

City Council Meeting Minutes

Bixby Municipal Building
111 N. Cabaniss Ave.,
Bixby, OK 74008
February 23, 2026 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 February 20, 2026, on or before 5:00 p.m.

Call to Order

Mayor Girard called the City Council Meeting to order at 6:06 pm.

Roll Call

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

Members Present:

Mayor Girard
Vice Mayor Schultz
Councilor Hirshey
Councilor David
Councilor Payne

Staff Present

Joey Wiedel, City Manager
Mathew Price, Assistant City Attorney
Shannon Duran, City Clerk
Charles Barnes, Finance Director
Dylan Warner, Public Works Director
Todd Blish, Police Chief
Joe Sherrell, Fire Chief
Bryan Toney, Public Information Officer

Pledge of Allegiance

The Pledge of Allegiance was led by Mayor Girard

Invocation

The Invocation was led by Councilor Hirshey.

Consent Agenda

- 1) Minutes for the Work Session dated 2/9/26.
- 2) Minutes for the City Council Meeting dated 2/9/26.
- 3) Consider and/or approve an updated Special Event Guide and Fee Structure.
- 4) Consider and/or approve declaring as surplus and authorizing the disposal or destruction of aged and/or dilapidated city office furniture formerly used by the City Hall Water Department and currently stored at the Police Department. These items are no longer in use and must be removed prior to the initial phase of building renovations.
- 5) Consider and/or approve the quote for Access Control and Security Camera Systems for the Bixby Performing Arts Center under state Contract pricing with Digi Systems in the amount of \$303,576.92.

Mayor Girard said Items 1–5 on the Consent Agenda are up for discussion and consideration.
Others who spoke: Richard Oltman and City Manager Joey Wiedel

Discussion ensued on item 5. Richard Oltman asked about the amount of money and if this was included in the construction cost and why this was not an open bid. City Manager Joey Wiedel explained the cost and that this was a state bid.

Mayor Girard asked for a motion to approve items 1–5. 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

Regular Agenda

- 1) Discussion, consideration, and possible vote 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 announced that Item 6 and Item 7 on the Regular Agenda would be heard first and that Council would then return to Item 1.

Mayor Girard stated that Item 1 on the Regular Agenda was open for discussion and consideration.
Item presented by: Gladys Gill, Assistant Planner

Others who spoke: Michael Childers; Dylan Warner, Public Works Director; Joey Weidel, City Manager; David Charney, Developer; Andrew Shay, Co-Counsel for the Developer.

Gladys Gill provided Council with a handout. A copy of the handout is attached to these minutes for reference.

Discussion occurred regarding the proposed Bixby Farms development in Bixby. Michael Childers asked questions regarding zoning, whether work was being done on 161st Street, and whether infrastructure improvements would be completed prior to issuance of a certificate of occupancy.

Joey Weidel provided an overview of current infrastructure projects in the area. Dylan Warner provided additional information regarding infrastructure improvements currently underway and those expected in the future.

Councilor Hirshey asked for clarification regarding a proposed agreement between the City and the developer that would allow the City to delay issuance of permits if necessary. Joey Weidel provided a brief overview of the agreement and noted that life safety testing would be required prior to the issuance of any certificate of occupancy.

Councilor David asked whether changing the zoning designation from RS-2.5 to RS-2.0 would negatively impact the developer. David Charney, the developer, addressed the question and responded to several questions raised during previous meetings. He explained that the primary difference between the two zoning districts relates to development standards and stated that changing the zoning from RS-2.5 to RS-2.0 would not impact the proposed development.

At 6:52 p.m., Councilor Payne advises that he has recused himself on items 1-4 and stepped out of the meeting.

Mayor Girard called for a motion on Item 1. Councilor David made a motion to approve the item with an amendment changing the zoning from RS-2.5 to RS-2.0, seconded by Councilor Hirshey. The vote was taken with the following results:

Motion carried: 4-0

Ayes: David, Hirshey, Schultz, Girard

Nays: None

- 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 said Item 2 on the Regular Agenda is up for discussion and consideration.

Item presented by: Gladys Gill, Assistant Planner

Others who spoke: Michael Childers

Mayor Girard asks for a motion to approve item 2. Councilor David made a motion to approve, seconded by Councilor Hirshey.

The vote was taken with the following results:

Carried: 4-0

Ayes: David, Hirshey, Schultz, Girard

Nays: 0

- 3) Discussion, consideration, and possible vote 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 said Item 3 on the Regular Agenda is up for discussion and consideration.

