



City of Broken Arrow
Meeting Agenda
Broken Arrow City Council

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

Tuesday, January 20, 2026

6:30 PM

Council Chambers
220 South 1st Street
Broken Arrow, OK

1. Call to Order

2. Invocation

3. Roll Call

4. Pledge of Allegiance to the Flag

5. Consideration of Consent Agenda

- A. [26-2](#) Approval of the City Council Minutes of January 06, 2026
- B. [26-175](#) Acceptance of Planning Commission meeting minutes of November 20, 2025
- C. [26-176](#) Acceptance of Planning Commission meeting minutes of December 4, 2025
- D. [26-177](#) Acceptance of Planning Commission meeting minutes of December 18, 2025
- E. [26-124](#) Approval of and authorization to execute a Professional Consultant Agreement with CEC Corporation for an evaluation of the Tiger Hill Retaining Wall (SW26060)
- F. [26-112](#) Approval of and authorization to execute the Agreement between the Indian Nations Council of Governments (INCOG) and the City of Broken Arrow for Congestion Mitigation and Air Quality (CMAQ) Program funds for Federal Fiscal Year 2026 (FFY2026) for Installing Wayfinding Signage on the Liberty Trail
- G. [26-99](#) Approval of and authorization to execute a Master Consulting Agreement between the City of Broken Arrow and Industrial Organizational Solutions to provide Promotional Examinations for the Fire Department

- H. [26-75](#) 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 \$50,000 or less

- I. [26-136](#) Approval of and authorization to declare certain City owned vehicles and equipment as surplus and authorize the sale of those items at an online public auction

- J. [26-144](#) Approval of and authorization to execute the purchase of Dell Servers though Dell and Storage solution with PURE Storage through Software House International

- K. [26-146](#) Ratification of the additional purchase of structural firefighting coats, pants and boots from NAFECO pursuant to SourceWell Contract 010424-LIO for the January 2026 class of fire cadets

- L. [26-96](#) Approval of and authorization to award the most advantageous bid to L&M Office Furniture, and approve and authorize the purchasing of Furniture for the Public Safety Complex (Project 2630200)

- M. [26-138](#) Approval of and authorization to award to the lowest responsible bidder, Davis H. Elliot Construction Company, Inc., a construction contract for the Arrow Forge Lighting Project (TS26010)

- N. [26-147](#) Approval of and authorization to execute Resolution No. 1733, a Resolution authorizing acceptance of a General Warranty Deed for Parcel 11.0 consisting of 13,693 square feet of permanent right-of-way and Acceptance of a Utility Easement for Parcel 11.A consisting of 162 square feet of Temporary Construction Easement located at 9800 South Lynn Lane Road in Broken Arrow, Oklahoma, in the Southeast Quarter of Section 23, Township 18 North, Range 14 East, Tulsa County, Oklahoma, from Jared A. Lovelle and Amy J. Lovelle, the owners, for the 9th Street widening from New Orleans Street to Washington Street, Parcels 11.0 and 11.A (Project No. ST23280)

- O. [26-174](#) Acceptance of a North Drainage Easement from Whiskey Ridge, LLC, on property located one-half mile south of Rockford Street (31st Street) and one-eighth mile east of 23rd Street (County Line Road/193rd East Avenue), Wagoner County, State of Oklahoma, (Section 19, T19N, R15E) (EASE-002533-2025)

- P. [26-179](#) Acceptance of a South Drainage Easement from Whiskey Ridge, LLC, on property located one-half mile south of Rockford Street (31st Street) and one-eighth mile east of 23rd Street (County Line Road/193rd East Avenue), Wagoner County, State of Oklahoma, (Section 19, T19N, R15E) (EASE-002535-2025)

- Q. [26-178](#) Acceptance of a Sanitary Sewer Drainage Easement from Whiskey Ridge, LLC, on property located one-half mile south of Rockford Street (31st Street) and one-eighth mile east of 23rd Street (County Line Road/193rd East Avenue), Wagoner County, State of Oklahoma, (Section 19, T19N, R15E) (EASE-002534-2025)
- R. [26-149](#) Acceptance of a Temporary Construction Easement for Parcel 5.A consisting of 0.02 acres for a temporary easement located at 10132 South 177th East Avenue in Broken Arrow, Oklahoma, in the Northeast Quarter of Section 26, Township 18 North, Range 14 East, Tulsa County, Oklahoma, from Rose Graham Properties, LLC, an Oklahoma limited liability company, the owner, for the 9th Street widening from New Orleans Street to Washington Street, Parcel 5.A (Project No. ST23280)
- S. [26-148](#) Acceptance of Utility Easements for Parcels 4.0, 4.1, 4.2, and 4.3 and Temporary Construction Easements for Parcels 4.A, 4.B, 4.C, 4.D, and 4.E from QRG, LLC, an Oklahoma limited liability company, on vacant property generally located west of the intersection of South Lions Avenue and South Juniper Place in Broken Arrow, Oklahoma, located in the Southeast Quarter of Section 3, Township 17 North, Range 14 East, Tulsa County, State of Oklahoma for the Elm Creek Trunk Line Replacement, Parcels 4.0, 4.1, 4.2, 4.3, 4.A, 4.B, 4.C, 4.D, and 4.E (Project No. S.1606)
- T. [26-169](#) Ratification of the Claims List Check Register Dated January 12, 2026

6. Consideration of Items Removed from Consent Agenda

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

- A. [26-167](#) Presentation and discussion of the Crisis Response and Care Link Program Update
- B. [26-83](#) Update on the 2026 General Obligation Bond Package

8. 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)

9. General Council Business

- A. [26-157](#) Consideration, discussion, and possible approval of Resolution No. 1734, a Resolution supporting the approval of FEMA Hazard Mitigation Grant Funding for Disaster #4575 - Project 13 - Tulsa County 101st & Garnett Infrastructure Protection
- B. [26-106](#) Consideration, discussion, and possible approval of PT-001984-2025|PR-000157-2023, Conditional Final Plat, Spring Creek Crossing, approximately 36.99 acres, 132 Lots, RS-4 (Single-Family Residential)/PUD-001360-2024 (Planned Unit Development), located north of Tucson Street (121st Street) and approximately one-quarter mile west of 9th Street (Lynn Lane Road/177th Avenue)

- C. [26-143](#) Consideration, discussion, and possible approval of COMP-002532-2025, (Comprehensive Plan Change), Oneta71, LLC, 8.8 acres from Level 1 (Rural Residential/Greenway/Floodplain) to Level 4 (Commercial/Employment Nodes) located approximately one-tenth mile north of the northwest corner of E. Kenosha Street (71st Street) and Oneta Road (241st E. Avenue)
- D. [26-156](#) Consideration, discussion, and possible approval of the re-appointment of Kamara Washington to the City of Broken Arrow Board of Adjustment for a three-year term to expire May 1, 2029
- E. [26-139](#) Consideration, discussion, and possible approval of and authorization to award to the lowest responsible bidder, Diversified Civil Contractors, LLC, a construction contract for Aspen Avenue and Tucson Street Intersection Improvements (Project No. ST2031 - Phase 4)
- F. [26-140](#) Consideration, discussion, and possible action for approval of and authorization to award to the lowest responsible bidder, D-Kerns Construction, Inc, a construction contract for the Melinda Park Pavement Rehabilitation Project (ST22270)
- G. [26-141](#) Consideration, discussion, and possible approval of and authorization to award the lowest responsible bid to Scissortail Construction, and execution of construction contract for the Grain Silo Improvements Project (Project No. 2417300)
- H. [26-190](#) Consideration, discussion, and possible approval of a Noise Ordinance waiver for Cowan Construction to work before 0700 on two different dates at the Aspen Ridge Apartment Complex

10. Preview Ordinances - NONE

11. Ordinances - NONE

12. Remarks and Inquiries by Governing Body Members

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

14. Executive Session

Executive Session for the purpose of confidential communications between the City Council, the City Manager, the Director of Human Resources, City Attorney and any other pertinent staff members discussing, conferring on matters and possible action in open session pertaining to:

- 1. Litigation, including potential resolution and settlement, of matters involving the worker's compensation claim of Kirby Walker, WCC #CM3-2025-02498E, including possible authorization to settle this claim, under 25 O.S. §307(B)(4).**
- 2. The City's potential claims and litigation or civil actions involving Ellis Concrete and Construction, LLC and RLI Insurance related to Project ST-23300-Concrete Panel Replacement Street Repair-Brentwood, Broken Arrow, OK; Project ST23310-Concrete Panel Replacement Street Repair-Meadow Heights, Broken Arrow, OK, and Bond Numbers RCB0054216 and RCB0058697 issued by Surety RLI Insurance Company, under 25 O.S. §307(B)(4).**

In the opinion of the City Attorney, the Council is advised that the Executive Session is necessary to process the litigation and disclosure will seriously impair the ability of the public body to process the claim or conduct a pending investigation, litigation or proceeding in the public interest. After the conclusion of the confidential portion of executive session, the Council will reconvene in open meeting, and the final decision, if any, will be put to a vote.

15. Adjournment

NOTICE:

Please note that all items on this agenda may be approved, denied, amended, postponed, acknowledged, affirmed or tabled.

If you wish to speak at this evening's meeting, please fill out a "Request to Speak" form. The forms are available from the City Clerk's table or at the entrance door. Please turn in your form prior to the start of the meeting. Topics are limited to items on the currently posted agenda, or relevant business.

All cell phones and pagers must be turned OFF or operated SILENTLY during meetings.

Exhibits, petitions, pictures, etc., shall be received and deposited in case files to be kept at the Broken Arrow City Hall. If you are a person with a disability and need some accommodation in order to participate in this meeting, please contact the City Clerk at 918-259-2400 Ext. 5418 to make arrangements.

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 or the business of any political subdivision, which includes publicly posted meetings, or any agency operations or any employee, agent, official or representative of the state or political subdivision.

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 or any political subdivision or its employees, agents or representatives or used in any manner to conduct state business or any political subdivision's 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 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.

A paper copy of this agenda is available upon request.

POSTED this ____ day of _____, _____, at _____ a.m./p.m.

City Clerk



City of Broken Arrow

Request for Action

File #: 26-2, Version: 1

**Broken Arrow City Council
Meeting of: 01-20-2026**

Title:

Approval of the City Council Minutes of January 06, 2026

Background:

Minutes recorded for the City Council Meeting.

Cost:

Approximately \$60

Funding Source:

City Clerk Operational Fund

Requested By:

City Clerk's Office

Approved By:

City Manager's Office

Attachments:

January 06, 2026 City Council Minutes

Recommendation:

Approve the minutes of the January 06, 2026 City Council Meeting.



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, January 6, 2026

Time 6:30 p.m.

Council Chambers

1. Call to Order

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

2. Invocation

Pastor Rich Manganaro led the Invocation.

3. Roll Call

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

4. Pledge of Allegiance to the Flag

The Pledge was led by Mayor Debra Wimpee.

5. Consideration of Consent Agenda

- A. 26-113 Acknowledgement of upcoming out of state travel by City Council Member
- B. 26-1 Approval of the City Council Minutes of December 16, 2025
- C. 26-121 Approval of and authorization to execute Budget Amendment Number 19 for Fiscal Year 2026
- D. 26-77 Approval of and authorization to execute Agreement for Professional Consulting Services with Marquardt Engineering, PLLC for Elm Street and Tucson Street Improvements (ST24300)
- E. 26-78 Approval of and authorization to execute Agreement for Professional Consulting Services with Marquardt Engineering, PLLC for 137th East Avenue improvements south of New Orleans (ST24310)
- F. 26-81 Approval of and authorization to execute Change Order No. 1 with Magnum Construction for the Commercial and Ash Parking Lot (2417280)
- G. 26-90 Approval of and authorization to execute Amendment No. 1 with Alliant Insurance Services, Inc. to amend the Consulting Services Agreement dated July 1, 2023, to be effective January 1, 2026
- H. 26-91 Acceptance of a Utility Easement and Temporary Construction Easements from Purple Tracts, LLC, an Oklahoma limited liability company, the owner, on property generally located south of Houston Street and east of South 225th East Avenue in Broken Arrow, Oklahoma, located in the Northwest Quarter of Section 16, Township 18 North, Range 15 East, Wagoner County, State of Oklahoma for the Park Lane Lift Station Improvements & Cambridge Estates Relief Line, Parcels 1.1, 1.A, 1.B, and 1.C (Project No. S.24030)
- I. 26-93 Acceptance of a Utility Easement from CSL Oklahoma System, LLC, a Delaware limited liability company, the owner, on property located at 5301 South Elm Place in Broken Arrow, Oklahoma, located in the Northwest Quarter of Section 35, Township 18 North, Range 14 East, Tulsa County, State of Oklahoma. Parcel 2.0 for the 16 inch Waterline Loop Elm & Florence (Project No. WL23090)
- J. 26-95 Approval of and authorization to execute Change Order No. 8 with Becco Contractors, Inc., for Oklahoma Department of Transportation Project No. STP 272F(367)IG, JP# 33955(04) (City of Broken Arrow Project No. ST1411, Albany Street Widening from 9th Street to 23rd Street)
- K. 26-97 Approval of and authorization to execute the interlocal agreement between Tulsa County and the City of Broken Arrow regarding cost sharing of pavement rehabilitation of the 101st Street and Mingo Road intersection
- L. 26-98 Approval of and authorization to purchase the required equipment to encrypt the City-owned Tornado Sirens and have them operate on the Broken Arrow Radio Network from

MCA and L3Harris

- M. 26-105** Approval of PT 002546 2025|PR 000762 2024, Conditional Final Plat, Ferguson Kia, approximately 6.37 acres, 1 Lot, RMF (Residential Multifamily) to CH (Commercial Heavy)/PUD 236A via BAZ 2071 and PUD 001972 2025 via BAZ 001971 2025, located one half mile north of Kenosha Street (71st Street), one quarter mile east of Elm Place (161st E. Avenue), south of the Broken Arrow Expressway
- N. 26-115** Approval of BAZ 002489 2025 (Rezoning) and PUD 002490 2025, American Storage of BA, 24.9 acres, A 1 (Agricultural) to CH (Commercial Heavy) and IL (Industrial Light) to allow for a retail, office/warehouse, and outside sales/storage, and min storage located west of the Creek Turnpike, east of N. 37th Street (S. 209th East Ave.) and north of E. Houston Street (E. 81st Street)
- O. 26-118** Approval of and authorization to execute an agreement for automatic aid in fire protection, first response, dispatch, and mutual aid in fire protection and first response between the Rolling Hills Fire Protection District and the City of Broken Arrow
- P. 26-122** Approval of and authorization to execute Change Order No. 1 with Mammoth Sports Construction LLC for the Nienhuis Park Synthetic Turf Fields project (2460360)
- Q. 26-119** Ratification of the Claims List Check Register Dated December 29, 2025

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

Move to Approve Consent Agenda

The motion carried by the following vote:

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

- 6. Consideration of Items Removed from Consent Agenda - NONE**
- 7. Public Hearings, Appeals, Presentations, Recognitions, Awards - NONE**
- 8. 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)**
- 9. General Council Business**

- A. 26-100** Consideration, discussion, and possible approval of and authorization to execute a Memorandum of Understanding between the City County Library Commission of Tulsa County and the City of Broken Arrow to outline their cooperative intent to develop a new 20,000 square foot public library facility in south Broken Arrow

Jeremy Moore, Fire Chief, presented Item 26-100 and explained that the city is proposing a memorandum of understanding with the City-County Library Commission to clarify roles and expectations related to Proposition 7. Because the library is a separate entity, the agreement outlines responsibilities contingent on voter approval of the bond. The city would place Proposition 7 on the April ballot, cover election costs, and reimburse the library up to \$4 million or 40% of construction costs, whichever is less, with reimbursement occurring no earlier than January 31, 2030, after completion and occupancy. The library would commit to building a new 20,000-square-foot library near its current location by December 31, 2029, featuring a makerspace and outdoor children's amphitheater. If approved by the council, the agreement would go to the library board for ratification in January, ensuring clear expectations for both parties.

Kim Johnson, CEO of the Tulsa City-County Library Commission, expressed appreciation for the unique partnership and explained that the total project cost is \$13 million, with \$10 million dedicated to construction and \$3 million remaining. Fundraising has been challenging and has slowed, which is why the commission is seeking city support. They do not anticipate raising more than required. The commission is currently focused on funding the South Broken Arrow and Owasso library projects. It is open to including a clause in the memorandum of understanding if the city feels it is appropriate.

During the discussion, council members shared a positive experience using the South Broken Arrow Public Library and praised the staff. The library director thanked them and requested an amendment to the memorandum of understanding to add a firm deadline for the city's reimbursement of up to \$4 million, due no later than December 31, 2030. City Manager Spurgeon and Fire Chief Moore expressed support for adding an end date, noting it aligns with anticipated bond sales and existing project commitments, while acknowledging that adjustments could be brought back to the council if needed after voter approval of Proposition 7.

MOTION: A motion was made by Justin Green, seconded by David Pickel

Move to Approve Item 26-100 authorization to execute a Memorandum of Understanding between the City County Library Commission of Tulsa County and the City of Broken Arrow to outline their cooperative intent to develop a new 20,000 square foot public library facility in south Broken Arrow with the ammendment to reimburse the library to \$4 million, 40% verified construction costs no later than December 31st, 2030, and once

the conditions of Section 3 are fully satisfied.

The motion carried by the following vote:

Aye: 5 -

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

B. 25-282

Consideration, discussion, and possible approval of the allocation of the 2026 GO Bond Proposition #8 Sports Facility improvements authorized by Ordinance No. 3904, an Ordinance of the City of Broken Arrow, Oklahoma, relating to the imposition of a City excise tax (sales tax) of one half of one percent (0.5%) (in addition to any and all other excise taxes now in force) to be levied upon the gross proceeds or gross receipts derived from all sales taxable under the Oklahoma Sales Tax Code; specifically, allocating the following estimated amounts: Arrowhead Sports Complex, \$13,580,000; Indian Springs Sports Complex, \$8,200,000; Indian Springs Sports Complex Soccer, \$8,350,000; Indian Springs Sports Complex Baseball, \$10,000,000; Indian Springs Sports Complex Adult Softball, \$1,800,000; Challenger Sports Complex, \$1,275,000; and Nienhuis Sports Complex, \$3,350,000

Charlie Bright, Director of Engineering and Construction, presented Item 25-282, and outlined preliminary plans for a potential Proposition 8, a proposed half-cent temporary sales tax lasting five years to fund sports user facilities, intended to deliver projects quickly so current youth benefit rather than waiting years for bond funding. The tax is estimated to generate about \$53 million, allowing roughly \$46 million in upfront project work with associated debt service, which was described as preferable to delaying construction and absorbing future cost escalation. If approved in an April election, design work would begin immediately with construction targeted for late 2027. Proposed investments include major upgrades at Arrowhead, such as improved playing surfaces, drainage, lighting, parking, entrances, and site amenities, along with broader infrastructure improvements, parking, common-area improvements, and a park maintenance building at Indian Springs to support the long-term operation of the sports complexes.

Mr. Bright further explained that while detailed designs are not complete, the city plans to explore creative solutions during the design phase to address space, parking, and circulation constraints at sports facilities. Proposed improvements at Indian Springs include additional turf soccer fields, LED lighting, expanded sidewalks, and upgrades to baseball and adult softball, such as turf conversions, regrading, restrooms, concessions, safety netting, and lighting, to bring all areas up to the same standard as newer facilities. At Challenger Sports Complex, modest additions would include a playground, batting cages, a pedestrian bridge connection, and expanded parking that would also support nearby event venues. Improvements at Nienhuis would focus on enhancements rather than catch-up work, including upgraded lighting, entry plazas, parking lot safety and drainage improvements, and new restroom access near practice fields. Overall, the plan outlines how revenue from a proposed temporary sales tax would be dedicated exclusively to sports user facilities, with flexibility based on actual collections, and emphasizes transparency while remaining open to refinement as projects move into design.

City Manager Michael Spurgeon explained that the City Council will decide whether to use any additional revenues for further improvements or instead to pay down and retire the financing note early and sunset the tax. He noted that some projects, such as Hackberry Market and Adams Creek, are not currently included, and that earlier requests exceeded available funding. After a few years of collections and updated revenue projections, Council will reassess priorities and decide whether to expand projects or end the tax once the debt is retired.

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

Move to Approve Item 25-282 allocation of the 2026 GO Bond Proposition #8 Sports Facility improvements authorized by Ordinance No. 3904, an Ordinance of the City of Broken Arrow, Oklahoma, relating to the imposition of a City excise tax (sales tax) of one half of one percent (0.5%) (in addition to any and all other excise taxes now in force) to be levied upon the gross proceeds or gross receipts derived from all sales taxable under the Oklahoma Sales Tax Code; specifically, allocating the following estimated amounts: Arrowhead Sports Complex, \$13,580,000; Indian Springs Sports Complex, \$8,200,000; Indian Springs Sports Complex Soccer, \$8,350,000; Indian Springs Sports Complex Baseball, \$10,000,000; Indian Springs Sports Complex Adult Softball, \$1,800,000; Challenger Sports Complex, \$1,275,000; and Nienhuis Sports Complex, \$3,350,000

The motion carried by the following vote:

Aye: 5 -

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

C. 26-123

Consideration, discussion, and possible approval of Resolution No. 1732 authorizing the City Attorney to enter into a Final Journal Entry of Judgment in Anthem Church, Inc. vs. City of Broken Arrow et. al., Tulsa County District Court Case Number: CV 2025 02526, authorizing foreclosure of a utility easement situated on property one third mile north of Houston Street (81st Street), one quarter mile east of Garnett Road, Tulsa County, State of Oklahoma, (Section 08, T18N, R14E)

Trevor Dennis, City Attorney, presented Item 26-123, concerning vacating a 2,000-square-

foot easement at the intersection of Houston and Garnett that is no longer needed for public use, allowing the landowner to remove it and proceed with development.

MOTION: A motion was made by Lisa Ford, seconded by David Pickel

Move to Approve Item 26-123 Resolution No. 1732

The motion carried by the following vote:

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

- D. 26-129** **Consideration, discussion, and possible approval of Resolution No. 1730, a Resolution authorizing the calling and holding of a special election in the City of Broken Arrow, State of Oklahoma (the "City"), on the 7th day of April, 2026, for the purpose of adoption or rejection of Ordinance No. 3904 of the City relating to a one half of one percent (0.5%) excise tax (sales tax), in addition to all present City, County and State excise taxes, with the proceeds of said tax to be used to fund sports facilities of the City, or debt service in connection with said sports facilities, as more specifically set out in Ordinance No. 3904 of said City; and containing other provisions related thereto**

Trevor Dennis, City Attorney, presented Item 26-129, introducing the legislative package for the 2026 General Obligation bond, along with a resolution for the associated sales tax and related ordinance. Nate Ellis from Public Finance Group presented the process.

Nate Ellis explained that the agenda covers the complete legal package to call the 2026 bond and sales tax elections, noting that general obligation bonds are called by ordinance with election language included and followed by published proclamations, while the sales tax is adopted by ordinance but formally called by resolution and only becomes effective if approved by voters. An emergency clause is required for the bond ordinance so it can be filed with the election board before deadlines, but not for the sales tax ordinance. The package includes eight propositions total: Propositions 1 through 6 are standard general obligation bonds; Proposition 7 is a limited tax general obligation bond under a different constitutional provision; and Proposition 8 is the sales tax. This is the final opportunity to adjust proposition numbering before the ballot is set.

MOTION: A motion was made by Johnnie Parks, seconded by Justin Green

Move to Approve Item 26-129 Resolution No. 1730

The motion carried by the following vote:

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

- E. 26-131** **Consideration, discussion, and possible approval of and authorization to execute Special Election Proclamation and Notice authorizing the calling of a special election on April 7, 2026, for Proposition No. 8, Sports Facilities Sales Tax**

Trevor Dennis, City Attorney, presented Item 26-131, an action to move to approve and authorize the execution of the special election proclamation.

MOTION: A motion was made by Lisa Ford, seconded by David Pickel

Move to Approve Item 26-131 authorization to execute Special Election Proclamation and Notice authorizing the calling of a special election on April 7, 2026, for Proposition No. 8, Sports Facilities Sales Tax

The motion carried by the following vote:

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

- F. 26-130** **Consideration, discussion, and possible approval of and authorization to execute Special Election Proclamation and Notice for Propositions No. 1 Transportation Projects, Proposition No. 2 Public Safety Projects, Proposition No. 3 Quality of Life Projects, Proposition No. 4 Public Facilities Projects, Proposition No. 5 Stormwater Projects, Proposition No. 6 Drainage Projects, and Proposition No. 7 Library Project**

Trevor Dennis, City Attorney, presented Item 26-130. The requested motion would be the same as above: approval and authorization to execute the special election proclamation.

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

Move to Approve Item 26-130 authorization to execute Special Election Proclamation and Notice for Propositions No. 1 Transportation Projects, Proposition No. 2 Public Safety Projects, Proposition No. 3 Quality of Life Projects, Proposition No. 4 Public Facilities Projects, Proposition No. 5 Stormwater Projects, Proposition No. 6 Drainage Projects, and Proposition No. 7 Library Project

The motion carried by the following vote:

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

10. Preview Ordinances - NONE

11. Ordinances

- A. 26-101 **Consideration, discussion, and possible adoption of Ordinance No. 3902, an Ordinance amending the City of Broken Arrow Code of Ordinances Chapter 10, Fire Prevention And Protection, Article II, Division I, Section 10 27, entitled "Specialized services," specifically removing "Hazmat cleanup;" amending Chapter 10, Fire Prevention and Protection, Article IV, entitled "Explosives," specifically reserving Sections 10 106 to 10 120; enacting Chapter 10, Fire Prevention and Protection, Article V, entitled "Hazardous Materials Incident Response;" repealing Chapter 13.1, entitled "Hazardous Materials and Waste;" and repealing all ordinances to the contrary**

Trevor Dennis, City Attorney, presented Item 26-101The item revisits a previously previewed HAZMAT ordinance that was revised at Chief Moore's request, with the legal department clarifying and strengthening language on who the city can seek remediation costs from after hazardous material spills. The update streamlines cost recovery for emergency responses, noting that fire response can cost roughly \$750 per hour per truck, and applies to incidents such as tanker or pipeline spills, ensuring the city can more effectively recover cleanup expenses.

