City Council Work Session Meeting Minutes

Bixby Municipal Building
111 N. Cabaniss Ave., Bixby, OK 74008
March 9, 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 March 5, 2026, on or before 5:00 p.m.

Call to Order

Mayor Girard called the City Council Work Session Meeting to order at 5:01 pm.

Roll Call

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

Members Present:
Mayor Girard
Vice Mayor Schultz
Councilor David
Councilor Payne - arrived at the meeting at 5:51 pm.

Members Not Present:
Councilor Hirshey

Staff Present:
Joey Wiedel, City Manager
JT Hammons, City Attorney
Shannon Duran, City Clerk
Charles Barnes, Finance Director
Dylan Warner, Public Works Director
Joe Sherrell, Fire Chief

Agenda

1) Presentation on FY 2027 budget overview.

Mayor Girard said Item 1 on the Work Session Agenda is up for discussion.
Item presented by: Charles Barnes, Finance Director

A handout of the preliminary budget was presented to Council and is attached to these minutes.

Mr Barnes provided the council with an overview of the proposed budget for the year 2027. The council reviewed the proposed budget. Discussion ensued about the S & P rating and sales tax.

2) Discussion regarding future vision, improvements, and long-term planning for Bentley Park.

Mayor Girard said Item 2 on the Work Session Agenda is up for discussion.
Item presented by: Kim Coody, Interim Assistant City Manager
Others Who Spoke: John Wood, Park and Rec Director

Discussion ensued about what the vision is for Bentley Park. The specific area next to the lacrosse fields, should this be one large stadium or changed to two medium-sized stadiums or just build two multi-use fields. A suggestion was made to enhance the current fields and concession stands to create a good experience. Discussion ensued on different ideas for what should be put on the next bond issue for improvement to the park. Discussion continued on surface drainage for the area plus lighting. John Wood talked about using the fund balance for Park and Rec instead of a bond so that there was more flexibility about where the money could be used. A suggestion was made to contact all the users to see what their needs would be. It was also suggested that a QR code be put up at the gates to get input from the public on what they would like to see at Bentley Park.

3) Presentation of commercial development for Everding Property off 131st Street.

Mayor Girard said Item 3 on the Work Session Agenda is up for discussion.
Item presented by: Gladys Gill, Assistant Planner
Others Who Spoke: Mark Everding, Owner and Scott Looney, Architect

A handout of the Planned Unit Development, a drawing of the building and a rendition of what the building could possibly look like was presented to Council and is attached to these minutes.

Scott Looney discusses the PUD along with an overview of the businesses the owner would like to see on the anchors of the building. Everding Electric would be the centerpiece, along with everything in the back. There was discussion about the drainage for the property and the street expansion on 131st street. There was talk about the surrounding area and what was located around this commercial property with regard to drainage. There was some concern about the initial drainage, so it was suggested that a curb would be needed and a possible water feature.

4) Adjournment

Adjournment was called at 5:53 pm.