Item presented by: Gladys Gill, Assistant Planner

Others who spoke: Michael Childers

Mayor Girard asked for a motion to approve item 2. Councilor Hirshey made a motion to approve the PUD as stated in the agenda with the exception of section A showing the maximum number of lot corrections from 105 to 95, seconded by Councilor David.

The vote was taken with the following results:

Carried:4-0

Ayes: Hirshey, David, Schultz, Girard

Nays: 0

Note-At 6:52 p.m., Councilor Payne advises that he has recused himself on items 1-4 and stepped out of the meeting.

- 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 said Item 4 on the Regular Agenda is up for discussion and consideration.

Item presented by: Gladys Gill, Assistant Planner

Others who spoke: Michael Childers

Mayor Girard asks for a motion to approve item 4. Councilor Hirshey made a motion to approve, seconded by Councilor David.

The vote was taken with the following results:

Carried:4-0

Ayes: Hirshey, David, Schultz, Girard

Nays: 0

Councilor Payne returns to the meeting after items 1-4 were voted on

- 5) Discussion, consideration and possible vote for approval of Ordinance No. 2547 (Case No. BXEC-25.06), an ordinance vacating and closing a certain platted easement located within Lot three (3), Block one (1) of the Sitrin Center Addition, City of Bixby, Tulsa County, Oklahoma; repealing all ordinances or parts of ordinances in conflict herewith; providing for severability.- 2nd Reading

Mayor Girard said Item 5 on the Regular Agenda is up for discussion and consideration.

Item presented by: Gladys Gill, Assistant Planner

Discussion ensued about this being a second reading, staff recommended approval.

Mayor Girard asks for a motion to approve item 5. 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

Mayor Girard recessed the City Council Regular Agenda at 7:03 pm and moved to the Bixby Public Works Agenda.

Mayor Girard returns to the City Council Regular Agenda at 7:07pm and calls item 8

- 6) Discussion and request to approve Ordinance No. 2546 amending Ordinance No. 2389 creating City of Bixby Tax Increment Financing District No. 3, by adding additional property to the northeast of the District and being authorized to receive up to \$1,200,000 from increased ad valorem revenues from such property, less 20% reserved to the various taxing entities, for up to ten (10) years, whichever occurs first, for reimbursement to the developer for needed sanitary and storm sewer lines to connect to the City's lines, repair the street on the north side of the property; and declaring an emergency.

Mayor Girard asked that Item 6 and 7 would be heard first.

Mayor Girard said Item 6 on the Regular Agenda is up for discussion and consideration.

Item presented by: Joey Wiedel, City Manager

Others who spoke: Steve Oakley

Discussion ensued about why the TIF needed to be increased. The school also agreed to the increase. This increase is for reimbursement to the developer for needed sanitary and storm sewer lines to connect to the City's lines. The project has been approved. This is only to increase the TIF.

Mayor Girard asks for a motion to approve item 6. Councilor Hirshey made a motion to approve, seconded by Councilor David.

The vote was taken with the following results:

Carried:5-0

Ayes: Hirshey, David, Payne, Schultz, Girard

Nays: 0

- 7) Discussion, consideration, and possible vote to approve an emergency clause for Ordinance Number 2546 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 said Item 7 on the Regular Agenda is up for discussion and consideration.

Item presented by: Joey Wiedel, City Manager

Mayor Girard asks for a motion to approve item 7. Councilor Hirshey made a motion to approve, seconded by Councilor David.

The vote was taken with the following results:

Carried:5-0

Ayes: Hirshey, David, Payne, Schultz, Girard

Nays: 0

- 8) *Motion to enter into Executive Session:*

a. Discussing the employment, hiring, appointment, promotion, demotion, disciplining or resignation of the City Manager, Joey Wiedel. Authority: Oklahoma Open Meeting Act, Title 25 Oklahoma Statutes, Section 307. (B)(1).

b. Discussing matters pertaining to economic development, namely 124 Dawes LLC, and to take appropriate action in open session. Authority: Oklahoma Open Meeting Act, Title 25 Oklahoma Statutes, Section 307 (c)(11).

Came back to the Regular Agenda from the Public Works Agenda at 7:07.

Mayor Girard asks for a motion to approve going into Executive Session. Councilor Payne made a motion to approve, seconded by Councilor Hirshey.

The vote was taken with the following results:

Carried:5-0

Ayes: Payne, Hirshey, David, Schultz, Girard

Nays: 0

Entered into Executive Session at 7:08 pm.

Joey Wiedel, City Manager, Kim Coody, Interim Assistant City Manager, and Charles Barnes, Finance Director all entered into the Executive Session.

Kim Coody exited the Executive Session at 7:53 pm.

Mayor Girard, Councilor Payne, Councilor David, City Manager, and Finance Director exited Executive Session 8:45 pm.