Jeremy Moore, Fire Chief, explained the ordinance allows the city to bill the responsible party—such as the spiller, property owner, or company—for the fire department's time and resources used during hazardous material incidents. While the city will continue to respond immediately and coordinate cleanup through external remediation companies to protect the environment, this change ensures the fire department's efforts are no longer uncompensated. It is particularly aimed at addressing the sharp increase in natural gas leaks caused by underground directional boring, holding responsible companies accountable for infrastructure damage, and enabling the city to recover costs associated with emergency response.

Chief Moore also stated that staff have been notifying contractors that this policy is coming, particularly those performing directional tedious work that has caused many recent incidents. Contractors are being informed through regular meetings that, if the ordinance passes with the emergency clause, the city will immediately begin charging response costs—about \$750 per hour per fire truck—starting as soon as the next day for any incidents they cause.

During the discussion, Councilor Green asked whether the updated hazmat ordinance would also allow the city to recover costs for law enforcement services, such as officers blocking roads during hazardous incidents. Chief Moore responded that the ordinance language is intentionally broad and does not limit recovery to fire department costs, meaning the city could include all calculated incident-related costs, including police response, when invoicing the responsible party.

MOTION: A motion was made by Johnnie Parks, seconded by David Pickel
Move to Approve Item 26-101 adoption of Ordinance No. 3902

The motion carried by the following vote:

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

- B. 26-132 **Consideration, discussion, and possible approval of an emergency measure for Ordinance No. 3902; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is declared to exist**

Trevor Dennis, City Attorney, presented Item 26-132, an emergency clause for Ordinance No. 3902.

MOTION: A motion was made by Lisa Ford, seconded by Justin Green
Move to Approve an emergency measure for Ordinance No. 3902

The motion carried by the following vote:

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

- C. 26-126 **Consideration, discussion, and possible approval of Ordinance No. 3903, an Ordinance of the Council of the City of Broken Arrow, Oklahoma, authorizing the calling and holding of a special election in the City of Broken Arrow, State of Oklahoma (the "City"), on the 7th day of April, 2026, for the purpose of submitting to the registered qualified electors of said City the question of the issuance of general obligation bonds of said City in an aggregate amount not to exceed the sum of Four Hundred Fifteen Million Dollars (\$415,000,000) to be issued in one or more series to provide funds for the purposes of: (i) pursuant to Section 27, Article X of the Oklahoma Constitution, general obligation bonds of said City for constructing, reconstructing, repairing, improving, and rehabilitating streets, roads, bridges, and intersections in the city (including lighting, sidewalks/bikepaths, landscaping, related drainage improvements, driveway reconstruction, and other related improvements) (\$205,000,000), (ii) pursuant to Section 27, Article X of the Oklahoma Constitution, general obligation bonds of said City for acquiring, constructing, expanding, renovating, repairing, and/or equipping public safety buildings, facilities, and equipment, all to be owned exclusively by the City (\$56,000,000), (iii) pursuant to Section 27, Article X of the Oklahoma Constitution, general obligation**

bonds of said City for constructing, expanding, repairing, which may also include improving, renovating, acquiring and equipping parks and recreational facilities, all to be owned exclusively by the City, or in the alternative to acquire all or a distinct portion of such property pursuant to a lease purchase arrangement (\$74,000,000), (iv) pursuant to Section 27, Article X of the Oklahoma Constitution, general obligation bonds of said City for acquiring, constructing, expanding, renovating, repairing, and equipping municipal buildings, facilities, and equipment, all to be owned exclusively by the City (\$65,000,000), (v) pursuant to Section 26, Article X of the Oklahoma Constitution, general obligation bonds of said City for constructing, expanding, repairing, which may also include improving, renovating, acquiring and equipping stormwater facilities on property owned exclusively or in part by the City (\$6,000,000), (vi) pursuant to Section 26, Article X of the Oklahoma Constitution, general obligation bonds of said City for drainage improvements to property owned exclusively or in part by the City (\$5,000,000), and (vii) pursuant to Section 35, Article X of the Oklahoma Constitution, general obligation limited tax bonds of said City for economic and community development including a new south Broken Arrow library (\$4,000,000); all to be completed with or without the use of other funds, and levying and collecting an annual tax, in addition to all other taxes, upon all the taxable property in said City for the payment of the interest and principal on said bonds, provided however, that in no event shall the real and personal taxable property in said City be subject to a special tax in excess of five mills on the dollar for all bonds issued pursuant to Section 35, Article X of the Oklahoma Constitution; providing for election procedures; authorizing professional services agreements pertaining to the issuance of said bonds; declaring an emergency; and containing other provisions related thereto.

Trevor Dennis, City Attorney, presented Item 26-126, the accompanying ordinance, to the notice of the proclamation of election that was previously passed. It is for Propositions 1 through 7.

MOTION: A motion was made by Lisa Ford, seconded by David Pickel
Move to Approve Ordinance No. 3903

The motion carried by the following vote:

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

D. 26-127 Consideration, discussion, and possible approval of an emergency measure for Ordinance No. 3903; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared

Trevor Dennis, City Attorney, presented Item 26-127, an emergency clause for Ordinance No. 3903.

MOTION: A motion was made by Johnnie Parks, seconded by Justin Green
Move to Approve an emergency measure for Ordinance No. 3903

The motion carried by the following vote:

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

E. 26-128 Consideration, discussion, and possible approval of Ordinance No. 3904, an Ordinance of the City of Broken Arrow, Oklahoma, relating to the imposition of a City excise tax (sales tax) of one half of one percent (0.5%) (in addition to any and all other excise taxes now in force) to be levied upon the gross proceeds or gross receipts derived from all sales taxable under the Oklahoma Sales Tax Code; providing for the use of the proceeds of said excise tax; providing for the effective date of said excise tax to begin on July 1, 2026, and terminate on June 30, 2031; providing for subsisting State permits; providing for payment of tax; providing that the tax is in addition to taxes currently levied; incorporating certain provisions of prior City ordinances; providing for amendments to this ordinance; providing that the provisions of this ordinance are cumulative and in addition to any and all taxing provisions of other City ordinances; providing for severability of provisions; and containing other provisions related thereto

Trevor Dennis, City Attorney, presented Item 26-128, the ordinance for Proposition Number 8, Sales Tax.

MOTION: A motion was made by Justin Green, seconded by Lisa Ford
Move to Approve Item 26-128 Ordinance No. 3904

The motion carried by the following vote:

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

12. Remarks and Inquiries by Governing Body Members

Mayor Wimpee announced that she and the City Manager recorded a short video ahead of the council meeting to remind the public about the January 12th special meeting, explain how it

will proceed, and encourage attendees to come prepared for a calm, professional discussion and vote on the item.

City Manager Michael Spurgeon said the video will be released on Friday and is intended to address the intense emotions surrounding this particular matter, noting that while the Council regularly handles many planning applications, this one has generated heightened public interest. He explained that the Mayor and Council wanted to remind residents that differing opinions are expected, that the First Amendment is respected, and that the community remains friends and neighbors despite disagreements. He added that Aaron McColloch, Director of Communications, will also explain the logistics of the meeting, including when doors will open and deadlines for submitting requests to speak, so staff and the clerk's office can prepare. He also expressed appreciation for Mr. McColloch's work on the Council's behalf on the video.

Councilor David Pickel praised the city's staff and leadership after the holidays, specifically commending Mr. Spurgeon's leadership and the collective efforts that made the community feel vibrant and welcoming, noting that walking through the Rose District feels like a Hallmark movie and expressing appreciation for the work done.

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

City Manager Michael Spurgeon thanked council members, staff, and consultants for the extensive work on the bond package over the past two years, specifically recognizing Trevor and Nate Ellis for navigating complex legal and constitutional requirements, as well as city leadership and department directors for their collaborative efforts. He highlighted Fire Chief Jeremy Moore's contributions as an example of cross-department leadership, thanked community groups and sports organizations for their involvement, and noted that the public education phase of the bond effort will begin soon. He also informed the council of a request from Tulsa County for funding for the Garnett/New Orleans road project, explaining that he plans to bring forward a resolution and a letter of support at the January 20 meeting to assist the county in securing federal hazard mitigation funds.

14. Executive Session - NONE

15. Adjournment

The meeting was adjourned at 7:13 p.m.

MOTION: A motion was made by Lisa Ford, seconded by Justin Green
Move to Adjourn

The motion carried by the following vote:

Aye: 5 -

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

Mayor

City Clerk



City of Broken Arrow

Request for Action

File #: 26-175, **Version:** 1

Broken Arrow City Council
Meeting of: 01-20-2026

Title:

Acceptance of Planning Commission meeting minutes of November 20, 2025

Background:

The minutes of the Planning Commission meeting held November 20, 2025 were approved by the Planning Commission on December 4, 2025.

Cost:

Approximately \$75.00

Funding Source:

Community Development Operational Fund

Requested By:

Rocky Henkel, Community Development Director

Approved By:

City Manager Office

Attachments:

11-20-2025 Planning Commission Minutes

Recommendation:

Accept minutes of Planning Commission meeting held November 20, 2025.

located just south of Florence Street (111th Street) and approximately ¼ mile west of Aspen Avenue (145th E. Avenue)

Jose Jimenez, Planner II, presented Item 25-1577. This public hearing concerns a Specific Use Permit request for an accessory building that exceeds the 1,200-square-foot limit for lots under 2 acres. The 1.82-acre property—located just south of Florence and a quarter-mile west of Aspen—lost acreage during a previous lot split because right-of-way dedication reduced it from over two acres to its current size. The applicant wants to construct a 40-by-80-foot (3,200-square-foot) accessory structure. All setbacks have been met; a home is currently under construction, and the accessory structure permit is pending this decision. The surrounding area is single-family residential with vacant land to the north, and the site lies within the 100-year FEMA floodplain. Under the city's previous R-E zoning, the structure would have been permitted by right. Still, the new zoning ordinance reclassified the property to R-S, requiring this conditional use permit.

Commissioners clarified that the permit application was submitted after the new zoning ordinance took effect. They asked staff to confirm the building's intended use, and staff explained it will function strictly as a personal storage structure—not a dwelling, not commercial, and not something that would generate traffic or noise. Commissioners discussed whether a Specific Use Permit limits allowed uses; staff noted that while the permit itself doesn't list them, zoning regulations already restrict activities such as home occupations and prohibit running a commercial garage without meeting additional rules.

Questions were raised about the building's height, and staff noted that the accessory structure cannot exceed the home's height. Commissioners also asked about siding or façade requirements; staff confirmed none apply in the RS district unless conditions are added to the permit. The applicant was present and available to address details, including height.

Jay Pope, the applicant, explained that the shop's wall height will be 16 feet, with a 14-foot door to accommodate items like trailers, a side-by-side, and potentially a future motorhome. Commissioners said the use aligns with expectations for a personal storage shop and confirmed they were mainly concerned about height limits. They reiterated that the accessory structure must not exceed the height of the primary residence; since the home is two stories with a higher roof pitch, the proposed shop should remain compliant. The board noted past examples of accessory buildings overwhelming single-story homes, but in this case, they felt the height relationship would not be an issue.

MOTION: A motion was made by Jason Coan, seconded by Robert Goranson Move to Approve Item 25-1577 SP-002481-2025 (Specific Use Permit), Pope Accessory Structure, 1.82 acres, RS (Single Family Residential), located just south of Florence Street (111th Street) and approximately ¼ mile west of Aspen Avenue (145th E. Avenue)

The motion carried by the following vote:

Aye: 4 - Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson

B. 25-1639 Public hearing, consideration, and possible action regarding BAZ-002485-2025 (Rezoning), Snyder Rezone, approximately 21.81 acres, RMF (Residential multifamily) and PUD-340 to RSP (Single-family residential - Preservation), located 1/8th of a mile south of Tucson Street (121st Street) and west of Elm Place (161st E Ave)

Jose Jimenez, Planner II, presented Item 25-1639, a public hearing concerns a request to rezone approximately 21.81 acres from RMF and PUD 340 to the new RSP (Single-Family Residential Preservation) district, which would also abrogate PUD 340. The site, located one-eighth mile south of Tucson and west of Elm Place, is proposed for a single-family neighborhood using the RSP standards that allow smaller lots in exchange for increased open space. A conceptual plan has been submitted showing a potential layout. Surrounding properties include commercial uses and single-family neighborhoods, with some vacant land; part of the site lies within the 100-year floodplain. Utilities are available. The Comprehensive Plan identifies RS4—which corresponds to RSP under the new zoning ordinance—as appropriate for this Level 3 location, making the request consistent with the plan. Staff recommends approval, subject to the property being platted.

Erik Enyart of Tanner Consulting stated that he and the property owner agree with the staff's recommendation to approve. He noted they have an initial concept layout for the site and asked to display it, emphasizing that it includes significantly more open space than the RSP zoning district requires. He said they are enthusiastic about the project.

Commissioners noted that most of the proposed open space exists because drainage and portions of Elm Creek's floodplain run through the site. Mr. Enyart confirmed this, explaining that the project exceeds the RSP requirement of 25% open space and stays within the rule that no more than half of that space can be floodplain.

Commissioners asked whether the developer plans to add trails or other usable amenities. Mr. Enyart said it's early in the design process, but they expect neighborhood amenities and will include perimeter fencing, enhanced entryways, and on-site detention areas; any remaining usable open space could be used as amenity areas.

Commissioners said the single-family layout is an improvement over the previously approved multifamily plan. They also clarified for the public that this request is only a straight zoning change—from a PUD to RSP—and the concept plan shown is preliminary. The final layout, street connections, and design details will likely change during the platting and engineering review process.

A letter from nearby resident Melody Benintendi, who lives with her siblings at 15303 East 122nd Street South, directly southwest of the proposed RSP rezoning. She requested that a screen—ideally a privacy fence—be installed along the shared property line. Her concern is that, without a wall, new residents might mistakenly enter her family's private land, and she also believes a fence would improve the appearance of both her property and the future neighborhood.

The commission discussed the fencing request and clarified that, because this case is a straight rezoning and not a PUD, they cannot impose conditions such as mandatory fencing along the neighbor's property line. Under current zoning rules, residential-to-agricultural boundaries do not require screening or buffers, so any fence would be optional, installed by the developer or individual homeowners during platting, and not mandated by the city.

They also discussed access concerns. One nearby tract appears somewhat landlocked, but staff explained that the existing owners currently access their home via Albuquerque Street and a gravel drive. Rezoning alone does not create a new "landlocked" parcel; future platting rules would determine whether a stub street or connection is needed. The neighbors who sent the letter were largely unconcerned about the development itself—they mainly wanted a fence to prevent trespassing.

The commission concluded that the city cannot require the developer to provide a fence through this zoning action, and any fencing would have to come later, voluntarily, during platting or by the adjacent property owner.

Mr. Enyart confirmed that fencing is not required under zoning and would be a homeowner's choice, to be determined later through HOA covenants or personal preference. He noted that many future residents will likely choose to install privacy fencing, but that's not something the zoning action can mandate. He also clarified that he had spoken with the property owner—not the neighbors who submitted the letter—and that the expectation is simply that fencing decisions will be made lot by lot, as in any typical subdivision. Commissioners reiterated that adjacent property owners may install their own fence if they wish and that shifting from multifamily to single-family zoning is generally a positive outcome for surrounding neighbors.

MOTION: A motion was made by Jaylee Klempa, seconded by Jonathan Townsend Move to Approve Item 25-1639 BAZ-002485-2025 (Rezoning), Snyder Rezone, approximately 21.81 acres, RMF (Residential multifamily) and PUD-340 to RSP (Single-family residential - Preservation), located 1/8th of a mile south of Tucson Street (121st Street) and west of Elm Place (161st E Ave)

The motion carried by the following vote:

Aye: 4 -

Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson

C. 25-1640 Public hearing, consideration, and possible action regarding BAZ-002505-2025 (Rezoning), Arrow Forge, 99.52 acres, AG (Agricultural) to IL (Industrial Light), located one-half mile north of Tucson Street (121st Street), located on the south of Florence Street (111st Street), and ¼ mile east of Olive Ave (129th E Avenue)

Jose Jimenez, Planner II, presented Item 25-1640. BAZ002505-2025 is a public hearing and action request to rezone 99.52 acres south of Florence Street and east of Olive from Agricultural (AG) to Industrial Light (IL) to support development of the Arrow Forge Innovation District. The project aligns with Broken Arrow voters' 2018 GO Bond commitment to build the infrastructure needed for an innovation district intended to attract advanced manufacturing and technology jobs, provide competitive wages, and strengthen the future workforce.

Surrounding properties include single-family residential, vacant land, agricultural uses, and public school property to the north; agrarian land to the east; vacant commercial-heavy and agricultural land across the Creek Turnpike to the south; and vacant agricultural land to the west. Portions of the site lie within the 100-year floodplain, and both water and sewer service are available.

Because the zoning request is consistent with the Comprehensive Plan amendment previously

approved (COMP 002424-2025), city infrastructure commitments, and the planned innovation district, staff recommends approval of the rezoning, subject to platting.

It was clarified that the whole 99.52-acre tract is being rezoned to IL for now to enable development of the innovation district, but the entire area is not intended to remain IL long-term; future development phases will come back with more tailored zoning. When asked whether a recent sign ordinance change affected this property, staff clarified that the signage update applied to the Events Park area, not this site. A question was then raised about whether the economic impact—such as projected job creation or private investment—could be quantified. It was noted that Mr. Jimenez could not provide those details himself, and staff from the Economic Development Authority were present to address them.

Amber Miller, Broken Arrow Economic Development Authority, explained that the Arrow Forge Innovation District has secured a prospective anchor tenant. This existing Broken Arrow company plans to expand on-site. The project would retain 110 high-wage jobs and add 50 more positions at or above the Tulsa County average wage while constructing a light-industrial, 50,000-square-foot aerospace components facility. The operation would be clean, low-traffic, and capable of doubling in size in the future. The company is expected to invest roughly \$10 million in capital improvements, with potential higher costs depending on construction conditions.

MOTION: A motion was made by Jonathan Townsend, seconded by Jaylee Klempa Move to Approve Item 25-1640 BAZ-002505-2025 (Rezoning), Arrow Forge, 99.52 acres, AG (Agricultural) to IL (Industrial Light), located one-half mile north of Tucson Street (121st Street), located on the south of Florence Street (111st Street), and ¼ mile east of Olive Ave (129th E Avenue)

The motion carried by the following vote:

Aye: 4 - Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson

- D. 25-1642 Public hearing, consideration, and possible action regarding BAZ-002491-2025 (Rezoning), Broken Arrow Meeting House, 8.01 acres, AG (Agricultural) to ON (Office Neighborhood), located at the southwest corner of the intersection of Florence Street (111th Street) and Aspen Avenue (145th E Avenue)**

Jane Wyrick, Planning and Development Manager, presented Item 25-1642. The request seeks to rezone 8.01 acres at the southwest corner of Florence (111th) and Aspen from Agricultural to Office Neighborhood to allow development of a place of worship. Surrounding properties are largely vacant agricultural land with areas of floodplain, and single-family homes lie to the west. A small portion of the site's southeast corner falls within the 100-year floodplain, and city water and sewer are available. Staff recommends approval contingent upon the property being platted, although the applicant disagrees with the platting requirement.

David Frohling, GHN Architects & Engineers, the applicant, clarified that they will, in fact, plat the property. Although early discussions during the pre-development meeting created confusion about whether platting was required, the project manager confirmed that the owner now agrees to proceed with it. Commissioners noted that platting is essential because it allows the City to identify easements and other necessary site elements. With the applicant's agreement to plat, there were no remaining objections.

MOTION: A motion was made by Jason Coan, seconded by Jaylee Klempa Move to Approve Item 25-1642 BAZ-002491-2025 (Rezoning), Broken Arrow Meeting House, 8.01 acres, AG (Agricultural) to ON (Office Neighborhood), located at the southwest corner of the intersection of Florence Street (111th Street) and Aspen Avenue (145th E Avenue)

The motion carried by the following vote:

Aye: 4 - Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson

7. Appeals -NONE

8. General Commission Business - NONE

9. Remarks, Inquiries, and Comments by Planning Commission and Staff (No Action)

Staff reported that the wireless tower site has unusual conditions since it sits within an existing parking area, so it does not require landscaping beyond basic screening, which will be handled with fencing. Commissioners were satisfied as long as the installation looked appropriate and met city standards.

A broader discussion followed about landscape plans, including when they come before the Planning Commission and when staff handles them administratively. Staff explained that site plans for PUDs usually require Planning Commission review if the PUD specifically calls for

it. Still, other projects may be approved administratively unless a deviation or waiver is requested. Commissioners noted that sometimes built landscapes differ from what they recall seeing, prompting concern about whether plans were reviewed or correctly enforced. Staff acknowledged that older inspections may not have consistently identified landscape issues, but emphasized that inspectors are now paying closer attention.

They also clarified that administrative adjustments are allowed for narrowly defined situations, while anything outside that list must come back to the Commission. Commissioners discussed the importance of ensuring landscaping is installed as approved, maintaining Broken Arrow's Tree City USA standards, and possibly requesting landscape plans for specific projects when there is community concern. Staff confirmed that final inspections should catch missing plantings and committed to coordinating with inspectors as needed.

10. Adjournment

The meeting was adjourned at 6:16 p.m.

MOTION: A motion was made by Robert Goranson, seconded by Jonathan Townsend
Move to Adjourn

The motion carried by the following vote:

Aye: 4 -

Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson



City of Broken Arrow

Request for Action

File #: 26-176, **Version:** 1

Broken Arrow City Council
Meeting of: 01-20-2026

Title:

Acceptance of Planning Commission meeting minutes of December 4, 2025

Background:

The minutes of the Planning Commission meeting held December 4, 2025 were approved by the Planning Commission on December 18, 2025.

Cost: Approximately \$2.00

Funding Source: Community Development Operational Fund

Requested By: Rocky Henkel, Community Development Director

Approved By: City Manager Office

Attachments: 12-04-2025 Planning Commission Minutes

Recommendation:

Accept minutes of Planning Commission meeting held December 4, 2025.



City of Broken Arrow

Minutes

Planning Commission

Robert Goranson Chairman
Jason Coan Vice Chairman
Jaylee Klempa Commissioner
Jonathan Townsend Commissioner
Mindy Payne Commissioner

City of Broken Arrow
220 South 1st Street
Broken Arrow, OK
74012

Thursday, December 4, 2025

5:30 p.m.

Council Chambers

1. Call to Order

Chairman Robert Goranson called the meeting to order at 5:30 p.m.

2. Roll Call

Present: 5 - Mindy Payne, Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson

3. Old Business

4. Consideration of Consent Agenda

- A. 25-1687 Approve LOT-002521 Newcomb Lot Line Adjustment 0.48 acres, 2 lot to 2 lots, RS-P (Single-family residential - Preservation), one-eighth mile south of Houston Street (81st Street) and one-third mile east of Elm Place (161st E Avenue)
- B. 25-1688 Approve LOT-002522 Glowacki Lot Split 1.07 acres, 1 lot to 2 lots, RMH (Residential Manufactured Home), one-half mile south of Dearborn Street (41st Street) and one-half mile east of 37th Street (209th E Avenue)
- C. 25-1689 Approval of PT-002421-2025|PR-000629-2024, Conditional Final Plat, Oklahoma IOS Land Company Re-Do, approximately 40.14 acres, 2 Lots, IL (Industrial Light)/PUD-001785-2024, located approximately one-quarter mile west of 23rd Street (County Line Road) and north of Houston Street (81st Street)

MOTION: A motion was made by Mindy Payne, seconded by Jaylee Klempa
Move to Approve Consent Agenda

The motion carried by the following vote:

Aye: 5 - Mindy Payne, Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson

5. Consideration of Items Removed from Consent Agenda - NONE

6. Public Hearings - NONE

7. Appeals - NONE

8. General Commission Business - NONE

9. Remarks, Inquiries, and Comments by Planning Commission and Staff (No Action) - NONE

10. Adjournment

The meeting was adjourned at 5:31 p.m.

MOTION: A motion was made by Mindy Payne, seconded by Jonathan Townsend
Move to Adjourn

The motion carried by the following vote:

Aye: 5 - Mindy Payne, Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson



City of Broken Arrow

Request for Action

File #: 26-177, **Version:** 1

Broken Arrow City Council
Meeting of: 01-20-2026

Title:

Acceptance of Planning Commission meeting minutes of December 18, 2025

Background:

The minutes of the Planning Commission meeting held December 18, 2025 were approved by the Planning Commission on January 8, 2026.

Cost:

Approximately \$500.00

Funding Source:

Community Development Operational Fund

Requested By:

Rocky Henkel, Community Development Director

Approved By:

City Manager Office

Attachments:

12-18-2025 Planning Commission Minutes

Recommendation:

Accept minutes of Planning Commission meeting held December 18, 2025.

the intent. Mr. Reynolds stated agreement with the staff recommendation and offered to answer any questions from the board.

