



City of Broken Arrow

Minutes

City Council Meeting

Mayor Debra Wimpee
Vice Mayor Johnnie Parks
Council Member Lisa Ford
Council Member Justin Green
Council Member David Pickel

City Hall
220 S 1st Street
Broken Arrow OK
74012

Tuesday, December 17, 2024

Time 6:30 p.m.

Council Chambers

1. Call to Order

Mayor Debra Wimpee called the meeting to order at approximately 6:30 p.m.

2. Invocation

Reverend Katrina Palan performed the invocation.

3. Roll Call

Present: 4 - Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

4. Pledge of Allegiance to the Flag

The Pledge was led by Vice Mayor Johnnie Parks.

5. Consideration of Appointment

A. 24-1641 Consideration, discussion, and possible action by City Council to appoint a person to fill the vacancy in the office of the council member for Ward No. 3 for the Broken Arrow City Council pursuant to 11 O.S. Section 8 109

Mayor Debra Wimpee stated during the last meeting the discussion was postponed, and further discussion was planned for today. Some candidates have joined the meeting, and there is a consensus on the importance of filling the vacant seat, covering the remaining eight council meetings.

Council Member Lisa Ford stated she would like to make a nomination for David Pickel, acknowledging the contributions of all candidates who participated. Council Member Ford emphasized the importance of selecting someone familiar with and involved in the community to represent it effectively. Vice Mayor Johnnie Parks seconded this.

MOTION: A motion was made by Lisa Ford, seconded by Johnnie Parks.

Move to appoint David Pickel in the office of the council member for Ward No. 3 for the Broken Arrow City Council pursuant to 11 O.S. Section 8 109

The motion carried by the following vote:

Aye: 4 - Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

6. Oath of Office

Trevor Dennis, City Attorney, presented the Oath of Office to David Pickel. Mr. Pickle swore to his oath.

7. Consideration of Consent Agenda

- A. 24-1646 Acceptance Planning Commission meeting minutes of October 24, 2024**
- B. 24-1647 Acceptance Planning Commission meeting minutes of November 21, 2024**
- C. 24-1671 Approval of and authorization to execute Budget Amendment Number 14 for Fiscal Year 2025**
- D. 24-1672 Approval of and authorization to execute Budget Amendment Number 15 for Fiscal Year 2025**
- E. 24-1674 Approval of and authorization to execute Budget Amendment Number 17 for Fiscal Year 2025**
- F. 24-1675 Approval of and authorization to execute Budget Amendment Number 18 for Fiscal Year 2025**
- G. 24-1676 Approval of and authorization to execute Budget Amendment Number 19 for Fiscal Year 2025**
- H. 24-1629 Approval of and authorization to execute Resolution No. 1619, a Resolution confirming**

- I. 24-1653 the supplementation and publication of the City of Broken Arrow's Code of Ordinances Approval of and authorization to execute a Cyber Policy with Travelers Casualty and Surety Company of America to be effective January 1, 2025
- J. 24-1592 Approval of and authorization to execute Amendment Number 2 to Agreement for Professional Consulting Services with CP&Y, Inc. (dba STV Infrastructure) for the Houston Street Widening from Olive Avenue to Aspen Avenue (ST2029)
- K. 24-1591 Approval of and authorization to execute a project agreement between the Oklahoma Department of Transportation and the City of Broken Arrow for the design and construction of the Sidewalk along New Orleans Street from 330 feet east of the Elm Street Intersection to 1st Place South, Project No. ST25250; ODOT Project No. TAP3 8657(004)TP, J/P No. 38657(04)(05)(06)(07)
- L. 24-1590 Approval of and authorization to execute Agreement, Gas Facilities Relocation, between Oklahoma Natural Gas and the City of Broken Arrow, for Jasper Street and Aspen Avenue Intersection Improvements (Project Number ST20311)
- M. 24-1648 Approval of and authorization to execute a Parks and Recreation Use Agreement between the City of Broken Arrow and the Broken Arrow Adult Softball Club, Incorporated (BAASC)
- N. 24-1638 Approval of and authorization to execute an annual Parks and Recreation Use Agreement between the City of Broken Arrow and the Broken Arrow Girls Softball League
- O. 24-1637 Approval of and authorization to execute an annual Parks and Recreation Use Agreement between the City of Broken Arrow and the Broken Arrow Youth Baseball Association, Incorporated
- P. 24-1639 Approval of and authorization to execute an annual Parks and Recreation Use Agreement between the City of Broken Arrow and the Broken Arrow Youth Football Association Incorporated in conjunction with the Broken Arrow Lacrosse Club
- Q. 24-1588 Notification of City Manager's and Assistant City Manager's execution of Professional Consultant Agreements and Amendments to an Agreement, as well as public Construction Contracts not subject to the Competitive Bid Act, with a Contract value of less than \$50,000
- R. 24-1651 Approval of and authorization to purchase emergency vehicle equipment for new PD vehicles from 911 Custom utilizing National Association of State Procurement Officials (NASPO) ValuePoint pricing
- S. 24-1626 Award the most advantageous bid (Bid No. 25.127) to G.W. Van Keppel for the purchase of one (1) Etnyre Pavement Saver III for the Streets and Stormwater Division
- T. 24-1663 Approval of and authorization to execute Change Order No. 1 with Ascend Commercial Builders for the Broken Arrow Public Works Field Office Project (2217090)
- U. 24-1666 Approval of PUD 001818 2024 (Planned Unit Development) and BAZ 001817 2024 (rezoning), Aspen Market, CN (Commercial Neighborhood), CG (Commercial General), RD (Residential Duplex) and R 2 (Single Family Residential) to CH (Commercial Heavy) and PUD 001818 2024, 30.5 acres, Comprehensive Plan Level 6, generally located on the northeast corner of Tucson Street (121st Street) and Aspen Avenue (145th East Avenue)
- V. 24-1655 Ratification of the Claims List Check Register Dated December 09, 2024