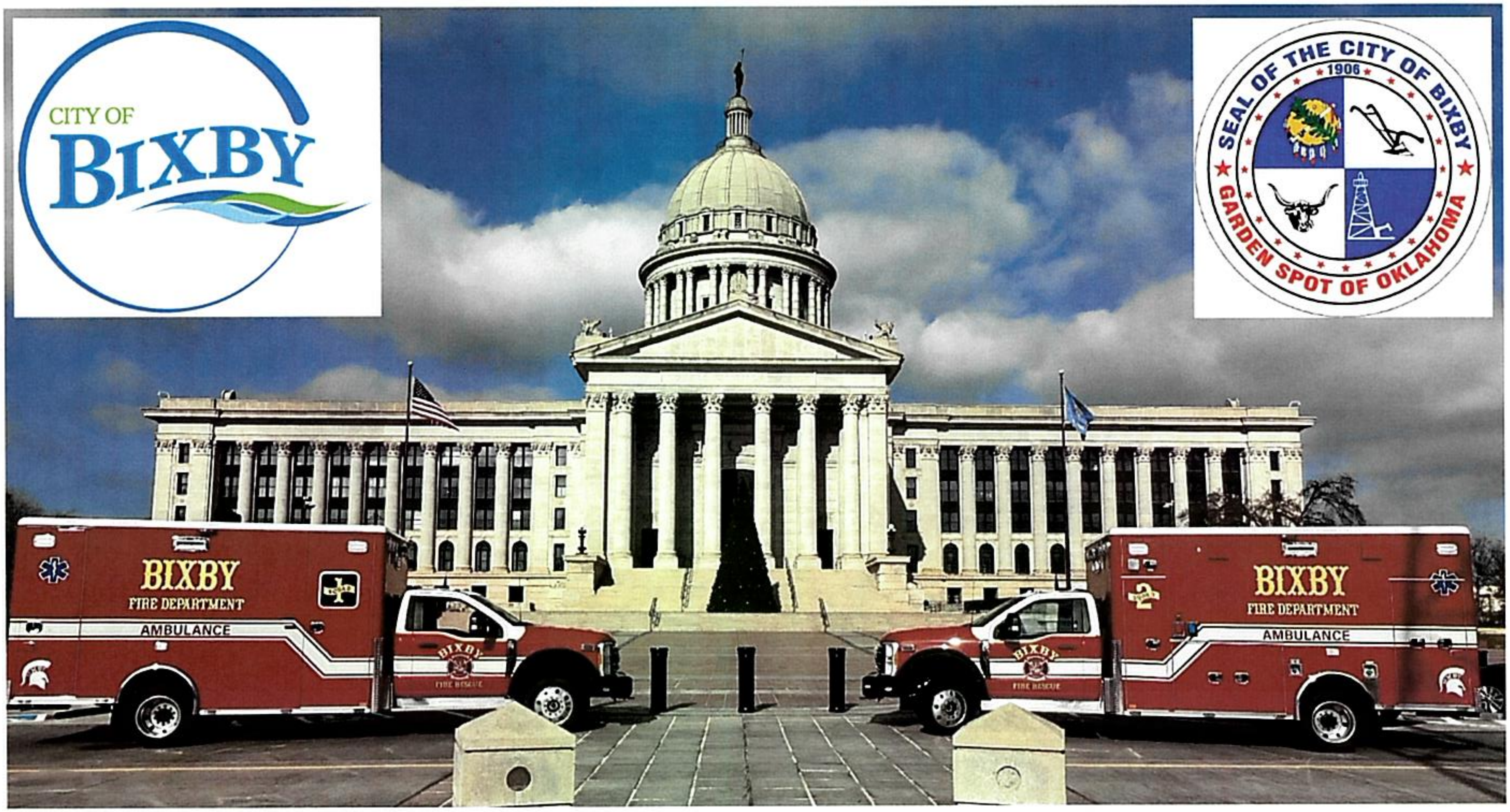
Mayor

City Clerk

INCORPORATED CITY OF BIXBY
CLERK'S
SEAL
* OKLAHOMA *

FY-27 Preliminary Budget

For the Year Ending June 30, 2027



BUDGET PRESENTATION TO COUNCIL

GENERAL FUND

STEP ONE – REVENUE PROJECTION

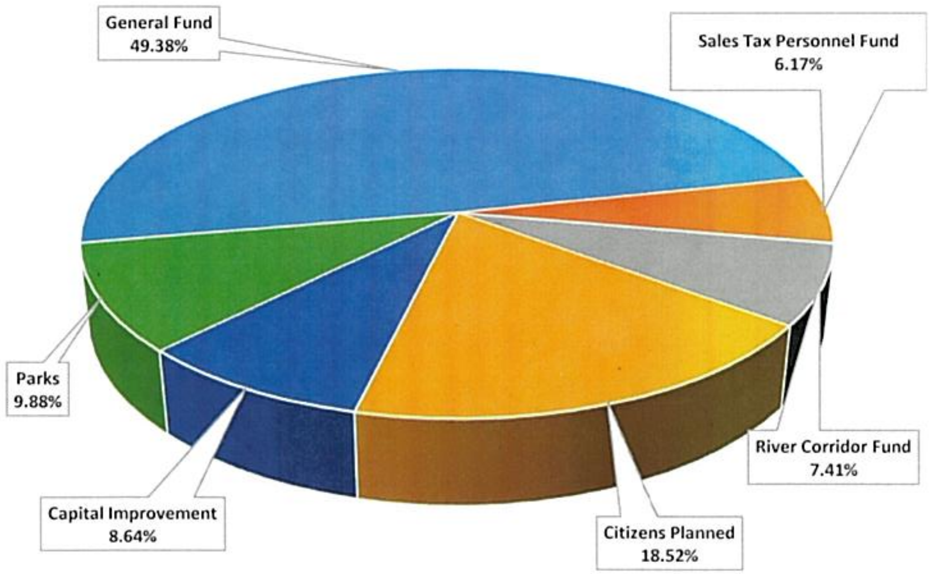
1. First, we need to analyze Sales Tax collections. See Exhibit "A". This slide shows the breakdown of Sales Tax Distribution. In November 2024, the Citizens voted to reallocate our $0.0405 Sales Tax. I have included the old distribution and the new distribution. Next see Exhibit "B". The second line is the actual collections for FY26 (current year) with projected amounts for March, April, May and June 2025. That shows a projected FY26 collection total of $19,860,061, for a 2.75% decrease over FY26 Projections.
2. Next, look at Exhibit "C". This shows the trend in sales tax growth. Exhibit "D" shows the proposed FY27 distribution of Sales Tax to the various funds.
3. See Exhibit "E". This is the total revenue projection for the General Fund. With the changes in sales tax already discussed, and increases in EMS and Fire Rescue revenue, the total revenue budget is $16,676,590, an increase of $221,100 or 1.34% over FY26 budget.
4. Exhibit "F" shows a comparison of our Sales Tax Collections (By Business Type) for the first half of FY25. This gives you an idea of what services are providing the most sales tax dollars.

STEP TWO - EXPENDITURE PROJECTION

Department	***General Fund Proportion***
Police	$ 342,915
Fire	$ 287,308
General Government/Administration	$ 166,823
Streets/Drainage	$ 92,680
Legal	$ 27,804
Cemetery	$ 9,268
Total Increase in Non-Salary Spending	**$926,798**

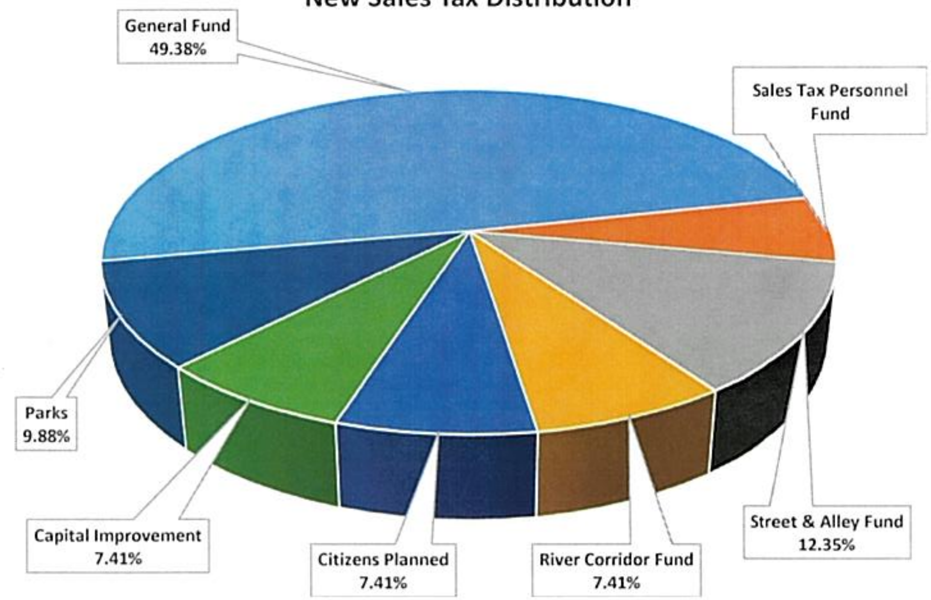
1. See Exhibit "G". To determine the potential change in expenditures, we started by analyzing revenue changes over the past two years.
2. As in the past, we will use the formula for "New Non-Salary Expenditure FY (+1) = Total Revenue FY (-1) minus Total Revenue FY (-2)". Example: New non-salary expenditure for FY27 would be $16,262,304 - $15,335,506 = $ 926,798. Then, we would apply departmental percentages based on a study of a decade of department budget percentages – see chart above.
3. Also, our proposal uses some of the savings in FY26 to cover the collective bargaining agreements, new positions and other compensation increases. Therefore, the proposed General Fund expenditure budget is $20,992,432, an increase of $2,628,678 or 14.31% over FY26 – current year budget. See Exhibit "H" for an overview of the General Fund FY27 proposal. Also, see Exhibit "I" for the BPWA Fund FY27 proposal and Exhibit "J" for the Park Fund FY27 proposal.

Old Sales Tax Distribution



General Fund	2.00
Sales Tax Personnel Fund	0.25
River Corridor Fund	0.30
Citizens Planned	0.75
Capital Improvement	0.35
Parks	0.40
	4.05

New Sales Tax Distribution



General Fund	2.00
Sales Tax Personnel Fund	0.25
Street & Alley Fund	0.50
River Corridor Fund	0.30
Citizens Planned	0.30
Capital Improvement	0.30
Parks	0.40
	4.05

