

City Council Work Session Meeting Minutes

Bixby Municipal Building
111 N. Cabaniss Ave., Bixby, OK 74008
January 12, 2026 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 January 8, 2026, on or before 5:00 p.m.

Call to Order

Mayor Girard called the meeting to order at 5:06 pm.

Roll Call

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

Members Present

Mayor Girard
Vice Mayor Schultz
Councilor Hirshey—Arrived late
Councilor David
Councilor Payne—Arrived late

Staff Present

Joey Wiedel, City Manager
JT Hammons, City Attorney
Shannon Duran, City Clerk
Charles Barnes, Finance Director
Dylan Warner, Public Works Director
Todd Blish, Police Chief
Joe Sherrell, Fire Chief

Agenda

1) Presentation of the Bixby Fire Department Strategic Plan.

Mayor Girard stated that Item 1 on the Work Session Agenda was open for discussion and consideration.

Item presented by: Joe Sherrell, Fire Chief

Chief Sherrell presented the Fire Department Strategic Plan and provided a handout to Council. A copy of the presentation distributed to Council is attached to these minutes for reference and incorporated herein.

Chief Sherrell explained that the Strategic Plan addresses the Fire Department's needs over the next five years. He discussed the areas and square mileage served by the department and reviewed

the department's current coverage. He outlined needed improvements and the steps required to achieve those improvements. Chief Sherrell also discussed staffing needs and the future need for construction of a new firehouse, as well as expansion of Firehouse #2.

2) Presentation from Gerald Buchanan of Buchanan Homes on quadplex downtown Bixby.

Mayor Girard stated that Item 2 on the Work Session Agenda was open for discussion and consideration.

Item was presented by: Gladys Gill, Assistant Planner

Others who spoke: Gerald Buchanan, Buchanan Homes

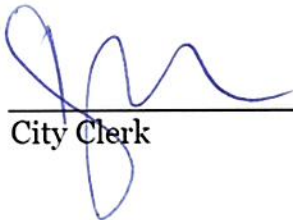
Discussion ensued regarding a proposed downtown quadplex development. Ms. Gill presented the proposed plans and location, and a handout was provided to Council. A copy of the presentation distributed to Council is attached to these minutes for reference and incorporated herein.

Ms Gill and the developer provided a brief overview of the proposed development was presented to council and explained the selection of the proposed location. Council discussed the placement of the quadplex units on the property, the most appropriate layout, and access to the site.

Councilor Mike David exits Work Session meeting at 5:43pm and returns at 5:54pm

3) Adjournment

Mayor Girard adjourned the meeting at 5:55 pm.