MOTION: A motion was made by Justin Green, seconded by Lisa Ford.

Move to approve the Consent Agenda.

The motion carried by the following vote:

Aye: 5 - David Pickel, Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

8. Consideration of Items Removed from Consent Agenda - NONE

9. Public Hearings, Appeals, Presentations, Recognitions, Awards

- A. 24-1550 **Presentation of a Citation by Oklahoma State Representative Ross Ford to the City of Broken Arrow Utilities and the Street and Stormwater Departments for the emergency repair of a waterline break that went under Aspen Avenue**

Oklahoma State Representative Ross Ford expressed immense pride in the city employees of Broken Arrow, particularly the Utilities and Street and Sewer Departments, for their dedication and hard work. Representative Ford highlighted their efforts during an emergency on November 7, 2024, when an eight-inch water line break caused significant damage to Aspen Avenue, rendering it impassable. Despite extreme weather conditions, the crews worked tirelessly in shifts to repair the line, clean the site, and restore traffic flow by installing a temporary steel plate. Citations of commendation were presented to recognize the employees' teamwork and dedication, specifically mentioning numerous individuals involved. Representative Ford reiterated his pride in the city's workers' exceptional commitment.

City Manager Michael Spurgeon requested Tim Wilson and Tim Robins to come forward for recognition on behalf of their departments. City Manager Spurgeon suggested taking a picture with the representative and ensuring the acknowledgment was shared with the employees who contributed to the effort.

10. Citizens' Opportunity to Address the Council on General Topics Related to City Business or Services (No action may be taken on matters under this item)

11. General Council Business

- A. 24-1642 Consideration, discussion, and possible appointment of three (3) representatives and one alternate representative to the Indian Nations Council of Governments (INCOG) Board of Directors and one representative and one alternate to the INCOG General Assembly, each for a two-year term beginning in January 2025**

The council discussed the previous service of council members on the INCOG Board of Directors and INCOG General Assembly. They decided who would like to continue and begin to serve.

MOTION: A motion was made by Justin Green, seconded by Lisa Ford.

Move to appoint three (3) representatives and one alternate representative to the Indian Nations Council of Governments (INCOG) Board of Directors and one representative and one alternate to the INCOG General Assembly, each for a two-year term beginning in January 2025 – City Manager Michael Spurgeon, Mayor Debra Wimpee, and Council Member Lisa Ford, Johnnie Parks with Justin Green and David Pickel as alternate.

The motion carried by the following vote:

Aye: 5 - David Pickel, Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

- B. 24-1589 Consideration, discussion, and possible approval of and authorization to execute a Professional Consultant Agreement with Narrate for the design of the Operations Center Administration Building Remodel Project (Project No. 2317210)**

Charlie Bright, Director of Engineering Instruction, presented a contract with Narriot Design to begin planning the operation center admin building. This project aligns with a previously approved citywide master plan addressing space needs, as the city has run out of office space in multiple buildings. The plan involves relocating the administration teams of the streets, stormwater, and utilities departments to the current streets and stormwater building. The contract initiates the design process, with the goal of remodeling and construction beginning next year.