Colten Jay, a nearby resident, spoke in opposition to the proposed comprehensive plan change, explaining that he lives directly across the street from the site with his family and that he had spoken with several neighbors who share similar concerns. He cited anticipated increases in traffic and extended operating hours, pedestrian safety risks for children and pets, noise and light pollution, and the limited capacity of the existing two-lane road. Mr. Jay also raised concerns about declining property values, proximity to existing grocery and convenience stores, loss of rural residential character, impacts on privacy and quality of life, litter, livestock welfare, potential stormwater contamination, and vehicle headlights shining into nearby homes. He stated that these issues led him and his neighbors to oppose the proposed change.

During the discussion of the proposed comprehensive plan amendment, Mr. Jay clarified that his property lies directly east of the site along Onetta Road. He reiterated concerns about traffic, lighting, and quality-of-life impacts. The applicant, Mr. Reynolds, responded that the project is a grocery store, not a convenience store or mini storage, and stated that stormwater will be entirely handled under city regulations, sidewalks will be required along Kenosha and Onetta, lighting will be contained on site, and traffic impacts will be addressed through platting and engineering review, noting the intersection is already signalized for commercial growth. City staff explained that access points will meet ordinance requirements, including minimum spacing from intersections, and that a detailed site plan will be reviewed later through the engineering process. After confirming that the proposal is conceptual at this stage and that the staff were comfortable proceeding, the board indicated it was appropriate to consider action on the item.

MOTION: A motion was made by Jonathan Townsend, Robert Goranson Move to Approve Item 25-1716 COMP-002532-2025, Comprehensive Plan Change, (Case Number) (Comprehensive Plan Change), Oneta71, LLC, 8.8 acres from Level 1 (Rural Residential/Greenway/Floodplain) to Level 4 (Commercial/Employment Nodes) located approximately one-tenth mile north of the northwest corner of E. Kenosha Street (71st Street) and Oneta Road (241st E. Avenue).

The motion carried by the following vote:

**Aye: 3 -
Nay: 2 -**

Jonathan Townsend, Jaylee Klempa, Robert Goranson
Mindy Payne, Jason Coan

B. 26-82

Public hearing, consideration, and possible action regarding PUD-002490-2025 (Planned Unit Development) and BAZ-002489-2025 (Rezoning), American Storage of BA, approximately 24.9 acres, A-1 (Agricultural) to PUD (Planned Unit Development) located west of the Creek Turnpike, east of South 209th East Avenue (N. 37th Street), and north of East Houston Street (East 81st Street)

Rebecca Blaine, Planning Section Manager, presented Item 26-82. A Rezoning Request BAZ-002489-2025, which proposes changing the property's zoning from A-1 Agricultural to a Planned Unit Development, allowing Commercial Heavy and Industrial Light uses. The request would permit retail, warehouse, office, and storage development on the northern portion of the site and mini-storage on the southern portion. Staff explained that Commercial Heavy is appropriate within Level Six of the Comprehensive Plan and that Industrial Light uses are allowed when incorporated into a PUD. With surrounding properties also designated Level Six and largely undeveloped agricultural land, staff found the request consistent with the Comprehensive Plan and recommended approval of the rezoning and associated PUD, subject to the property being platted.

During the discussion of the rezoning and PUD request, Nicole Wallace of Wallace Design Collective agreed with the staff's recommendation to approve. Board members asked for clarification on landscaping requirements, specifically the difference between landscape buffers in Development Areas A and B along the Creek Turnpike. Ms. Wallace explained that the intent is to provide a consistent 50-foot landscape buffer with trees along the turnpike for both areas, with additional buffering for the mini-storage area. After reviewing the PUD tables and exhibits, it was acknowledged that the language could be clarified to reflect the intent better, and Ms. Wallace confirmed the applicant's willingness to address any inconsistencies.

MOTION: A motion was made by Mindy Payne, seconded by Jason Coan Move to Approve Item 26-82 PUD-002490-2025 (Planned Unit Development) and BAZ-002489-2025 (Rezoning), American Storage of BA, approximately 24.9 acres, A-1 (Agricultural) to PUD (Planned Unit Development) located west of the Creek Turnpike, east of South 209th East Avenue (N. 37th Street), and north of East Houston Street (East 81st Street)

The motion carried by the following vote:

Aye: 5 -

Mindy Payne, Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson

Public hearing, consideration, and possible action regarding BAZ-002469-2025 (Rezoning) and SP-002526-2025 (Conditional Use Permit), Islamic Center of Tulsa, 15.06 acres, AG (Agricultural) and FD (Floodplain) to CG (Commercial General) and FD (Floodplain), located approximately ½ mile north of Tucson Street (121st Street) and just east of Olive Avenue (129th E. Avenue)

Jose Jimenez, Planner II, presented Item 25-1766. A a rezoning request and conditional use permit for a 15.06-acre property owned by the Islamic Center of Tulsa, proposing to change the zoning from agricultural and floodplain to Commercial General and floodplain to allow a mixed development consisting of a commercial retail center along Olive Avenue, an Islamic Center in the central portion of the site, and a rear area reserved for a retention pond and undeveloped floodplain land. The property is designated Level Six in the Comprehensive Plan, which supports Commercial General zoning, and access is planned from Olive Avenue near the Creek Turnpike interchange. A conditional use permit is required for the place of assembly, with parking to be finalized through site plan review, though a conceptual layout shows 726 spaces. Surrounding properties are largely vacant or agricultural, with some nearby assembly and residential uses, and all development will comply with city and FEMA floodplain regulations. Based on plan consistency, location, and surrounding land uses, staff recommended approval of both the rezoning and the conditional use permit.

Rick Brown, the architect representing the Tulsa Islamic Association, explained that the project is planned as a multi-phase development on the agriculturally zoned site, noting that similar places of assembly already exist nearby, including a church, establishing precedent for the proposed use. He described Phase One as the construction of the prayer hall and support spaces, Phase Two as the completion of the second-floor classrooms and a women's prayer area, and a later phase as the addition of a gym. Mr. Brown stated that while the mosque could be built under agricultural zoning with a conditional use permit, the long-term plan includes a future 20,000-square-foot retail and office component along Olive Avenue, which necessitates Commercial General zoning. However, that commercial portion is not expected to be developed immediately.

During the discussion of the rezoning and conditional use permit for the Islamic Center of Tulsa, board members focused on timing, traffic, parking, noise, and future commercial development. Staff clarified that the rezoning would not take effect until platting occurs and that the conditional use permit would expire if the applicant does not actively pursue permits within the required timeframe, independent of any future retail development. Mr. Brown explained the phased construction plan for the mosque, anticipated peak activity primarily during Friday midday services, use of onsite traffic control during busy periods, and minimal daily traffic otherwise. He emphasized that all prayers occur inside the building, with no external speakers or amplified calls to prayer, noting that operations would comply with the city's noise ordinance and be comparable to those of nearby churches. The discussion acknowledged that many concerns raised would be further evaluated during the site plan and engineering review processes.

Uslam Saed identified himself as a longtime attendee and leader at the Islamic Society of Tulsa and explained that for more than 25 years, the mosque he attends has operated within a residential neighborhood without using outdoor speakers or generating noise complaints. He emphasized that daily prayers are conducted quietly inside the building and that the community has never considered broadcasting prayers externally. Mr. Saed stated that, given this experience and the proposed site's location next to a church and near the turnpike, he does not anticipate noise or neighborhood impacts from the planned Islamic Center.

During the discussion, board members addressed public concerns raised online about noise, operations, and neighborhood impacts associated with the proposed Islamic Center, noting that conditions could be added to a conditional use permit if approved. Mr. Saed explained that, for more than 25 years, the Islamic Society of Tulsa has operated quietly within a residential neighborhood, emphasizing respect for neighbors, the use of no outdoor speakers, and internal messaging to minimize impacts. He clarified that the Broken Arrow facility would not replace the existing Tulsa mosque but operate alongside it to relieve overcrowding and parking pressure, particularly during Ramadan, and that the new site's larger parking supply is intended to meet long-term needs. Mr. Saed also noted that fencing and gating would be added in the future, as was done at the Tulsa location. He reaffirmed that the organization's growth and timeline have been driven by gradual fundraising and increased community demand.

Further discussion focused on clarifying the scope, timing, and impacts of the proposed Islamic Center rezoning and conditional use permit, with board members emphasizing that the actions before them are limited to zoning and the CUP rather than final site design. Mr. Brown and Mr. Saed explained that the project will be built in phases as funding is raised, with Phase One intended to be a complete, finished structure, and that similar projects have not stalled or become nuisances. Peak traffic is expected primarily on Friday afternoons, with minimal daily activity otherwise, and traffic control measures would be used as needed. There will be no

external speakers or amplified calls to prayer, and operations will comply with the city's noise ordinance. Questions about parking, sewer service, and floodplain treatment were addressed, noting that septic will be used initially due to the lack of nearby sewer service, with a potential future connection if the infrastructure extends. The board clarified that rezoning and the conditional use permit are separate actions, that approvals would expire if not actively pursued. That detailed design, traffic, drainage, and engineering issues would be handled later through the formal site plan and permitting processes.

Phil Armstrong, president and CEO of OCCJ, urged approval of the project as more than a land-use decision, framing it as a statement about community, inclusion, and shared values. Drawing on his experience leading Greenwood Rising amid controversy, he emphasized that meaningful civic spaces can foster understanding, resilience, and unity. Mr. Armstrong highlighted the contributions of Muslim residents to the region. He described the proposed center as a place not only for worship, but for dialogue, connection, and cross-cultural relationships. He argued that approving the project would affirm Broken Arrow as a city that embraces diversity as a strength and chooses understanding, compassion, and community over fear and division.

Colby Palmer spoke in support of the project, emphasizing the importance of religious freedom and mutual respect among people of different faiths. Drawing on his lifelong ties to Broken Arrow and Christian upbringing, he shared positive experiences with members of the Muslim community, describing them as charitable and supportive of the broader community. Palmer concluded that supporting the project aligns with shared values of loving one's neighbor and upholding the right of all people to practice their faith freely.

Cherie Thomas spoke in opposition to the proposed Islamic Center, arguing that she believes such developments represent a broader ideological threat rather than a simple religious facility. She expressed concerns that Islam is incompatible with American laws, culture, and the Constitution, warned against what she described as the creation of "no-go zones," and urged officials to prioritize protecting local culture, legal systems, and citizens' rights. While stating that individuals should be treated with kindness, she called on the city to reject the project based on her view that Islamic ideology is hostile to Western civilization.

Shawn Murray spoke in opposition to the project, framing his concerns as cultural and ideological rather than logistical. He argued that Islam is incompatible with the U.S. Constitution and American values, particularly citing fears about women's rights and cultural influence on children. Mr. Murray stated that he does not want what he views as Islamic ideology imposed on his family or community, asserted that many residents share these concerns, and urged officials to consider constituent opposition and the broader cultural impact rather than focusing solely on infrastructure or land-use issues.

Mersadies Clewien spoke in support of the project, sharing her background growing up Christian in rural Oklahoma, and how exposure to people of other faiths in college taught her that those who practice different religions are not hateful or evil, just different. She emphasized that Muslims, like Christians, are diverse individuals and that some of the kindest people she has known in Broken Arrow are Muslim. She argued that freedom of religion must apply equally to all faiths, noting the stark imbalance between the hundreds of Christian churches in the Tulsa metro area and the tiny number of mosques, which forces Muslims in Broken Arrow to travel to Tulsa to worship. She described this as a double standard and affirmed that, although she is not Muslim, she stands with the Muslim community and believes they deserve the same rights and opportunities to worship as any other Americans.

Gabrielle McKinley spoke in opposition to the project, expressing fears based on international examples of extremist groups such as the Taliban, Hamas, Boko Haram, and ISIS, which she described as having declared Islamic states governed by Sharia law and rejecting existing national laws and borders. She argued that these groups use tactics such as immigration, population growth, and cultural pressure to gain control over regions and impose religious law. Ms. McKinley asserted that Islam views Sharia law as supreme over civil law and questioned whether a mosque could have a hidden agenda to undermine local, state, or federal laws. She asked what actions the city would take if a mosque were found to be attempting to introduce or enforce Sharia law in Broken Arrow.

Randall Stigney, a retired physician and Broken Arrow resident, spoke in opposition to the proposed mosque and related zoning, arguing that Oklahoma law requires commercial zoning changes to demonstrably enhance the surrounding community. He questioned whether a mosque would improve nearby property values, attract adjacent businesses, or be welcomed by residents if located near their homes. He expressed distrust of assurances given by proponents, citing the concept of taqiyya, which he claimed allows deception in Islam, and raised concerns about potential calls to prayer. Mr. Stigney characterized Islam as a violent, misogynistic culture rather than a religion, referenced historical and contemporary examples of violence committed by extremist groups, alleged unequal treatment of women under Sharia law, and

argued that Islam is incompatible with American values and constitutional principles. He urged the commission to consider these cultural and societal impacts in its decision.

Phil Byers spoke in opposition to the rezoning, stating that opponents deserved equal opportunity to express their concerns after supporters had spoken at length. He focused on rezoning impacts and cultural issues, particularly skepticism about assurances that calls to prayer would remain indoors, citing what he described as the Islamic doctrine of *taqiyya* and expressing distrust that noise ordinances would be enforced, citing examples from other cities. He argued that a mosque would not truly serve all people, claimed Islamic texts are hostile to Christians and Jews, and asserted that Islam does not support freedom of religion, free speech, or the U.S. Constitution. Mr. Byers also raised practical concerns about potential wetlands on the property that could restrict development and concluded by stating that American soldiers died to uphold constitutional freedoms, which he believes Muslims do not support.

Kevin Egley opposed the proposal, citing concerns about increased traffic congestion near the Creek Turnpike interchange and questioning whether planned infrastructure improvements will address it. He argued that city planning decisions also shape community culture and warned that allowing a mosque would negatively affect Broken Arrow in the long term. Drawing on his military service and experiences living overseas, as well as examples from cities like Minneapolis, Dearborn, and New York, he claimed that Islamic communities initially integrate peacefully but later seek political influence, which he believes conflicts with the U.S. Constitution. He urged city leaders to prioritize constitutional principles over political correctness and emphasized that their decision would have long-term consequences for the community.

Heidi Martinez, a 25-year resident of Broken Arrow, spoke strongly in support of the mosque, sharing her long-standing personal experience with the Muslim community. She described Muslims as kind, generous, and charitable friends who have become like family to her, despite her being openly Christian. She expressed concern that some Muslims were afraid to attend the meeting due to hostility and bigotry. She emphasized that the issue before the commission is about constitutional rights, not Islam versus Christianity. Ms. Martinez argued that freedom of religion applies to all faiths, reminded the body that many sacrificed for that freedom, and urged commissioners to see Muslims as neighbors and fellow Broken Arrow residents who deserve the same right to worship near their homes.

Doc Sublett spoke from an economic development perspective rather than a religious one, expressing concern that a prominent mosque across from the city's taxpayer-funded 90-acre innovation district could negatively impact efforts to attract high-paying jobs, major investors, and high-end businesses. As a longtime business owner and Broken Arrow taxpayer, he argued that visual context matters when recruiting companies to locate, and he worried that the presence of a large religious facility could make it harder to "sell" the area to potential investors. He urged decision-makers to prioritize protecting and maximizing the city's significant public investment and to ensure the innovation district has every advantage in competing for economic development.

Angie Stephens said she recently moved to Broken Arrow and raised concerns after learning about the proposal. She questioned the project's financial readiness, noting that only about half of the mosque's funding has been secured, and expressed concern that construction could stall, leaving an unfinished or blighted site. Drawing on her background as a kindergarten teacher, she also raised concerns about Friday afternoon traffic around 1:00, asking how long services last and how increased congestion could affect school buses, parents, and children, especially as nearby neighborhoods grow. She raised concerns about potential noise and emphasized the need for long-term planning, stating that, given these issues, she opposes the project.

Linda Russell spoke in opposition, focusing on zoning, infrastructure, and regulatory concerns rather than religion. She questioned whether a mosque meets the intent of a Level Six Comprehensive Plan designation, which emphasizes employment and commercial intensity. She argued the proposed use does not align with those standards. She raised concerns about development intensity, septic-based wastewater limitations versus municipal sewer, emergency access and ingress/egress constraints, lack of secondary access, increased traffic and fire response demands, proximity to floodplain and the Creek Turnpike, and compliance with city engineering standards and the International Fire Code. She also cited Oklahoma Administrative Code requirements governing onsite sewage systems and lagoons, arguing these constraints further undermine feasibility. Based on these planning, engineering, and regulatory issues, she opposed both the rezoning and the conditional use permit.

Karen Hardin opposed the rezoning on planning, infrastructure, environmental, and public safety grounds, arguing it would effectively override the city's comprehensive plan. She stated that existing infrastructure cannot support the proposal due to traffic ingress and egress limitations, lack of municipal sewer, septic system constraints, floodplain issues, and DEQ wastewater regulations, asserting that septic limitations should be a decisive barrier given the

scale and occupancy of the proposed development. She contended that the request constitutes preferential treatment and spot zoning, driven by a specific site plan rather than a comprehensive reevaluation of the area, and that it sets a harmful precedent that could erode greenway and floodplain protections along the corridor. She warned that approving rezoning before adequate roads, utilities, and access exist undermines long-term infrastructure planning and environmental stewardship, and she questioned why cumulative impacts and precedent were being ignored. She also referenced safety concerns related to the land's ownership history, asserting these factors warranted denial of the rezoning.

Patricia Highland opposed the rezoning on planning and infrastructure grounds, emphasizing that her objection was not religious. She argued that the property lacks adequate ingress and egress on all sides, including the north and south sides and the floodplain area, making it currently inaccessible and unsuitable for development. She warned that approval would eventually require taxpayer-funded road and infrastructure improvements, which she strongly opposed. She stated the proposal fails to meet legal standards, floodplain and greenway constraints, zoning ordinance requirements, emergency access needs, and basic parking capacity, asserting the site cannot even accommodate small gatherings. She described the property as unsustainable due to runoff, groundwater, and utility limitations, suggested the buyer was misled about its viability, and urged decision-makers to visit the site in person, concluding that the rezoning should be denied on these practical and legal grounds.

Billy Wiland opposed the zoning request by recounting a personal experience during a trip to Jerusalem in which he said young children attacked him in a Muslim area because he was Jewish, an incident he described as learned hatred instilled by adults rather than the children themselves. He framed the story as a moral and spiritual warning about the responsibility of parents and leaders in shaping beliefs and values, emphasizing that his response is rooted in prayer rather than hatred. He concluded by urging the board to deny the zoning request, expressing concern about what he views as the cultural and ideological implications rather than the children or individuals themselves.

Randy Prevat opposed the zoning request based on his personal experience living in the Middle East for 5 years as a civilian contractor. He said repeated calls to prayer broadcast over loudspeakers were disruptive and asserted that he does not want similar noise in Broken Arrow. His primary concern was noise, particularly early morning amplification, which he believes would negatively affect nearby residents and property values and could cause people to move away. He also expressed skepticism that noise ordinances could effectively prevent such broadcasts. In addition, he raised concerns about stormwater runoff from a large parking area, questioning how water from hundreds of vehicles would be managed, to which staff responded that onsite detention would be required during the engineering and design phase.

James Gillis spoke in opposition to the proposal, arguing that the council demonstrated bias by not challenging or redirecting comments made in support of the project while, in his view, dismissing or minimizing opposing concerns as irrelevant or social-media-based. He stated that opponents had researched Islamic texts and history and claimed that Islam seeks to impose Sharia law through gradual cultural influence. Mr. Gillis cited examples from Michigan that he believes illustrate political and cultural changes following increased Muslim representation, expressed fears about erosion of constitutional values and women's rights, and warned that the project represents a broader ideological threat rather than a simple zoning matter.

Alan Jackson spoke in opposition to the proposed zoning change for the Islamic Center, framing his comments as a formal notice to the Planning Commission. He argued that Oklahoma is a common-law state rooted in Christian principles and cited portions of the Oklahoma Constitution, the Northwest Ordinance, and legal maxims to support his view that government authority derives from God and exists to protect what he described as divinely grounded rights and liberties. Mr. Jackson contended that zoning approval for the Islamic Center would conflict with these principles and urged commissioners, as trustees and agents of the people, to vote no to protect the general welfare, the constitutional foundations, and the public's rights.

Karla Morris spoke in opposition to the proposal, citing concerns about infrastructure strain, such as sewage capacity and noise, and expressing a preference for keeping the land agricultural and rural. She argued that rural areas should remain quiet, low-density, and free from what she views as incompatible development, stating that residents moved there for privacy and open space. Ms. Morris also raised objections to foreign land ownership. She expressed broader fears about Islam and mosques in the United States, asserting that community opposition should be decisive and urging the commission to reject the proposal to preserve the area's rural character and perceived safety.

Caleb Mitchell spoke in support of the proposal, addressing concerns about noise and infrastructure by noting that similar issues already exist with other nearby developments and would apply to any project in the area. He compared potential noise to familiar sounds, such as

church bells, and emphasized that ingress and egress challenges are not unique to the mosque. Mr. Mitchell shared that he lives nearby, welcomed the mosque as a neighbor, and expressed support for religious freedom for all faiths, noting that the group's willingness to build in Broken Arrow reflects a desire to be part of the community.

Ralph McClendon, a longtime Broken Arrow resident, opposed the proposal by arguing that while he has known Muslims who were good people, he believes Islam itself promotes violence against nonbelievers and poses a long-term threat to the community. He cited alleged incidents elsewhere involving weapons and militant agendas, expressed fears of future coercion or force, and urged officials to stop the project at the zoning or permitting stage to avoid what he sees as serious future consequences.

Mark Smith, a 40-year Broken Arrow resident, argued that the proposal conflicts with the city's secular BA Next comprehensive plan by introducing what he described as a religious "way of life" that governs social, political, and economic behavior. He expressed concern that a mosque with a future retail component could impose restrictive leasing practices, create noise and traffic impacts from daily calls to prayer, and reduce property values and economic attractiveness in the Forge Innovation District and surrounding neighborhoods. He questioned how the city would enforce ordinances, raised concerns about cultural conflict and alleged organizational associations, and urged the commission to reject both the zoning and related requests.

Chris Jacobson, a 31-year Broken Arrow resident and petroleum engineer, opposed the proposal primarily on infrastructure grounds, warning that a large septic or anaerobic system would likely create serious drainage and groundwater problems for properties downhill to the south, based on his firsthand experience with nearby developments. He argued the site's soil conditions and planned parking areas make effective percolation unlikely, increasing runoff risks. He also cited past problems with nearby casino and event center projects as reasons for community sensitivity. He said existing traffic congestion on Olive Avenue shows the area is not ready for such intensive use. He concluded the development is premature and that the land would be better reserved for future commercial use once infrastructure can support it.

Bo Stall, a longtime resident, disabled veteran, and parent, opposed the proposal by urging the commission to view it strictly as a zoning and code issue informed by her extensive personal experience living in Saudi Arabia and working in dozens of Muslim-majority countries. He said he has firsthand knowledge of religious persecution, violence, abuse of women and children, and the cultural impacts that can follow small initial developments, warning that promises made early often change over time, including calls to prayer. He argued that zoning codes exist to prevent long-term harm to communities, that Broken Arrow is a place his family chose for safety and freedom, and that approving the project risks undermining those values. He closed by urging the commission to protect constitutional liberties and community standards, emphasizing that freedom must be actively defended.

Linda M., an ordained Christian minister, said she opposed the proposal based on concerns she described as rooted in national security and law enforcement intelligence rather than personal animus. She urged commissioners, city leaders, and police to seek additional training, citing FBI documents from 2014 and 2019 that she said discuss long-term strategic goals of the Muslim Brotherhood in North America and its alleged ties to Islamic organizations. She argued that not all Muslims are radicalized but claimed that adherence to Sharia law leads to radicalization over time, asserted that some mosques are part of a broader ideological movement, and warned that communities must educate themselves to respond appropriately. She emphasized that her position was framed as a call for awareness and preparedness rather than hatred, and encouraged officials to seek outside training resources.

John McCabe, a longtime Broken Arrow resident, raised concerns about floodplain risk, wastewater runoff standards, and the adequacy of septic systems, given Oklahoma's frequent flooding. He also warned that recent changes to the city's noise ordinance could allow amplified sound for up to ten minutes. He urged the commission to impose permanent restrictions on any exterior speakers or minarets to prevent future calls to prayer.

Tammy Keefer, a retired military veteran, opposed the proposal based on national security and cultural concerns, citing her military experience in Muslim-majority countries and affiliations she believes exist between the North American Islamic Trust and other Islamic organizations. She expressed fears about Sharia law influencing local life, potential trauma for veterans associated with calls to prayer, questioned organizational ties and funding, and argued that the development should not be approved.

Kamran Karimi, a longtime Tulsa-area resident who said he emigrated from Iran decades ago and now serves as a Christian pastor, spoke in opposition to the proposal, citing personal history and ideological concerns. She argued that the mosque represents a political or cultural statement rather than a place of worship and said it could generate fear within the community.

While stating that she has Muslim friends and does not accuse the local applicants personally, she warned that Islam as a system seeks influence and control once it gains numerical strength. She urged the commission to scrutinize funding sources, explicitly citing the North American Islamic Trust, and encouraged officials to "follow the money," asserting that financial backing could signal broader intentions beyond local religious use.

Jamye Bittell spoke in opposition to the proposal, arguing that the mosque does not align with the city's comprehensive plan and expressing concern for the long-term future of her children. She framed her opposition around cultural and ideological issues, citing historical examples from the Middle East and asserting that Islamic law is incompatible with Western freedoms and assimilation. She claimed that Islam ultimately seeks dominance rather than coexistence, referenced violence against Christians in places like Nigeria, and urged commissioners to consider global precedents rather than assurances given locally. She concluded by recounting a recent personal interaction she perceived as aggressive, reinforcing her concerns about community impact and safety.

