chevrolet in the amount of \$84,972.00.
- 13) Consider and/or approve the renewal of AutoCAD 3-year subscription in the amount of \$11,728.66.
- 14) Consider and/or approve the trade-in of Squads 4 and 5 to SERVS for \$10,000 each, for a total of \$20,000, and authorize the use of \$16,250 of the proceeds to install Cool Remedy systems on five existing ambulances, with the remaining \$3,750 to be retained as a service credit with SERVS for future maintenance needs for the Bixby Fire Department.

- 15) Consider and/or approve the trade-in of Squad 6, a 2014 International Ambulance, to Oklahoma State University- Fire Service Training for a \$25,000 credit toward the delivery of training courses for the Bixby Fire Department.
- 16) Consider and/or approve payment to Tulsa Tech in the amount of \$25,000.00 for fire academy instruction and associated training services provided for 10 Bixby Fire Department cadets who attended the 2025 Fire Academy, including all required curriculum, hands-on skills, evaluations, and certifications necessary for operational deployment.
- 17) Consider and/or approve the purchase of two (2) Stryker LUCAS Mechanical CPR devices for a total of \$19,589.94, to be funded from budgeted capital funds.
- 18) Consider and/or approve the purchase of fifteen laptops from Dell under state contract pricing in the amount of \$16,935.00.
- 19) Consider and/or approve the purchase of a Canon TX4200 42" printer & scanner under state contract pricing from ARC Document Solutions, LLC. in the amount of \$12,305.00.
- 20) Consider and/or approve the purchase of hardware and software for Backup Systems from SHI under contract pricing for \$75,141.83.
- 21) Consider and/or approve authorizing the City Manager to expend funds for emergency repairs to the 111th Street and 90th Street East Bridge without requiring formal bidding, in order to ensure public safety and maintain bridge integrity.
- 22) Consider and/or approve purchase order to Hilltop Securities Asset Management to calculate potential arbitrage costs related to our series of General Obligation Bonds. This year's service agreement is in the amount of \$12,870.00.
- 23) Consider and/or approve the invoice for HISINC, LLC for Engineering Review in the amount of \$10,478.13.
- 24) Consider and/or approve purchase of 2026 Chevy Silverado 2LT Trailboss from Jim Norton Chevrolet in the amount of \$63,569.00.

Mayor Girard said Items 1-24 on the Consent Agenda are up for discussion and consideration.

Mayor Girard asked for items 3 and 4 be pulled for discussion.

Councilor David asks for items 11 and 21 be pulled for discussion.

Mayor Girard asked for a motion to approve items 1-2, 5-10, 12-20 and 22-24. 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

Mayor Girard said Consent Item 3 is now up for discussion.

City Manager Joey Weidel gave a brief discussion on the additional items to be included in the

Standard Specifications and Details for Infrastructure Projects and Engineering Design Criteria Manuals. Councilor David thanked staff for updating the manual and felt like this was a needed update. Recognition was given to Gwen Plante, Jeff Hicks, Erik Dye and Bryan Toney for their handwork while there was a lapse in leadership.

Mayor Girard asked for a motion to approve item 3. 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

Mayor Girard said Item 11 is now up for discussion.

Joey Wiedel gave a brief overview of the downtown parking project and recommends moving forward with this project. The location is Breckenridge and A street in the southwest corner.

Mayor Girard asked for a motion to approve item 11. 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

Mayor Girard said Item 21 is now up for discussion.

Councilor David asked to have a brief update on the emergency work needed to repair the bridge 111th and 90th street.

Joey Wiedel gave an update on the options for the emergency repairs needed for the bridge. He is asking to be able to spend funds without going out for bid first since this is an emergency situation.

Mayor Girard asked for a motion to approve item 11. 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

Mayor Girard said Item 4 is now up for discussion.

The mayor asked the item to be pulled to bring attention to the resolution being submitted calling for an election for ward 4. He encouraged everyone to get out and vote.

