



City of Bixby City Council Meeting Agenda

Mayor Brad Girard
Vice Mayor Bobby Schultz
Council Member Ken Hirshey
Council Member Mike David
Council Member Ryan Payne

Monday, April 27, 2026

6:00 PM

Bixby Municipal Building
111 N. Cabaniss Ave., Bixby,
OK 74008

Call to Order

Brad Girard, Mayor

Roll Call

Shannon Duran, City Clerk

Invocation

Pledge of Allegiance

Organizational Items

- 1) Election of Mayor and Vice Mayor, pursuant to Bixby Charter Section 2.2 (A).
- 2) Administration of Oath of Office for Mayor.
- 3) Administration of Oath of Office for Vice Mayor.

Presentations and Recognitions

- 1) Recognition of Employees for Achievement of Commercial Driver's License (CDL) Certification

Consent Agenda

Consider and Approve:

- 1) Minutes for the Work Session dated 04/13/26.
- 2) Minutes for the City Council Meeting dated 04/13/26.

- 3) Consider and/or adopt a Proclamation recognizing May as the United States National Lawn Tennis Association (USTA) National Tennis Month.
- 4) Consider and/or approve the Oklahoma Municipal Assurance Group (OMAG) recommendation for the denial of the claim for claimant Ann Johnson, Claim 218395-1-LR.
- 5) Consider and/or approve the Oklahoma Municipal Assurance Group (OMAG) recommendation for the denial of the claim for claimant Jack Johnson, Claim 218395-2-LR.
- 6) Consider and/or approve the Final Plat for Legends Reserve (Case No. BXPT-25.02 FP), a residential subdivision consisting of twenty-eight (28) lots within three (3) blocks, including four (4) reserve areas, on approximately 8.57 acres, located near the northwest corner of South Mingo Road and East 111th Street South, Bixby, Oklahoma.
- 7) Consider and/or approve the Final Plat for Reserve at 151 (Case No. BXPT-25.12 FP), a mixed-use development consisting of three (3) lots within three (3) blocks, on approximately 1.799± acres, located on the north side of East 151st Street South at the northeast corner of East 151st Street South and North Riverview Drive, within the City of Bixby, Tulsa County, Oklahoma.
- 8) Acknowledge receipt of Oklahoma Department of Environmental Quality (ODEQ) Permit No. SL000072260308, Facility No. S26913, for the construction of 1,857 linear feet of fifteen (15) inch, 7,621 linear feet of eight (8) inch PVC sanitary sewer lines and all appurtenances to serve the Deer Valley Subdivision, Tulsa County, Oklahoma.
- 9) Acknowledge receipt of Oklahoma Department of Environmental Quality (ODEQ) Permit No. SL000072260272, Facility No. S20407, for the construction of 210 linear feet of eight (8) inch PVC sanitary sewer lines and all appurtenances to serve Tru Hotel, Tulsa County, Oklahoma.
- 10) Consider and/or approve a Settlement Agreement and Release between the City of Bixby and Magnum Construction, Inc., related to the Bentley Park Improvements Project, in the amount of \$40,000.
- 11) Consider and/or approve an agreement with Kimley-Horn for traffic operations analysis and improvements along the Memorial Corridor, for an amount not to exceed \$136,000. Verify that all agreements are not relined and are attached as drafts.
- 12) Consider and/or approve the Consultant Agreement for the 131st Street - Memorial Drive to Mingo Road Widening with CEC Corporation in the amount of \$346,586.00, including plan revisions, construction administration, and right-of-way acquisition.

- 13) Consider and/or approve acceptance of final infrastructure for South County Industrial Park, located one-half (1/2) mile north of 151st Street South and west of Kimberly Clark Place, Bixby, Oklahoma.
- 14) Consideration and/or approval of the Amendment No.1 to the Professional Services Agreement with Garver in the amount of \$38,250.00 for the 161st Street Rehabilitation, Memorial to Mingo Project.

Regular Agenda

- 1) Discussion, consideration, and possible vote for approval to amend Project Plan for The Reserve @ 151 by substituting the correct exhibit for the area to be added to City of Bixby Tax Increment Financing District No. 3. Item presented by Steve Oakley, TIF Attorney
- 2) Discussion, consideration, and possible vote to approve Resolution No. 2026-13, amending Resolution No. 2025-25 by substituting the correct exhibit for the area to be added to the City of Bixby Tax Increment Financing District No. 3. Item presented by Steve Oakley, TIF Attorney
- 3) Discussion, consideration, and possible vote to approve Ordinance No. 2554, a new ordinance amending Ordinance Nos. 2546 and 2389 to update the City of Bixby Tax Increment Financing District No. 3 by adding additional territory to the northeast and providing additional ad valorem revenues for developer reimbursement of infrastructure improvements for a period not to exceed ten (10) years or until \$1,250,000.00 is collected, whichever occurs first, by attaching the correct exhibit of legal description therefor, with all other sections of the existing ordinances remaining unchanged, and declaring an emergency. Item presented by Steve Oakley, TIF Attorney
- 4) Discussion, consideration, and possible vote to approve an emergency clause for Ordinance Number 2554 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.
- 5) Discussion and consideration of previously stricken items from the April 13, 2026, City Council agenda, with possible action to direct staff to provide all required statutory notice, including re-advertising, and to schedule the following cases for rehearing at the May 26, 2026, regular City Council meeting:
 - (a) Resolution No. 2026-12, a Major Comprehensive Plan Amendment (Case No. BXCP-25.03), amending the City of Bixby Comprehensive Plan Future Land Use Map from Rural Agriculture to Medium-Density Residential for approximately 69 acres of unplatted land located at 16600 S. Mingo Road, Bixby, Tulsa County,