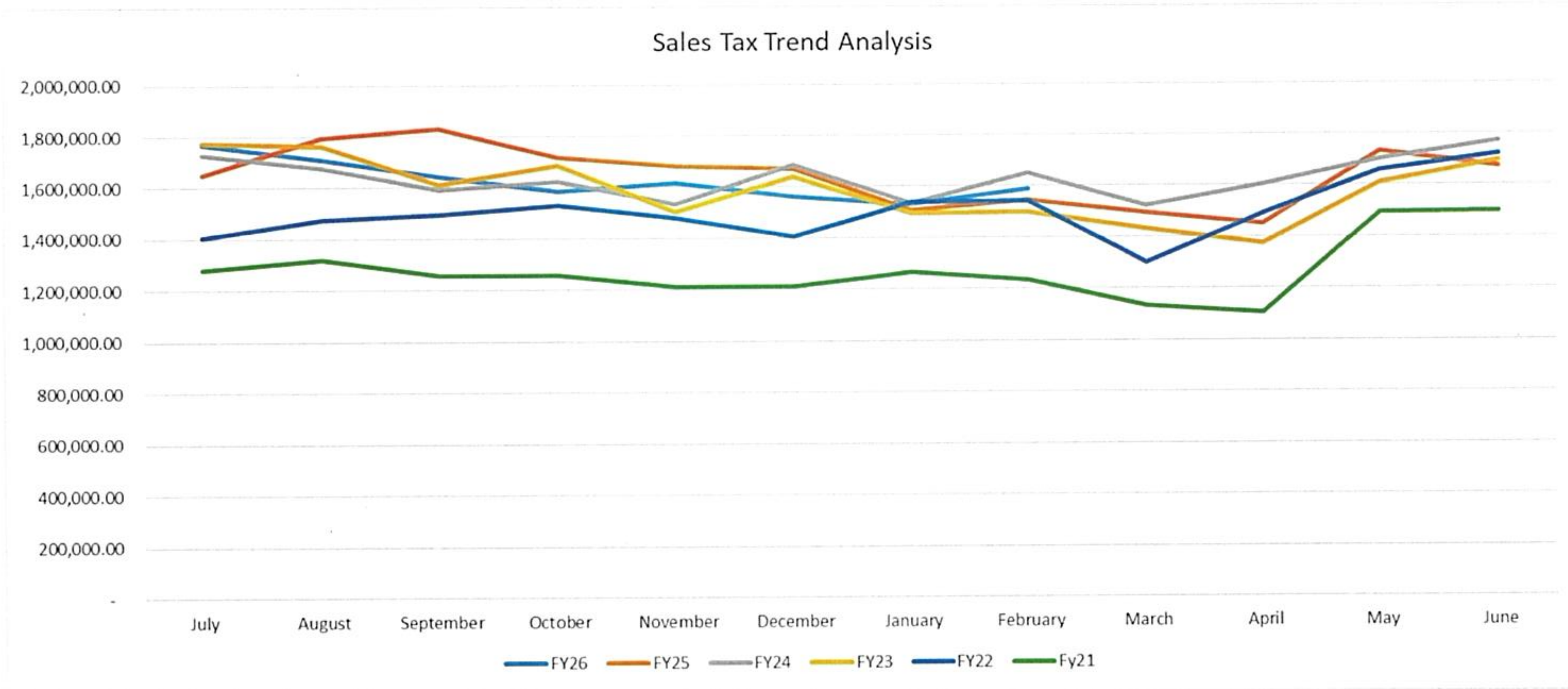
Exhibit "A"

COMBINED FUNDS - SALES TAX REVENUE ANALYSIS FOR FY-27

(Using FY26 Actual Tax Collection Amounts)

	July	August	September	October	November	December	January	February	March	April	May	June	TOTAL
	(Using last year's collection amounts plus 2% growth)												
FY27 Sales Tax Collections Proposed	1,800,683.27	1,743,626.95	1,675,999.28	1,615,260.60	1,646,481.90	1,590,548.20	1,558,534.72	1,619,381.11	1,556,907.07	1,510,682.72	1,800,101.58	1,741,853.56	19,860,060.95
FY26 Sales Tax Collections YTD	1,765,375.75	1,709,438.19	1,643,136.55	1,583,588.82	1,614,197.94	1,559,360.98	1,527,975.22	1,587,628.54	1,526,379.48	1,481,061.49	1,764,805.47	1,707,699.57	19,470,647.99
FY25 Sales Tax Collections Remitted	1,651,096.07	1,793,829.55	1,829,240.93	1,717,721.03	1,682,389.66	1,669,513.59	1,508,245.09	1,546,323.20	1,496,450.47	1,452,021.07	1,730,201.44	1,674,215.26	19,751,247.36
FY24 Sales Tax Collections Remitted	1,726,949.41	1,678,352.44	1,592,042.11	1,624,889.85	1,534,035.32	1,683,723.29	1,533,675.96	1,648,727.76	1,520,905.31	1,603,069.63	1,699,048.03	1,769,464.47	19,614,883.58
FY23 Sales Tax Collections Remitted	1,773,816.84	1,764,454.27	1,610,382.15	1,685,682.24	1,501,888.70	1,638,803.69	1,494,502.59	1,496,807.67	1,432,152.94	1,373,976.41	1,609,620.43	1,695,353.96	19,077,441.89
FY22 Sales Tax Collecttions Remitted	1,406,277.63	1,476,176.71	1,493,023.55	1,530,132.56	1,479,755.33	1,404,097.75	1,538,342.15	1,540,324.40	1,299,010.16	1,490,622.44	1,657,370.24	1,720,849.13	18,035,982.05
FY21 Sales Tax Collecttions Remitted	1,280,728.94	1,319,581.14	1,257,684.72	1,258,226.13	1,210,421.56	1,210,908.86	1,265,974.73	1,233,142.17	1,134,323.83	1,105,869.55	1,493,625.10	1,499,330.99	15,269,817.72
FY20 Sales Tax Collecttions Remitted	1,192,488.33	1,271,597.10	1,259,850.16	1,223,659.48	1,216,969.34	1,187,894.44	1,134,502.95	1,144,819.67	1,035,166.67	1,010,899.46	1,168,519.72	1,170,422.67	14,016,789.99
FY19 Sales Tax Collecttions Remitted	1,184,495.58	1,156,054.25	1,116,543.44	1,077,862.48	1,110,816.22	1,104,019.35	1,064,704.17	1,071,451.12	1,008,828.43	1,051,432.49	1,193,950.06	1,234,111.19	13,374,268.78
FY18 Sales Tax Collections Remitted	1,083,016.38	1,087,641.67	1,033,284.76	999,554.02	1,066,068.35	1,004,818.11	1,002,141.82	1,002,222.66	936,680.13	926,067.79	1,059,786.74	1,112,769.87	12,314,052.30
FY17 Sales Tax Collections Remitted	911,985.31	924,777.11	875,966.92	914,123.78	829,726.31	847,038.04	854,191.09	856,634.96	900,178.84	1,000,071.29	1,039,274.10	1,030,111.42	10,984,079.17
General Fund Portion	889,226.30	861,050.35	827,653.97	797,659.55	813,077.48	785,455.90	769,646.78	799,694.38	768,843.00	746,016.16	888,939.05	860,174.60	9,807,437.51
10-4-4110	49.38%	49.38%	49.38%	49.38%	49.38%	49.38%	49.38%	49.38%	49.38%	49.38%	49.38%	49.38%	**FY27 Estimate**
Sales Tax Personnel Fund	111,153.29	107,631.29	103,456.75	99,707.44	101,634.69	98,181.99	96,205.85	99,961.80	96,105.37	93,252.02	111,117.38	107,521.82	1,225,929.69
17-4-4110	6.17%	6.17%	6.17%	6.17%	6.17%	6.17%	6.17%	6.17%	6.17%	6.17%	6.17%	6.17%	**FY27 Estimate**
Street & Alley Fund	222,306.58	215,262.59	206,913.49	199,414.89	203,269.37	196,363.98	192,411.69	199,923.59	192,210.75	186,504.04	222,234.76	215,043.65	2,451,859.38
21-4-4110	12.35%	12.35%	12.35%	12.35%	12.35%	12.35%	12.35%	12.35%	12.35%	12.35%	12.35%	12.35%	**FY27 Estimate**
River Corridor Fund	133,383.95	129,157.55	124,148.09	119,648.93	121,961.62	117,818.39	115,447.02	119,954.16	115,326.45	111,902.42	133,340.86	129,026.19	1,471,115.63
24-4-4110	7.41%	7.41%	7.41%	7.41%	7.41%	7.41%	7.41%	7.41%	7.41%	7.41%	7.41%	7.41%	**FY27 Estimate**
Capital Improvement Fund	133,383.95	129,157.55	124,148.09	119,648.93	121,961.62	117,818.39	115,447.02	119,954.16	115,326.45	111,902.42	133,340.86	129,026.19	1,471,115.63
25-4-4110	7.41%	7.41%	7.41%	7.41%	7.41%	7.41%	7.41%	7.41%	7.41%	7.41%	7.41%	7.41%	**FY27 Estimate**
Citizen's Planned Fund	133,383.95	129,157.55	124,148.09	119,648.93	121,961.62	117,818.39	115,447.02	119,954.16	115,326.45	111,902.42	133,340.86	129,026.19	1,471,115.63
26-4-4110	7.41%	7.41%	7.41%	7.41%	7.41%	7.41%	7.41%	7.41%	7.41%	7.41%	7.41%	7.41%	**FY27 Estimate**
Parks Fund	177,845.26	172,210.07	165,530.79	159,531.91	162,615.50	157,091.18	153,929.36	159,938.88	153,768.60	149,203.23	177,787.81	172,034.92	1,961,487.50
28-4-4110	9.88%	9.88%	9.88%	9.88%	9.88%	9.88%	9.88%	9.88%	9.88%	9.88%	9.88%	9.88%	**FY27 Estimate**