John Huffines urged the commission to keep the roughly 15-acre property zoned agricultural, arguing that open land has intrinsic value beyond development potential. He emphasized that agricultural zoning supports long-range planning by maintaining spatial balance, preventing overconcentration of development, and preserving flexibility for the future. He also highlighted the environmental benefits of undeveloped land, including stormwater absorption, natural drainage, and groundwater recharge, noting that these functions are permanently diminished once land is rezoned and developed. He concluded that preserving the land in its open state better serves the community than immediate development.

Robert Easton stated that after 26 years serving the Broken Arrow and Tulsa communities as a paramedic and instructor, and after volunteering in Israel during the recent conflict, he believes Islam poses a serious threat to communities. He described witnessing what he characterized as deception and violence toward non-Muslims, both abroad and locally, claiming that influence and pressure from the Islamic community affected his professional work. He expressed concern about psychological and cultural impacts, including the call to prayer, alleged misinformation, and what he views as a historical pattern of expansion and coercion, warning that similar outcomes seen in the Middle East and parts of Europe could occur locally if the project proceeds.

Mary Ann Colston thanked the commissioners for the opportunity to speak and emphasized her long-standing involvement in Broken Arrow civic efforts, particularly in drainage and flooding issues. She focused her comments on environmental and infrastructure concerns, expressing serious reservations about flooding, stormwater, and sewage impacts associated with the site. She noted that the proposed sewage area appears very close to White Church Creek, a tributary of Hakey Creek, and questioned whether DEQ would approve such proximity. She stressed that the property lies within the Hakey Creek watershed and designated greenway, which imposes fundamental limits on development intensity, emergency access, and long-term maintenance. She warned that rezoning to commercial general would increase impervious surfaces, alter runoff patterns, reduce flood storage capacity, and create downstream risks, arguing these impacts are predictable consequences of intensifying development in environmentally constrained floodplain areas.

Michelle DeBoer argued that the commission should prioritize the will of the people over zoning plans, stating that public opposition expressed at the meeting should outweigh technical considerations. She contended that both U.S. and Oklahoma law prohibit foreign ownership of land and claimed this would invalidate the zoning and conditional use requests. She also asserted that houses of worship operating under 501(c)(3) status cannot legally rent or manage commercial property. She warned that approving the proposal could expose the city and commissioners to legal liability. She raised concerns about common-law drainage obligations, arguing that downstream property owners could be harmed, and concluded by alleging that the project could indirectly support terrorism, urging the commission to deny the request on grounds of legal compliance rather than planning discretion.

Nathan Dahm thanked the commissioners for their service and patience, then argued that supporters of the proposal offered emotional appeals rather than factual justifications. He contended that Islam is incompatible with Western civilization. He emphasized that the proposal fails on practical planning grounds, asserting that the site cannot physically accommodate the proposed building size, 750 parking spaces, septic systems, drainage, and commercial components when compared to nearby churches with far fewer parking spaces and larger road access. He highlighted traffic concerns, noting the surrounding two-lane roads and the proximity to school dismissal times, and argued that similar, but smaller, facilities already cause congestion. He concluded that the commissioners had been given many concrete reasons to vote no and no substantive reasons to vote yes, and urged denial of the request.

Theresa Powell emphasized their love for Broken Arrow and concern for preserving its character, noting that nearby roads are already near capacity and not designed to handle large surges of traffic associated with a major facility. They warned that increased vehicles, noise, parking overflow, and crowding would negatively impact neighborhood quality of life, and raised concerns about limited infrastructure, including water, septic, and drainage capacity. While acknowledging others had raised similar points, they urged the council to proceed cautiously and ensure any decision prioritizes public safety, neighborhood peace, and the long-term well-being of the community.

Brenda Long, a lifelong Broken Arrow resident, argued that broadcasting an Islamic call to prayer over loudspeakers would resemble psychological warfare, comparing it to historical uses of loudspeaker propaganda intended to intimidate, confuse, and disrupt daily life. She expressed concern that repetitive, loud, foreign-language broadcasts from early morning to night could cause sleep deprivation, fear, confusion, and trigger PTSD, particularly for veterans. While stating that she does not oppose the mosque as a building, she urged that any approval must permanently prohibit the use of external loudspeakers, emphasizing that freedom of religion should not infringe on residents' right to peace.

Clint Fulton, a Broken Arrow resident, spoke in opposition to rezoning land south of the Creek Turnpike, arguing it would create safety risks and long-term negative consequences for the community. He expressed distrust of the proposed mosque, asserting it is funded by foreign actors and claiming that Muslims would exploit zoning rules while concealing harmful intentions. He distinguished the nearby Christian church as nonthreatening, warned that the impacts might not be felt immediately but would affect future generations, and said he felt compelled to speak out to protect his children and the community, even if his concerns were viewed as repetitive or unpopular.

Derek Mills, an immigrant from England, said most of his concerns had already been covered, but added two points. He argued that the public notice signs for the rezoning were poorly placed and effectively invisible to drivers traveling at speed, limiting public awareness. Drawing on his experience in England, he warned that large-scale immigration there began quietly but became increasingly disruptive over time, leading to political bloc voting and the election of Muslim leadership in significant cities. He stated that while he does not oppose Muslims as individuals, he is concerned about long-term cultural and political impacts based on what he has witnessed abroad.

Catherine Davis, a Broken Arrow resident of six years, said she does not oppose immigrants but strongly opposes Islam, which she believes is incompatible with American law and culture. She expressed fear for her daughters and argued that Islam seeks conquest and deception rather than coexistence. Speaking from her Christian faith, she affirmed her belief in Yahweh and Jesus Christ as the foundation of truth and salvation, rejected Muhammad's claims as a prophet, and stated she will not accept or submit to any religion other than Christianity, regardless of consequence.

Therese Lawless opposed both the rezoning from agricultural to commercial and the requested conditional use permit, arguing that many residents learned of the proposal only very recently and did not have adequate time to review or respond. She said approving the proposal before broader community awareness and input was inappropriate and that concerns about traffic, drainage, and infrastructure alone should be sufficient to deny it. She expressed distrust of the applicant's intentions, framing the rezoning as a gateway to long-term impacts she believes would negatively affect Broken Arrow and Oklahoma. She urged decision-makers to study outcomes in other cities before acting and to consider the long-term consequences of their decisions rather than treating them as routine zoning matters.

George Schaffer opposed the proposal by arguing that Islam is not merely a religion but a geopolitical ideology, citing his personal experiences in Africa and the violence he witnessed against Christians and Jews. He said he believes Muslims are trained to deceive, referenced historical and global conflicts, and expressed deep concern about long-term risks to future generations. He urged commissioners to carefully consider the consequences of permitting the project, framing the decision as one that could endanger children and grandchildren rather than a routine zoning matter.

Derek Massengill opposed moving forward at this stage, arguing, based on his experience as a general contractor, that the site's traffic and infrastructure cannot support the proposed scale of development. He said a septic system could not handle a facility with roughly 700 parking spaces and that city sewer would be required. He emphasized that the applicant lacks confirmed funding and has not completed engineering or feasibility studies, calling the proposal premature and a "pipe dream." He urged the commission to require the applicant to return only after securing funding, completing proper studies, and presenting a fully developed plan, warning that approving a phased project without resources risks leaving the city with an unfinished eyesore similar to past failed developments.

Gary Thomas opposed the proposal by citing the East Plano Islamic Center project in Texas as a cautionary example, arguing that a development initially presented as legally compliant later became the subject of investigations and lawsuits by the Texas governor, attorney general, and other agencies over alleged zoning, environmental, financial, and consumer protection violations. He warned that similar issues could arise in Broken Arrow, particularly related to environmental permitting, septic systems near floodplains, funding transparency, and long-term public safety. He urged the commission to consider these risks and avoid exposing the city to what he described as a potential future legal and infrastructure "train wreck."

Mary Bishop Baldwin urged the commission to base its decision strictly on zoning law and constitutional principles, not on opposition to the applicant's religion. She emphasized that the First Amendment, the Oklahoma Constitution, the Oklahoma Religious Freedom Act of 2023, and recent directives from Governor Stitt all prohibit government bodies from discriminating against religious entities or denying public benefits, such as zoning changes or conditional use permits, on the basis of spiritual identity. She argued that rejecting the request based on the applicant being Muslim would violate state and federal law, noting that religious freedom must apply equally to all, not selectively.

Derek Davis argued that, beyond infrastructure concerns like drainage, Islam as an ideology is fundamentally incompatible with Western civilization. He asserted that Islam does not support core Western values such as freedom of speech, freedom of expression, or freedom of religion, claiming that questioning religious authority is forbidden and that deception is permitted if it advances Islamic goals. He contrasted this with Christianity and American principles, which he described as grounded in truth and individual liberty. He concluded that Islam seeks power and domination rather than coexistence, making it unsuitable for Broken Arrow or Oklahoma.

Mark Smentowski raised concerns about infrastructure and traffic, noting that 129th Street already experiences significant congestion during peak hours and that this congestion would likely worsen with additional development. He also cited research about the landowner, North American Islamic Trust, alleging past associations with extremist activity, including being named an unindicted co-conspirator in a 2007 federal case, reports of terrorist attendance at NAIT-controlled mosques, and claims that NAIT has taken control of mosques nationwide by replacing moderate leadership with more hardline clergy. He concluded that these factors raise serious concerns about approving the project.

Grady Thompson said that while drainage is an issue, his primary concern is safety and traffic. He argued that, in his view, the proportion of Muslims involved in terrorist attacks is higher than that of Christians, proposing a public safety concern. He also emphasized that adding a facility with roughly 700 parking spaces onto an already congested two-lane road would not work and would worsen traffic. Finally, he questioned why the project should be approved at all if the applicants do not currently have the funding to build it.

Barry Piles opposed both the zoning change and the permit, arguing that the proposal is primarily for a mosque and therefore should not be approved as a commercial zoning request, even with a secondary commercial component. He stated that the site plan appears to be only conceptual and lacks the detailed engineering review usually required, including confirmation of approval by the engineering department. He also raised concerns about the feasibility of sanitary sewer systems, noting that ODEQ setback requirements from streams could prohibit a leach field if a blue stream is present. Based on these issues, he urged the board to disapprove the request due to improper zoning classification and insufficient technical detail.

Lane Brown opposed the proposal, arguing that approving it would endanger public safety by inviting future violence into the community. He cited recent attacks involving U.S. service members and claimed that allowing the project would create long-term risks for families, schools, and future generations. He asserted that approving one such development would lead to more attempts elsewhere and urged the commission to reject the request to avoid what he described as serious safety consequences.

Darrell Startwell, a third-generation Broken Arrow resident, opposed the proposal, arguing that the information presented understated its real impacts. He said the architect minimized traffic concerns by suggesting congestion would be limited, while representatives of the mosque acknowledged attending prayers multiple times daily, indicating more frequent traffic. He raised environmental concerns, stating that an extensive septic system near a freshwater supply would risk contamination and noting he has personally been denied permits for similar proximity issues. He also contended that the development would negatively affect nearby property values and potentially drive residents away. He concluded by questioning what long-term planning the commission is pursuing if such impacts are overlooked.

Wade Miller, a 35-year Broken Arrow resident and father of three, spoke in opposition to the rezoning request. He said he values Broken Arrow as a place to raise a family and believes the decision would affect generations. Framing his comments as a public safety concern, he stated

that while many Muslims are peaceable, he considers some forms of fundamental or orthodox Islam involve conquest and subjugation. He questioned what assurances the commission could provide that such ideology would not develop over time in Broken Arrow, arguing they could not give an adequate answer beyond hope. He also cited his personal experience working in the Middle East and described the call to prayer as loud and frequent, saying he would not want that near nearby residents or the neighboring church. He closed by urging commissioners to have courage, weigh long-term effects, and view their responsibility as protecting citizens.

Eddie Grant suggested that instead of rezoning the property outright from agricultural to commercial general, the commission consider a dual zoning or retaining agricultural zoning to preserve future options, especially given the funding uncertainties and unresolved concerns. He questioned why a commercial rezoning would move forward without clearer information on flooding and downstream drainage impacts, noting that paving roughly seven acres would significantly affect stormwater. He raised doubts about whether retention ponds or septic systems could legally or effectively be placed in the floodplain. He warned that relocating those elements could reduce parking and conflict with sound engineering practices. He concluded that, regardless of the proposed use, a shift to commercial zoning would have substantial impacts on traffic and flooding, and that these impacts should be more fully evaluated before approval.

Michael Pescia, a resident of the Stonehorse neighborhood who drives the affected road daily, said existing traffic congestion is already a problem during rush hour and that adding commercial development would significantly worsen it. He expressed concern that road widening would likely be required and that residents would not support using their tax dollars to expand infrastructure for a project many oppose. He argued that bringing large numbers of people from outside the area into a quiet residential corridor would raise safety concerns, negatively affect property values, and undermine the peaceful character that drew families to the neighborhood. He concluded that the land should remain agricultural, warning that rezoning could force residents to move due to declining property values, reduced child safety, and the loss of the area's quiet nature.

Christi Gillespie thanked the Planning Commission for their volunteer service and urged a no vote based on the comprehensive plan and economic development concerns rather than religion. Drawing on her experience as a former Broken Arrow city councilor and current state senator, she emphasized that South Broken Arrow's revitalization and future growth depend heavily on sales tax–tax-generating development. She argued that the proposed project would create a third place of assembly within proximity, generating little to no sales tax and undermining municipal funding for infrastructure and public services. She said the small retail component would not offset the economic loss, noted the lack of a city sewer plan, and described the project as a self-contained use inconsistent with Broken Arrow's development patterns. She further stated the proposal conflicts with the comprehensive plan by blocking a planned frontage road along the Creek Turnpike between Aspen and Olive, limiting future connectivity and commercial visibility at a key city gateway. For these reasons, she concluded the project does not comply with the comprehensive plan or sound economic development principles and should be denied.

The applicant's rebuttal focused on logistics and enforceable conditions: no basement is planned; Friday services currently run twice at the Tulsa mosque because of crowd size, but would be a single, roughly 30-minute service at each location once Broken Arrow has its own site, while weekday prayer attendance is described as small, and heavier traffic is mainly on Friday and Ramadan. They said they already hire police for onsite traffic control in Tulsa and would do the same here, and reiterated that existing Tulsa-area mosques do not broadcast calls to prayer. Commissioners and staff confirmed that a conditional use permit could prohibit the use of loudspeakers and that the city could also enforce its noise ordinance. Regarding drainage and septic, the applicant stressed that engineering has not yet been done, claimed there is usable acreage outside the floodplain for leach fields and stormwater design, and acknowledged the plan might need to be reduced once studies are completed. Frontage-road questions drew a response that no one had approached them yet, but they would dedicate the needed right-of-way during platting. After closing the hearing, commissioners debated land-use and tax impacts versus comprehensive-plan consistency, emphasized that they must base decisions on adopted plans and law rather than public emotion, and agreed that the rezoning and conditional-use permit should be voted on as separate items.

**MOTION: A motion was made by Jason Coan, seconded by Jonathan Townsend
Move to Approve Item 25-1766 BAZ-002469-2025 (Rezoning) and SP-002526-2025 (Conditional Use Permit), Islamic Center of Tulsa, 15.06 acres, AG (Agricultural) and FD (Floodplain) to CG (Commercial General) and FD (Floodplain), located approximately ½ mile north of Tucson Street (121st Street) and just east of Olive Avenue (129th E. Avenue)**

The motion carried by the following vote:
Aye: 4 - Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson
Nay: 1 - Mindy Payne

MOTION: A motion was made by Jason Coan, seconded by Jonathan Townsend
Move to Approve Item 25-1766 BAZ-002469-2025 (Rezoning) and SP-002526-2025 (Conditional Use Permit), Islamic Center of Tulsa, 15.06 acres, AG (Agricultural) and FD (Floodplain) to CG (Commercial General) and FD (Floodplain), located approximately ½ mile north of Tucson Street (121st Street) and just east of Olive Avenue (129th E. Avenue) with Conditional use permit with no broadcast outside

The motion carried by the following vote:
Aye: 3 - Jonathan Townsend, Jason Coan, Robert Goranson
Nay: 2 - Mindy Payne, Jaylee Klempa

7. Appeals - NONE

8. General Commission Business – NONE

9. Remarks, Inquiries, and Comments by Planning Commission and Staff (No Action)

Rocky Henkel, Director of Community Development, reported that interviews for the Downtown Master Plan Study were completed this week, and staff will bring a recommendation for a consultant to the City Council on either January 6 or January 20.

10. Adjournment

The meeting was adjourned at 10:30 p.m.

MOTION: A motion was made by Mindy Payne, seconded by Jaylee Klempa
Move to Adjourn

The motion carried by the following vote:
Aye: 5 - Mindy Payne, Jonathan Townsend, Jaylee Klempa, Jason Coan, Robert Goranson



City of Broken Arrow

Request for Action

File #: 26-124, Version: 1

**Broken Arrow City Council
Meeting of: 01-20-2026**

Title:

Approval of and authorization to execute a Professional Consultant Agreement with CEC Corporation for an evaluation of the Tiger Hill Retaining Wall (SW26060)

Background:

The Tiger Hill Retaining Wall located on the southwest corner of E Kenosha Street and 177th E Ave in Broken Arrow has been experiencing some washouts recently. An Evaluation Report to investigate record drawings, review topography, and identify existing problems will be used to develop a plan to best repair the washed-out areas and prevent similar issues in the future, along with developing a budget for these repairs.

City staff has negotiated an agreement with CEC Corporation to prepare an evaluation and report on the Tiger Hill Retaining Walls. The Agreement is for \$37,000.00

Cost: \$37,000.00

Funding Source: STCI

Requested By: Charlie Bright, P.E., Director of Engineering & Construction

Approved By: City Manager's Office

Attachments: Professional Consulting Agreement

Recommendation:

Approve and authorize execution of a Professional Consultant Agreement with CEC Corporation for an evaluation of the Tiger Hill Retaining Wall (SW26060)

**AGREEMENT
FOR
PROFESSIONAL CONSULTANT SERVICES
BETWEEN
CITY OF BROKEN ARROW
AND
CEC CORPORATION
FOR
TIGER HILL RETAINING WALL
PROJECT SW26060**

This AGREEMENT, including Attachment A through Attachment E, between the City of Broken Arrow (OWNER) and CEC Corporation , (CONSULTANT);

WITNESSETH:

WHEREAS, OWNER intends to evaluate the Tiger Hill Retaining Wall (PROJECT) for which, OWNER has requested that CONSULTANT provide certain professional services as required and,

WHEREAS, CONSULTANT is qualified and capable to provide the professional services required;

NOW, therefore, in consideration of the promises contained in this AGREEMENT, OWNER and CONSULTANT agree as follows:

ARTICLE 1 - EFFECTIVE DATE

This AGREEMENT shall be effective upon signature of both parties.

ARTICLE 2 - GOVERNING LAW

This AGREEMENT shall be governed by the laws of the State of Oklahoma and venue for any action concerning this Agreement shall be in the District Court of Tulsa County, Oklahoma.

ARTICLE 3 - SERVICES TO BE PERFORMED BY CONSULTANT

CONSULTANT shall perform the SERVICES described in Attachment A, Scope of Services. If construction phase services are included, the CONSULTANT shall be the OWNER'S agent and representative to observe, record and report with respect to all services that are required or authorized by the construction documents. OWNER and CONSULTANT agree that the services to be performed under this AGREEMENT by the CONSULTANT shall be as an independent contractor.

ARTICLE 4 – ORGANIZATION OF SUBMITAL DOCUMENTS

CONSULTANT shall prepare the documents as described in Attachment B as part of this Agreement.

ARTICLE 5 - COMPENSATION

OWNER shall pay CONSULTANT in accordance with Attachment C, Compensation.

ARTICLE 6 - OWNER'S RESPONSIBILITIES

OWNER shall be responsible for all matters described in Attachment D, OWNER'S Responsibilities and Special Conditions.

ARTICLE 7 - STANDARD OF CARE

CONSULTANT shall perform the SERVICES undertaken in a manner consistent with the prevailing accepted standard for similar services with respect to projects of comparable function and complexity, and with the applicable state laws, as well as the specific codes, regulations, design criteria and construction specifications adopted by the owner and other governing policies published and generally considered authoritative by CONSULTANT'S profession that are in effect at the time of performance of these SERVICES. CONSULTANT is obligated to perform professional services in accordance with the foregoing standard with respect to the laws, codes, regulations, design criteria and construction specifications that are applicable pursuant to this AGREEMENT.

ARTICLE 8 - LIABILITY

8.1 General. Having considered the potential liabilities that may exist during the performance of these SERVICES, the benefits of the PROJECT, and CONSULTANT'S fee for the SERVICES; and in consideration of the promises contained in this AGREEMENT, OWNER and CONSULTANT agree to allocate and limit such liabilities in accordance with Article 10.

8.2 Indemnification. CONSULTANT agrees to defend, indemnify, and hold harmless OWNER, and its agents and employees, from and against legal liability for all claims, losses, damages, and expenses to the extent such claims, losses, damages, or expenses are caused by the negligent or intentional acts, errors, or omissions of CONSULTANT, its agents or employees. In the event claims, losses, damages, or expenses are caused by the joint or concurrent negligence of OWNER and CONSULTANT, or their agents or employees, then they shall be borne by each party in proportion to each entity's own negligence.

8.3 Consequential Damages. OWNER shall not be liable to CONSULTANT for any special, indirect, or consequential damages resulting in any way from the performance of the SERVICES such as, but not limited to, loss of use, loss of revenue, or loss of anticipated profits.

8.4 Survival. Upon completion of all SERVICES, obligations, and duties provided for in this AGREEMENT, or if this AGREEMENT is terminated for any reason, the terms and conditions of this Article 8 shall survive.

ARTICLE 9 - INSURANCE

During the performance of the SERVICES under this AGREEMENT, CONSULTANT shall maintain the following insurance:

- (1) General Liability Insurance, with a combined single limit of \$1,000,000 for each occurrence and \$1,000,000 in the aggregate;
- (2) Automobile Liability Insurance, with a combined single limit of not less than \$1,000,000 for each person, not less than \$1,000,000 for each accident and not less than \$1,000,000 for property damage; and
- (3) Professional Liability Insurance, with a limit of \$1,000,000 annual aggregate.

CONSULTANT shall furnish OWNER certificates of insurance, which shall include a provision that such insurance shall not be canceled without at least thirty (30) days written notice to OWNER. All PROJECT sub-consultants shall be required to name OWNER and CONSULTANT as certificate holders on their certificate of insurance for the PROJECT, and shall be required to indemnify OWNER and CONSULTANT to the same extent. CONSULTANT shall be held responsible to submit certificates of insurance for sub-consultants to OWNER prior to the sub-consultant's release to commence work.

ARTICLE 10 - LIMITATIONS OF RESPONSIBILITY

CONSULTANT shall not be responsible for: (1) construction means, methods, techniques, sequences, procedures, or safety precautions and programs in connection with the construction of the PROJECT; or (2) procuring permits, certificates, and licenses required for any construction

unless such responsibilities are specifically assigned to CONSULTANT in Attachment A, Scope of Services.

ARTICLE 11 - LIMITATIONS OF RESPONSIBILITIES FOR ACTS OF OTHERS

CONSULTANT shall not at any time supervise, direct, control or have authority over any work performed by any employee, contractor or other agent of OWNER. CONSULTANT shall not be responsible for the acts or omissions of any employee, contractor or other agent associated with the PROJECT except for its own employees, subcontractors and other agents.

ARTICLE 12 - OPINIONS OF COST AND SCHEDULE

Since CONSULTANT has no control over the cost of labor, materials, or equipment furnished by others, or over the resources provided by others to meet PROJECT schedules, CONSULTANT'S opinion of probable costs and of PROJECT schedules shall be made on the basis of experience and qualifications as a professional. CONSULTANT does not guarantee that proposals, bids, or actual PROJECT costs will conform to OWNER'S cost estimates or that actual schedules will conform to OWNER'S projected schedules.

ARTICLE 13 - REUSE OF DOCUMENTS

All documents, including, but not limited to, drawings, specifications, and details, reports, etc. prepared by CONSULTANT pursuant to this AGREEMENT are instruments of service in respect to the PROJECT. They are not intended or represented to be suitable for reuse by CONSULTANT or others on extensions of the PROJECT or on any other project. Any reuse or adaptation without prior written verification by the OWNER for the specific purpose intended will be at CONSULTANT'S sole risk and without liability or legal exposure to the OWNER. CONSULTANT shall defend, indemnify, and hold harmless the OWNER against all claims, losses, damages, injuries, and expenses, including attorney's fees, arising out of or resulting from such reuse.

ARTICLE 14 - OWNERSHIP OF DOCUMENTS AND INTELLECTUAL PROPERTY

Except as otherwise provided herein, engineering documents, drawings, and specifications prepared by CONSULTANT as part of the SERVICES shall become the property of OWNER. CONSULTANT shall retain its rights in its standard drawing details, specifications, data bases, computer software, and other proprietary property. Rights to intellectual property developed, utilized, or modified in the performance of the SERVICES shall remain the property of CONSULTANT, but shall be provided to the OWNER, at no additional expense to the OWNER.

ARTICLE 15 - TERMINATION

This AGREEMENT may be terminated by either party upon written notice in the event of substantial failure by the either party to perform in accordance with the terms of this AGREEMENT. The non-performing party shall have fifteen (15) calendar days from the date of the termination notice to cure or to submit a plan for cure acceptable to the other party.

OWNER may suspend performance of this AGREEMENT for OWNER'S convenience upon written notice to CONSULTANT. Upon restart, an equitable adjustment may be made to CONSULTANT'S compensation, if the period of suspension has created an economic hardship for the CONSULTANT.

