

City Council Meeting Minutes

Bixby Municipal Building
111 N. Cabaniss Ave., Bixby, OK 74008
May 26, 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 May 21, 2026, on or before 5:00 p.m.

Call to Order

Mayor Girard called the City Council Meeting to order at 6:02 pm.

Roll Call

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

Members Present:

Mayor Girard
Councilor Hirshey
Councilor David
Councilor Payne

Members Not Present:

Vice Mayor Schultz

Staff Present:

Kim Coody, Assistant 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
Bryan Toney, Public Information Officer

Pledge of Allegiance

The Pledge of Allegiance was led by Mayor Girard.

Invocation

The Invocation was given by Councilor Hirshey

Consent Agenda

- 1) Minutes for the Work Session dated 5/11/2026.
- 2) Minutes for the City Council Meeting dated 5/11/2026.
- 3) Acknowledge receipt of the Oklahoma Department of Environmental Quality (O.D.E.Q.) Permit No. WL000072260402, PWSID No. OK3007243, Leonard 145th East Avenue Potable Water Line Extension.
- 4) Consider and/or approve purchase order to Oklahoma Municipal Assurance Group for renewal of City's property insurance in the amount of \$149,886.00 (General Fund, Parks Fund, Cemetery Fund)
- 5) Consider and/or approve purchase order to Oklahoma Municipal Assurance Group for renewal of City's general liability and automobile insurance for FY-27 in the amount of \$244,777.30 (City's portion of total bill – includes General Fund, Parks and Cemetery)
- 6) Consider and/or approve Resolution No. 2026-14 declaring permitted fireworks discharge dates and extending the 2026 commercial fireworks sales season within the City of Bixby.
- 7) Consider and/or approve an Off-site Utility Easement Dedication to serve Deer Valley Phase I. (Easement No. 1)
- 8) Consider and/or approve an Off-site Utility Easement Dedication to serve Deer Valley Phase I. (Easement No. 2)
- 9) Consider and/or approve an Off-site Utility Easement Dedication to serve Deer Valley Phase I. (Easement No. 3)
- 10) Consider and/or approve Final Plat Case No. BXPT-25.01 FP, a final plat for a residential subdivision to be known as Verrado, consisting of fifteen (15) lots within two (2) blocks and two (2) reserve areas on approximately 19.82 acres, located near the southeast corner of South Mingo Road and East 111th Street South, Bixby, Oklahoma.
- 11) Consider and/or approve the public infrastructure for the development of The Preserve, Blocks 1-4.
- 12) Consider and/or approve the public Infrastructure for The Preserve, Block 5 development.
- 13) Consider and/or approve the public infrastructure for The Enclave development.
- 14) Consider and/or Approve the Corridor Appearance Waiver Application for Josh's Sno Shack. (Temporary Seasonal Concession Stand)
- 15) Consider and/or approve the approval of the purchase of two (2) Pure Storage FlashArrays and One-year Service Support under state contract pricing from CGD-G for \$142,028.56.

- 16) Consider and/or approve the surplus sale to a qualified firearms dealer of 50 used shotguns from the Police storage room that are no longer being used or serviceable, with funds from the sale credited toward future equipment purchases.

Mayor Girard said Items 1-16 on the Consent Agenda are up for discussion and consideration.

Item presented by: No One

Others who spoke: No One

Item 14 was asked to be pulled for discussion by Councilor Hirshey.

Mayor Girard asks for a motion to approve the consent agenda items except item 14. Councilor Hirshey made a motion to approve, seconded by Councilor Payne.

The vote was taken with the following results:

Carried:4-0

Ayes: Hirshey, Payne, David, Girard

Nays: 0

Mayor Girard said Item 14 on the Consent Agenda is up for discussion and consideration.

Item presented by: Shannon Duran

Others who spoke: Josh Juarez

A discussion ensued about the location of the Sno Shack and if there would be enough parking and the hours of operation.

Mayor Girard asks for a motion to approve the consent agenda item 14. Councilor David made a motion to approve, seconded by Councilor Hirshey.

The vote was taken with the following results:

Carried:4-0

Ayes: Hirshey, Payne, David, Girard

Nays: 0

Regular Agenda

- 1) Public hearing to receive input on the FY-27 Budget.

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

Item presented by: Charles Barnes

Others who spoke: No One

Mayor Girard opened the Public Hearing. This was a Public Hearing to allow the public to make comments on the budget and no one signed up to speak on this item. Mayor Girard closed the Public Hearing.

- 2) Discussion, consideration, and possible action to approve 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 to change the designation from Rural Agriculture to

Medium-Density Residential for approximately 69 acres of unplatted land located at 16600 S. Mingo Road, Bixby, Tulsa County, Oklahoma.

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

Item presented by: Glayds Gill, Assistant Planner

Others who spoke: Todd Cole, Natalie Cornett, Applicant

Discussion ensued about the major amendment to change the designation from Rural Agriculture to Medium Density Residential. Discussion ensued about infrastructure improvements. A question was asked about how many major amendments had been made to the Comprehensive Plan this year. Further discussion ensued.

Mayor Girard asks for a motion to approve item 2. Councilor Payne made a motion to deny the amendment, seconded by Councilor Hirshey.

The vote was taken with the following results:

Carried:4-0

Ayes: Payne, Hirshey, David, Girard

Nays: 0

- 3) Discussion, consideration, and possible vote to approve Ordinance No. 2552, pertaining to Rezone Case No. BXZO-26.01, rezoning approximately Sixty-Nine (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.

Applicant withdrew items 3-6.

- 4) Discussion, consideration, and possible vote to approve an emergency clause for Ordinance Number 2552 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.