Exhibit "B"


Sales Tax Trend Analysis
2,000,000.00
1,800,000.00
1,600,000.00
1,400,000.00
1,200,000.00
1,000,000.00
800,000.00
600,000.00
400,000.00
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-
July
August
September
October
November
December
January
February
March
April
May
June
FY26
FY25
FY24
FY23
FY22
Fy21

Exhibit "C"

Sales Tax Collection Analysis For FY27

	FY26 Budget	FY26 Projected	% Change From FY26 Budget	(As of 2/2026) FY27 Estimate	% Change From FY26 Projected
General Fund Portion 10-4-4110	10,232,328.00	9,950,395.14	-2.76%	9,807,437.51	-1.44%
Sales Tax Personnel Fund 17-4-4110	1,279,041.00	1,243,387.76	-2.79%	1,225,929.69	-1.40%
Street & Alley Fund 21-4-4110	2,558,082.00	2,486,775.78	-2.79%	2,451,859.38	-1.40%
River Corridor Fund 24-4-4110	1,534,949.00	1,493,053.20	-2.73%	1,471,115.63	-1.47%
Capital Improvement Fund 25-4-4110	1,534,849.00	1,493,053.20	-2.72%	1,471,115.63	-1.47%
Citizen's Planned Fund 26-4-4110	1,534,849.00	1,493,053.00	-2.72%	1,471,115.63	-1.47%
Parks Fund 28-4-4110	2,046,466.00	1,990,717.56	-2.72%	1,961,487.50	-1.47%

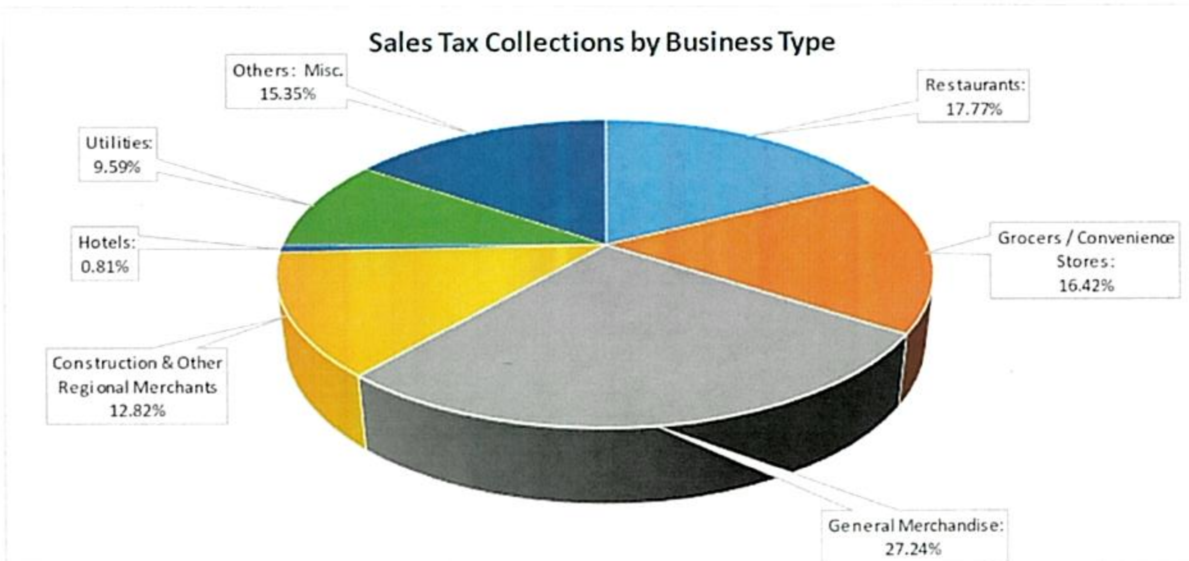
Exhibit "D"