ARTICLE 16 - DELAY IN PERFORMANCE

Neither OWNER nor CONSULTANT shall be considered in default of this AGREEMENT for delays in performance caused by circumstances beyond the reasonable control of the non-performing party. For purposes of this AGREEMENT, such circumstances include, but are not limited to, abnormal weather conditions such as floods, earthquakes, fire; civil disturbances such as war, riots, or other civil epidemic; power outages, strikes, lockouts, work slowdowns, or other labor disturbances; sabotage; judicial restraint, and inability to procure permits, licenses, or authorizations from any local, state, or federal agency for any of the supplies, materials, accesses, or services required to be provided by either OWNER or CONSULTANT under this AGREEMENT.

Should such circumstances occur, the non-performing party shall, within a reasonable time of being prevented from performing, give written notice to the other party describing the circumstances preventing continued performance and the efforts being made to resume performance of this AGREEMENT.

ARTICLE 17 - WAIVER

A waiver by either OWNER or CONSULTANT of any breach of this AGREEMENT shall be in writing. Such a waiver shall not affect the waiving party's rights with respect to any other or further breach.

ARTICLE 18 - SEVERABILITY

The invalidity, illegality, or unenforceability of any provision of this AGREEMENT or the occurrence of any event rendering any portion or provision of this AGREEMENT void shall in no way affect the validity or enforceability of any other portion or provision of this AGREEMENT. Any void provision shall be deemed severed from this AGREEMENT, and the balance of this AGREEMENT shall be construed and enforced as if this AGREEMENT did not contain the particular portion or provision held to be void. The parties further agree to amend this AGREEMENT to replace any stricken provision with a valid provision that comes as close as possible to the intent of the stricken provision. The provisions of this Article shall not prevent this entire AGREEMENT from being void should a provision which is of the essence of this AGREEMENT be determined void.

ARTICLE 19 - INTEGRATION

This AGREEMENT represents the entire and integrated AGREEMENT between OWNER and CONSULTANT. It supersedes all prior and contemporaneous communications, representations, and agreements, whether oral or written, relating to the subject matter of this AGREEMENT.

ARTICLE 20 - SUCCESSORS AND ASSIGNS

To the extent permitted by Article 22, OWNER and CONSULTANT each binds itself and its successors and assigns to the other party to this AGREEMENT.

ARTICLE 21 - ASSIGNMENT

Neither OWNER nor CONSULTANT shall assign its duties under this AGREEMENT without the prior written consent of the other party. Unless otherwise stated in the written consent to an assignment, no assignment will release or discharge the assignor from any obligation under this AGREEMENT. Nothing contained in this Article shall prevent CONSULTANT from employing independent sub-consultants, associates, and sub-contractors to assist in the performance of the SERVICES. However, third party entities must comply with Article 9.

ARTICLE 22 - THIRD PARTY RIGHTS

Nothing in this AGREEMENT shall be construed to give any rights or benefits to anyone other than OWNER and CONSULTANT.

ARTICLE 23 - COMPLETION

CONSULTANT shall complete the services within the time frame outlined on Attachment E, Schedule, subject to conditions which are beyond the control of the CONSULTANT.

ARTICLE 24 - IMMIGRATION COMPLIANCE

24.1 Consultant shall demonstrate that they:

24.1.1 Have complied, and shall at all times during the term of this Contract, comply in all respects with all immigration-related laws, statutes, ordinances and regulations including without limitation, the Immigration and Nationality Act, as amended, the Immigration Reform and

Control Act of 1986, as amended, and the Oklahoma Taxpayer and Citizen Protection Act of 2007 (Oklahoma HB 1804) and any successor laws, ordinances or regulations (collectively, the Immigration Laws”); and

24.1.2 Have properly maintained, and shall at all times during the term of this Contract, maintain any and all employee records required by the U.S. Department of Homeland Security (“DHS”), including, without limitation, properly completed and maintained Form I-9s for each of the Consultants employees; and

24.1.3 Have verified the employment eligibility for all employees hired on or after July 1, 2008 through DHS’s E-Verify system, and shall at all times continue to verify the employment eligibility of all employees hired during the term of this Contract; and

24.1.4 Have required, and will at all times during the term of this Contract, require any sub-contractor utilized, hired or sub-contracted for by Consultant for the completion or undertaking of any duties, tasks or responsibilities under this Contract, to comply the requirements and obligations imposed by the Immigration Laws and set forth in Paragraph (I), parts (a), (b) and (c), above, with regards to each of the sub-contractor’s employees.

24.2 CONSULTANT will indemnify, defend and hold harmless OWNER against any loss, cost, liability, expense (including, without limitation, costs and expenses of litigation and reasonable attorney’s fees) demands, claims, actions, causes of action, liabilities, suits, damages, including special and consequential damages that arise from or in connection with, directly or indirectly, CONSULTANT’S failure, deliberate or negligent, to fulfill its obligations and representations regarding verifying the employment eligibility of its employees and the employees of any subcontractor utilized by CONSULTANT as set forth more fully in Paragraph 24.1 above.

ARTICLE 25 - FIREARMS INDUSTRY NONDISCRIMINATION

CONSULTANT certifies, pursuant to 21 O.S. § 1289.31, that it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and that it will not so discriminate during the term of this AGREEMENT. This clause applies only if CONSULTANT is a company with at least ten (10) full-time employees and the AGREEMENT value is at least \$100,000 paid in whole or in part from City funds.

ARTICLE 26 - COMMUNICATIONS

Any communication required by this AGREEMENT shall be made in writing to the address specified below:

OWNER: City of Broken Arrow
485 N. Poplar Avenue
Broken Arrow, OK 74012
Contact: Mr. Charlie Bright, P.E.
Director of Engineering and Construction

CONSULTANT: CEC Corporation
1300 S. Main Street, Tulsa, OK 74038
918.663.9401

Contact Name: Chuck Mitchell
Eastern Oklahoma Market Leader

Nothing contained in this Article shall be construed to restrict the transmission of routine communications between representatives of OWNER and CONSULTANT.

ARTICLE 27 – ELECTRONIC SIGNATURES

The OWNER and CONSULTANT agree this transaction may be completed by electronic means and an electronic signature on this AGREEMENT will be given the same legal effect as a handwritten signature and cannot be denied enforceability solely because it is in electronic form. If CONSULTANT signs this AGREEMENT electronically and/or submits documents electronically, CONSULTANT agrees to comply with OWNER'S requirements for submission of electronically signed and/or submitted documents.

**ATTACHMENT A
TO
AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES
BETWEEN
CITY OF BROKEN ARROW (OWNER)
AND
COMPANY NAME
FOR
TIGER HILL RETAINING WALL
PROJECT SW26060**

SCOPE OF SERVICES

The following scope of services shall be made a part of the AGREEMENT dated the _____ day of _____, 20__.

1.0 PROJECT UNDERSTANDING

- 1.1 CONSULTANT understands that the OWNER has retained their professional services in order to prepare an Evaluation Report for the Tiger Hill Retaining Wall located on the southwest corner of E Kenosha Street and 177th E Ave in Broken Arrow. These shall include, but not be limited to, the following: Research existing reports and record drawings, review topographic survey provided by OWNER, identify failure locations in the existing concrete channel and drainage system at the top of the existing segmental block retaining wall, a report to discuss findings and recommendations for repairs, planned cost estimates for recommended repairs.
- 1.2 The CONSULTANT is required to keep the OWNER apprised of the PROJECT costs and advise the OWNER of necessary cost reduction measures, if required, during the course of the PROJECT.
- 1.3 Furthermore, the CONSULTANT understands that the OWNER has (\$TBD) budgeted for this PROJECT that includes all professional consultant fees and project construction monies.

2.0 PROJECT SCOPE

- 2.1 The project consists of the Tiger Hill retaining walls on the on the southwest corner of E Kenosha Street and 177th E Ave in Broken Arrow. The CONSULTANT will Research existing reports and record drawings, review topographic survey provided by OWNER, identify failure locations in the existing concrete channel and drainage system at the top of the existing segmental block retaining wall, a report to discuss findings and recommendations for repairs, planned cost estimates for recommended repairs.

3.0 SCOPE OF SERVICES

- 3.1 ADMINISTRATIVE/MANAGERIAL DUTIES: CONSULTANT shall be responsible to perform the following tasks throughout the course of the PROJECT:
 - 3.1.1 Document all meetings, conferences, coordination, phone conversations, etc. and send documentation to OWNER within three (3) calendar days.
 - 3.1.2 Meet with the Owner in a for coordination and review meetings.
 - 3.1.3 Provide Owner with a list of all proposed sub-consultants and tasks sub-consultants are responsible to perform.
 - 3.1.4 Meet with the Owner to discuss review comments on each phase of the project, and incorporate appropriate comments into following phase.

- 3.2 EVALUATION REPORT: Upon receiving the written Notice to Proceed, the Consultant shall perform the following tasks in accordance with the schedule provided in Attachment E:
 - 3.2.1 Prepare a report to discuss findings and recommendation for repairs.
 - 3.2.2 Prepare a planning cost estimate for recommended repairs.

**ATTACHMENT B
TO
AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES
BETWEEN
CITY OF BROKEN ARROW (OWNER)
AND
CEC CORPORATION
FOR
TIGER HILL RETAINING WALL
PROJECT SW26060**

ORGANIZATION OF SUBMITTAL DOCUMENTS

The CONSULTANT shall prepare the following documents as described as a part of the AGREEMENT dated the _____ day of _____, 20__.

- 1.0 CONTRACT DOCUMENTS:** The CONSULTANT shall submit in-full, all report documents in accordance with City requirements.

**ATTACHMENT C
TO
AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES
BETWEEN
CITY OF BROKEN ARROW (OWNER)
AND
CEC CORPORATION
FOR
TIGER HILL RETAINING WALL
PROJECT SW26060**

COMPENSATION AND ADDITIONAL SERVICES

The following compensation and hourly rates shall apply as described in Attachment D and shall be made a part of the AGREEMENT dated the _____ day of _____, 20__.

1.0 BASIC COMPENSATION

The basic compensation for the Professional Consultant to perform all duties and responsibilities associated with the Scope of Services as described in Attachment A shall be in accordance with the following payment breakdown:

- 1.1 Report Payment: The OWNER shall pay the CONSULTANT a lump sum amount of \$37,000.00 for the completion of the Evaluation Report and Cost Estimate. This amount includes all labor, material, overhead and profit associated with the Scope of Services. In addition, this phase includes submittal of site plan to Development Services along with site plan application for site plan review.
- 1.5 The OWNER may negotiate other professional services fees with the CONSULTANT at the OWNER'S discretion.

2.0 ADDITIONAL SERVICES BASED ON TIME

The hourly rates set forth in Appendix 1 include all salaries, benefits, overhead and other indirect costs including federal, state, and local taxes, plus profit and effective as of January 1, 2013 for architectural / engineering services.

3.0 REPRODUCTION

All charges for reproduction shall be included in Basic Compensation Fee of the Professional Consultant. No separate payment will be made for these expenses.

4.0 MILEAGE

All direct costs shall be included in the Basic Compensation of the Professional Consultant. No separate payment will be made for these expenses.

5.0 DIRECT COSTS

All direct costs shall be included in the Basic Compensation of the Professional Consultant. No separate payment will be made for these expenses.

6.0 ADJUSTMENT CLAUSE

The rates and costs described in this AGREEMENT shall not be revised annually, unless mutually agreed upon by both parties.

**ATTACHMENT D
TO
AGREEMENT FOR CONSULTING SERVICES
BETWEEN
CITY OF BROKEN ARROW (OWNER)
AND
CEC CORPORATION
FOR
TIGER HILL RETAINING WALL
PROJECT SW26060**

OWNER'S RESPONSIBILITIES AND SPECIAL CONDITIONS

The following list of special OWNER'S responsibilities and contract special conditions shall be made a part of this AGREEMENT dated the _____ day of _____, 20__.

1.0 OWNER'S RESPONSIBILITIES

- 1.1 OWNER shall furnish to CONSULTANT all available information pertinent to the PROJECT including previous reports and any other data relative to design and construction of the PROJECT;
- 1.2 OWNER shall furnish to CONSULTANT all public utility information available relative to the design and construction of the PROJECT. Consultant topographical survey shall locate all utilities above and below ground for exact location;
- 1.3 OWNER shall furnish to CONSULTANT list of codes adopted by the municipality as well as subdivision regulations, design criteria and construction standards and specifications that may be pertinent to the design and construction of the PROJECT;
- 1.4 OWNER shall be responsible for all permit fees and for all reproduction costs associated with the bidding of the final approved construction documents required for the construction of this PROJECT;
- 1.5 OWNER shall be responsible for all land/easement acquisition costs and filing of the required legal documents, if necessary; and
- 1.6 OWNER shall examine all studies, reports, sketches, estimates, specifications, plan drawings, proposals, and other documents presented by the CONSULTANT and render in writing decisions pertaining thereto within a reasonable time so as not to delay the SERVICES of the CONSULTANT.

2.0 SPECIAL CONDITIONS

- 2.1 None

**ATTACHMENT E
TO
AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES
BETWEEN
CITY OF BROKEN ARROW (OWNER)
AND
CEC CORPORATION
FOR
TIGER HILL RETAINING WALL
PROJECT SW26060**

PROJECT SCHEDULE

The following schedule shall be made a part of the AGREEMENT dated the _____ day of _____, 20__.

1.0 PRELIMINARY DESIGN PHASE:

- 2.1 Notice to Proceed: TBD
- 2.2 Begin Work: 2 weeks
- 2.3 Submit Report and Cost Estimate: 6 weeks



City of Broken Arrow

Request for Action

File #: 26-112, Version: 1

**Broken Arrow City Council
Meeting of: 01-20-2026**

Title:

Approval of and authorization to execute the Agreement between the Indian Nations Council of Governments (INCOG) and the City of Broken Arrow for Congestion Mitigation and Air Quality (CMAQ) Program funds for Federal Fiscal Year 2026 (FFY2026) for Installing Wayfinding Signage on the Liberty Trail

Background:

The City of Broken Arrow is to be allocated an estimated \$55,958.00 through the Congestion Mitigation and Air Quality (CMAQ) program for Federal Fiscal Year 2026 (FFY2026). This grant program is funded through the Federal Highway Administration (FHWA) as administered by the Oklahoma Department of Transportation (ODOT) and is managed through the Indian Nations Council of Governments (INCOG). City staff has identified a project to fund through this year's available grant funding. The project identified is Installation of Wayfinding Signage on the Liberty Trail. All of the funding above the estimated CMAQ Federal funding necessary to construct the identified project will be the responsibility of the City. Currently, the City's estimated share (20%) will be approximately \$13,990.00 and can be available from 2018 GO Bond Prop. 1 funds. Staff recommends approval and execution of the CMAQ agreement.

Cost: \$13,990.00

Funding Source: 2018 GO Bond Prop. 1 Funds

Requested By: Charlie Bright, P.E., Director of Engineering and Construction

Approved By: City Manager's Office

Attachments: Agreement between the Indian Nations Council of Governments and the City of Broken Arrow for Congestion Mitigation and Air Quality (CMAQ) Program funds to Install Wayfinding Signage on the Liberty Trail.

Recommendation:

Approve and authorize execution of Agreement between the Indian Nations Council of Governments and the City of Broken Arrow for Congestion Mitigation and Air Quality Program funds for Federal Fiscal Year 2026 (FFY2026) Funds.

**AN AGREEMENT BETWEEN
THE INDIAN NATIONS COUNCIL OF GOVERNMENTS
AND THE CITY OF BROKEN ARROW**

This AGREEMENT is made by and between the Indian Nations Council of Governments, hereinafter referred to as INCOG, and The City of Broken Arrow hereinafter referred to as City.

WITNESSETH:

WHEREAS INCOG manages projects for the Congestion Mitigation and Air Quality (CMAQ) Program with funds from the Federal Highway Administration (FHWA) as administered by the Oklahoma Department of Transportation (ODOT) and this agreement is funded with CMAQ funds. The Catalog of Federal Domestic Assistance (CFDA) number for the CMAQ program is 20.205. Funds for this project are included in INCOG’s contract with ODOT Job Piece Numbers: **19017(13) and 19017(17)**.

WHEREAS City requested CMAQ funds to INCOG to INSTALL WAYFINDING SIGNAGE ON THE LIBERTY TRAIL and was selected for funding at the December 8, 2025 meeting of the INCOG Board of Directors and this project was programmed into the INCOG 2024-2027 Transportation Improvement Program (TIP) at the February 10, 2026 meeting of the INCOG Board of Directors.

NOW THEREFORE, in consideration of the promises contained herein, the parties agree as follows:

SECTION 1 – PROJECT INFORMATION

PROJECT NAME: **City Trails – Wayfinding Signage**
 PROJECT LOCATION: **City of Broken Arrow – Broken Arrow, OK**
 PROJECT PURPOSE: **To Install Wayfinding Signage On The Liberty Trail In Broken Arrow, OK.**

SECTION 2 – PROJECT COSTS

INCOG agrees to reimburse City up to eighty percent (80%) of actual costs incurred for project. The maximum amount to be reimbursed is not to exceed **\$55,958**. The local share for this project must come from non-federal sources and be at least twenty percent (20%) of actual costs incurred for project. The minimum amount of local funds to be provided is **\$13,990**. City shall be responsible for any and all costs exceeding these amounts. Federal funding for this project comes from two separate CMAQ grants as follows:

INCOG Program Number	ODOT JP Number	Sponsor	Federal Share
112415	19017(13)	City of Broken Arrow	\$3,222
112410	19017(17)	City of Broken Arrow	\$52,736

SECTION 3 – INVOICING AND REIMBURSEMENT

City will submit invoices with appropriate supporting documentation in a format approved by INCOG. INCOG will reimburse City after approving a complete and accurate invoice and after INCOG receives the CMAQ funds from ODOT. City may submit invoices no more frequently than monthly. INCOG will not make partial payments on incomplete or inaccurate invoices.

SECTION 4 – PERIOD OF PERFORMANCE

The period of performance for this project begins on December 8, 2025 and continues through June 30, 2026. The period of performance may be extended for a period not to exceed twelve (12) months upon written request from City with an explanation as to why extension is necessary. INCOG may at its sole discretion determine whether to extend the period of performance. In no event shall the period of performance be extended beyond that of the period of performance in the agreement between ODOT and INCOG as described in Exhibit B.

SECTION 5 – AMENDMENTS OR MODIFICATIONS

No changes, revisions, amendments, or alterations in the manner, scope, type of work, period of performance, compensation to be paid by INCOG shall be effective unless reduced to writing and executed by INCOG. Any increase in CMAQ funding must be approved by the INCOG Board of Directors.

SECTION 6 - GENERAL TERMS AND CONDITIONS

Federal laws and Regulations: Because federal funds are being used for this project, specific federal laws and regulations must be followed. This includes, but is not limited to, the following:

- The Buy America Act is codified at 41 USC Chapter 83 and applies to all purchases of goods valued over \$10,000.
- The Davis Bacon Act is codified at 23 USC 113 and applies to all construction contracts valued at over \$2,000.
- The National Environmental Policy Act (NEPA) applies to all federally funded projects.

Records: City shall maintain appropriate project records and accounting records under this AGREEMENT and records as required by federal and state laws and regulations.

Audit and Inspections: At any time during normal business hours and as often as INCOG, the Comptroller General of the United States, Secretary of the United States DOT (USDOT), Secretary of the Oklahoma Department of Transportation (ODOT) or their authorized representatives, agents, grantors or assigns designate, the City shall make available all of its records, including but not limited to all contracts, invoices materials, payroll records, personnel records or other material which they may consider pertinent to the execution of this Agreement. The City shall permit inspections of any vehicles purchased or equipment installed as part of this project.

Severability: If any provision, clause or paragraph of this contract or any document incorporated by reference shall be determined invalid by a court of competent jurisdiction, such determination shall not affect the other provisions, clauses, or paragraphs of this contract which is not affected by the determination. The provisions, clauses or paragraphs and any documents incorporated by reference are declared severable and the invalidation of any such provision, clause, paragraph or document incorporated by reference shall not affect the remaining provisions, clauses, paragraphs and documents incorporated by reference which shall continue to be binding and of full legal efficacy.

Termination or Suspension: This Agreement may be terminated or suspended in whole or in part at any time by written agreement signed by both parties. This Agreement may be terminated or suspended by INCOG, in whole or in part for cause after notice and an opportunity for the City to present reasons why such action should not be taken. Grounds constituting cause include but are not limited to: the City fails to comply with the provisions of this Agreement or with any applicable laws, regulations, guidelines or procedures or is unduly dilatory in executing its commitments under this Agreement; or in INCOG's sole judgment, the Agreement purpose has not been or will not be fulfilled or would be illegal to carry out. In the event of termination or suspension, the City shall be entitled to payment for otherwise valid and allowable costs incurred in good faith prior to notice of termination or suspension. The City shall make all necessary efforts to mitigate the damages caused by the termination or suspension.

Prior Understanding: This AGREEMENT incorporates and reduces to writing all prior understandings, promises, agreements, commitments, covenants or conditions, and constitutes the full and complete understanding and contractual relationship of the parties.

Dispute Resolution: All disagreements arising from this agreement will first be resolved through direct negotiations between the parties. Should negotiations fail, parties agree that the Tulsa County Courts have jurisdiction.

Repayment of CMAQ funds: Should the project not be completed or should following an audit it be determined that CMAQ funds were not spent in accordance with federal laws and regulations, City agrees to repay CMAQ funds as required by INCOG, ODOT or USDOT within thirty (30) days of written request for repayment.

The agreement between INCOG and ODOT which is providing CMAQ funds for this project is attached to and part of this agreement as Exhibit A.

SECTION 7 – NOTICES

All notices, demands, requests, or other communications which may be or are required to be given, served, or sent by either party to the other pursuant to the AGREEMENT shall be in writing and shall be deemed to have been properly given or sent to:

INCOG Attn: Braden Cale
Transportation Planning Division
Two West Second Street, Suite 800
Tulsa, OK 74103-3116

City Attn: _____

Parties agree to provide written notice to each other should these individuals change.

IN WITNESS WHEREOF, the parties have executed this AGREEMENT on the respective dates herein below reflected to be effective on the date executed by the INCOG Executive Director.

Indian Nations Council of Governments

Rich Brierre, Executive Director

Date: _____

City of Broken Arrow

NAME & TITLE OF AUTHORIZED OFFICIAL

Date: _____

Signature of Chief Elected Official

(SEAL)

Attest:
Subscribed and sworn to before me _____, 2026

City Clerk Signature

Approved as to Form:

D. Graham Parker

Assistant City Attorney



City of Broken Arrow

Request for Action

File #: 26-99, **Version:** 1

**Broken Arrow City Council
Meeting of: 1-20-2026**

Title:

Approval of and authorization to execute a Master Consulting Agreement between the City of Broken Arrow and Industrial Organizational Solutions to provide Promotional Examinations for the Fire Department

Background:

The Fire Department routinely has vacancies due to attrition that must be filled through a promotional process. A standard and thorough selection process is necessary to identify competent candidates for the Fire Chief's selection. This year we anticipate retirements that would require additional promotional testing processes within the Fire Department.

To address the need for promotional testing, the Fire Department is requesting to renew the annual contract with Industrial Organizational Solutions (IO Solutions). Promotional Processes may include the ranks of Fire Lieutenant, Fire Captain, Major, Chief Officer, Training Officer, Investigator, Deputy Chief, and Fire Marshal.

A copy of the proposed contract is attached. Because the cost of the testing process is directly related to the number of candidates and whether the process involves an assessment center, the exact cost for any given exam cannot be known at this time.

The projected costs for any particular exam, will vary based upon the number of candidates, but are generally not expected to exceed \$32,000.00.

Cost: Approximately \$32,000

Funding Source: Fund 345 Fire Sales Tax

Requested By: Jeremy Moore, Fire Chief

Approved By: City Manager's Office

Attachments: Industrial Organizational Solutions FD 2026

Recommendation:

Approve the Master Consulting Agreement between the City of Broken Arrow and Industrial Organizational Solutions to provide Promotional Examinations for the Fire Department and authorize its execution.

**THE CITY OF BROKEN ARROW &
INDUSTRIAL/ORGANIZATIONAL SOLUTIONS
MASTER CONSULTING AGREEMENT**

This agreement made and entered into January _____, 2026, by and between the City of Broken Arrow, Oklahoma, an Oklahoma municipal corporation, hereinafter designated as the “City”, and Industrial/Organizational Solutions, Inc., of Oak Brook, Illinois, hereinafter designated as “IOS.”.

RECITAL

WHEREAS, the City desires to contract with IOS from time to time to provide personnel selection consulting service[s], and the City and IOS desire to establish a master consultant agreement to define terms that will govern all personnel selection consulting services that are required including without limitation promotional processes for the Broken Arrow Fire Department (“BAFD”).

A. Task Order Request and Proposal

As the City requires specific consulting services, the City will submit a task order request (TOR) to IOS describing the requested services. IOS will provide a project plan and cost proposal in response to the TOR for the City’s consideration. The City will have the option to engage the services of IOS based on the terms of this agreement and the project plan and cost specified in response to the TOR, or to reject IOS’ proposal. No services shall be performed, and no payment shall be owed, unless and until the City has approved a written proposal or task order in writing (which may include a purchase order).

B. Compensation

Should the City accept IOS’ proposal, IOS will perform the terms the tasks as enumerated in the proposal for the fee set forth in the proposal. IOS will submit invoices according to the following schedule: one-third upon project inception, one-third at project midpoint, and one-third upon project completion, and all undisputed amounts shall be due and payable within thirty (30) days after City’s receipt and approval of each invoice.

