

City Council Meeting Minutes

Bixby Municipal Building
111 N. Cabaniss Ave., Bixby, OK 74008
April 27, 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 April 23, 2026, on or before 5:00 p.m.

Call to Order

Mayor Girard called the City Council Meeting to order at 6:11 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
Kim Coody, Interim Assistant City Manager
Matt 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

Invocation

Councilor Hirshey gave the Invocation.

Pledge of Allegiance

The Pledge of Allegiance was led by Vice Mayor Schultz.

Organizational Items

- 1) Election of Mayor and Vice Mayor, pursuant to Bixby Charter Section 2.2 (A).

Mayor Girard said Item 1 of the Organizational items is up for discussion and consideration.

Item presented by: No one presented

Others who spoke: No one else spoke.

Mayor Girard asks for a motion to nominate a Mayor for City Council. Vice Mayor Schultz made a motion to nominate Brad Girard for Mayor, seconded by Councilor Payne.

The vote was taken with the following results:

Carried:5-0

Ayes: Schultz, Hirshey, David, Payne, Girard

Nays: 0

Mayor Girard said Item 2 of the Organizational items is up for discussion and consideration.

Item presented by: No one presented

Others who spoke: No one else spoke.

Mayor Girard asks for a motion to nominate a Vice Mayor for the City Council. Mayor Girard made a motion to nominate Bobby Schultz for Vice Mayor, seconded by Councilor David.

The vote was taken with the following results:

Carried:5-0

Ayes: Girard, David, Payne, Hirshey, Schultz

Nays: 0

- 2) Administration of Oath of Office for Mayor.

Shannon Duran, City Clerk, administered the Oath of Office for Mayor to Brad Girard.

- 3) Administration of Oath of Office for Vice Mayor.

Shannon Duran, City Clerk, administered the Oath of Office for Vice Mayor to Bobby Schultz.

Presentations and Recognitions

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

Brian Wilson and Darrius Barlowsawski were recognized for receiving their CDL license.

Consent Agenda

- 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.

Mayor Girard said Items 1–10, Item 12, and Item 14 on the Consent Agenda are up for discussion and consideration.

Items 11 and 13 were pulled for discussion.

Mayor Girard asks for a motion to approve items 1-10, Item 12, and Item 14. 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 11 on the Consent Agenda is up for discussion and consideration.

Others Who Spoke: Richard Ottmann, Joey Weidel, City Manager

Discussion ensued about why this study is being done. Joey Weidel, City Manager, explained that this study had not been done since 2017.

Mayor Girard asks for a motion to approve item 11. 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 said item 13 on the Consent Agenda is up for discussion and consideration.

Others Who Spoke: Richard Oattmann

Mayor Girard asks for a motion to approve item 14. 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

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

Mayor Girard said Item 1 on the Regular Agenda is up for discussion and consideration.

Item presented by: Steve Oakley, TIF Attorney

Others who spoke: No one else spoke

Steve Oakley explained to the Council that the item was returned because an incorrect exhibit was included in the previous packet when it was originally heard. The item has been resubmitted with the correct exhibit and includes the proper area to be added to Tax Increment Financing (TIF) District 3, as previously omitted. This item is considered housekeeping in nature, intended solely to correct the record and ensure the appropriate exhibit and boundary area are accurately reflected for the Bixby TIF District 3.

Mayor Girard asks for a motion to approve item 1. Councilor David made a motion to approve,

seconded by Vice Mayor Schultz.
The vote was taken with the following results:

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

- 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

Mayor Girard said Item 2 on the Regular Agenda is up for discussion and consideration.
Item presented by: Steve Oakley, TIF Attorney
Others who spoke:

Further discussion ensued regarding this item, including clarification of the correct location to be included. It was reiterated that the item is administrative in nature and intended as a housekeeping correction to ensure the proper exhibit and area are accurately reflected for the TIF District 3 matter within the Bixby.

Mayor Girard asks for a motion to approve item 2. Vice Mayor Schultz made a motion to approve, seconded by Councilor Payne.
The vote was taken with the following results:

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

- 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

Mayor Girard said Item 3 on the Regular Agenda is up for discussion and consideration.
Item presented by: Steve Oakley, TIF Attorney
Others who spoke:

Discussion ensued, and it was noted that this item is also considered a housekeeping item. Further discussion addressed the amount referenced in the ordinance, including questions regarding whether the stated amount is correct and accurately reflects the intended figures for the matter before the Council in the Bixby.

Mayor Girard asks for a motion to approve item 3. 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

- 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.

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

Item presented by: Steve Oakley, TIF attorney

Others who spoke: No others spoke.

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:5-0

Ayes: Hirshey, David, Payne, Schultz, Girard

Nays: 0

- 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.

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

Item presented by: Matt Price, Assistant City Attorney

Others who spoke: No one else spoke

Discussion ensued regarding items previously struck in error, without proper notice to the developer. It was clarified that the action taken tonight is intended to memorialize the discussion and ensure the item is properly placed on a future agenda for consideration.

Mayor Girard asks for a motion to approve item 5. Councilor David made a motion to approve the republishing and re-voting of the item on the next agenda, seconded by Councilor Payne.

The vote was taken with the following results:

Carried:5-0

Ayes: David, Payne, Hirshey, Schultz, Girard

Nays: 0

- 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.

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

Item presented by: Gladys Gill, Assistant Planner

Others who spoke: Jessie Motsinger

Gladys Gill, Assistant Planner, provided the council with an overview of the proposed development for the Memory Care Facility. Brief discussions ensued.

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

The vote was taken with the following results:

Carried:5-0

Ayes: Girard, Payne, David, Hirshey, Schultz

Nays: 0

- 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.