General Fund Only

REVENUE FISCAL YEAR 2027 PROPOSED BUDGET		Actual FY 2023	Actual FY 2024	Actual FY 2025	Proposed Budget FY 2026	Proposed Budget FY 2027
Sales Tax	(4110)	9,420,959	9,779,297	9,935,021	10,232,328	10,232,328
Franchise Tax	(4130)	1,343,972	1,266,184	1,321,066	1,400,000	1,400,000
Occupation Tax	4120)	10,870	11,586	3,777	10,000	10,000
Cigarette Tax	(4141)	130,938	123,264	116,458	140,000	140,000
Alcoholic Beverage Tax	(4140)	90,372	86,347	88,428	85,000	85,000
EMS Service Fees	(4150)	506,693	880,922	1,141,198	1,400,000	1,100,000
Brewer's License	(4191)	0	9,350	17,150	0	0
Liquor License Fees	(4201)	18,775	2,400	0	10,170	0
Bus. License (Ped / Wreckers / Trash)	(4202)	3,630	3,169	685	2,500	2,500
Electrical License Fees	(4203)	11,000	900	0	0	0
Plumbing License Fees	(4204)	10,679	400	0	0	0
Mechanical License Fees	(4205)	8,600	700	0	0	0
Food License	(4206)	5,477	11,828	6,368	4,792	6,000
Fire Alarm Contractor License	(4207)	2,687	8,482	5,543	2,500	5,000
Other Fire Fees	(4208)	2,385	1,050	30	2,000	2,000
Engineering Fees	(4215)	28,267	6,199	24,313	8,000	30,000
Business Permit Fees	(4220)	25	475	8,952	0	10,000
Mobile Food Vendor Permit	(4230)	250	750	750	0	1,000
Commercial Building Permits	(4250)	166,715	68,648	25,077	50,000	65,000
Building Permits Fees	(4251)	109,086	221,269	237,654	115,000	235,000
Building Inspection Fees	(4252)	351,868	515,058	199,861	350,000	200,000
Electrical Permit Fees	(4253)	32,842	259,685	463,009	300,000	375,000
Plumbing Permit Fees	(4254)	55,584	46,591	34,399	50,000	50,000
Mechanical Permit Fees	(4255)	32,396	32,196	1,890	40,000	40,000
Zoning Permit Fees	(4256)	85,959	65,336	55,990	50,000	50,000
Sign Permit Fees	(4257)	7,550	5,566	6,725	4,000	6,000
Earth Change Permits	(4258)	3,355	3,989	4,000	2,500	3,500
Subdivision Inspection Fees	(4259)	27,664	30,296	44,533	25,000	35,000
Plan Review Fees	(4260)	4,750	3,700	21,102	4,000	20,000
Misc. Building Project Fees	(4265)	41,615	62,742	81,565	50,000	75,000
Commercial Fire Code Fees	(4270)	33,230	28,125	10,910	40,000	15,000
Cemetery Fees	(4320)	88,000	62,625	89,525	59,950	65,000
Court Technology Fee	(4413)	4,248	4,587	4,112	4,000	4,000
Court Fines & Forfeitures	(4410)	333,605	355,030	332,325	325,000	325,000
Juvenile Bonds & Fines	(4412)	280	633	0	5,530	0
Fire Rescue Revenue	(4455)	9,523	250,804	965,563	800,000	1,200,000
Grants	(4500)	60,063	187,592	121,247	50,000	50,000
Opioid Settlement Funds	(4515)	0	0	105,962	0	11,952
Misc. Donations	(4600)	3,000	7,150	250	100,000	100,000
Rent	(4700)	4,470	5,068	6,678	5,460	5,460
Reimbursements	(4800)	129,509	205,174	213,508	225,000	225,000
Reimbursements-School Resource Officers	(4805)	207,069	232,237	198,906	220,000	220,000
Fireworks fees	(4900)	18,960	18,180	22,790	20,000	20,000
Dog License Fees	(4995)	2,805	3,041	1,728	3,508	2,500
Copies	(4996)	2,517	3,695	3,306	3,672	3,500
Assessment Letters	(4997)	325	320	375	500	350
Miscellaneous	(4998)	2,701	8,953	90	5,080	500
Interest on Investment	(9070)	162,635	419,757	339,487	250,000	250,000
Total Revenue		13,578,903	15,301,350	16,262,791	16,455,490	16,676,590

Exhibit "E"

	First Half of FY26	
	$ Tax Collected	Sales $ Volume
Restaurants:	1,718,321.32	42,427,686.91
Grocers / Convenience Stores:	1,587,751.33	39,203,736.54
General Merchandise:	2,634,465.57	65,048,532.59
Construction & Other Regional Merch	1,239,909.42	30,615,047.41
Hotels:	78,098.53	1,928,358.77
Utilities:	927,816.19	22,909,041.73
Others: Misc.	1,484,975.59	36,666,063.95
	$9,671,337.95	$238,798,467.90



NOTE: I only track certain businesses in each business type: therefore, **each** business type data is not all inclusive. Therefore, "Other" will include smaller businesses in each category plus businesses with regional, state or national affiliations reporting sales tax to Bixby.

Exhibit "F"

REVENUE ANALYSIS GENERAL FUND FY 2027	Actual FY 2024	Actual FY 2025	
	FY (-2)	FY (-1)	
Sales Tax	9,779,297	9,935,021	
Franchise Tax	1,266,184	1,321,066	
Occupation Tax	11,586	3,777	
Cigarette Tax	123,264	116,458	
Alcoholic Beverage Tax	86,347	88,428	
Ambulance Service Fees	880,922	1,141,198	
Brewer's License	9,350	17,150	
Liquor License Fees	2,400	-	
Peddlers, Wreckers & Trash	3,169	685	
Electrical License Fees	900	-	
Plumbing License Fees	400	-	
Mechanical License Fees	700	-	
Food License	11,528	6,368	
Fire Alarm Contractor License	8,482	5,543	
Other Fire Fees	1,050	30	
Concession Fees	-	-	
Engineering Fees	6,199	24,313	
Business Permit Fees	475	8,952	
Itinerant Merchant Fee	300	-	
Mobile Food Vendor Permit	750	750	
Commercial Building Permits	68,648	25,077	
Building Permits Revenues	221,269	237,654	
Building Inspection Fees	515,058	199,861	
Electrical Permit Fees	259,685	463,009	
Plumbing Permit Fees	46,591	34,399	
Mechanical Permit Fees	32,196	1,890	
Zoning Permit Fees	65,336	55,990	
Sign Permit Fees	5,566	6,725	
Earth Change Permits	3,989	4,000	
Subdivision Inspection Fees	30,296	44,533	
Plan Review Fees	3,700	21,102	
Misc. Building Project Fees	62,742	81,565	
Commerical Fire Code Fees	28,125	10,910	
Cemetery Fees	62,625	89,525	
Court Technology Fee	4,587	4,112	
Court Fines & Forfeitures	355,030	332,325	
Juvenile Bonds & Fines	633	-	
Fire Rescue Revenue	250,804	965,563	
Grants	187,592	121,247	
Opioid Settlement Fees		105,962	
Donations	7,150	250	
Rent	5,068	6,678	
Reimbursements	205,174	213,508	
Reimbursements-SROs	232,237	198,906	
Assessment Letters	320	375	
Fireworks fees	18,180	22,790	
Dog License Fees	3,041	1,728	
Copies	3,695	3,306	
Miscellaneous	8,923	90	
Interest on Investment	453,946	339,487	
Total Revenues	15,335,506	16,262,304	
		926,798	6.04%
	FY (-2)	FY (-1)	

General Fund Only
Two-Year Look Back Method

FORMULA METHOD		
	FY(-1)	16,262,304
	FY(-2)	15,335,506
	FY(+1)	926,798
Administration	5.00%	46,340
Legal Department	3.00%	27,804
General Government	13.00%	120,484
Police Department	37.00%	342,915
Fire Department	31.00%	287,308
Street Department	10.00%	92,680
Other/Cemetery	1.00%	9,268
		926,798

Exhibit "G"