II. Duties of the City

1. Provide full cooperation by City staff and fire department employees as may be necessary to complete the assigned tasks.
2. Provide the necessary facilities in which to conduct the candidate orientation and the assessment center.
3. Pay any and all costs associated with independent contractors/assessors; such as, honorariums, lodging, mileage reimbursement, and meals. The City will provide lunch and refreshment during the assessment center process for assessors and role-players.

III. Term

This agreement shall be effective as of the date written above and shall continue for no longer than one year. The agreement may be renewed for up to three additional one-year periods based on the mutual agreement of the parties, subject to annual appropriation of funds as provided herein. City may terminate this Agreement, in whole or in part, for convenience or for cause as set forth in the “Termination” section below.

IV. Governing Law

This Agreement shall be construed in accordance with, and governed by, the laws of the State of Oklahoma. Venue shall lie exclusively in Tulsa County, Oklahoma.

V. Assignment

IOS shall not delegate IOS duties under this agreement without the prior written consent of the City, and shall not assign this Agreement or subcontract material obligations hereunder without such consent.

VI. Indemnify

IOS shall indemnify and hold harmless the City, its officials, officers, employees, departments, agents and officials from any and all claims, suits, damages, liabilities, expenses, or demands including reasonable attorney fees which may be made against the City, its employees, agents or officials resulting from any error or omission, willful misconduct, or negligent acts committed in the performance of the duties imposed by and performed under the terms of this agreement by IOS, its officers, employees, agents, or subcontractors or anyone under agreement with IOS to perform duties under this agreement.

VII. Confidentiality

IOS shall not disclose any documentation and information disclosed to the IOS in the course of its performance of duties hereunder with respect to the past, present and future City business, services and clients without the express consent of the City, except as may be required by law. IOS acknowledges that City is subject to the Oklahoma Open Records Act, 51 O.S. § 24A.1 et seq., and nothing in this Agreement shall be construed to restrict City’s compliance with that Act or any other applicable law. All records and data provided by City or created for City under this Agreement shall be City Records and shall be returned or delivered to City upon request or upon termination of this Agreement.

VIII. Complete Agreement and Amendment

This Agreement contains the entire agreement between the parties hereto with respect to the matters covered herein. This Agreement shall not be modified in any way except in writing signed by both parties and stating expressly that it constitutes a modification of this Agreement.

IX. Severability

If any term or provision of this Agreement shall be found to be illegal or otherwise unenforceable, the same shall not invalidate the whole of this Agreement, but such term or provision shall be deemed modified to the extent necessary by the adjudication to render such term or provision enforceable, and the rights and obligations of the parties shall be construed and enforced accordingly, preserving to the fullest permissible extent the intent and agreements of the parties herein set forth.

X. Non-Appropriation

Notwithstanding any other provision of this Agreement, the parties acknowledge and agree that the City of Broken Arrow, an Oklahoma municipal corporation (“City”), is a public entity subject to the budget and appropriation process of its governing body. City’s obligations under this Agreement are contingent upon the lawful appropriation of sufficient funds for the services contemplated herein. If, for any fiscal year during the Term, sufficient funds are not appropriated or are otherwise unavailable to satisfy City’s payment obligations, City may terminate this Agreement, in whole or in part, by providing written notice to IOS. Such termination shall be effective on the last day for which funds were appropriated, and City shall have no further obligation to make payments after that date other than payment for services properly performed and accepted prior to the effective date of termination.

XI. Termination

(a) Termination for Convenience. City may terminate this Agreement, in whole or in part, without cause upon thirty (30) days’ prior written notice to IOS. Upon such termination, City shall pay IOS for services properly performed and accepted through the effective date of termination, together with any reasonable, documented, non-cancellable obligations incurred with City’s prior written consent. No early termination or cancellation fees shall be owed.

(b) Termination for Cause. Either party may terminate this Agreement upon written notice if the other party materially breaches any provision of this Agreement and fails to cure such breach within thirty (30) days after receipt of written notice describing the breach in reasonable detail. City may terminate immediately upon written notice if IOS engages in fraud, gross negligence, willful misconduct, or any act that materially compromises examination security or candidate integrity.

(c) Effect of Termination. Upon any termination, IOS shall cease work, deliver to City all work-in-progress and deliverables (in whatever stage of completion), and cooperate in good faith to transition services as reasonably requested by City.

XII. Insurance.

IOS shall, at its own expense, procure and maintain in full force and effect during the Term of this Agreement the following insurance, issued by insurance companies licensed to do business in the State of Oklahoma and rated not less than A-, VII by A.M. Best:

1. Commercial General Liability insurance on an occurrence basis, with limits of not less than \$1,000,000 per occurrence and \$2,000,000 aggregate, covering bodily injury, property damage, personal and advertising injury, and contractual liability.
2. Automobile Liability insurance covering owned, hired, and non-owned vehicles, with limits of not less than \$1,000,000 combined single limit per accident.
3. Workers' Compensation and Employers' Liability insurance as required by Oklahoma law, with Employers' Liability limits of not less than \$500,000 each accident / disease.
4. Umbrella/Excess Liability insurance providing not less than \$2,000,000 per occurrence and aggregate excess of the above policies.
5. Professional Liability (Errors & Omissions) insurance covering IOS's professional services under this Agreement, with limits of not less than \$1,000,000 per claim and in the aggregate.

City shall be named as additional insureds on the Commercial General Liability, Automobile Liability, and Umbrella/Excess policies on a primary and non-contributory basis, with waivers of subrogation in favor of City. IOS shall provide City with certificates of insurance and copies of additional insured endorsements prior to commencing services and upon renewal or replacement of any policy.

XIII. Data Security and Privacy

IOS shall implement and maintain commercially reasonable administrative, technical, and physical safeguards designed to protect the security, confidentiality, and integrity of any personally identifiable information or other sensitive information of City employees or candidates that IOS receives or accesses in connection with this Agreement ("City Data"). IOS shall use City Data solely for the purpose of performing services under this Agreement and shall not sell, disclose, or use City Data for any other purpose without City's prior written consent. IOS shall promptly notify City upon becoming aware of any actual or suspected unauthorized access, use, or disclosure of City Data and shall cooperate with City in investigating and remediating any such incident.

XIV. Records and Audit

IOS shall maintain complete and accurate books and records relating to the services performed and amounts billed under this Agreement for a period of not less than five (5) years after final payment. City, or its designated representatives, shall have the right, upon reasonable advance notice and during normal business hours, to inspect and audit such books and records for the purpose of verifying charges and compliance with this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed by their duly authorized officers on the day and year written below.

Industrial/Organizational Solutions, Inc.

By: CHRIS LEGEL

Title: President

Date: 12/11/2025

CITY OF BROKEN ARROW:

By: _____

Title: _____

Date: _____

Attest:

Approved as to Form:

D. Graham Parker

D. Graham Parker Assistant City Attorney
12/12/2025



City of Broken Arrow

Request for Action

File #: 26-75, Version: 1

**Broken Arrow City Council
Meeting of: 01-20-2026**

Title:

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 \$50,000 or less

Background:

The City Council has authorized the City Manager, or his designee, by ordinance to execute contracts for the purchase of supplies, materials, and other services in accordance with the limitations prescribed by the City of Broken Arrow Purchasing manual or other procedures established by the City Manager. The Purchasing Manual establishes a limitation up to including \$50,000.00 for the City Manager and, in turn, the City Manager has identified a limitation up to and including \$15,000.00 for the Assistant City Managers.

In an effort to keep the governing body and the public apprised of administration's contractual actions. Staff is submitting the following contracts, including professional consultant contracts and amendments, and public construction contracts not subject to the State of Oklahoma Public Competitive Bid Act, for notification purposes only. No further action is required by the Governing Body.

The City Manager or Assistant City Managers have approved the following Professional Consultant Agreements:

- Professional Consultant Services Agreement to perform survey professional services for Preserve Park Spillway Improvements (SW26180) - Tulsa Engineering and Planning Associates, Inc.
- Professional Consultant Services Agreement to perform survey professional services for the Aspen Creek Regional Detention Pond (SW25090) - Tulsa Engineering and Planning Associates, Inc.
- Professional Consultant Services Agreement to include providing Environmental Report and related support services for the Radio Communication Tower (191713) -White Buffalo.

Cost: \$1,800.00
 \$3,500.00
 \$7,400.00

Funding Source: Stormwater Professional Services

Stormwater Professional Services

2014 Go Bond

Requested By: Charlie Bright, PE, Director of Engineering and Construction

Approved By: City Manager's Office

Attachments: 20260108-SurveyAgreement.Executed-SW25090
20260108-SurveyAgreement.Executed-SW26180
20260113_White Buffalo NEPA Contract_Executed_191713

Recommendation:
No Action Required

**CITY OF BROKEN ARROW
PROFESSIONAL SERVICES AGREEMENT
ASPEN CREEK REGIONAL DETENTION POND
PROJECT NUMBER: SW25090**

Agenda Item 26-75

1. PROFESSIONAL SERVICE PROVIDER:

- a. Name: Tulsa Engineering and Planning Associates, Inc.
- b. Telephone No.: 918.252.9621
- c. Address: 9810 E. 42nd St., Suite 100, Tulsa, OK 74146

2. PROJECT TITLE AND LOCATION: ASPEN CREEK REGIONAL DETENTION POND SURVEY IN RESERVE B OF ASPEN RIDGE BUSINESS PARK LOCATED AT 1911 W. NORFOLK DR., BROKEN ARROW, OK.

3. Contract for: Providing professional survey services associated with public works projects for the City of Broken Arrow. Professional services to include providing surveying and related support services. The Professional Service Provider shall perform all duties, responsibilities and requirements set out in Attachment A hereto. The Professional Service Provider agrees that this professional service shall be treated as an important service to the City and also agrees to commit the time necessary to perform the professional services in a professional manner.

4. Compensation: Professional Service Provider shall be compensated at the hourly rate in accordance with attached hourly rate schedule and the total compensation under this contract is Not to Exceed Three Thousand Five Hundred and No/100 (\$3,500.00) for the entire Scope of the Professional Services rendered. The parties agree that the Professional Service Provider's position is not a traditional City employee position; therefore, the foregoing constitutes all the benefits and other forms of compensation due the Professional Service Provider, acting in the role of an independent contractor, and therefore ineligible for all other benefits paid to regular full-time City employees. The Professional Service Provider shall be responsible for his own vehicle expenses and any other indirect costs incurred in fulfilling the stated contract requirements. The Professional Service Provider agrees to abide by and comply with all of the City's Administrative Policies.

5. Invoicing and Payment: The Professional Service Provider shall submit invoices requesting payment for services rendered to the City monthly in accordance with actual progress of the work on each work item. The invoices shall be in a format satisfactory to the City. Payment will be made within 30 days following the first eligible City Council meeting occurring after the date on the invoice.

6. Time for Performance: These duties, responsibilities and requirements shall begin upon the execution of this Contract and shall be completed within thirty (30) calendar days after the date the Notice to Proceed is issued. The City will issue a Notice to Proceed for each item of work identified under this agreement, following mutual agreement between the Professional Service Provider and the City on the hours required for the work item.

7. Insurance: The Professional Service Provider shall acquire all insurance policies required for professional liability insurance, general liability, auto insurance, workers' compensation and/or health insurance. The Professional Service Provider shall provide proof of general liability and professional liability insurance coverage to the City on or before the effective date of this Agreement.

During the performance of the services under this Professional Services Contract, the Professional Service Provider shall maintain the insurance coverage required below and the City shall be named as an Additional Insured on each required policy:

- (1) General Liability Insurance, with a combined single limit of \$1,000,000 for each occurrence and \$1,000,000 in the aggregate;
- (2) Automobile Liability Insurance, with a combined single limit of not less than \$1,000,000 for each person, not less than \$1,000,000 for each accident and not less than \$1,000,000 for property damage; and
- (3) Professional Liability Insurance, with a limit of \$1,000,000 annual aggregate.

8. Indemnification: The Professional Services Provider agrees to defend, indemnify, and hold harmless the City, and its agents and employees, from and against legal liability for all claims, losses, damages, and expenses to the extent such claims, losses, damages, or expenses are caused by the negligent or intentional acts, errors, or omissions of The Professional Services Provider, its agents or employees.

9. Immigration Compliance: The Professional Service Provider shall comply in all respects with all immigration-related laws, statutes, ordinances and regulations including without limitation, the Immigration and Nationality Act, as amended, the Immigration Reform and Control Act of 1986, as amended, and the Oklahoma Taxpayer and Citizen Protection Act of 2007 (Oklahoma HB 1804) and any successor laws, ordinances or regulations (collectively, the Immigration Laws”).

10. Firearms Industry Nondiscrimination: Professional Service Provider certifies, pursuant to 21 O.S. § 1289.31, that it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and that it will not so discriminate during the term of this Agreement. This clause applies only if Professional Service Provider is a company with at least ten (10) full-time employees and the Agreement value is at least \$100,000 paid in whole or in part from BAMA funds.

11. Governing Documents: The parties agree to perform this contract in strict accordance with the clauses, provisions, and the documents identified as follows, all of which are made part of this contract. In the event of conflict, these documents shall be interpreted in the following order:

- a. This Contract
- b. Attachment A to this Contract
- c. Duly Authorized Amendments arising out of this Contract

12. Electronic Signatures:

The Parties agree this transaction may be completed by electronic means and an electronic signature on this Contract will be given the same legal effect as a handwritten signature and cannot be denied enforceability solely because is it in electronic form. If the Professional Services Provider signs this Contract electronically and/or submits documents electronically, the Professional Services Provider agrees to comply with the City's requirements for submission of electronically signed and/or submitted documents.

13. Governing Law: This agreement shall be governed by the laws of the State of Oklahoma and venue for any action concerning this Agreement shall be in the District Court of Tulsa County, Oklahoma.

14. Entirety of Agreement: The foregoing Professional Services Contract supersedes all previous negotiations and may not be modified except by a written order executed by the parties hereto.

15. Effective Date: This Contract is effective shall be effective upon signature of both parties.

REMAINDER OF PAGE INTENTIONALLY BLANK

IN WITNESS WHEREOF, the parties hereto have caused this Contract to be executed by their duly authorized officers or representatives on the dates set forth below.

City of Broken Arrow, a municipal corporation:

Professional Service Provider:
Tulsa Engineering and Planning Associates,
Inc.

By: Kenneth D. Schwab
Kenneth D. Schwab, Assistant City
Manager-Operations

By: Russell K. Fischer

Date: 1-6-2026

Name: Russell K. Fischer
Title: President

Attest: Curtis Green
City Clerk [Seal]

Date: 12/30/2025

Date: 1/8/2026

Attest: Kirk Richardson
Name: Kirk Richardson
Title: Secretary/Treasurer

Approved as to form:

D. Graham Parker
Assistant City Attorney

Date: 12/30/2025

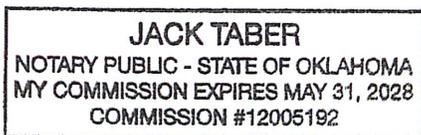


VERIFICATIONS

State of Oklahoma)
) §
County of Tulsa)

Before me, a Notary Public, on this 30th day of December 2025, personally appeared Russell K. Fischer, known to me to be the President of the Company to be the identical person who executed the within and foregoing instrument, and acknowledged to me that s/he executed the same as his/her free and voluntary act and deed for the uses and purposes therein set forth.

Jack Taber
Notary Public



**CITY OF BROKEN ARROW
PROFESSIONAL SERVICES AGREEMENT
ASPEN CREEK REGIONAL DETENTION POND
PROJECT NUMBER: SW25090**

ATTACHMENT A

SP - 1.0 SCOPE OF THE PROJECT:

1.1. Providing Professional Surveying and Related Support Services associated with the Aspen Ridge Business Park Regional Detention Facility in the City of Broken Arrow. Services performed to include a full topographic survey of specified topo limits attached in Attachment B. Work performed under the contract shall be performed on a not to exceed contract as requested by the City.

SP- 2.0 SERVICES OF THE CITY: THE CITY WILL:

2.1. Furnish to Professional Service Provider all data in its possession, and needed engineering guidance as necessary for the service provider to complete the contract requirements.

2.2. Designate in writing a person to act as its representative in respect to the work to be performed under this agreement. Such person shall have complete authority to transmit instructions, receive information, interpret and define the City's policies and decisions with respect to materials, equipment, elements and systems pertinent to the services covered by this agreement.

SP - 3.0 SCOPE OF SERVICES: THE PROFESSIONAL SERVICE PROVIDER SHALL:

3.1 The Professional Service Provider shall provide:

- Electronic files in AutoCAD 2013 or newer
- Two Control Points, minimum
- Establish One Benchmark, minimum
- Include utilities, both City and franchise (water, sanitary sewer, electric, gas, telephone/cable, etc.) Include all visible drainage structures and flow lines, and visible and marked utilities.
- Contours at 1.0' minimum density

3.2 Work will be a not to exceed contract all costs associated with the performance of the work, including any support and supervision cost required from the Professional Service Provider.

[END OF ATTACHMENT A]

**CITY OF BROKEN ARROW
PROFESSIONAL SERVICES AGREEMENT
PRESERVE PARK SPILLWAY IMPROVEMENTS
PROJECT NUMBER: SW26180
Agenda Item 26-75**

1. PROFESSIONAL SERVICE PROVIDER:

- a. Name: Tulsa Engineering and Planning Associates, Inc.
- b. Telephone No.: 918.252.9621
- c. Address: 9810 E. 42nd St., Suite 100, Tulsa, OK 74146

2. PROJECT TITLE AND LOCATION: PRESERVE PARK SPILLWAY IMPROVEMENTS LOCATED AT THE PRESERVE PARK REGIONAL DETENTION FACILITY LOCATED NORTH OF E. ALBANY ST. AND WEST OF S. 209TH E. AVE.

3. Contract for: Providing professional survey services associated with public works projects for the City of Broken Arrow. Professional services to include providing surveying and related support services. The Professional Service Provider shall perform all duties, responsibilities and requirements set out in Attachment A hereto. The Professional Service Provider agrees that this professional service shall be treated as an important service to the City and also agrees to commit the time necessary to perform the professional services in a professional manner.

4. Compensation: Professional Service Provider shall be compensated at the hourly rate in accordance with attached hourly rate schedule and the total compensation under this contract is Not to Exceed One Thousand Eight Hundred and No/100 (\$1,800.00) for the entire Scope of the Professional Services rendered. The parties agree that the Professional Service Provider's position is not a traditional City employee position; therefore, the foregoing constitutes all the benefits and other forms of compensation due the Professional Service Provider, acting in the role of an independent contractor, and therefore ineligible for all other benefits paid to regular full-time City employees. The Professional Service Provider shall be responsible for his own vehicle expenses and any other indirect costs incurred in fulfilling the stated contract requirements. The Professional Service Provider agrees to abide by and comply with all of the City's Administrative Policies.

5. Invoicing and Payment: The Professional Service Provider shall submit invoices requesting payment for services rendered to the City monthly in accordance with actual progress of the work on each work item. The invoices shall be in a format satisfactory to the City. Payment will be made within 30 days following the first eligible City Council meeting occurring after the date on the invoice.

6. Time for Performance: These duties, responsibilities and requirements shall begin upon the execution of this Contract and shall be completed within thirty (30) calendar days after the date the Notice to Proceed is issued. The City will issue a Notice to Proceed for each item of work identified under this agreement, following mutual agreement between the Professional Service Provider and the City on the hours required for the work item.

7. Insurance: The Professional Service Provider shall acquire all insurance policies required for professional liability insurance, general liability, auto insurance, workers' compensation and/or health insurance. The Professional Service Provider shall provide proof of general liability and professional liability insurance coverage to the City on or before the effective date of this Agreement.

During the performance of the services under this Professional Services Contract, the Professional Service Provider shall maintain the insurance coverage required below and the City shall be named as an Additional Insured on each required policy:

- (1) General Liability Insurance, with a combined single limit of \$1,000,000 for each occurrence and \$1,000,000 in the aggregate;
- (2) Automobile Liability Insurance, with a combined single limit of not less than \$1,000,000 for each person, not less than \$1,000,000 for each accident and not less than \$1,000,000 for property damage; and
- (3) Professional Liability Insurance, with a limit of \$1,000,000 annual aggregate.

8. Indemnification: The Professional Services Provider agrees to defend, indemnify, and hold harmless the City, and its agents and employees, from and against legal liability for all claims, losses, damages, and expenses to the extent such claims, losses, damages, or expenses are caused by the negligent or intentional acts, errors, or omissions of The Professional Services Provider, its agents or employees.

9. Immigration Compliance: The Professional Service Provider shall comply in all respects with all immigration-related laws, statutes, ordinances and regulations including without limitation, the Immigration and Nationality Act, as amended, the Immigration Reform and Control Act of 1986, as amended, and the Oklahoma Taxpayer and Citizen Protection Act of 2007 (Oklahoma HB 1804) and any successor laws, ordinances or regulations (collectively, the Immigration Laws”).

10. Firearms Industry Nondiscrimination: Professional Service Provider certifies, pursuant to 21 O.S. § 1289.31, that it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and that it will not so discriminate during the term of this Agreement. This clause applies only if Professional Service Provider is a company with at least ten (10) full-time employees and the Agreement value is at least \$100,000 paid in whole or in part from BAMA funds.

11. Governing Documents: The parties agree to perform this contract in strict accordance with the clauses, provisions, and the documents identified as follows, all of which are made part of this contract. In the event of conflict, these documents shall be interpreted in the following order:

- a. This Contract
- b. Attachment A to this Contract
- c. Duly Authorized Amendments arising out of this Contract

12. Electronic Signatures:

The Parties agree this transaction may be completed by electronic means and an electronic signature on this Contract will be given the same legal effect as a handwritten signature and cannot be denied enforceability solely because is it in electronic form. If the Professional Services Provider signs this Contract electronically and/or submits documents electronically, the Professional Services Provider agrees to comply with the City's requirements for submission of electronically signed and/or submitted documents.

13. Governing Law: This agreement shall be governed by the laws of the State of Oklahoma and venue for any action concerning this Agreement shall be in the District Court of Tulsa County, Oklahoma.

14. Entirety of Agreement: The foregoing Professional Services Contract supersedes all previous negotiations and may not be modified except by a written order executed by the parties hereto.

15. Effective Date: This Contract is effective shall be effective upon signature of both parties.

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**CITY OF BROKEN ARROW
PROFESSIONAL SERVICES AGREEMENT
PRESERVE PARK SPILLWAY IMPROVEMENTS
PROJECT NUMBER: SW26180**

ATTACHMENT A

SP - 1.0 SCOPE OF THE PROJECT:

1.1. Providing Professional Surveying and Related Support Services associated with the Preserve Park Regional Detention Facility in the City of Broken Arrow. Services performed to include a full topographic survey of specified topo limits attached in Attachment B, specifically the spillway of the detention facility. Work performed under the contract shall be performed on a not to exceed contract as requested by the City.

SP- 2.0 SERVICES OF THE CITY: THE CITY WILL:

2.1. Furnish to Professional Service Provider all data in its possession, and needed engineering guidance as necessary for the service provider to complete the contract requirements.

2.2. Designate in writing a person to act as its representative in respect to the work to be performed under this agreement. Such person shall have complete authority to transmit instructions, receive information, interpret and define the City's policies and decisions with respect to materials, equipment, elements and systems pertinent to the services covered by this agreement.

SP - 3.0 SCOPE OF SERVICES: THE PROFESSIONAL SERVICE PROVIDER SHALL:

3.1 The Professional Service Provider shall provide:

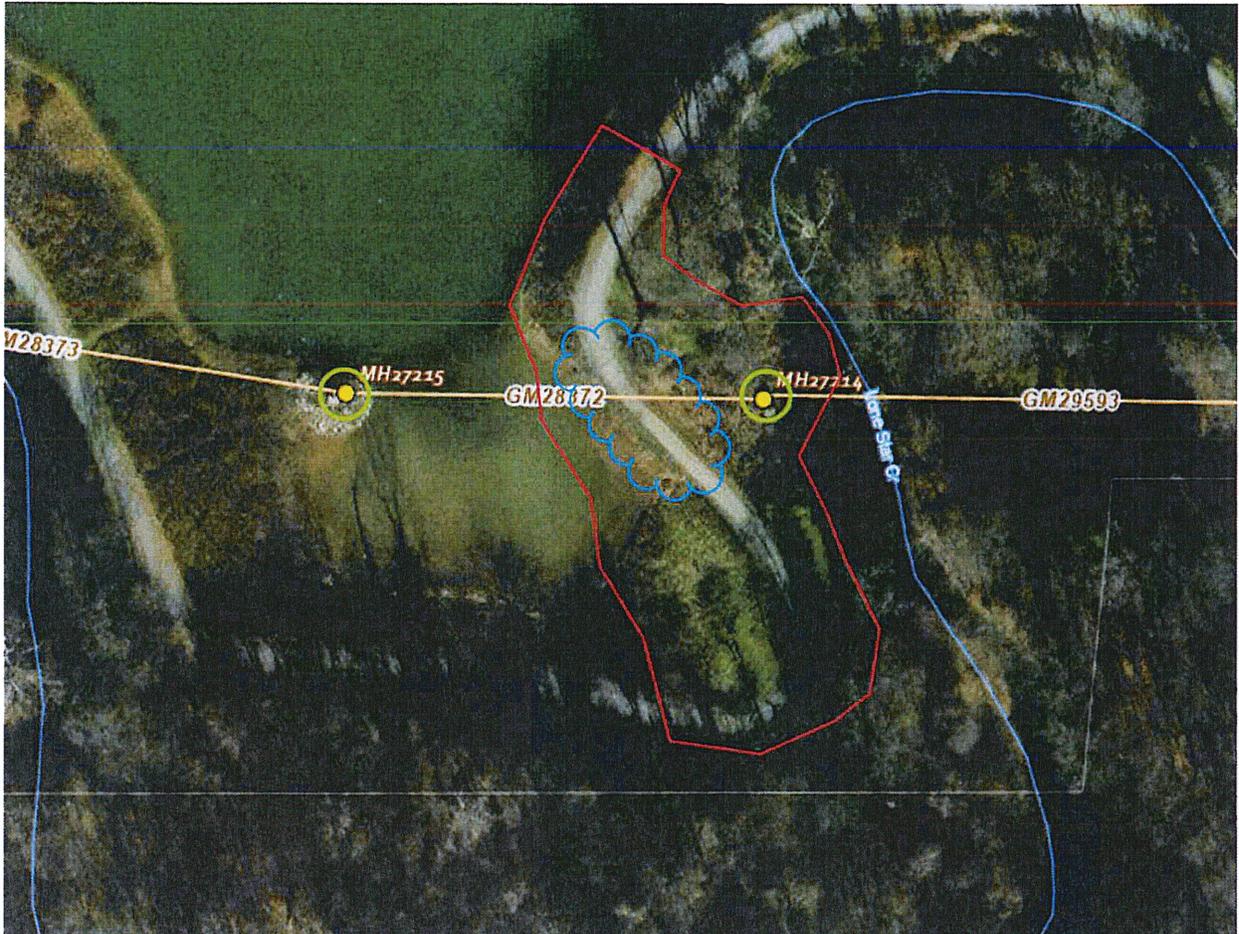
- Electronic files in AutoCAD 2013 or newer
- Two Control Points, minimum
- Establish One Benchmark, minimum
- Include utilities, both City and franchise (water, sanitary sewer, electric, gas, telephone/cable, etc.) Include all visible drainage structures and flow lines, and visible and marked utilities.
- Contours at 1.0' minimum density

3.2 Work will be a not to exceed contract all costs associated with the performance of the work, including any support and supervision cost required from the Professional Service Provider.