City Clerk





Mayor



MISSION

SERVING YOU
with integrity and skill

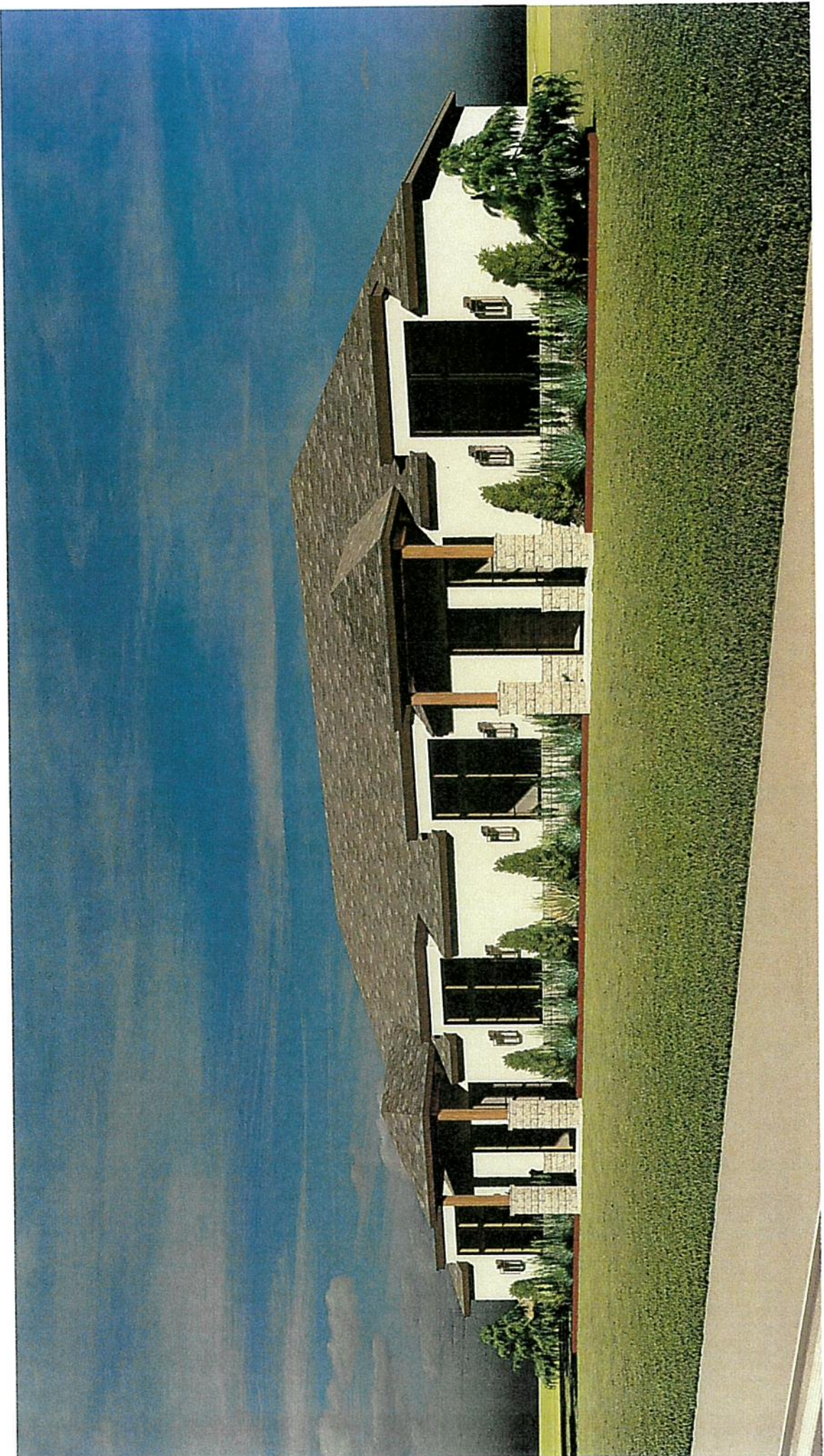
VISION

To build a forward-thinking fire department
rooted in service, collaboration, and
continuous improvement.