PROPOSED NEW POSITIONS TO BE ADDED IN FY27

GENERAL FUND:	ADMINISTRATION:	ASS'T. FINANCE DIRECTOR
	POLICE DEPARTMENT:	TWO POLICE OFFICERS CODE ENFORCEMENT OFFICER
	FIRE DEPARTMENT:	THREE FIREFIGHTERS

Overview of General Fund FY27 Initial Budget Proposal

CITY OF BIXBY FISCAL YEAR 2027 PROPOSED BUDGET GENERAL FUND	Actual FY 2023	Actual FY 2024	Actual FY 2025	Original Budget FY 2026	Proposed Budget FY 2027
Total Revenues	13,578,903	15,301,350	16,262,791	16,455,490	16,676,590
Administration	542,456	568,031	703,172	772,436	914,389
Legal Department	132,111	132,994	164,922	150,117	185,116
Municipal Court	93,711	96,412	106,489	112,607	141,098
Community Service	3,791	1,796	0	9,565	9,565
General Government	1,216,366	791,015	831,885	888,028	907,924
Information Technology Department				647,457	898,017
Development Services	559,447	682,908	641,586	854,719	854,719
Police Department	4,026,320	4,778,189	5,425,801	6,771,840	7,674,848
Fire Department	3,872,023	4,558,052	5,598,733	6,693,812	7,672,728
Street Department	707,178	889,644	846,727	1,262,663	1,512,193
Cemetery Department	77,925	91,375	87,516	108,005	129,330
Emergency Services	14,905	43,696	57,712	92,505	92,505
Total Expenditures	11,246,233	12,634,112	14,464,543	18,363,754	20,992,432
Excess of Revenues over(under) Expenditures	2,332,670	2,667,238	1,798,248	(1,908,264)	(4,315,842)
Operating Transfers In					
PILOT (Payment In Lieu Of Tax) from BPWA	700,000	700,000	700,000	0	0
E-911	60,000	60,000	60,000	60,000	60,000
BPWA (Debt Service)	1,766,430	1,825,593	1,358,650	1,098,462	1,098,462
BPWA (Reimb. For Captial Contribution)			4,500,000	4,500,000	
ARPA (one time grant)	4,906,324				
Total Other Financing Sources	7,432,754	2,585,593	6,618,650	5,658,462	1,158,462
Operating Transfers Out					
BPWA (Debt Service)	(1,766,430)	(1,825,593)	(1,862,816)	(1,098,462)	(1,098,462)
Cemetery Maintenance	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)
Economic Development Fund			(500,000)		
Capital Improvement Fund - For PAC Funding			(1,500,000)	(1,500,000)	
BPWA for Capital Project Contribution			(4,500,000)		
Water & Sewer Fund - ARPA Generated	(3,929,568)				
Stormwater Fund - ARPA Generated	(951,000)				
Street and Alley - PILOT	(275,000)	(275,000)	(275,000)	0	0
Stormwater - PILOT	(425,000)	(425,000)	(425,000)	0	0
Stormwater	(200,000)	(200,000)	(200,000)	(200,000)	(200,000)
Disaster Recovery Fund			(500,000)	(500,000)	0
Street and Alley	(310,000)	(310,000)	(310,000)	(310,000)	(310,000)
Total Other Financing Uses	(7,906,998)	(3,085,593)	(10,122,816)	(3,658,462)	(1,658,462)
Excess of Revenues over (under) Expenditures & Other Financing Sources (uses)	1,858,426	2,167,238	(1,705,918)	91,736	(4,815,842)
Fund Balance - July 1	13,309,023	15,167,449	17,297,369	15,554,133	11,633,894
Fund Balance - June 30	15,167,449	17,297,369	15,554,133	15,645,869	6,818,052

Exhibit "H"

Overview of BPWA Fund FY27 Initial Budget Proposal

BIXBY PUBLIC WORKS AUTHORITY (60) FISCAL YEAR 2027 PROPOSED BUDGET		Actual FY 2023	Actual FY 2024	Actual FY 2025	Original Budget FY 2026	Proposed Budget FY 2027
Total Revenue		13,935,864	13,892,545	14,738,010	32,377,326	29,179,250
Administration						
Personal Services		1,789,741	1,949,200	2,154,509	3,107,828	3,478,415
Materials & Supplies		109,656	91,924	131,679	136,400	149,800
Other Services		370,187	413,747	497,806	478,437	511,500
Total Administration		2,269,584	2,454,871	2,783,994	3,722,665	4,139,715
Sewer						
Personal Services		138,760	5,344	45,772	0	0
Materials & Supplies		51,083	178,331	141,699	124,100	133,100
Other Services		169,028	226,235	183,340	214,200	206,200
Total Sewer		358,871	409,910	370,811	338,300	339,300
Water Treatment						
Other Services		4,832,308	4,542,557	4,685,531	5,000,000	5,500,000
Total Water Treatment		4,832,308	4,542,557	4,685,531	5,000,000	5,500,000
Water Distribution						
Personal Services		479,940	590,787	637,167	930,741	971,316
Materials & Supplies		151,627	193,436	173,496	199,500	214,500
Other Services		99,538	116,252	108,239	105,183	156,683
Total Water Distribution		731,105	900,475	918,902	1,235,424	1,342,499
Capital Outlays		4,665,834	805,815	15,125,330	18,350,250	16,700,250
Total Expenditures		12,857,702	9,113,628	23,884,568	28,646,639	28,021,764
Excess Revenue over (under) Expenditures		1,078,162	4,778,917	(9,146,558)	3,730,687	1,157,486
Transfers In						
Citizens Planned Fund		2,921,127	3,651,075	2,657,552	2,330,037	2,341,017
WWTP to Public Works Facility Construction			4,000,000	0		
Capital Improvement Fund		1,648,668	1,703,834	1,620,445	675,583	675,583
Capital Improvement Fund - Land Acquisition		1,800,000	1,800,000			
Water and Sewer Fund - Land Acquisition DT		2,200,000				
General Fund - For Capital Contribution				4,500,000		
General Fund - Debt Service		1,766,430	1,825,593	1,862,816	1,098,462	1,098,462
		10,336,225	12,980,502	10,640,813	4,104,082	4,115,062
Transfers Out						
General Fund -PILOT (Payment in lieu of tax)	(9964)	(700,000)	(700,000)	(700,000)	0	0
Citizens Planned Fund	(9952)	(5,175,518)	(1,093,054)	(641,131)		
Capital Improvement Fund	(9960)	(1,648,668)	(1,703,834)	(1,620,445)	(675,583)	(675,583)
General Fund - Debt Service Not Needed	(9965)	(1,766,430)	(1,825,593)	(1,394,900)	(1,098,462)	(1,098,462)
Street & Alley Fund (Loan Proceeds for Capital Contr.)	(9958)				(4,240,000)	
WWTP Fund - Debt Service	(9966)	(1,367,789)	(1,500,000)	(2,362,214)	(2,330,037)	(2,341,017)
WWTP Fund for Facility Accrual		(1,500,000)				
WWTP Fund for Operations	(9970)			(1,950,000)	(1,950,000)	(1,950,000)
Capital Improvement Fund - For PAC Funding	(9975)			(1,500,000)	(1,500,000)	
2021 GO Bond Fund for Fire Station / PW Facility		(1,250,000)				
Disaster Recovery Fund to replenish	(9969)		(1,000,000)	(500,000)		
		(13,408,405)	(7,822,481)	(10,668,690)	(11,794,082)	(6,065,062)
Debt Service		(239,310)	(239,309)	(260,376)	(1,500,845)	(4,235,239)
Total Transfers and Other		(3,311,490)	4,918,712	(288,253)	(9,190,845)	(6,185,239)
Excess Revenue over (under) Expenditures & Transfers		(2,233,328)	9,697,629	(9,434,811)	(5,460,158)	(5,027,753)
Beginning Fund Balance - July 1(Net of Fixed Assets)		15,544,491	13,311,163	23,008,792	13,573,981	12,401,978
Ending Fund Balance - June 30 (Net of Fixed Assets)		13,311,163	23,008,792	13,573,981	8,113,823	7,374,225