[END OF ATTACHMENT A]

CITY OF BROKEN ARROW
PROFESSIONAL SERVICES AGREEMENT
PRESERVE PARK SPILLWAY IMPROVEMENTS
PROJECT NUMBER: SW26180

ATTACHMENT B – SURVEY LIMITS



[END OF ATTACHMENT B]

**CITY OF BROKEN ARROW
PROFESSIONAL SERVICES AGREEMENT
RADIO COMMUNICATION TOWER
PROJECT NUMBER: 191713**

1. PROFESSIONAL SERVICE PROVIDER:

- a. Name: White Buffalo Environmental Inc.
- b. Telephone No.: (918) 660-0999
- c. Address: 7707 E. 111th St. #101, Tulsa, OK 74133

2. PROJECT TITLE AND LOCATION: BROKEN ARROW RADIO COMMUNICATIONS TOWER LOCATED ON THE SOUTHWEST CORNER OF E 131ST STREET SOUTH AND S ASPEN AVE.

3. Contract for: Providing professional survey services associated with public works projects for the City of Broken Arrow. Professional services to include providing Environmental Report and related support services. The Professional Service Provider shall perform all duties, responsibilities and requirements set out in Attachment A hereto. The Professional Service Provider agrees that this professional service shall be treated as an important service to the City and also agrees to commit the time necessary to perform the professional services in a professional manner.

4. Compensation: Professional Service Provider shall be compensated a lump sum under this contract is Not to Exceed Seven Thousand Four Hundred and No/100 (\$7,400.00) for the entire Scope of the Professional Services rendered. The parties agree that the Professional Service Provider's position is not a traditional City employee position; therefore, the foregoing constitutes all the benefits and other forms of compensation due the Professional Service Provider, acting in the role of an independent contractor, and therefore ineligible for all other benefits paid to regular full-time City employees. The Professional Service Provider shall be responsible for his own vehicle expenses and any other indirect costs incurred in fulfilling the stated contract requirements. The Professional Service Provider agrees to abide by and comply with all of the City's Administrative Policies.

5. Invoicing and Payment: The Professional Service Provider shall submit invoices requesting payment for services rendered to the City monthly in accordance with actual progress of the work on each work item. The invoices shall be in a format satisfactory to the City. Payment will be made within 30 days following the first eligible City Council meeting occurring after the date on the invoice.

6. Time for Performance: These duties, responsibilities and requirements shall begin upon the execution of this Contract and shall be completed within ninety (90) calendar days after the date the Notice to Proceed is issued. The City will issue a Notice to Proceed for each item of work identified under this agreement, following mutual agreement between the Professional Service Provider and the City on the hours required for the work item.

7. Insurance: The Professional Service Provider shall acquire all insurance policies required for professional liability insurance, general liability, auto insurance, workers' compensation and/or health insurance. The Professional Service Provider shall provide proof of general liability and professional liability insurance coverage to the City on or before the effective date of this Agreement.

During the performance of the services under this Professional Services Contract, the Professional Service Provider shall maintain the insurance coverage required below and the City shall be named as an Additional Insured on each required policy:

- (1) General Liability Insurance, with a combined single limit of \$1,000,000 for each occurrence and \$1,000,000 in the aggregate;
- (2) Automobile Liability Insurance, with a combined single limit of not less than \$1,000,000 for each person, not less than \$1,000,000 for each accident and not less than \$1,000,000 for property damage; and
- (3) Professional Liability Insurance, with a limit of \$1,000,000 annual aggregate.

8. Indemnification: The Professional Services Provider agrees to defend, indemnify, and hold harmless the City, and its agents and employees, from and against legal liability for all claims, losses, damages, and expenses to the extent such claims, losses, damages, or expenses are caused by the negligent or intentional acts, errors, or omissions of The Professional Services Provider, its agents or employees.

9. Immigration Compliance: The Professional Service Provider shall comply in all respects with all immigration-related laws, statutes, ordinances and regulations including without limitation, the Immigration and Nationality Act, as amended, the Immigration Reform and Control Act of 1986, as amended, and the Oklahoma Taxpayer and Citizen Protection Act of 2007 (Oklahoma HB 1804) and any successor laws, ordinances or regulations (collectively, the Immigration Laws”).

10. Firearms Industry Nondiscrimination: Professional Service Provider certifies, pursuant to 21 O.S. § 1289.31, that it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and that it will not so discriminate during the term of this Agreement. This clause applies only if Professional Service Provider is a company with at least ten (10) full-time employees and the Agreement value is at least \$100,000 paid in whole or in part from BAMA funds.

11. Governing Documents: The parties agree to perform this contract in strict accordance with the clauses, provisions, and the documents identified as follows, all of which are made part of this contract. In the event of conflict, these documents shall be interpreted in the following order:

- a. This Contract
- b. Attachment A to this Contract

c. Duly Authorized Amendments arising out of this Contract

12. Electronic Signatures:

The Parties agree this transaction may be completed by electronic means and an electronic signature on this Contract will be given the same legal effect as a handwritten signature and cannot be denied enforceability solely because is it in electronic form. If the Professional Services Provider signs this Contract electronically and/or submits documents electronically, the Professional Services Provider agrees to comply with the City's requirements for submission of electronically signed and/or submitted documents.

13. Governing Law: This agreement shall be governed by the laws of the State of Oklahoma and venue for any action concerning this Agreement shall be in the District Court of Tulsa County, Oklahoma.

14. Entirety of Agreement: The foregoing Professional Services Contract supersedes all previous negotiations and may not be modified except by a written order executed by the parties hereto.

15. Effective Date: This Contract is effective shall be effective upon signature of both parties.

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**CITY OF BROKEN ARROW
PROFESSIONAL SERVICES AGREEMENT
RADIO COMMUNICATION TOWER
PROJECT NUMBER: 191713**

ATTACHMENT A

SP - 1.0 SCOPE OF THE PROJECT:

1.1. Providing Professional Surveying, Environmental Report, and Related Support Services associated with Broken Arrow Radio Tower Communication in the City of Broken Arrow. Work performed under the contract shall be performed on a not to exceed contract as requested by the City.

SP- 2.0 SERVICES OF THE CITY: THE CITY WILL:

2.1. Furnish to Professional Service Provider all data in its possession, and needed engineering guidance as necessary for the service provider to complete the contract requirements.

2.2. Designate in writing a person to act as its representative in respect to the work to be performed under this agreement. Such person shall have complete authority to transmit instructions, receive information, interpret and define the City's policies and decisions with respect to materials, equipment, elements and systems pertinent to the services covered by this agreement.

SP - 3.0 SCOPE OF SERVICES: THE PROFESSIONAL SERVICE PROVIDER SHALL:

3.1 The Professional Service Provider shall provide a Environmental Report for the proposed location of Broken Arrow Radio Communication Tower. This includes NEPA EIC items, SHO & THPO consultations, Cultural Resources Archeological Field Survey, and Public Notices, and Agency Fees. See attached Exhibit 1 for location of proposed tower.

3.2 Work will be a not to exceed contract all costs associated with the performance of the work, including any support and supervision cost required from the Professional Service Provider.

[END OF ATTACHMENT A]

[PROPOSED TOWER LOCATION]





City of Broken Arrow

Request for Action

File #: 26-136, Version: 1

**Broken Arrow City Council
Meeting of: 01/20/2026**

Title:

Approval of and authorization to declare certain City owned vehicles and equipment as surplus and authorize the sale of those items at an online public auction

Background:

The City of Broken Arrow replaces certain equipment and assets when they reach the end of their useful lifecycles, at which point the cost of ownership exceeds their benefit to the community. The items listed in the attachment have reached this stage due to age, usage, or obsolescence. Upon approval from the governing body, an online auction will be held in partnership with Purple Wave to dispose of most of these surplus items.

Purple Wave will handle all advertising, in compliance with state statute, as well as photography, item descriptions, and other services associated with the online listing. All items will be posted on their auction site for liquidation. This service is provided at no cost to the City, as compensation is added as a buyer fee on each item sold. Staff requests permission to dispose of or recycle any unclaimed, defaulted, or unsold items 60 days after the auction closes.

Oklahoma State Statute allows for online auctions as a means of liquidating such assets, and this approach has proven to be both cost-effective and efficient.

Cost: \$0

Funding Source: N/A

Requested By: Ryan Baze, Director of Maintenance Services

Approved By: City Manager's Office

Attachments: WINTER 2026 SPREADSHEET

Recommendation:

Approve and authorize declaration of certain City owned vehicles and equipment as surplus and authorize the sale of those items at an online public auction

UNIT NUMBER	DEPARTMENT CODE	
1207	5400	UTILITIES-DISTRIBUTION
1227	5305	SSW-STORMWATER
1306	5401	UTILITIES-ADMINISTRATION
1382	5400	UTILITIES-DISTRIBUTION
1454	5120	MAINT SERV-FLEET
1464	5305	SSW-STORMWATER
1485	5305	SSW-STORMWATER
1663	5305	SSW-STORMWATER
2037	5115	UTILITIES-SEWER
2117	5305	SSW-STORMWATER
3101	5115	MAINT SERV-BUILDING MAINT
6114	5115	MAINT SERV-BUILDING MAINT
17033	5305	SSW-STORMWATER
17034	5305	SSW-STORMWATER
0082	5305	SSW-STORMWATER
0425	5305	SSW-STORMWATER
0602	5410	UTILITIES-SEWER PLANT
0927	5305	SSW-STORMWATER
0928	5305	SSW-STORMWATER
11F-9782	5400	UTILITIES-DISTRIBUTION
1688A	5305	SSW-STORMWATER
GEN EXLS	5415	UTILITIES-SEWER
	5120	MAINT SERV-FLEET
	5120	MAINT SERV-FLEET
	5210	ENGINEERING-STORMWATER
	5210	ENGINEERING-STORMWATER
	5401	UTILITIES-ADMINISTRATION
	5401	UTILITIES-ADMINISTRATION
	5415	UTILITIES-SEWER
UNIT NUMBER	DEPARTMENT CODE	
1301	5300	SSW-STREET
1376	5300	SSW-STREET
1426	3001	POLICE
1432	5300	SSW-STREET
1446	3001	POLICE
1725	3001	POLICE
1782	3001	POLICE
0404	5300	SSW-STREET
0639	3502	FIRE
0739	3502	FIRE

0754	3001	POLICE
1117B	5300	SSW-STREET
1263	3001	POLICE
1301B	5300	SSW-STREET
1432B	5300	SSW-STREET
NO UNIT #	5300	SSW-STREET
NO UNIT #	5300	SSW-STREET
NO UNIT #	5300	SSW-STREET
NO UNIT #	5300	SSW-STREET
NO UNIT #	5300	SSW-STREET
NO UNIT #	5300	SSW-STREET
NO UNIT #	5300	SSW-STREET
	1100	HUMAN RESOURCES
	1310	CMO-COMMUNICATIONS
	3001	POLICE
	5315	SSW-SIGN SHOP
	6000	PARKS

BAMA		
ITEM DESCRIPTION	SERIAL OR VIN	BAMA/GENERAL
2012 FREIGHTLINER UTILITY TRUCK	1FVACWDU3CDBT4761	BAMA
ROTARY MULCHER		BAMA
2013 CHEVROLET 3500 SERVICE TRUCK	1GB3CZCG8DF145473	BAMA
3" HONDA TRASH PUMP	GCBHT-1132879	BAMA
2014 FORD F150 TRUCK PICKUP	1FTNF1EF9EKE03042	BAMA
STIHL QUICK CUT SAW		BAMA
PORTABLE GENERATOR		BAMA
BACKPACK VIBRATOR		BAMA
STIHL RESCUE SAW		BAMA
2002 STARLIGHT TRAILER	13YFS18282C086738	BAMA
DEWALT AIR COMPRESSOR		BAMA
GENERATOR		BAMA
STIHL QUICK CUT SAW		BAMA
STIHL QUICK CUT SAW		BAMA
2000 KUBOTA TRACTOR	M82050195	BAMA
2004 CHEVROLET C1500 PICKUP	1GTEC14V14Z279484	BAMA
2006 INTERNATIONAL TRACTOR TRUCK	1HSHXHR37J339984	BAMA
ROTARY MULCHER		BAMA
ROTARY MULCHER		BAMA
1997 TANDEM AXLE TRAILER (red) BUCK	4DHCS1628WS005434	BAMA
ROTARY MULCHER		BAMA
2011 CUMMINS STATIONARY GENERATOR	H110236925	BAMA
5 DRAWER FILING CABINETS		BAMA
4 DRAWER LATERAL FILE CABINET		BAMA
DJI PHANTOM IV DRONE		BAMA
HP DIGITAL PROJECTOR	TW32200387	BAMA
DELL COPIER & PRINTER		BAMA
HP COPIER & PRINTER		BAMA
PUMPHOUSE		BAMA
PENTAIR SUBMERSIBLE SEWER PUMP	1062502	BAMA
HAYWARD GORDON CHOPPER	HG338172-1	BAMA
US MOTORS 60 HP MOTOR	810-H639A-H	BAMA
US MOTORS 60 HP MOTOR	Z077695425-0002	BAMA
GENERAL FUND		
ITEM DESCRIPTION	SERIAL OR VIN	BAMA/GENERAL
2013 INTERNATIONAL DUMP TRUCK	1HTWHAARXDJ175140	GENERAL
STIHL QUICK CUT SAW		GENERAL
2014 CHEVROLET TAHOE SUV	1GNLC2E06ER183522	GENERAL
2014 IHC DUMP TRUCK	3HAWHAAR8EL014529	GENERAL
PORTABLE GENERATOR		GENERAL
2017 FORD EXPLORER	1FM5K8AR8HGB16069	GENERAL
2017 FORD EXPLORER	1FM5K8AR7HGD58206	GENERAL
2004 KOMATSU WHEELED LOADER	A73187	GENERAL
2006 IHC AMBULANCE EMS	1HTMNAAM17H357325	GENERAL
2007 IHC AMBULANCE EMS RESERVE	1HTMNAAMX7H509070	GENERAL

2007 CHEVROLET MALIBU	1G1ZS58NX7F228893	GENERAL
SNOW PLOW		GENERAL
2012 CHEVROLET TAHOE SUV	1GNLC2E09CR287984	GENERAL
SNOW PLOW		GENERAL
SNOW PLOW		GENERAL
BLUE DIAMOND 7' BUCKET ATTACHMENT		GENERAL
BRADCO RAKE BUCKET		GENERAL
6' SKID LOADER BUCKET		GENERAL
6' SKID LOADER BLADE		GENERAL
EXCAVATOR BUCKET		GENERAL
6' SKID LOADER BUCKET W TEETH		GENERAL
STIHL CONCRETE CHAIN SAW		GENERAL
STIHL QUICK CUT SAW		GENERAL
FURNITURE		GENERAL
PARROT ANAFI AI DRONE BATTERY		GENERAL
DJI MAVIC PRO VIDEO DRONE		GENERAL
PANASONIC VIDEO PRODUCTION SWITCHER		GENERAL
JVC CAMCORDER		GENERAL
DRONE LANDING PAD		GENERAL
WESTCOTT RAPID BOX OCTA		GENERAL
WESTCOT RABIP BOX STRIP		GENERAL
LOGITECH S-100 POWERED SPEAKERS		GENERAL
CONSOLE AND INTERIOR REAR DOOR PANELS		GENERAL
PCSS1 POLE CAMERA SEARCH SYSTEM		GENERAL
LIGHT FIXTURES		GENERAL
HP OFFICE JET PRO 8600 PLUS PRINTER		GENERAL
S120T SERIES PLOTTER		GENERAL
KROMER ROTARY BROOM ATTACHMENT		GENERAL

2
2
2
2
UMBRELLA LIGHT
RECTANGLE LIGHT
2
4
PHIL HINK



City of Broken Arrow

Request for Action

File #: 26-144, **Version:** 1

**Broken Arrow City Council
Meeting of: 1-20-2026**

Title:

Approval of and authorization to execute the purchase of Dell Servers through Dell and Storage solution with PURE Storage through Software House International

Background:

As part of the City's ongoing commitment to public safety and technological innovation, the Police Department and Information Technology teams are collaborating to enhance the functionality of the City's Real-Time Information Center. A key element of this initiative is upgrading our Video Management Servers and expanding storage capacity.

Currently, our existing server and storage infrastructure cannot adequately support the growing number of live video feeds from newly installed cameras across the city. To address this, we have partnered with Dell and Pure Storage-trusted components of the City's IT ecosystem-to scale our resources and meet future demands.

This project includes upgrading the City's Server/Hyper-V cluster and storage infrastructure for our Axis Video Management System (VMS). Dell servers will provide the backbone for compute resources, while Pure Storage will deliver high-performance, scalable storage solutions. Together, these technologies will ensure optimal virtualization performance, rapid data access, and future-ready capacity for real-time video processing and retention.

Cost breakdown:

Dell Servers: \$92,296.08

PURE Storage: \$545,256.00

Cost: \$637,552.08

Funding Source: IT Projects 2612050, 2612020, 2512030, and PD: Fund 344 Police Public Safety Sales Tax

Requested By: Scott Carr, Information Technology Director

Approved By: City Manager's Office

Attachments: Attached

Recommendation:

Approve and authorize the execution of the purchase of the Dell Servers through Dell and Storage solution with PURE Storage through Software House International



Your quote is ready for purchase.

Complete the purchase of your personalized quote through our secure online checkout before the quote expires on **Jan. 26, 2026**.

You can download a copy of this quote during checkout.

[Place your order](#)

Quote Name:	City of Broken Arrow R770 Server	Sales Rep	Megan Webster
Quote No.	3000197858508.2	Phone	1(800) 456-3355, 6185928
Total	\$92,296.08	Email	Megan.Webster@Dell.com
Customer #	657299	Billing To	ACCOUNTS PAYABLE
Quoted On	Jan. 12, 2026		CITY OF BROKEN ARROW
Expires by	Jan. 26, 2026		P O BOX 610
	State of Oklahoma Office of Management and Enterprise Services (OMES)		BROKEN ARROW, OK 74013-0610
Contract Name			
Contract Code	C000001067537		
Customer Agreement #	SW1020D		
Solution ID	21075058.2		
Deal ID	30222907		

Message from your Sales Rep

Please use the Order button to securely place the order with your preferred payment method online. You may contact your Dell sales team if you have any questions. Thank you for shopping with Dell.

Regards,
Megan Webster

Shipping Group

Shipping To	Shipping Method
RECEIVING DEPT CITY OF BROKEN ARROW 1700 W DETROIT ST PURCHASING WHSE BROKEN ARROW, OK 74012-3623 (918) 251-5311	Standard Delivery

Product	Unit Price	Quantity	Subtotal
C2G 7ft Cat6 Ethernet Cable - Snagless Unshielded (UTP) - White	\$7.75	6	\$46.50
PowerEdge R770 - [AMER_R770_18507]	\$30,749.86	3	\$92,249.58

Subtotal:	\$92,296.08
Shipping:	\$0.00
Non-Taxable Amount:	\$92,296.08
Taxable Amount:	\$0.00
Estimated Tax:	\$0.00

Total:	\$92,296.08
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Shipping Group Details

Shipping To

RECEIVING DEPT
CITY OF BROKEN ARROW
1700 W DETROIT ST
PURCHASING WHSE
BROKEN ARROW, OK 74012-3623
(918) 251-5311

Shipping Method

Standard Delivery

C2G 7ft Cat6 Ethernet Cable - Snagless Unshielded (UTP) - White

Estimated delivery if purchased today:
Jan. 16, 2026
Contract # C000001067537
Customer Agreement # SW1020D

Unit Price	Quantity	Subtotal
\$7.75	6	\$46.50

Description

SKU

Unit Price	Quantity	Subtotal
------------	----------	----------

C2G 7ft Cat6 Ethernet Cable - Snagless Unshielded (UTP) - White

AA870892

-	6	-
---	---	---

Unit Price	Quantity	Subtotal
------------	----------	----------

PowerEdge R770 - [AMER_R770_18507]

Estimated delivery if purchased today:
Jan. 30, 2026
Contract # C000001067537
Customer Agreement # SW1020D

\$30,749.86	3	\$92,249.58
-------------	---	-------------

Description

SKU

Unit Price	Quantity	Subtotal
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PowerEdge R770 Server

210-BNWX

-	3	-
---	---	---

2.5" Chassis with up to 16 SAS4/SATA Drives, Smart Flow, Front PERC 12 (H965i)

321-BLHL

-	3	-
---	---	---

Intel Xeon 6 Performance 6515P 2.3G, 16C/32T, 24GT/s, 72M Cache, Turbo, (150W) DDR5-6400

338-CTBF

-	3	-
---	---	---

Intel Xeon 6 Performance 6515P 2.3G, 16C/32T, 24GT/s, 72M Cache, Turbo, (150W) DDR5-6400

338-CTBF

-	3	-
---	---	---

Additional Processor Selected

379-BDCO

-	3	-
---	---	---

Heatsink for 2 CPU configuration (CPU less than 200W)

412-BCDL

-	3	-
---	---	---

Performance Optimized

370-AAIP

-	3	-
---	---	---

6400MT/s RDIMMs

370-BCCX

-	3	-
---	---	---

Unconfigured RAID

780-BCDS

-	3	-
---	---	---

PERC H965i Controller, Front, DCMHS

403-BDMY

-	3	-
---	---	---

Performance BIOS Settings

384-BBBL

-	3	-
---	---	---

UEFI BIOS Boot Mode with GPT Partition

800-BBDM

-	3	-
---	---	---

PowerEdge 2U High Performance Silver Fan

384-BDQP

-	3	-
---	---	---

Dual, Redundant(1+1), Hot-Plug MHS Power Supply, 1100W MM

450-BCWQ

-	3	-
---	---	---

Riser Config 6-1, Rear Half Length, 4x16 FH Slots (Gen5), 1x8/1x16 OCP (Gen5), 2nd OCP x16 (Gen5)

330-BCXY

-	3	-
---	---	---

PowerEdge R770 Motherboard for RTS1.2, DAO

338-CRTZ

-	3	-
---	---	---

No OCP Blanks or Cables Required

780-BCZQ

-	3	-
---	---	---

No Cables Required

470-AEYU

-	3	-
---	---	---

No Cables Required

470-AEYU

-	3	-
---	---	---

Dell Luggage Tag, R770	350-BCYM	-	3	-
PowerEdge 2U Standard Bezel	350-BDBP	-	3	-
BOSS-N1 controller card + with 2 M.2 480GB (RAID 1) (22x80)	403-BDMM	-	3	-
Windows Server 2025 Datacenter,16CORE,FI,No MED,UnLTD VMs,NO CALs, Multi Language	634-CVFS	-	3	-
Secure Enterprise Key Manager License 3.0	634-CSHS	-	3	-
Secured Component Verification	634-CSHT	-	3	-
iDRAC10, Enterprise 17G	634-CSHY	-	3	-
Dell Connectivity Client - Disabled	379-BFXT	-	3	-
Dell Connectivity Module 17G	634-CZRP	-	3	-
Dell Secure Onboarding Client 17G - Disabled	634-CZWJ	-	3	-
Blank Left Ear Module	350-BCYL	-	3	-
iDRAC Legacy Password for OCP cards	379-BETF	-	3	-
Cable Management Arm, 2U	770-BDRQ	-	3	-
ReadyRails Sliding Rails (B21)	770-BECC	-	3	-
PowerEdge Shipping	340-DNSW	-	3	-
PowerEdge R770 Shipping	340-DSDW	-	3	-
PowerEdge 2U Shipping Material	340-DPDX	-	3	-
PowerEdge CCC, No CE Label Marking	389-FHHX	-	3	-
Dell Hardware Limited Warranty Plus Onsite Service	711-7135	-	3	-
ProSupport 7x24 Technical Support and Assistance 5 Years	711-7181	-	3	-
ProSupport Next Business Day Onsite Service After Problem Diagnosis 5 Years	711-7191	-	3	-
Thank you choosing Dell ProSupport. For tech support, visit //www.dell.com/support or call 1-800- 945-3355	989-3439	-	3	-
On-Site Installation Declined	900-9997	-	3	-
32GB RDIMM, 6400MT/s, Dual Rank	370-BCCY	-	48	-
960GB SSD SATA Read Intensive 6Gbps 512e 2.5in Hot-plug AG Drive, 1 DWPD	400-AXSW	-	6	-
C13 to C14, PDU Style, 12 AMP, 6.5 Feet (2m) Power Cord, North America	492-BBDI	-	6	-
Broadcom 5719 Quad Port 1GbE Base-T Adapter, OCP 3.0 NIC +Sec	540-BFPP	-	3	-
Broadcom 57412 Quad Port 10GbE Base-T adapter, OCP 3.0 NIC +Sec	540-BFPS	-	3	-
Windows Server 2025 Datacenter,16CORE,DF Recovery Image, Multi Lang, (Downgrade not included)	528-DHTX	-	3	-
Windows Server 2025 Datacenter,No Media,WS2022 DC Downgrade DF Media, Multi Language	528-DHTZ	-	3	-
Windows Server 2025 Datacenter,No Media, WS2022 DC Downgrade w/DVD Media,Multi Lang	634-CVBR	-	3	-
Windows Server 2025 Datacenter,16CORE,Media Kit, Multi Lang, (Downgrade not included)	634-CVGF	-	3	-
Windows Server 2025 Datacenter Edition,Add License,16CORE,NO MEDIA/KEY	634-CVFX	-	3	-

Subtotal:	\$92,296.08
Shipping:	\$0.00
Estimated Tax:	\$0.00
<hr/>	
Total:	\$92,296.08

Important Notes

Terms of Sale

This Quote will, if Customer issues a purchase order for the quoted items that is accepted by Supplier, constitute a contract between the entity issuing this Quote ("Supplier") and the entity to whom this Quote was issued ("Customer"). Unless otherwise stated herein, pricing is valid for Fourteen days from the date of this Quote. All products, pricing, and other information are based on the latest information available and are subject to change for any reason, including but not limited to tariffs imposed by government authorities, shortages in materials or resources, increase in the cost of manufacturing or other factors beyond Supplier's reasonable control. If such changes occur, pricing may be adjusted or purchase orders may be cancelled by Supplier, even after an order has been placed. Supplier also reserves the right to cancel this Quote and Customer purchase orders arising from pricing errors and/or customer changes to Supplier's planned delivery date. Taxes and/or freight charges listed on this Quote are only estimates. The final amounts shall be stated on the relevant invoice. Additional freight charges will be applied if Customer requests expedited shipping. Please indicate any tax exemption status on your purchase order and send your tax exemption certificate to Tax_Department@dell.com or ARSalesTax@emc.com, as applicable.