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

Item presented by: Gladys Gill, Assistant Planner

Others who spoke: Lance Mills, Civil Engineer, Cord Bugg, Developer, and Dylan Warner, Public Works Director.

A handout was given to council and is attached to these minutes.

Discussion ensued regarding the Preliminary Plat for Tall Grass Creek, formerly known as South Yale Meadows, within the Bixby. The proposed development will include two entrances, one from East 151st Street South and one from South Yale Avenue. It was noted that the Bixby Planning Commission recommended approval of the Preliminary Plat following a public hearing. The original plat was approved in 2022, and no changes have been made to it since then. Further discussion ensued regarding access into and out of the development, as well as the proposed screen walls, which are planned to be constructed of wood. Additional discussion addressed the plat covenants and whether the developer would consider constructing a masonry fence along South Yale Avenue. The developer indicated a willingness to work with the City regarding potential deceleration lanes along Yale. It was also noted that residential construction is not expected to begin for several years. Additional discussion addressed available water and sewer capacity to serve the development.

Mayor Girard asks for a motion to approve item 7. Councilor Hirshey made a motion to approve with, de-cell lanes off Yale, the ability to hold up building permits being subject to available infrastructure and noting the existing Plat covenants of 100% masonry and seconded by Vice Mayor Schultz.

The vote was taken with the following results:

Carried: 4-1

Ayes: Hirshey, Schultz, David, Girard

Nays: Payne

- 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.

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

Item presented by: Gladys Gill, Assistant Planner

Others who spoke: Dylan Warner, Public Works Director

Discussion ensued regarding the proposed rezoning of the northeast corner of South Memorial Drive and East 131st Street from Agricultural (AG) to Commercial to allow for the development of a grocery store and fuel station within the Bixby. Questions were raised concerning the East 131st Street corridor and whether bond funding is available for the associated roadway improvements.

Mayor Girard asks for a motion to approve item 8. Councilor Hirshey made a motion to approve the rezoning application as stated, seconded by Vice Mayor Schultz.

The vote was taken with the following results:

Carried:5-0

Ayes: Hirshey, Schultz, David, Payne, Girard

Nays: 0

- 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.

Mayor Girard said Item 9 on the Regular Agenda is up for discussion and consideration.

Item presented by: Gladys Gill, Assistant Planner

Others who spoke:

Mayor Girard asks for a motion to approve item 9. 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

- 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.

Mayor Girard said Item 10 on the Regular Agenda is up for discussion and consideration.

Item presented by: Gladys Gill, Assistant Planner

Others who spoke: No one else spoke

Discussion ensued regarding the installation of a deceleration lane entering the property and an acceleration lane exiting the property along Memorial Drive within the Bixby.

Mayor Girard asks for a motion to approve item 10 with the following requirements: a traffic analysis, and if it comes back to a deceleration and acceleration lane, it will be added to the final Plat. Councilor Payne made a motion to approve, seconded by Vice Mayor Schultz.

The vote was taken with the following results:

Carried: 5-0

Ayes: Payne, Schultz, David, Hirshey,
ultz, Girard

Nays: 0

- 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.

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

Item presented by: Gladys Gill, Assistant Planner

Others who spoke: No one else spoke.

Mayor Girard asks for a motion to approve item 11. Councilor Hirshey made a motion to approve the Site Plan (Case No. BXSP-26-.03), seconded by Vice Mayor Schultz.

The vote was taken with the following results:

Carried: 5-0

Ayes: David, Payne, Hirshey, Schultz, Girard

Nays: 0

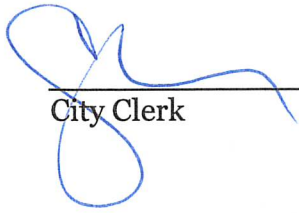
- 12) City Manager's Report

City Manager Joey Wiedel provided the City Manager's Report to the Council, including updates on ongoing work throughout Bixby and information on upcoming events and activities.

Brad Girard presented a proclamation to City Clerk Shannon Duran, recognizing her service and thanking her and Candy Karpe for their hard work in honor of Municipal Clerk's Week, observed May 3 through May 9, for the Bixby.

- 13) Adjournment

Adjournment was called at 7:35 pm.


City Clerk

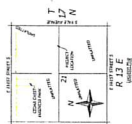



Mayor

[illegible]

TALL GRASS CREEK

TALL GRASS CREEK
BOLDO-22.01



33 SUBDIVISION CONTAINS
THREE HUNDRED FIFTY-FOUR (254) LOTS IN FOURTEEN
(14) BLOCKS WITH ONE (1) RESERVE AREA
AND ONE SUBDIVISION AREA. 133.27 ACRES

3 **OWNER**
NAME: K B DEVELOPMENTS, INC.
CONTACT: CORDELL BUGG
ADDRESS: 12150 EAST 86th STREET, SUITE 200
DOWNEY, CA 90240-1600

ENGINEER
COMPANY: CEDAR CREEK CONSULTING INC
NAME: LANCE BELLS, PE
ADDRESS: 11812 N PENNSYLVANIA AVENUE, SUITE 204

3 **Surveyor**
COMPANY: GOLDEN LAND SURVEYING
NAME: TROY DEE
ADDRESS: 4131 N. 122ND STREET, SUITE 100
OKLAHOMA CITY, OKLAHOMA 73122

[illegible]

LEGEND

PM Boundary Line	Proposed Secondary Sewer Line
Lot Line (This Plot)	Proposed Water Line
Encumbrance (This Plot)	Proposed Storm Sewer Line
Building Foot Line (This Plot)	Proposed Storm Inlet
Existing Lot Line (This Plot)	Proposed Sanitary Manhole
Existing Lot Line	Lot - Utility Easement
Existing Easement	25' - Building Lot Line
Phase Line	100' - Right of Way
	1 M. - Indian Meridian