Mayor Girard made the motion to approve this item, seconded by Vice Mayor Schultz. The vote was taken with the following results:

Carried:5-0

Ayes: Girard, Schultz, David, Hirshey, Payne

Nays: 0

Regular Agenda

- 1) Discussion, consideration, and possible action to approve Ordinance No. 2494 for Rezoning Cases BXZO-24.06 and BXZO-25.02, pertaining to a proposed development referred to as Bixby Farms, encompassing a total of approximately 141 acres located near 151st Street and Sheridan Road.

Mayor Girard calls item 11, then returns to call item 1 on the Agenda.

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: JT Hammons, City Attorney, Andrew Shank, Attorney for Developer, Kent Torrence, Michael Childers, Adam Roberts, Diana Copenhaver, Monica Rios, Gary Halstead.

Councilor Payne recuses himself on items 1-4, however, remains in Council meeting during.

Discussion ensued regarding why Bixby Farms was put back on the Agenda after it had been voted against. There was also discussion about whether the item could be put on the agenda for non-legal notification before the agenda posting. Discussion ensued on the legality questions and a brief recess was taken so that the City Attorney could look at the Oklahoma Statute. Upon returning, the City Attorney stated the notification that did go out followed the guidelines of the Oklahoma Open Meetings act. However, his recommendation was to table items 1-4 until the January 26th meeting, and to resend the necessary notifications.

Recessed at 8:21 pm.

Returned at 8:42

Mayor Girard made a motion to table items 1- 4 until the January 26, 2026, council meeting, and directed city staff to give notices by law, seconded by Councilor Hirshey.

The vote was taken with the following results:

Motion to table items 1-4 carries

Ayes: Girard, Hirshey, David, Schultz

Recusal: Payne

Nays: 0

- 2) Discussion, consideration, and possible vote to approve an emergency clause for Ordinance Number 2494 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 made a motion to table items 1- 4 until the January 26, 2026, council meeting, and directed city staff to give notices by law, seconded by Councilor Hirshey.

The vote was taken with the following results:

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

See item 1 for further details

- 3) Discussion, consideration, and possible action to approve Ordinance No. 2495 for Planned Unit Development BXPUD-25.01, a proposed development referred to as Bixby Farms, encompassing a total of approximately 141 acres located near 151st Street and Sheridan Road.

Mayor Girard made a motion to table items 1- 4 until the January 26, 2026, council meeting, and directed city staff to give notices by law, seconded by Councilor Hirshey.

The vote was taken with the following results:

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

See item 1 for further details

- 4) Discussion, consideration, and possible vote to approve an emergency clause for Ordinance Number 2495, 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 made a motion to table items 1- 4 until the January 26, 2026, council meeting, and directed city staff to give notices by law, seconded by Councilor Hirshey.

The vote was taken with the following results:

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

See item 1 for further details

- 5) Request to recommend approval to the Bixby City Council of Ordinance No. 2536, amending the Bixby City Code, Title 11, Zoning Regulations, Chapter 5, Amendments, by revising Section 11-5-2, "Policy on Zoning Map Amendments," to allow the City Council to consider Comprehensive Plan Land Use Map amendments of any quality at any time.

Mayor Girard says items 5-6 are removed from the agenda.

- 6) Discussion, consideration, and possible vote to approve an emergency clause for Ordinance Number 2536, 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 says items 5-6 are removed from the agenda.

- 7) Discussion, consideration and possible vote for approval of the Project Plan for The Reserve @ 151, located on 151st Street in the City of Bixby, Oklahoma, providing for multifamily housing.

Mayor Girard said Item 7 on the Regular Agenda is up for discussion and consideration.

Item presented by: Kim Coody, Interim Assistant City Manager

Others who spoke: Steve Oakley, TIF Councilor, Gary Halstead, Sean Davis, Vertex Group, Kathy O'Conner, Vertex Group

A discussion ensued about the Project Plan for The Reserve @151 and the amendment to the original TIF agreement for TIF District 3. Mr. Davis discussed where the money from the TIF funds would be going to be used on infrastructure. There will be 90 units for rent along with commercial property. Discussion ensued on how the incentive payments would be sent back to the investor and if backup would be provided for the funds. Discussion continued about what a blighted area is defined as. Concerns were raised about the intersection of 151st and Memorial and the heavy traffic that already occurs at this intersection.