Mayor Girard says no action was taken in Executive Session

9) Motion to Exit Executive Session.

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

Councilor Hirshey and Vice Mayor Schultz were not present.

Carried:3-0

Ayes: Payne, David, Girard

Nays: 0

10) Consider and take any necessary action resulting from the discussions held during the Executive Session regarding the City Manager, Joey Wiedel.

No action taken on these items as a result of discussions in executive session

11) Consider and take any necessary action resulting from discussions held in the Executive Session pertaining to economic development, 124 Dawes, LLC.

No action taken on these items as a result of discussions in executive session

8:49 pm, Councilor Hirshey and Vice Mayor Schultz returned.

12) City Manager's Report

City Manager's Report – February 23, 2026

Fire Department: Crews responded to a wildfire on February 19 near 137th E. Ave. and 201st St., successfully containing it with no injuries or property loss. Appreciation was expressed to Stone Bluff and Liberty Fire Departments, as well as Bixby Public Works, for mutual aid support. A burn ban is currently in effect through March 3.

Police Department: 2025 statistics show a 9% increase in criminal arrests, more traffic stops with fewer citations, and no increase in traffic collisions. Detectives continue active involvement in

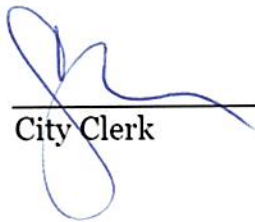
Internet Crimes Against Children investigations, resulting in arrests across multiple Oklahoma communities. Patrol staffing and leadership training have expanded, including completion of FBI-LEEDA leadership training by BPD supervisors. Community outreach included a January town hall for seniors on scams. Police facility renovations are progressing, with bids expected in March.

Public Works: Several projects are starting or nearing completion, including 101st Street intersection improvements and the 111th project. Trail and pathway projects are advancing, with multiple projects in design/engineering. Repair statistics from January 12 to February 20 were provided, covering streets, signage, potholes, water/sewer issues, and storm drains.

Reminders: Election signage must comply with Oklahoma State Statutes Title 69, Section 1208, prohibiting unauthorized signs on state highway rights-of-way, including Memorial Drive and 151st Street.

13) Adjournment

Adjournment was called at 8:55 pm.



City Clerk





Mayor



116 West Needles
P.O. Box 70
Bixby, OK 74008
www.BixbyOK.gov

December 16, 2025

To Whom It May Concern:

This letter is issued in my official capacity as Zoning Administrator for the City of Bixby, Oklahoma, for the purpose of confirming that the occurrence of any of the following events within BXPUD-25.01, as approved by Ordinance No. 2495 of the Bixby City Council (the "Planned Unit Development" or "PUD"), constitutes the "commencement of development" as that term is used in Section 11-71-9.A of the City of Bixby Zoning Code (the "Sunset Clause") and Title 11 of the City of Bixby Zoning Code (the "Code"):

1. Recordation of a Final Subdivision Plat;
2. Issuance of a Building Permit; or
3. Substantial Initiation of Physical Improvements on the Site.

With respect to item (1) above, the recordation of a final subdivision plat for any portion of the PUD shall constitute commencement of development for the platted area. However, pursuant to Section 11-71-9(E) of the Code, any unplatted portions of property located within the PUD shall remain subject to the Sunset Clause until commencement of development occurs in accordance with the Code.

With respect to item (2) above, the issuance of a building permit by the City of Bixby Building Official within any development area of the PUD shall constitute commencement of development of the PUD in its entirety. Upon issuance of such building permit, the PUD approved by Ordinance No. 2495 shall no longer be subject to the Sunset Clause.

With respect to item (3) above, the issuance of a permit by the Director of Public Works for privately financed public improvements (PFPI), together with (i) execution of a developer's contract and (ii) filing of the required financial assurance with the City Clerk, all in compliance with Section 12-7-8 of the City of Bixby Subdivision Regulations, shall be deemed a substantial initiation of physical improvements. Upon satisfaction of these requirements, commencement of development of the entire PUD shall be established, and the PUD approved by Ordinance No. 2495 shall no longer be subject to the Sunset Clause.

This determination is made for administrative clarification purposes only and is intended to guide the interpretation and enforcement of Ordinance No. 2495, the Bixby Zoning Code, and the Bixby Subdivision Regulations. Nothing herein shall be construed as waiving any other applicable requirements, conditions, or regulations of the City of Bixby.

Respectfully,

A handwritten signature in blue ink, appearing to read "Gladys Gill".

Gladys Gill
Assistant Planner
Zoning Administrator
City of Bixby

[illegible]