Mayor Debra Wimpee requested Mr. Bright explain why this was being done for the new Council Member David Pickle.

Mr. Bright elaborated on the city's master plan for addressing space needs. City Hall and the operations building near Kenosha and Aspen Street, where solid waste and general services staff are based, are nearly at full capacity. The streets and stormwater department currently occupies a building near First Street, connected to the jail and administration center.

To optimize space, the city purchased the Windstream building behind the current streets and stormwater facility. Under construction, this building will host many field crews moving from the Stark building near Rhema, as well as streets and stormwater teams. This transition will free up space, creating a new administration building that is more accessible to the public, with departments housed in a centralized, forward-facing area.

The project is not a consolidation but a more efficient use of space, leveraging the recently acquired property. This plan enables better allocation without the high costs of complete consolidation while ensuring optimal functionality across city departments.

MOTION: A motion was made by Lisa Ford, seconded by Justin Green.

Move to Approve and Authorization to Execute a Professional Consultant Agreement with Narrate for the design of the Operations Center Administration Building Remodel Project (Project No. 2317210)

The motion carried by the following vote:

Aye: 5 - David Pickel, Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

- C. 24-1603 Consideration, discussion, and possible action regarding PUD 001815 2024 (Planned Unit Development) Major Amendment, The Enclave at Southern Trails, 20.49 acres, BAZ 00012 2022 CG (Commercial General), RM (Residential Multi-Family), CM (Community Mixed Use) and PUD 000126 2022, generally located at the southeast corner of Olive Avenue (129th East Avenue) and New Orleans Street (101st Street)**

Rocky Henkel, Community Development Director, proposed a significant amendment to PUD 1815-2024 concerning a commercial mixed-use and multi-family development on 20.49 acres. The site is divided into three development areas: Area A (7.88 acres), zoned CG (Commercial General), Area B (0.76 acres), zoned ZCM (Community Mixed Use), and Area C (11.4 acres), zoned RM (Residential Multi-family). The council's packet includes a chart

detailing the differences between the proposed and existing plans. The original PUD and zoning were approved on January 3, 2023. The applicant was present to address any questions.

Mr. Henkel and the board reviewed the changes to PUD 1815-2024, noting that adding a mixed-use component was the primary modification. Support for the plan was expressed, appreciating the smaller commercial footprint at the intersection, surrounded by apartments, which deviates from the typical comprehensive plan approach. The board discussed the Planning Commission meeting, noting apparent agreement between the developer and the neighborhood, and confirmed that two individuals were present to support the project. Additionally, the area's challenges with litter cleanup were mentioned, highlighting optimism about the development's potential to improve conditions.

The applicant, Eric Enyart, from Tanner Consulting, emphasized that the updated proposal significantly improved the original conceptual site plan by providing a more detailed and organized version. He stated that the revised plan maintains the same overall concept with slight reorientations and confirmed agreement with staff and the Planning Commission's recommendation for approval. Visual comparisons between the original and updated plans illustrate the changes.

Citizen Kent Garrett of Lakes at Rabbit Run, located south of the proposed development, expressed satisfaction with the developer's revised plans, which address earlier concerns. He mentioned that a committee of residents has been in discussions with the developer and appreciates the quality of the proposed residential and commercial components. While some issues are still being worked through and will return to the Planning Commission, Mr. Garrett indicated overall support for the project.

Citizen Stacey Hardin, a resident of the Lakes at Rabbit Run, echoed Kent Garrett's sentiments, expressing support for the ongoing discussions with the Perkins Development team. Ms. Harden highlighted a productive meeting with the developers, where mutual concerns were addressed, particularly regarding safety and security. The developers demonstrated sensitivity to these issues and committed to collaborating on solutions, such as fencing. Ms. Harden expressed optimism about the development and the potential for a positive relationship with the new neighbors.

Mark Perkins of Perkins Development Corp. shared details about a productive meeting with residents of the Lakes at Rabbit Run, addressing concerns about the boundary between the properties. He explained that the conservation easement and other documents complicated the situation but acknowledged the residents' concerns. Mr. Perkins noted that the development will require approval from the council for a detailed site plan and elevations in the future.

To streamline the process, he suggested incorporating the agreed-upon accommodations regarding the boundary into the current approval, resolving the issue now and allowing future discussions to focus solely on site plan details. Mr. Perkins also mentioned drafting language to reflect the agreements reached during the talks.