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

Carried:3-1

Ayes: Payne, Schultz, David

Nays: Girard

Not Present: Hirshey (Councilor Hirshey exited the meeting at 6:57 and returned at 7:41)

- 8) Discussion, consideration, and possible vote to approve Resolution 2025-29 authorizing the proposed amendment to Ordinance 2389 creating City of Bixby Tax Increment Financing District No. 3 by enlarging the District boundaries and providing increased ad valorem revenues to such a new area in return for the developer providing certain infrastructure improvements. Item presented by Steve Oakley

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

Item presented by: Steve Oakley, TIF Councilor

Councilor Hirshey exited the meeting at 6:57 and returned at 7:41

Discussion ensued about the amendment to Ordinance 2389. Concern was brought up about verifying the expenses that are submitted to the City for reimbursement.

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

Carried:4-0

Ayes: Payne, David, Schultz, Girard

Nays: 0

Not Present: Hirshey

- 9) Discussion, consideration, and possible vote to approve Legal Services Agreement with Stephen L. Oakley to pursue an amendment to Ordinance No. 2389 to enlarge the boundary of City of Bixby Tax Increment District No. 3 for the development of multifamily housing in The Reserve @ 151 Item presented by Steve Oakley

Mayor Girard said Item 9 on the Regular Agenda is up for discussion and consideration.
Item presented by: Steve Oakley, TIF Attorney

Councilor Hirshey exited the meeting at 6:57 and returned at 7:41

Mayor Girard asks for a motion to approve item 9. 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

Not Present: Hirshey

Recess was taken at 7:17

Returned to Public Works Authority Meeting 7:41

Returned to Council meeting 7:51

- 10) Discussion, consideration, and possible vote for approval to purchase of seven (7) Stryker LifePak 35 Cardiac Monitor/Defibrillators, including a five-year service and maintenance plan, for the Bixby Fire Department, in the total amount of \$425,261.38.

Mayor Girard said Item 10 on the Regular Agenda is up for discussion and consideration.
Item presented by: Joe Sherrell, Fire Chief

Brief discussion ensued between council and staff on the need to have these purchased at this time.

Mayor Girard asks for a motion to approve item 10. Councilor Hirshey made a motion to approve, seconded by Mayor Girard.

The vote was taken with the following results:

Carried:5-0

Ayes: Hirshey, Girard, David, Payne, Schultz

Nays: 0

Mayor Girard returns to item 7

- 11) Discussion, consideration, and possible action for Final Plat, case number BXPT-19.15 FP Phase I, Blocks 1-6, submitted for Prescott Hill, a proposed residential development located a quarter mile south of East 151st Street and East Yale Avenue, City of Bixby, Oklahoma.

Mayor Girard said Item 11 on the Regular Agenda is up for discussion and consideration.

Item presented by: Glayds Gill, Assistant Planner

Others who spoke: Justin Morgan with Tanner Consulting

Ms. Gill provided the Council with an overview of the project. Mr. Morgan explained that the delay in presenting the Final Plat was due to the need to resolve mineral rights issues. Councilor Hirshey asked questions regarding fencing for the project. Mr. Morgan stated that fencing was not required at the time the project was originally approved.

A question was raised regarding what conditions, if any, could be required of the developer at the

Final Plat stage. It was clarified that all requirements had already been approved earlier in the process and that no additional conditions could be imposed at this stage.

Mayor Girard asked for a motion to approve item 11. Councilor Hirshey made a motion to approve with the acknowledgment that on the Final Plat it is basically a rubber stamp, seconded by Vice Mayor Schultz. The vote was taken with the following results:

Carried:5-0

Ayes: Hirshey, Schultz, David, Payne, Girard

Nays: 0

- 12) Discussion, consideration, and possible action for Final Plat, case number BXPT-19.14 FP, submitted for Yale Village of Bixby, a proposed commercial development located near the 8500-block of East 151st Street, City of Bixby, Oklahoma.

Mayor Girard said Item 12 on the Regular Agenda is up for discussion and consideration.

Item presented by: Gladys Gill, Assistant Planner

Others who spoke: Justin Morgan with Tanner Consulting

A question was raised regarding the lack of a required right-of-way for 152nd Street. Mr. Morgan explained that the street would function as a mutual access road, with maintenance shared with the future commercial development once it becomes operational. He stated that this approach was chosen for logistical reasons related to the commercial properties.