VALUES

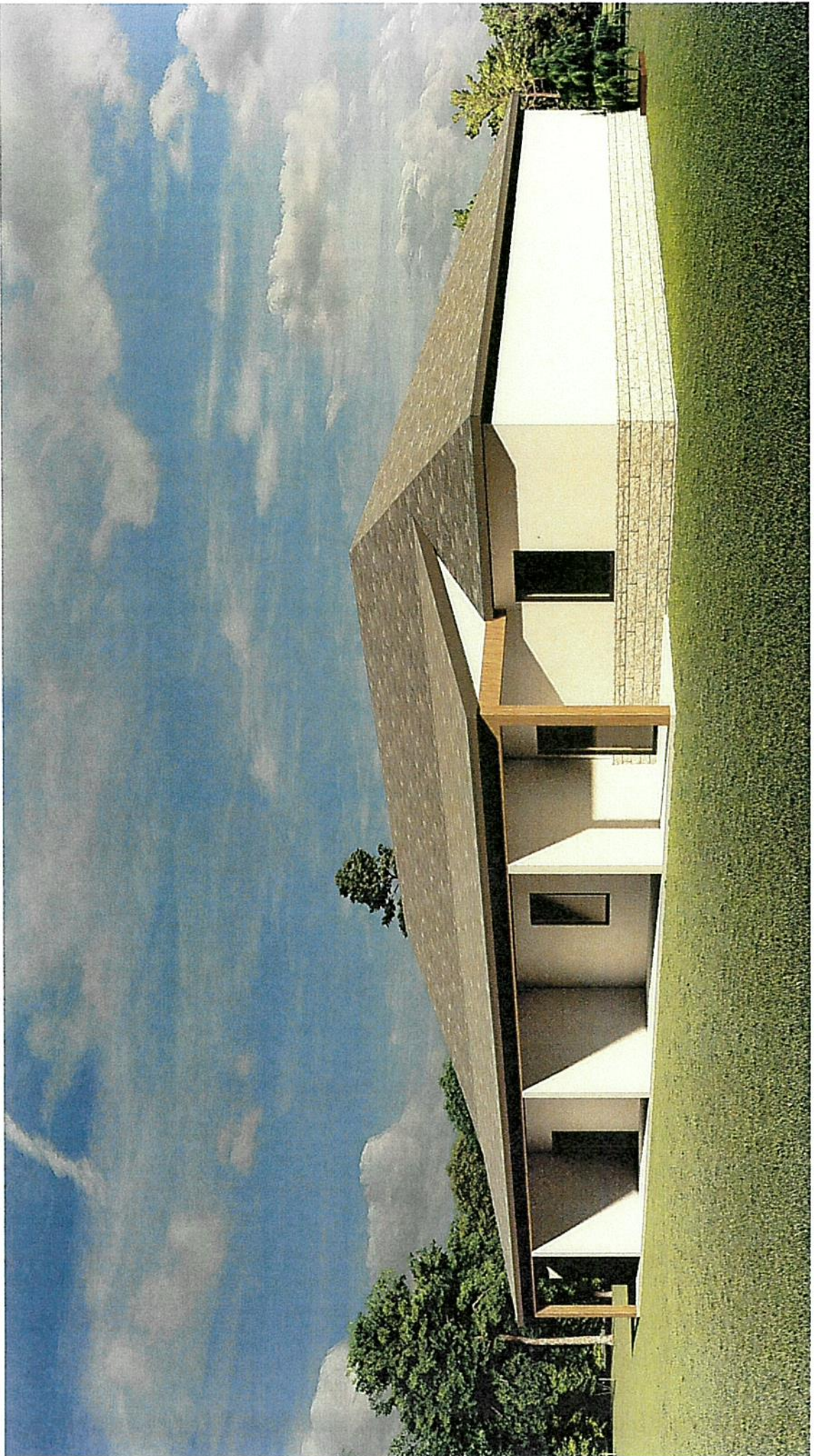
Adaptability • Leadership • Integrity
Teamwork • Excellence