Oklahoma; and

(b) Ordinance No. 2552, pertaining to Rezone Case No. BXZO-26.01, rezoning approximately 69 acres located north of U.S. Highway 64 and west of South Mingo Road (near 16600 South Mingo Road) from Agriculture (AG) to Residential Single-Family (RS-3), for the development of a residential subdivision to be known as Pecan Grove.

(c) Ordinance No. 2553, pertaining to Planned Unit Development Case No. BXPUD-26.01, establishing a Planned Unit Development for approximately 69 acres located north of U.S. Highway 64 and west of South Mingo Road (near 16600 South Mingo Road), for the development of a residential subdivision to be known as Pecan Grove.

JT Hammons, City Attorney

- 6) Discussion, consideration, and possible vote to approve Special Use Permit (Case No. BXSUP-26.02), a request to allow the continued operation of a Memory Care Facility (Use Unit 8) in the Office Light (OL) zoning district, associated with a change in ownership.

Gladys Gill, Assistant Planner

- 7) Discussion, consideration, and possible vote to approve a Preliminary Plat for Tall Grass Creek (Case No. BXPT-26.02), a residential subdivision consisting of three hundred fifty-four (354) lots within fourteen (14) blocks and one (1) reserve area on approximately 120.21 acres, located approximately one-quarter (1/4) mile west of South Yale Avenue on the south side of East 151st Street South, Bixby, Oklahoma.

Gladys Gill, Assistant Planner

- 8) Discussion, consideration, and possible vote to approve Ordinance No. 2555 for Rezone Case No. BXZO-26.03, a request to rezone approximately 12.008 acres from Agriculture (AG) to Commercial Shopping (CS), located at the northeast corner of South Memorial Drive and East 131st Street South, Bixby, Oklahoma.

Gladys Gill, Assistant Planner

- 9) Discussion, consideration, and possible vote to approve an emergency clause for Ordinance Number 2555 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.

Gladys Gill, Assistant Planner

- 10) Discussion, consideration, and possible vote to approve a Preliminary Plat for a Grocery Store (Case No. BXPT-26.04), a commercial subdivision consisting of one (1) lot within one (1) block on approximately 12.008 acres, located at the northeast corner of South Memorial Drive and East 131st Street South, Bixby, Oklahoma.

Gladys Gill, Assistant Planner

- 11) Discussion, consideration, and possible action to approve Site Plan (Case No. BXSP-26.03) for a grocery store and fuel station development located at the northeast

corner of South Memorial Drive and East 131st Street South, Bixby, Oklahoma, within the Memorial Corridor Appearance District.

Gladys Gill, Assistant Planner

12) City Manager's Report

13) Adjournment

Notice of Posting

This Notice and Agenda was posted on the bulletin board this day of April 23, 2026 on or before 5:00 p.m., at City Municipal Building, 111 N. Cabaniss Ave., Bixby, Oklahoma.

Respectfully Submitted

Shannon Duran
City Clerk

Note: All cell phones and pagers must be turned off or operated silently during all meetings.

21 O.S. Section 280 provides the following: A. It is unlawful for any person, alone or in concert with others and without authorization, to willfully disturb, interfere or disrupt state business, agency operations or any employee, agent, official or representative of the state. B. It is unlawful for any person who is without authority or who is causing any disturbance, interference or disruption to willfully refuse to disperse or leave any property, building or structure owned, leased or occupied by state officials, employees, agents or representatives or used in any manner to conduct state business or operations after proper notice by a peace officer, sergeant-at-arms, or other security personnel. C. Any violation of the provisions of this section shall be a misdemeanor punishable by imprisonment in the county jail for a term Oklahoma Statutes - Title 21. Crimes and Punishments Page 94 of not more than one (1) year, by a fine not exceeding One Thousand Dollars (\$1,000.00), or by both such fine and imprisonment. D. For purposes of this section, "disturb, interfere or disrupt" means any conduct that is violent, threatening, abusive, obscene, or that jeopardizes the safety of self or others.

For Special Accommodations

Persons who require special accommodation to participate in this meeting should contact City Clerk, Shannon Duran: 111 N Cabaniss Ave., Bixby, Oklahoma, 918-366-4430 or email [City Clerk, Shannon Duran](mailto:sduran@bixbyok.gov) (sduran@bixbyok.gov), as far in advance as possible

and preferably at least 48-hours before the date of the meeting. Persons using a Telecommunication Device for the Deaf may contact Oklahoma Relay at 1-800-722-0353 and voice calls should be made to 1-800-522-8506 to communicate via telephone with hearing telephone users and vice versa.