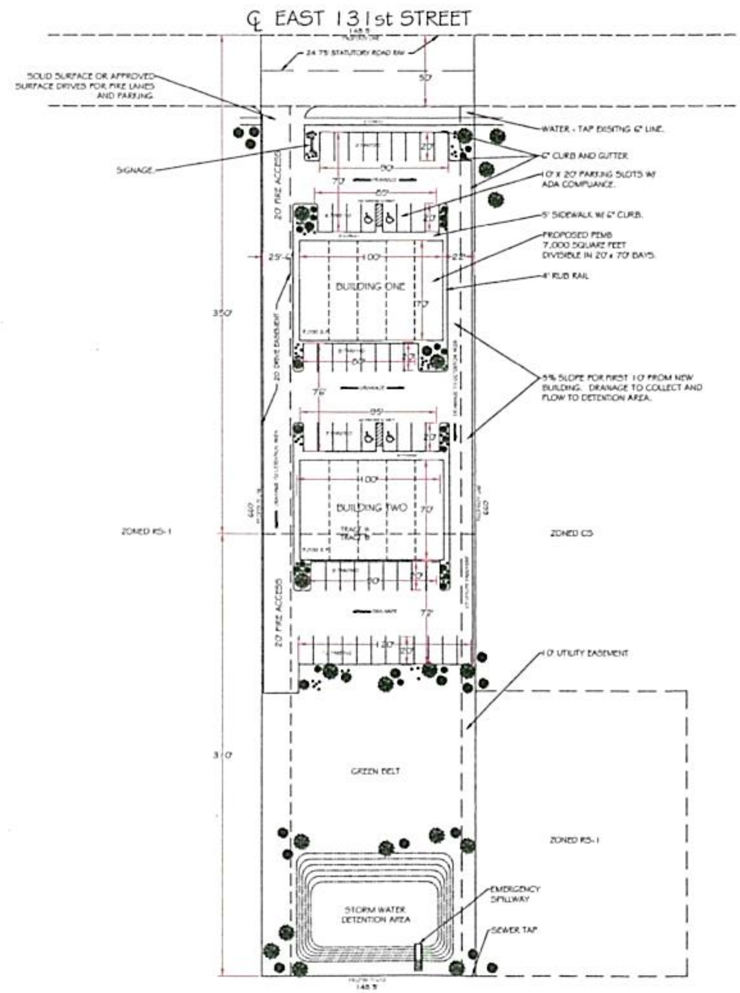
Exhibit "I"

Overview of Parks Fund FY27 Initial Budget Proposal

PARK FUND (28) FY 2026	Actual FY 2022	Actual FY 2023	Actual FY 2024	Original Budget FY 2025	Proposed Budget FY 2026
Sales Tax	1,781,332	1,884,192	1,955,859	1,945,891	2,046,466
Usage Fees	15,725	68,350	37,100	62,000	62,000
Refundable Deposits	(1,165)	250	200	0	0
Sales of Assets	0	1,544	0	0	0
Reimbursment				0	0
Donations				0	0
Interest	11,876	56,179	107,482	20,000	20,000
Total Revenue	1,807,768	2,010,515	2,100,641	2,027,891	2,128,466
Total Personal Services	535,057	510,355	616,754	947,161	1,079,590
Total Materials & Supplies	158,689	173,293	188,297	291,153	291,153
Total Other Services	195,119	220,363	256,384	242,445	337,002
Total expenditurees	888,865	904,011	1,061,435	1,480,759	1,707,745
Transfer from General Fund					
Transfer to Capital Improvement Fund	(220,000)	(220,000)	(385,000)	(385,000)	(385,000)
Excess of Revenue over (under) Expenditures	698,903	886,504	654,206	162,132	35,721
Fund Balance - July 1	2,772,240	3,471,143	4,357,647	5,011,853	5,488,392
Fund Balance - June 30	3,471,143	4,357,647	5,011,853	5,173,985	5,524,113

Exhibit "J"


sportsnips
QUIKIE SUDZ



PRELIM SITE PLAN

NOT TO SCALE

PROPERTY INFORMATION:

OWNER:
ML 131 LLC

ADDRESS:
8550 E. 131st ST. S.
BIXBY, OK. 74008

SHOWING IMPROVEMENTS ON TRACT 'A':

THE NORTH 350' FEET OF THE WEST 148.5' FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (W/2 NE/4 NE/4 NW/4), LESS AND EXCEPT THE NORTH 350' FEET THEREOF, OF SECTION TWELVE (12), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND KNOWN AS -
8550 EAST 131ST STREET.

SHOWING IMPROVEMENTS ON TRACT B:

THE WEST 148.5 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (W/2 NE/4 NE/4 NW/4), LESS AND EXCEPT THE NORTH 350' FEET THEREOF, OF SECTION TWELVE (12), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND KNOWN AS -
8550 EAST 131ST STREET.

FLOOR SLAB:

- REMOVE VEGETATION LAYER AND STORE FOR BACK-FILL,CURBS, DRIVES ETC.
- POST-TENSION DESIGNED SLAB
- 3,500 psi CONCRETE
- 6MIL VAPOR BARRIER
- SMOOTH TROWELED FINISH TO RCV. SEALER.

FIRE APPARATUS ACCESS ROUTE:

- 20' MINIMUM WIDTH
- INSIDE TURN RADIUS MIN.20' & OUTSIDE RADIUS 40'
- SURFACE CAPABLE OF SUPPORTING 75,000 LBS.
- SURFACE TO BE MARKED "FIRE LANE - NO PARKING"

NORTH

DATE	PROJECT #	GENERAL CONTRACTOR-	PROJECT-	DESIGN-	REVISIONS:	PERMIT #	
12-07-25	2025-119	TRI-ANGLE DEVEL. CO 5841 south Garnett rd. TULSA, OK	EVERDING - 131 8550 East 131st St. S. BIXBY, OK 74008	absoLOONEY ink scott looney 918-406-8400 absoLOONEYink @GMAIL.COM	03-03-26	2026-000	C.1 SITE PLAN

PLANNED UNIT DEVELOPMENT (PUD)
City of Bixby, Oklahoma

Project Name: 'one3one center' - PUD
Applicant: MARK AND LARA EVERDING
Property Owner: ML 131 LLC
Location: 8550 E. 131st St. S., Bixby, Oklahoma 74008
Total Acreage: 2.25 acres +/-
Existing Zoning: CG – General Commercial
Proposed Zoning: Planned Unit Development (PUD) - aligned with existing CG zoning standards and Bixby's 131st Street Corridor Appearance District

1. Purpose and Intent

The purpose of this Planned Unit Development (PUD) is to allow a coordinated commercial development that provides neighborhood-serving retail and service uses while maintaining compatibility with the City of Bixby's Comprehensive Plan, CG zoning standards, and the architectural expectations of the 131st Street Corridor Appearance District.