Buchanan Quadplex

25043

9.17.2025

FLOOR PLAN
FIRST FLOOR
SECOND FLOOR

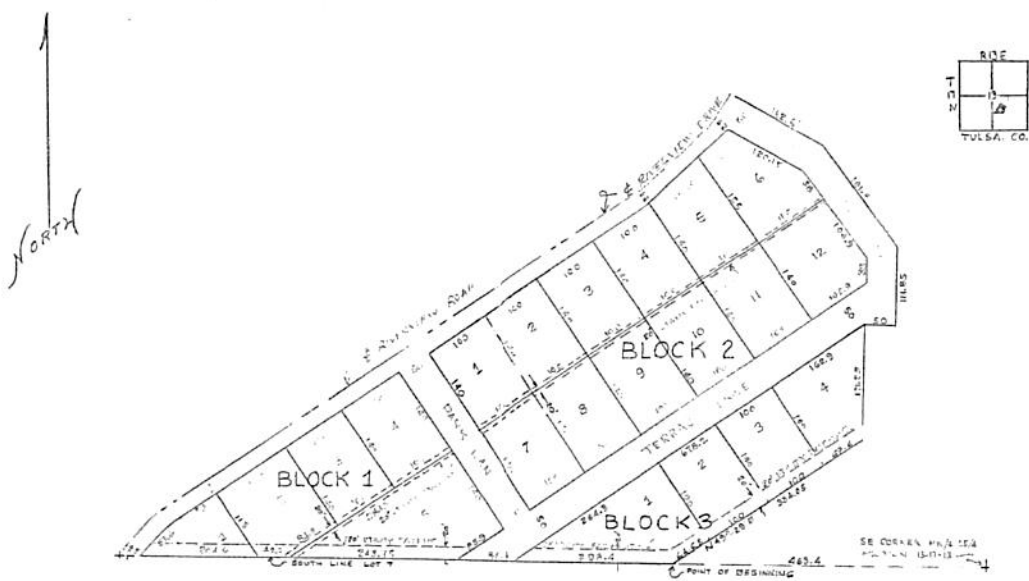
A1
DRAWN BY

1 FLOOR PLAN - FIRST FLOOR
SCALE: 3/4" = 1'-0"

STATE OF OKLAHOMA
TULSA COUNTY
SEP 26 11 23 AM '58
RECEIVED
COUNTY CLERK
TULSA, OKLA.

RIVERVIEW TERRACE E.D. 125-7

RIVERVIEW TERRACE ADDITION



Given by all now present:
That William D. Hise and Carol E. Hise are the owners of a certain tract of land described as follows: Beginning at a point 60.54 feet East of the Southeast corner of Lot 7, Section 12, Township 17 North, Range 13 East, Tulsa County, State of Oklahoma, thence North 49° 49' East a distance of 174.05 feet, thence North 171.25 feet, thence East 50 feet, thence North 111.35 feet, thence North 80° 35' East a distance of 191.8 feet, thence South 60° 47' East a distance of 102.5 feet to the center-line of Riverview Drive, thence Southwesterly along the center-line of Riverview Drive to the South line of Lot 7, thence East along the South line of Lot 7 to the point of beginning, less and except a tract of land owned by David Hise and described as follows: A tract of land located in Lot 7, Section 12, Township 17 North, Range 13 East, Tulsa County, State of Oklahoma. To locate the point of beginning start at a point on the South line of Lot 7, Section 12, Township 17 North, Range 13 East Tulsa County, said starting point being 35.9 feet East of the SE corner of said Lot 7 (Tulsa 1230, 35 feet East of the SE corner of said Lot 7) thence N 54° 57' E a distance of 513.5 feet to the point of beginning. Said point of

beginning also lying at a point 25 feet perpendicular from the center-line of an old concrete road now in place. Thence from the point of beginning N 54° 57' E and parallel to the center-line of old concrete road a distance of 100 feet, thence S 55° 43' E and perpendicular to the center-line of old concrete road a distance of 100 feet, thence S 54° 57' E and parallel to the center-line of old concrete road a distance of 100 feet, thence N 55° 03' E a distance of 140 feet on a line perpendicular to the center-line of old concrete road to the point of beginning. and it is stated here that land owned by William D. Hise and Carol E. Hise is the same, is intended to be the same, is surveyed the same as Lot 7 Block 2 on the above shown plat, and that William D. Hise and Carol E. Hise intend to make the tract of land a contiguous unit.

