



April 28, 2025

JAMES & MARIBEL HOOVER  
7308 S SYCAMORE AVE  
BROKEN ARROW, OK 74011

**RE: WL23080 24" WATERLINE 9TH STREET-WACO STREET TO FLORENCE STREET and FLORENCE STREET-ELM PLACE TO ASH DRIVE – REVISED OFFER, PROJECT NO. WL23080, PARCEL NO. 11**

**PROPERTY LOCATION: 10718 S LYNN LANE ROAD, BROKEN ARROW, OK 74011**

Mr. & Mrs. Hoover,

The City of Broken Arrow has completed the design phase and is beginning the easement acquisition phase on the above-named project. With a fair market value for the portion to be acquired now complete, the City is able to place a fair market value on the acquisitions and make an offer to you. The following offer is made by the City, subject to City Council approval:

Perpetual Utility Easement: 0.16 Acres/6,983.7 SF @ \$79,780/Acre x 75% = \$9,573.60  
Settlement Costs: \$3,191.20

Items to be Replaced/Relocated/Reconfigured:

Replace gravel drive area: 350 SF @ \$1.75/SF = \$612.50  
Relocate Sign w/Flowers: 1 Est @ \$750.00/Est = \$750.00

Total Just Compensation Amount (Rounded) = \$14,130.00

By your signature on this letter, you have accepted the City's offer of \$14,130.00. Please return this document in the enclosed self-addressed stamped envelope for further processing. You can donate the portion of your property affected by returning the Donation Certificate in the envelope provided.

If you have any questions about this offer, please contact a Right-of-Way Agent:

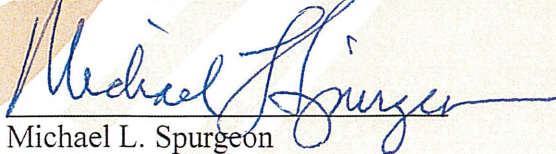
Karen Pax: [kpax@brokenarrowok.gov](mailto:kpax@brokenarrowok.gov) or 918-259-7000 ext. 5435

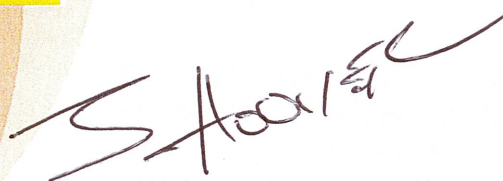

Amy O'Laughlin: [aolaughlin@brokenarrowok.gov](mailto:aolaughlin@brokenarrowok.gov), or 918-259-7000 ext. 5278

**Please respond within 10 days of receipt of this letter.**

Respectfully,

**CITY OF BROKEN ARROW**

  
Michael L. Spurgeon  
City Manager  
MLS/ao

  
James Hoover  
  
Maribel Hoover