Applicant withdrew items 3-6.

- 5) Discussion, consideration, and possible vote to approve 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.

Applicant withdrew items 3-6.

- 6) Discussion, consideration, and possible vote to approve an emergency clause for Ordinance Number 2553 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.

Applicant withdrew items 3-6.

- 7) Discussion, consideration, and possible vote to approve Preliminary Plat Case No. BXPT-26.05, a request for approval of a preliminary plat for a residential subdivision to be known as Bixby Farms, consisting of four hundred twenty-four (424) lots within twenty-nine (29) blocks, and

eighteen (18) reserve areas, on approximately 127 acres, located at the south-east corner of East 141st Street South and South Sheridan Road, 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: Nathan Cross, Brian Bean, Capital Homes

Discussion ensued regarding the Preliminary Plat for the Bixby Farms subdivision. Questions were raised regarding consistency with the previously approved Planned Unit Development (PUD), specifically regarding feeder streets and deceleration/acceleration lanes. The developer confirmed that the project is being coordinated with the Public Works Department in accordance with prior agreements.

The developer further stated for the record that the approved PUD reflects 437 lots, while the proposed Preliminary Plat includes 424 lots, and that the plat conforms to the approved development unit counts for the area.

Mayor Girard called for a motion on Item 7. Councilor David moved to approve the Preliminary Plat with the condition that the final development agreement be brought before the Council prior to approval of the Final Plat, and that appropriate notes be included on the Final Plat reflecting items anticipated to be addressed at the final stage. The motion was seconded by Councilor Hirshey.

A roll call vote was taken with the following results:

Councilor Payne recused himself.

Motion carried: 3-0

Ayes: David, Hirshey, Girard

Nays: None

- 8) Discussion, consideration, and possible vote to approve Preliminary Plat Case No. BXPT-26.06, a request for approval of a preliminary plat for a residential subdivision to be known as Rowan Grove II (Blocks 10-15), consisting of one hundred fifty-six (156) lots within six (6) blocks, and one (1) reserve area, on approximately 37.70 acres, located South of East 131st Street South and east of South Mingo Road, 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: Mike Mantle, Dylan Warner, Public Works Director

Discussion ensued regarding the Preliminary Plat. Council discussed adjacent collector streets and whether the development provides two means of access for emergency vehicles. Additional discussion occurred regarding stormwater management, proposed discharge points, and compliance with the approved Planned Unit Development (PUD).

At 6:50 pm, Mayor Girard, Kim Coody (Assistant City Manager), and JT Hammons (City Attorney) exited the meeting.

At 6:56 pm, Mayor Girard, Kim Coody (Assistant City Manager), and JT Hammons (City Attorney) subsequently returned to the meeting.

Mayor Girard asks for a motion to approve item 1. Councilor Hirshey made a motion to approve, with the exception that the final plat shows that the storm water management discharge point directly to the creek, seconded by Councilor Payne.

The vote was taken with the following results:

Mayor Girard recuses himself

Carried:3-0

Ayes: Hirshey, Payne, David

Nays: 0

Time: 6:58 pm

A brief recess was taken to convene the Bixby Public Works Authority agenda. The Council then reconvened following the BPWA meeting.

9) Motion to enter into Executive Session:

a. Discussions on negotiations and/or purchase of certain real property located in the City of Bixby. Oklahoma Open Meeting Act, Title 25 Oklahoma Statutes Section 307.B.3.

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

The vote was taken with the following results:

Carried:4-0

Ayes: Hirshey, Payne, David, Girard

Nays: 0

Time: 7:09 pm Enter into Executive Session

City Attorney JT Hammons, Assistant City Manager Kim Coody, Hirshey, Girard, Payne, and David all exited for the Executive Session.

Time: 7:15 p.m.. Joe Sherrell, Fire Chief, entered the Executive Session.

At 7:28 p.m., City Attorney JT Hammons exits the Executive Session to speak briefly with the City Clerk. All other members of the Council and the Assistant City Manager remain in Executive Session.

At 7:28 p.m., the City Clerk leaves the meeting and returns at 7:49 pm.

At 7:54 pm, the Council, Assistant City Manager Kim Coody, and the City Attorney, JT Hammons, returned to the meeting.

10) Motion to Exit Executive Session.

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

The vote was taken with the following results:

Carried:4-0

Ayes: Hishey, Payne, David, Girard
Nays: 0

Mayor Girard says no action was taken in the Executive Session.

- 11) Authorize staff to proceed with negotiations on the purchase of certain real property located in the City of Bixby, Oklahoma.

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

The City Attorney makes a friendly suggestion to the council that the appropriate motion is to authorize staff to begin negotiations for the purchase of real property, as discussed in Executive Session.

Hirshsey made a motion to approve, seconded by David. The vote was taken with the following results:

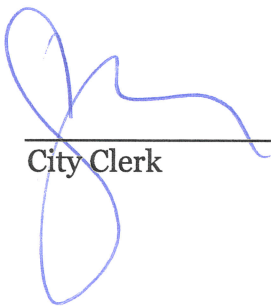
Carried:4-0
Ayes: Hirshsey, David, Payne, Girard
Nays: 0

- 12) City Manager's Report

Mayor Girard states there will be no City Manager report due to the City Manager's absence.

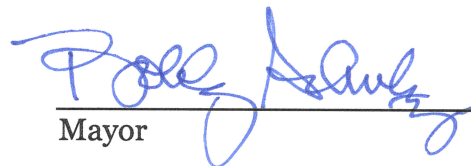
- 13) Adjournment

Adjournment was called at 7:56 pm



City Clerk





Mayor

[illegible]