That the Owners hereby certify that they have caused the same to be surveyed into Lots, Blocks, Acres, drives and places in conformity with the accompanying plat and survey thereof, which they thereby accept as the plat of the above described property under the name of "RIVERVIEW TERRACE ADDITION", in addition to the Town of Hix, Tulsa County, Oklahoma and do hereby dedicate for public use all lanes, drives and places shown on said plat, or map, and do further dedicate for public use forever the easements and right-of-way as shown and designated on the accompanying plat for the several purposes of constructing, maintaining, operating, repairing, renewing and replacing any and all public utilities including storm and sanitary sewers, telephone lines and transformers, gas lines and water lines, together with the right-of-way for the use and purposes aforesaid, together with similar rights in each and all of the streets shown on said plat, and for the purpose of providing an easterly development of the entire area, and for the purpose of providing adequate easements for the mutual benefit of ourselves and our successors in title, to the addition of said, hereinafter referred to as Lots, do hereby impose the following restrictions and covenants to which shall be incumbent to our successors to adhere.

- RESTRICTIONS AND COVENANTS**
- These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty (30) years from the date these covenants are recorded, unless which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then Owners of the Lots has been recorded, agreeing to discharge of said covenants, in whole or in part.
- Enfranchises shall be by proceeding at law or in equity against any person violating or attempting to violate any covenant either to restrain violation or to recover damages. Invalidation of any one of these covenants shall be, by judgment or court order and shall in no way affect any of the other provisions which shall remain in full force and effect.
1. All lots in the addition unless designated otherwise on the approved plat shall be used only for residential purposes only.
 2. Multiple dwellings may be constructed on lots 6 and 11 Block 2 and lot 5 Block 1, providing the requirements of the Oklahoma Health Department are met with regard to water and sewer disposal facilities. All aforesaid multiple dwellings must be of at least fifty percent (50%) masonry construction, and shall not exceed two (2) stories in height, excluding basement, porch or balcony which shall contain a total of at least fourteen (14) hundred square feet of finished living space, including basement, open porches or balcony.
 3. No structure shall be located nearer the five (5) feet to any lot line.
 4. No structure of a temporary character, such as a trailer, tent, shack, garage, barn or other out-building shall be used on any lot at any time as a residence, either temporarily or permanently.
 5. To save time one (1) residence or duplex shall be erected on any residential lot as now platted.
 6. Out-building may be constructed provided their construction is in conformity with the residence thereon. No shacks or sheds may be constructed on any lot which would detract from the general appearance of the addition.
 7. No structure previously used shall be moved onto any lot in the addition.
 8. All individual water supply systems and sewage disposal systems shall be constructed and equipped in accordance with the standards and recommendations of the Oklahoma Dept. of Health.
 9. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose. A riding pony may be kept if the fenced area provided for it is at least 35,000 square feet. Said fence should not be located closer than thirty (30) feet from any outbuilding structure.
 10. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
 11. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. All waste shall be kept in sanitary containers, all dumpsters or other equipment for the disposal of such material shall be kept in a clean and sanitary condition.
 12. No sign of any kind shall be displayed to the public on any lot except one sign of not more than five square feet advertising for sale or for rent, or signs used by a builder to advertise the property during construction and while owned.

IN WITNESS WHEREOF, we have hereunto set our hands this day, 26th day of September, 1958.

WITNESSES:
TULSA COUNTY, OKLA.
Notary Public in and for said County and State, on this 26th day of September, 1958, personally appeared William D. Hise and Carol E. Hise, known to me to be the identical persons who executed the within and foregoing instrument, and acknowledge to me that they executed the same to their free and voluntary act for the purposes set forth therein.

WITNESSES: John F. Hix and John F. Hix seal the day and year above written.
My commission expires SEP 26 1960

NOTARY PUBLIC
J. F. Hix
J. F. Hix
J. F. Hix

CERTIFICATE
I, John F. Hix, a registered Engineer in the State of Oklahoma have caused the above noted property to be surveyed as shown on above plat and do hereby state that said survey is true and correct to the best of my knowledge.