Mayor Girard asks for a motion to approve item 12. 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

Mayor Girard returned to item 10 on the agenda.

- 13) Motion to enter into Executive Session and take any necessary action in open session on the following items:

a. Discussion on negotiations and/or purchase of certain real property in Southern Memorial Acres located at 8360 E 117th St. S., Bixby, Oklahoma, owned by Dudley N Nichols Jr & Michelle E Nichols. Oklahoma Open Meeting Act, Title 25 Oklahoma Statutes, Section 307.B.3.

b. Confidential communications and discussions among the City Council and its attorney concerning the following pending litigation pursuant to Oklahoma Open Meeting Act, Title 25 Oklahoma Statutes, Section 307 (B)(4) :

1. Hoey Construction v. City of Bixby, Tulsa County Case No. CJ-2019-3778.

2. Rooney, et al. v. Bixby, et al., Tulsa County Case No. CV-2024-1058.

Mayor Girard asks for a motion to move into executive session. 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

Hirshey, Schultz, David, Payne, Girard, Joey Wiedel, and JT Hammons entered into Executive Session at 9:00 pm.

Hirshey, Schultz, David, Payne, Girard, Joey Wiedel, and JT Hammons return from Executive Session 9:56 pm

No action was taken in the Executive Session.

14) Motion to Exit Executive Session.

Mayor Girard asks for a motion to exit the Executive Session. 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

15) Consider and/or take action, if necessary, on real estate negotiations and/or purchase of real estate in Southern Memorial Acres, located at 8360 E 117th St. S., Bixby, Oklahoma, owned by Dudley N Nichols Jr & Michelle E Nichols.

Mayor Girard said Item 15 on the Regular Agenda is up for discussion and consideration.

Item presented by: Brad Girard, Mayor

Mayor Girard asks for a motion to approve item 15. 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

16) Consider and/or take action, if necessary, on directing the City Attorney regarding potential and ongoing litigation in the case of Hoey Construction v. City of Bixby, Tulsa County Case No. CJ-2019-3778

Mayor Girard says no action taken on item 16

17) Consider and/or take action, if necessary, on directing the City Attorney regarding potential and ongoing litigation in the case of Rooney, et.al v. Bixby, et.al, Tulsa County Case No. CV-2024-1058.

Mayor Girard says no action taken on item 17

18) City Manager's Report

City Manager Joey Wiedel provided City Manager's Report as follows:

Fire Department:

1.) New Ambulance Final Inspection

- Bixby Fire Department conducted a final inspection of a new ambulance at Horton Emergency Vehicles from December 3-5 which should arrive in Bixby mid-December.

Police Department:

1.) Town Hall: Scam Prevention

- BPD will host a town hall over scam prevention and how to prevent local seniors from being targeted.

- Event Details:

Downtown Church of Christ

January 18th

6:00pm-8:00pm

2.) Shop with a Cop

- BPD participated in the annual "Shop with a Cop".
- This program provides Christmas gifts for underserved children and youth and this year we were able to serve 25 kids.
- Thank you to the Rotary Club and the Tulsa County Sheriff's Department for sponsoring the event.

3.) BPD Toy Drive

- The Police Department sponsored a toy drive with multiple toy boxes around town.
- The public filled 4 boxes of toys and between shifts at the Police Department, 3 boxes.

Public Works:

1.) Additional work completed

- We also closed out 111 Work Orders over this time period, a mixture of Water Leaks, Meter Sets, and other categories not mentioned.
- Crack sealing at Enclave and Legacy Park Neighborhoods along with 3 miles of neighborhood streets.

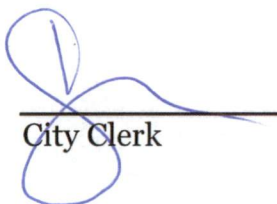
Holiday Reminders

- City Offices will be closed on Christmas Day and New Years Day
- Fireworks are not permitted in the City Limits for New Years

19) Adjournment

Adjournment was called at 10:02 pm.

Minutes updated by Assistant City Clerk Candy Karpe


City Clerk




Mayor

[illegible]