Trevor Dennis, City Attorney, clarified that amendments to the PUD can be made if approved or recommended by planning staff. He noted that this has been done previously and is permissible, as the council's agenda notices specify that all items are subject to amendment, ensuring compliance with procedural requirements.

Mark Perkins proposed replacing a small landscape buffer on the property boundary with a fence, addressing both the conservation easement requirements and the security concerns raised by neighbors. He suggested adding this adjustment to the PUD language to resolve the issue immediately and allow future discussions to focus solely on elevations, the detailed site plan, and engineering. Perkins left the decision to proceed now or later to the council but emphasized that making the change now would provide clarity and assurance to the neighbors.

Mark Perkins explained that there was no immediate timing issue for the proposed amendment to the PUD but noted that formalizing the change now would align with his commitment to the neighbors. City Manager Spurgeon suggested deferring the decision to the next meeting on the 7th to allow staff sufficient time to review the proposal. The council expressed appreciation for Mr. Perkins' willingness to address the issue promptly but agreed to ensure staff had adequate time for a thorough review to make an informed decision. Mr. Perkins thanked the council and concluded his remarks.

MOTION: A motion was made by Johnnie Parks, seconded by Lisa Ford.

Move to Action Regarding PUD 001815 2024 (Planned Unit Development) Major Amendment, The Enclave at Southern Trails, 20.49 acres, BAZ 00012 2022 CG (Commercial General), RM (Residential Multi-Family), CM (Community Mixed Use) and PUD 000126 2022, Generally Located at the Southeast Corner of Olive Avenue

(129th East Avenue) and New Orleans Street (101st Street)

The motion carried by the following vote:

Aye: 4 -

Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

Abstain: 1-

David Pickel

12. Preview Ordinances – NONE

13. Ordinances - NONE

14. Remarks and Inquiries by Governing Body Members

Vice Mayor Johnnie Parks shared that he represented the Mayor at Saturday's Wreaths Across America event at the local cemetery. He commented at 11:00 a.m. to an audience of 75–100 people, emphasizing the city's appreciation for veterans and its ongoing commitment to supporting them. The event, including many young people, was well-attended and was seen as a meaningful tribute to veterans. The Vice Mayor shared his experience attending a recent ice skating event on "Paws and Claws Night" in Broken Arrow, noting the impressive turnout of dog owners and their pets. They humorously observed that, despite rarely seeing dogs in the city, many came out with their owners to wait in long lines—up to 300–400 feet—to take pictures with Santa Claus. The event highlighted the community's love for their pets and was successful. He also briefly mentioned the upcoming bond issue.

15. Remarks and updates by City Manager, including Recognition of Recent Accomplishments by Employees and Elected Officials

City Manager Michael Spurgeon congratulated Councilor Pickel and outlined the upcoming orientation process, including access to city systems, a comprehensive orientation book, and training sessions with various departments to familiarize him with ongoing projects and initiatives. Depending on additional meetings, orientation is expected to take 40–60 hours.

City Manager Spurgeon announced a special council meeting on January 7th regarding the Gatesway application, allowing residents and developers to attend and enabling council action without delay. A work session is scheduled for January 14th to address several updates and projects requiring council direction.

It was also announced that Lance Arnold will begin as the new Chief of Police on January 6th. A press conference will be held that week to introduce him and his family to the community. The event will include council members, other officials, and representatives from neighboring communities to welcome the Arnolds to Broken Arrow formally.

Council Member Lisa Ford mentioned missing the "State of the City" event due to a long-planned vacation to Disney but highlighted that it is available to watch on YouTube. She praised the event, noting that it successfully showcased the many positive developments and accomplishments happening in the city.

City Manager Spurgeon acknowledged Council Member Ford's praise for the "State of the City" event and announced that Council Members Green and Ford would record a short video to provide an extended message. The video aims to make the event's content more accessible to residents, as the initial presentation was attended primarily by chamber members and city staff. The video will include a link to the "State of the City" event, allowing residents to view it and potentially raise questions. The plan is to run the video and link for about a month.

City Manager Michael Spurgeon requested permission to draft a letter from the Mayor or council thanking all the candidates who applied for the vacant position, as was done previously. The letter would also include information about opportunities to serve on various boards and commissions and a link to additional details about those committees. The council agreed, and the members confirmed they would collaborate to finalize the letter.

16. Executive Session - NONE

17. Adjournment

MOTION: A motion was made by Lisa Ford, seconded by Johnnie Parks.

Move to adjourn

The motion carried by the following vote:

Aye: 5-

David Pickel, Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

The meeting was adjourned at approximately 7:15 p.m.

Mayor

City Clerk