st Ave

Park Ln

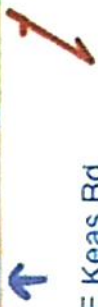
← 402 Park Ln

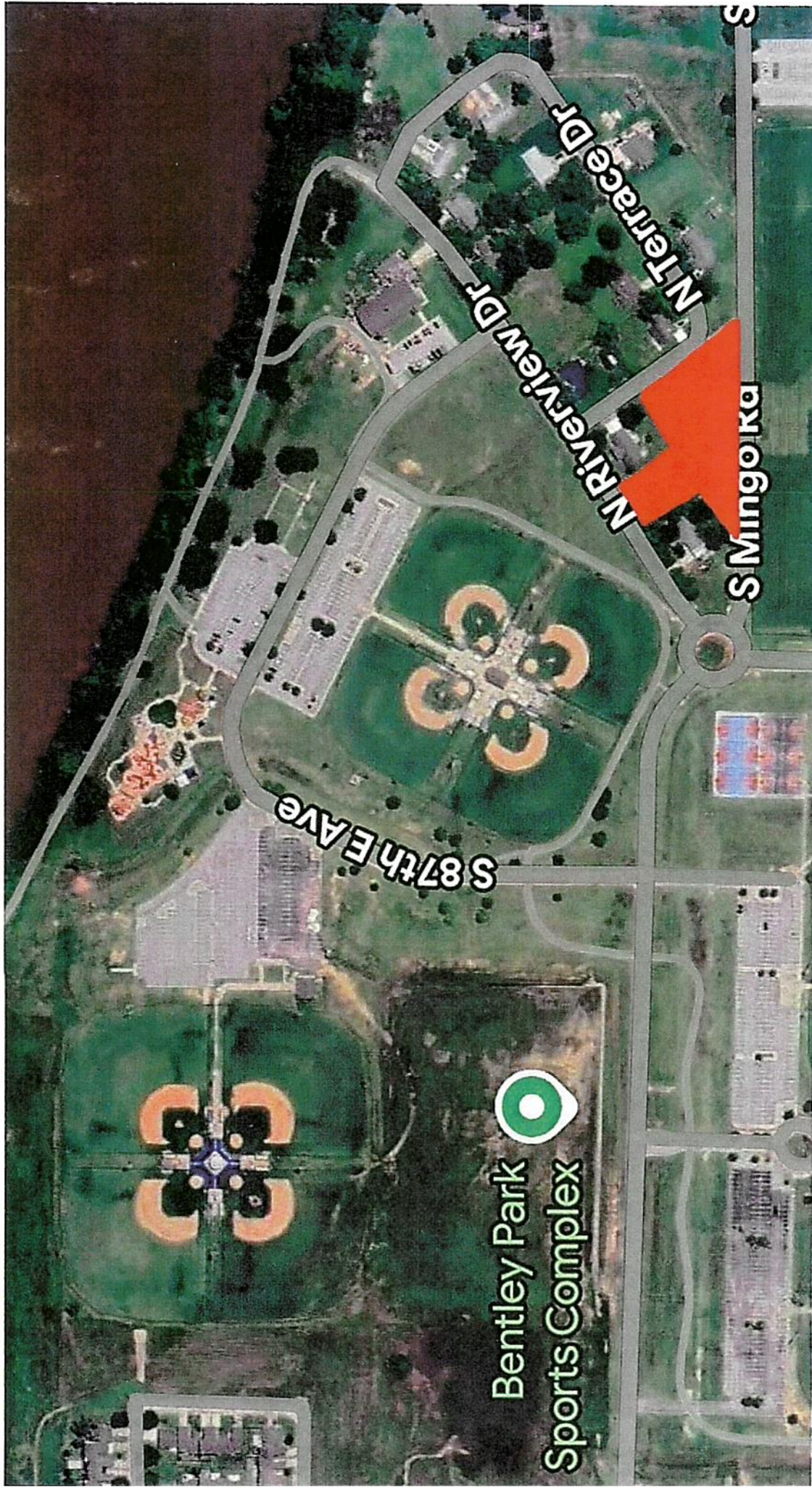
711 N Riverview Dr

N Riverview Dr

E Keas Rd

475 E Keas Rd





Bentley Park
Sports Complex