The project is intended to create a well-designed commercial center that serves the surrounding residential community with convenient daily services. The PUD will allow some flexibility in site planning while maintaining development standards that ensure high-quality architecture, adequate parking, attractive landscaping, and safe access.

Development within this PUD will generally follow the regulations of the CG General Commercial zoning district unless specifically modified by this PUD document.

2. Site Description

The subject property is located along the south side of 131st Street corridor just east of memorial drive, within the City of Bixby. The site is positioned to provide neighborhood-friendly commercial services to the growing residential areas surrounding the corridor.

The development will consist of two commercial buildings of approximately 7,000 square feet each, designed to accommodate multiple tenants serving the daily needs of nearby residents.

Key project characteristics include:

- Two commercial buildings totaling approximately 14,000 square feet
- Orientation toward 131st Street to support corridor aesthetics
- Centralized parking area serving both buildings
- Architectural design consistent with the Bixby Corridor Appearance District
- Landscaping and pedestrian access consistent with city standards

3. Comprehensive Plan Consistency

The proposed development supports the goals of the City of Bixby Comprehensive Plan by:

- Providing neighborhood-scale commercial services to surrounding residential areas
- Enhancing the visual quality of the 131st Street corridor
- Supporting orderly commercial growth within designated commercial corridors
- Providing a well-planned commercial site with coordinated architecture and landscaping

Thie project will contribute to the economic vitality of the corridor while maintaining compatibility with surrounding development patterns.

4. Development Program

The development will consist of two buildings located on a unified commercial site.

Building 1 – Community Retail Building
Approximately 7,000 square feet
Located along the 131st Street frontage

This building will provide leasable commercial space designed to serve nearby residents. Intended tenants may include:

- Laundry facility / laundromat
- Copy and printing center
- Hair salon or barber shop
- Personal service businesses
- Small retail establishments
- Other neighborhood commercial services permitted within CG zoning

Building 2 – Retail / Service Building
Approximately 7,000 square feet
Located internal to the site with shared parking access

This building will also provide space for neighborhood-oriented retail and/or service tenants consistent with CG zoning regulations.

5. Prohibited Uses

To ensure the development remains compatible with surrounding neighborhoods and maintains a family-friendly environment, the following uses shall be prohibited within this PUD regardless of allowances under the underlying CG zoning:

- Marijuana dispensaries
- Marijuana cultivation facilities
- Marijuana processing facilities
- Marijuana distribution operations
- Adult entertainment establishments
- Nude or semi-nude entertainment venues
- Adult bookstores or video establishments
- Sexually oriented businesses of any type

These restrictions are intended to ensure the development serves the surrounding community in a manner consistent with neighborhood character and expectations.

6. Development Standards

Except where modified below, development shall follow the standards of the CG General Commercial zoning district of the City of Bixby.

Maximum Building Area
Approximately 7,000 square feet per building

Total Development
Approximately 14,000 square feet

Building Height
Maximum building height shall comply with CG zoning requirements.

Setbacks
Setbacks shall generally comply with CG zoning requirements unless minor adjustments are approved during site plan review to accommodate site circulation or parking.

Parking Requirements
Parking shall be provided at a ratio ranging from one space per 300 square feet to one space per 500 square feet of leasable building area depending on tenant use. The site will provide shared parking designed to accommodate varying tenant demands throughout the day.

The parking layout will be designed to provide safe circulation, convenient customer access, and compliance with ADA accessibility and emergency service requirements.

7. Access and Circulation

Vehicular access to the development will be provided from the adjacent public street network serving the 131st Street corridor.

Internal circulation will allow for safe vehicle movement between parking areas and both buildings. The design will emphasize efficient access while maintaining safe pedestrian pathways between parking areas and building entrances.

8. Architecture and Building Materials

All buildings within the PUD will comply with the design expectations of the Bixby 131st Street Corridor Appearance District.

The architectural design will incorporate high-quality materials and visual interest along all street-facing elevations.

Primary exterior materials will include:

- Cementitious, stucco or cement-based exteriors
- Masonry or masonry accents where appropriate
- Architectural metal or architectural accent panels (excluding corrugated type panels)

The architectural design will incorporate varied rooflines, façade articulation, and coordinated color palettes to create an attractive and cohesive commercial development that enhances the visual character of the corridor.

Blank walls along street frontages will be avoided through architectural detailing, material variation, and window placement where appropriate.

9. Landscaping and Site Design

Landscaping will be provided consistent with City of Bixby requirements and corridor design expectations. Landscaping elements may include:

- Street frontage landscaping
- Parking lot islands with trees and plantings
- Landscape buffers where needed
- Decorative planting areas near building entrances

The site will be designed to present an attractive appearance from 131st Street and surrounding properties.

10. Lighting

Site lighting will be designed to provide safe illumination of parking areas, pedestrian walkways, and building entrances while minimizing glare on surrounding properties.

Lighting fixtures will be shielded and directed downward to maintain compatibility with nearby development.

11. Signage

Signage within the PUD will comply with City of Bixby sign regulations and the appearance standards associated with the corridor district.

Signage will be designed to complement the architectural character of the development and maintain a cohesive visual identity for the project.

All future tenants will be required to adhere to a specific channel-letter interior-lit signage.

12. Utilities and Infrastructure

All utilities serving the development will be installed and connected in accordance with City of Bixby standards.

Utilities will include:

- Water service
- Sanitary sewer service
- Stormwater drainage infrastructure
- Fire protection and hydrant access

All required public infrastructure improvements will be coordinated with the City of Bixby during the site development process.

13. Development Phasing

The development may be constructed in one phase or in multiple phases depending on market demand. Each phase will comply with the approved PUD development standards.

14. Concept Plan

A conceptual site plan accompanies this PUD and illustrates the general arrangement of buildings, parking areas, access points, landscaping areas, and pedestrian pathways.

The concept plan is intended to provide general guidance for site layout and may be refined during the detailed site plan review process provided that the overall intent of this PUD is maintained.

15. Summary

This Planned Unit Development for one3one center provides a thoughtfully designed neighborhood commercial development that supports the growing residential community surrounding the 131st Street corridor in Bixby. The project incorporates high-quality architecture, appropriate tenant restrictions, adequate parking, and compliance with corridor appearance standards.

By aligning with the CG zoning district and the 131st Street Corridor Appearance District, the development will contribute positively to the visual quality and economic vitality of the corridor while providing convenient services for local residents.