Governing Terms: This Quote is subject to: (a) a separate written agreement between Customer or Customer's affiliate and Supplier or a Supplier's affiliate to the extent that it expressly applies to the products and/or services in this Quote or, to the extent there is no such agreement, to the applicable set of Dell's Terms of Sale (available at www.dell.com/terms or www.dell.com/oemterms), or for cloud/as-a-Service offerings, the applicable cloud terms of service (identified on the Offer Specific Terms referenced below); and (b) the terms referenced herein (collectively, the "Governing Terms"). Different Governing Terms may apply to different products and services on this Quote. The Governing Terms apply to the exclusion of all terms and conditions incorporated in or referred to in any documentation submitted by Customer to Supplier.

Supplier Software Licenses and Services Descriptions: Customer's use of any Supplier software is subject to the license terms accompanying the software, or in the absence of accompanying terms, the applicable terms posted on www.Dell.com/eula. Descriptions and terms for Supplier-branded standard services are stated at www.dell.com/servicecontracts/global or for certain infrastructure products at www.dellemc.com/en-us/customer-services/product-warranty-and-service-descriptions.htm.

Offer-Specific, Third Party and Program Specific Terms: Customer's use of third-party software is subject to the license terms that accompany the software. Certain Supplier-branded and third-party products and services listed on this Quote are subject to additional, specific terms stated on www.dell.com/offeringsspecificterms ("Offer Specific Terms").

In case of Resale only: Should Customer procure any products or services for resale, whether on standalone basis or as part of a solution, Customer shall include the applicable software license terms, services terms, and/or offer-specific terms in a written agreement with the end-user and provide written evidence of doing so upon receipt of request from Supplier.

In case of Financing only: If Customer intends to enter into a financing arrangement ("Financing Agreement") for the products and/or services on this Quote with Dell Financial Services LLC or other funding source pre-approved by Supplier ("FS"), Customer may issue its purchase order to Supplier or to FS. If issued to FS, Supplier will fulfill and invoice FS upon confirmation that: (a) FS intends to enter into a Financing Agreement with Customer for this order; and (b) FS agrees to procure these items from Supplier. Notwithstanding the Financing Agreement, Customer's use (and Customer's resale of and the end-user's use) of these items in the order is subject to the applicable governing agreement between Customer and Supplier, except that title shall transfer from Supplier to FS instead of to Customer. If FS notifies Supplier after shipment that Customer is no longer pursuing a Financing Agreement for these items, or if Customer fails to enter into such Financing Agreement within 120 days after shipment by Supplier, Customer shall promptly pay the Supplier invoice amounts directly to Supplier.

Customer represents that this transaction does not involve: (a) use of U.S. Government funds; (b) use by or resale to the U.S. Government; or (c) maintenance and support of the product(s) listed in this document within classified spaces. Customer further represents that this transaction does not require Supplier's compliance with any statute, regulation or information technology standard applicable to a U.S. Government procurement.

For certain products shipped to end users in California, a State Environmental Fee will be applied to Customer's invoice. Supplier encourages customers to dispose of electronic equipment properly.

Electronically linked terms and descriptions are available in hard copy upon request.



Pricing Proposal
 Quotation #: 26218058
 Created On: 5/21/2025
 Valid Until: 2/27/2026

OK-City of Broken Arrow

Phil Morris

, OK
 United States
 Phone: 918-259-2400 ext.6565
 Email: pmorris@brokenarrowok.gov

Sr. Client Solutions Manager

Gabriella Jimenez

290 Davidson Ave
 Somerset, NJ,08873
 Phone: 732-652-0247
 Email: gabriella_jimenez@shi.com

All Prices are in US Dollar (USD)

	Product	Qty	Your Price	Total
1	Pure as-a-Service - //Unified Block and File - Capacity - Reserve Rate (per TiB/ month) DRR >= 2:1 Pure Storage - Part#: PAASUnifiedBlockandFileCapReserve Contract Name: Computer Equipment, Peripherals & Related Services Contract #: SW1020S Note: Year 1 - Reserve Rate \$15.33	600	\$155.46	\$93,276.00
2	FA //X, //C //E Install Pure Storage - Part#: PSDPFAISINST00 Contract Name: Computer Equipment, Peripherals & Related Services Contract #: SW1020S	1	\$10,500.00	\$10,500.00
3	Pure as-a-Service - //Unified Block and File - Capacity - Reserve Rate (per TiB/ month) DRR >= 2:1 Pure Storage - Part#: PAASUnifiedBlockandFileCapReserve Contract Name: Computer Equipment, Peripherals & Related Services Contract #: SW1020S Note: Year 2	600	\$183.95	\$110,370.00
4	Pure as-a-Service - //Unified Block and File - Capacity - Reserve Rate (per TiB/ month) DRR >= 2:1 Pure Storage - Part#: PAASUnifiedBlockandFileCapReserve Contract Name: Computer Equipment, Peripherals & Related Services Contract #: SW1020S Note: Year 3	600	\$183.95	\$110,370.00
5	Pure as-a-Service - //Unified Block and File - Capacity - Reserve Rate (per TiB/ month) DRR >= 2:1 Pure Storage - Part#: PAASUnifiedBlockandFileCapReserve Contract Name: Computer Equipment, Peripherals & Related Services Contract #: SW1020S Note: Year 4	600	\$183.95	\$110,370.00

6	Pure as-a-Service - //Unified Block and File - Capacity - Reserve Rate (per TiB/ month) DRR >= 2:1 Pure Storage - Part#: PAASUnifiedBlockandFileCapReserve Contract Name: Computer Equipment, Peripherals & Related Services Contract #: SW1020S Note: Year 5	600	\$183.95	\$110,370.00
7	Pure as-a-Service - //Unified Block and File - Capacity - On-demand Rate (per TiB/ month) Pure Storage - Part#: PAASUnifiedBlockandFileCapOnDemand Contract Name: Computer Equipment, Peripherals & Related Services Contract #: SW1020S Note: To be charged by Pure based on usage, \$22.99 TiB/Month	1	\$0.00	\$0.00
			Total	\$545,256.00

Additional Comments

Thank you for choosing SHI International Corp! The pricing offered on this quote proposal is valid through the expiration date listed above. To ensure the best level of service, please provide End User Name, Phone Number, Email Address and applicable Contract Number when submitting a Purchase Order. For any additional information including Hardware, Software and Services Contracts, please contact an SHI Inside Sales Representative at (888) 744-4084. SHI International Corp. is 100% Minority Owned, Woman Owned Business. TAX ID# 22-3009648; DUNS# 61-1429481; CCR# 61-243957G; CAGE 1HTF0

Returns available via Pure Love Your Storage guarantee

Due to the potential impact of any current or future tariffs, the price and availability of hardware items on this quote may be subject to change.

In order to ensure a that we can provide you with accurate shipping costs for any hardware on this quote, please provide us with answers to these questions:

- Is Inside Delivery Required? (Yes/No)
- Is a Delivery Ticket Required? (Yes/No)
- Is there a freight elevator on site? (Yes/No)
- Is a Delivery Appointment Required? (Yes/No)
- Is a Forklift or Pallet Jack Required? (Yes/No)
- Are there pallet size limitations? (Yes/No)
- Is a Liftgate Required? (Yes/No)
- Are there truck size limitations? (Yes/No)
- Is Pallet and Debris Removal Required? (Yes/No)
- Add Floor Covering to Inside Delivery? (Yes/No)
- Does the delivery site require a Certificate of Insurance (COI)? If yes, provide Sample COI from Customer (Yes/No)
- Other Special Delivery Instructions, additional care or handling notes: (Yes/No)

The following EULA applies to all Pure Storage products on this quote:

<https://www.purestorage.com/docs.html?item=/type/pdf/subtype/doc/path/content/dam/pdf/en/legal/pure-enduser-agreement.pdf>

Please note: additional manufacturer terms and conditions may apply. Your inside sales team will reach out to you with updates as needed.

Thank you for choosing SHI International Corp! The pricing offered on this quote proposal is valid through the expiration date listed above. To ensure the best level of service, please provide End User Name, Phone Number, Email Address and applicable Contract Number when submitting a Purchase Order. For any additional information including Hardware, Software and Services Contracts, please contact an SHI Inside Sales Representative at (888) 744-4084. SHI International Corp. is 100% Minority Owned, Woman Owned Business. TAX ID# 22-3009648; DUNS# 61-1429481; CCR# 61-243957G; CAGE 1HTF0

Payment Schedule for Group1

- 1 Start Date \$93,276.00
- 2 +3 Months 0.00 0.00 0.00 Usage Based
- 3 +3 Months 0.00 0.00 0.00 Usage Based
- 4 +3 Months 0.00 0.00 0.00 Usage Based
- 5 +3 Months \$110,370.00 Usage Based
- 6 +3 Months 0.00 0.00 0.00 Usage Based
- 7 +3 Months 0.00 0.00 0.00 Usage Based
- 8 +3 Months 0.00 0.00 0.00 Usage Based
- 9 +3 Months \$110,370.00 0.00 Usage Based
- 10 +3 Months 0.00 0.00 0.00 Usage Based
- 11 +3 Months 0.00 0.00 0.00 Usage Based
- 12 +3 Months 0.00 0.00 0.00 Usage Based
- 13 +3 Months \$110,370.00 0.00 Usage Based
- 14 +3 Months 0.00 0.00 0.00 Usage Based
- 15 +3 Months 0.00 0.00 0.00 Usage Based
- 16 +3 Months 0.00 0.00 0.00 Usage Based
- 17 +3 Months \$110,370.00 0.00 Usage Based
- 18 +3 Months 0.00 0.00 0.00 Usage Based
- 19 +3 Months 0.00 0.00 0.00 Usage Based
- 20 +3 Months 0.00 0.00 0.00 Usage Based
- 21 +3 Months 0.00 0.00 0.00 Usage Based

The products offered under this proposal are resold in accordance with the terms and conditions of the Contract referenced under that applicable line item.



City of Broken Arrow

Request for Action

File #: 26-146, **Version:** 1

**Broken Arrow Municipal Authority
Meeting of: 1-20-2026**

Title:

Ratification of the additional purchase of structural firefighting coats, pants and boots from NAFECO pursuant to SourceWell Contract 010424-LIO for the January 2026 class of fire cadets

Background:

The Broken Arrow City Council on December 2, 2025, authorized the purchase of structural firefighting personal protective equipment (PPE) from NAFECO and Casco Industries at a cost of \$130,007. After approval, the Fire Department has offered employment to ten individuals who are set to begin the Fire Department Cadet Academy in January 2026.

The original RFA to purchase PPE including coats, pants, helmets and boots was to replace equipment issued to current Fire Department members which has reached the end of its usable lifespan. A subsequent order has been made to purchase PPE for the ten newly hired members set to begin the cadet academy in January of 2026. The additional ten sets of PPE are at a cost of \$45,170.

Staff recommends ratification of a second purchase of ten additional sets of PPE from NAFECO for newly hired cadets at a cost of \$45,170 making total cost of purchased PPE \$175,177.

Cost: \$45,170.00

Funding Source: Sales Tax Capital Improvement Fund, Fund 330

Requested By: Jeremy K. Moore, Fire Chief

Approved By: City Manager's Office

Attachments: NAFECO_Bunker Gear Quote_5JAN2026

Recommendation:

Ratification of the additional purchase of structural firefighting coats, pants and boots from NAFECO pursuant to SourceWell Contract 010424-LIO for the January 2026 class of fire cadets.



North America Fire Equip. Inc.
 D.B.A. NAFECO
 P.O. Box 2928
 Decatur, AL 35602-2928
 (800) 628-6233

Quotation

Q8325121707316

Date: 2025-12-17
Expires: 2026-01-16
FOB: Origin

Customer Number: BRO020
 Customer Information: CITY OF BROKEN ARROW, OK
 Address: ATTN: STEVEN SUPRY
 1700 W. DETROIT
 PH: 918-259-8360
 BROKEN ARROW, OK 74012

Attention: STEVEN SUPRY
 Phone: 918-259-8360
 Email: ssupry@brokenarrowok.gov
 Prepared By: Tyler Lee

Qty	Item #	Description	Each	Total
10	CVFM	Lion V-Force Structure coat AP Gold C4 PSGQ31026-A Recruit gear	\$2,425.00	\$24,250.00
10	PVFM	Lion V-Force Structure Belted Pant AP Gold C4 PSGQ31026-A Recruit gear	\$1,620.00	\$16,200.00
1	507502-6M	Haix Boot, Fire Eagle Air Leather, 14", Sz: 6M Already in hand for FF Toddhunter	\$472.00	\$472.00
2	507502-10M	Haix Boot, Fire Eagle Air Leather, 14", Sz: 10M Bazay, Cotrill	\$472.00	\$944.00
3	507502-105M	Haix Boot, Fire Eagle Air Leather, 14", Sz: 105M Murphy, Quinn, Slaughter	\$472.00	\$1,416.00
1	507502-11M	Haix Boot, Fire Eagle Air Leather, 14", Sz: 11M McCoy	\$472.00	\$472.00
1	507502-12M	Haix Boot, Fire Eagle Air Leather, 14", Sz: 12M Hardaway	\$472.00	\$472.00
2	507502-125W	Haix Boot, Fire Eagle Air Leather, 14", Sz: 125W Spradlin	\$472.00	\$944.00
			Subtotal	\$45,170.00
			Freight	TBD
			Total	\$45,170.00

tax & freight to be determined

Notes: Sourcewell contract number for turnout gear 010424-LIO 010424-HAIX

Thank you for your business!

NOTE: All accounts are subject to sales tax charges unless a valid state exempt certificate is on file with NAFECO, or provided at the time of the order.

If you have any questions concerning this quote, please call our number listed above.

Visit Us On The Internet At: nafeco.com

Mailing: P.O. Box 2928, Physical: 2601 Beltline Road Decatur, AL 35602-2928, (800) 628-6233



City of Broken Arrow

Request for Action

File #: 26-96, Version: 1

**Broken Arrow City Council
Meeting of: 1-20-2026**

Title:

Approval of and authorization to award the most advantageous bid to L&M Office Furniture, and approve and authorize the purchasing of Furniture for the Public Safety Complex (Project 2630200)

Background:

Project No. 2630200 (Bid No. 26.128) is for the replacement of aging furniture at the City's Public Safety Complex. The goal of this project is to improve functionality, ergonomics, and overall efficiency throughout the building. Because of how the facility operates, this is a fairly complex furniture installation, with most offices requiring their own unique layout and setup.

At the request of the Broken Arrow Police Department, the Purchasing Division solicited bids for this project. The Invitation to Bid was advertised in the Tulsa World and on the City's website and sent to five (5) vendors. Four (4) bids were received.

While L&M Office Furniture was not the lowest bidder, staff determined their proposal to be the most advantageous based on their past experience completing similar projects for the City. Given the complexity of this installation and the number of unique office configurations involved, staff believes it is important to use a vendor that has successfully managed this type of project for the City before. Based on L&M's past performance and familiarity with City facilities, staff determined that selecting L&M helps reduce the risk of errors on a project of this size and complexity.

L&M Office Furniture has extensive experience with public safety facilities and has successfully completed several furniture projects for the City in the past. They maintain a local showroom and support staff in Tulsa, which allows for quicker response times, faster resolution of punch-list items, and more efficient warranty and service support both during and after installation. These factors are especially important for a project of this size and complexity within an active public safety facility.

The lowest bid, submitted by ICON Office Environments, totaled \$66,500 and proposed the use of ICON-branded furniture as an "equivalent" to the specified HON furniture. While equivalents were allowed under the bid, ICON did not meet the bid's equivalency submittal requirements within the bid requirements for a project of this complexity. This created additional concerns related to performance, compatibility, and long-term maintenance. L&M's bid totaled \$72,788.49, a difference of approximately \$6,288.49 from the low bid. Staff determined that the reduced installation risk, proven performance, and stronger service and warranty support associated with L&M justified the additional cost and provided better overall value to the City.

As part of this project, staff is also requesting Council approval to allow L&M Office Furniture to remove and dispose of in accordance with City policy, as directed by the City. This will streamline the installation process

and eliminate the need for the City to coordinate separate removal or disposal services.

Approval of this item will allow the City to move forward with the furniture replacement at the Public Safety Complex using the vendor determined to offer the most advantageous solution for this project.

Cost: \$72,788.49

Funding Source: Project 2630200-3443001-570170

Requested By: Lance Arnold, Chief of Police

Approved By: City Manager's Office

Attachments: 26.128 Bid Tab, L&M Bid Doc's

Recommendation:

Approval of and authorization to award the most advantageous bid to L&M Office Furniture, and approve and authorize the purchasing of Furniture for the Public Safety Complex. (Project 2630200)



Bid 26.128 - Police Department Office Furniture	Bidders			
Description: This will be a firm fixed-price contract for the purchase, delivery, and installation of furniture as specified in the bid documents. The awarded vendor shall provide all items, materials, delivery, and installation services for the total price proposed.	ICON Office Environments	Indoff-Oklahoma	LM Office Furniture	Admiral Express
Notary Public Commission Expires	12/3/2027	2/13/2027	12/18/2027	2/6/2029
Additional Comments	COMMENTS	COMMENTS	COMMENTS	COMMENTS
*Please Note: ICON Office Environments is bidding on using their brand ICON furniture. They state their products are engineered the same as HON products	*Using ICON Furniture	Using HON Furniture	Using HON Furniture	Using HON Furniture
Price Summary - Rates and Charges	\$66,500.00	\$71,680.77	\$72,788.49	\$74,723.38

Bid 26.128 - Police Department Office Furniture

This was advertised on the City Website as well as the Tulsa World.

Bid was sent out to (5) five Vendors with (4) six Vendors responding.

This bid tabulation is true and accurate to the best of my knowledge.

X Ryan Baze
 Ryan Baze, General Services Director

Date: 12/29/2025

BIDDERS NAME: L + M Office Furniture

ATTACHMENT B - TERMS AND SIGNATURE SHEET

In compliance with this invitation for Bid Number: 26.1281 and subject to all conditions thereof, the undersigned offers and agrees to furnish any or all items and/or services upon which prices are quoted, at the price quoted as specified.

My signature certifies that the accompanying bid is not the result of or affected by any act of collusion with another person or company engaged in the same line of business or commerce, or any act of fraud punishable under Federal, State, or City Law. Furthermore, I understand that fraudulent and collusive bidding is a crime under Federal, State, and City Law and can result in fines, prison sentences, and civil damage awards. I hereby certify that I am authorized to sign this bid for the bidder.

If you desire not to bid on this Invitation, forward your acknowledgement of "No Bid". Return of only the "Statement of No Interest Sheet" with authorized signature and indicate the reason for "No Bid". Failure to comply may be cause for removal of your company's name from the bid list for the subject commodity and/or service.

Complete Legal Name of Bidder L + M Office Furniture

Date: 12-4-25

Company Name: L + M Office Furniture

Address: 12424 E. 55th Street

Tulsa OK 74146
City State Zip Code

Email: timball-office-furn.com

X [Signature] Official Title: Account Manager

Please print or type name clearly: Tim Boyd

Telephone: 918-947-8442 Fax Number: 918-663-7608

Federal Tax ID Number: 46-0660309

Subscribed and sworn to before me this 4th day of December 2025

My Commission Expires: 12-18-2027 Madison Stewart
Notary Public (or Clerk or Judge)



THIS BID IS INVALID IF NOT SIGNED AND NOTARIZED BY AN AUTHORIZED AGENT

BIDDERS NAME: L+M Office Furniture

ATTACHMENT C - REFERENCES

Provide a listing of at least three (3) references, preferably school districts but certainly companies of similar size/volume, for whom you have provided these services within the last three (3) years.

Contact Name: Doug Karnes Jewks Public Schools

Telephone: 918-299-4415 X 2403

Contact Name: Doug Karnes Title: Director of Purchasing

Address: 205 East B Street

Jewks OK 74037
City State Zip Code

Email Address: doug.karnes@jewksps.org

Contact Name: Broken Arrow Public Schools

Telephone: 918-259-5727

Contact Name: Courtney Chestwood Title: Assistant to COO + Facilities Coordinator

Address: 701 S. Main St

Broken Arrow OK 74012
City State Zip Code

Email Address: ccchestwood@baschools.org

Contact Name: North East Technology Center

Telephone: 918-825-5555 X 6210

Contact Name: Jennifer Smith Title: Activity Fund Manager

Address: 511 S. Elliott St.

Pryor OK 74361
City State Zip Code

Email Address: Jennifer Smith@netech.edu

BIDDERS NAME: L+M Office Furniture

THIS BID IS INVALID IF NOT SIGNED AND NOTARIZED BY AN AUTHORIZED AGENT

ATTACHMENT D - INTEREST AFFIDAVIT

The following affidavit is to accompany the proposal:

STATE OF: OKlahoma

COUNTY OF: Tulsa

Tim Boyd, of lawful age, being first duly sworn, states that s(he) is the agent authorized by the bidder to submit the attached proposal. Affiant further states that no officer or employee of the City of Broken Arrow either directly or indirectly, owns a twenty-five percent (25%) interest in the bidder's business or such a percentage, which constitutes a controlling interest. Affiant further states that the following officers and/or employees of the City of Broken Arrow have some direct or indirect interest in the bidder's business:

For purposes of this affidavit, a direct or indirect interest is defined to include any relationship existing on the date of this affidavit, or which previously existed within the past year. Such an interest shall also be defined to include any business relationship between or among the proposed parties to the contract project and also to include any business relationship between the officers and directors of the proposed contracting parties of the project.

X [Signature]

Subscribed and sworn to before me this 4th day of December 2025

My Commission Expires: 12-18-2027 [Signature]
Notary Public (or Clerk or Judge)



THIS BID IS INVALID IF NOT SIGNED AND NOTARIZED BY AN AUTHORIZED AGENT

BIDDERS NAME: L + M Office Furniture

ATTACHMENT E - PROPOSAL AFFIDAVIT

The following affidavit is to accompany the proposal:

STATE OF: Oklahoma

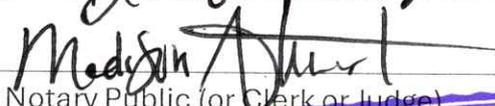
COUNTY OF: Tulsa

Tim Boyd, of lawful age, being first duly sworn, on oath says:

1. (S)he is the duly authorized agent of _____, the proposer submitting the competitive offer which is attached to this statement, for the purpose of certifying the facts pertaining to the existence of collusion among proposer and between proposer and city officials or employees, as well as facts to pertaining to the giving or offering of things of value to government personnel in return for special consideration in the letting of any contract pursuant to the offer to which this statement is attached;
2. (S)he is fully aware of the facts and circumstances surrounding the making of the offer to which this statement is attached and has been personally and directly involved in the proceeding leading to the submission of such proposal; and
3. Neither the proposer nor anyone subject to the proposer's direction or control has been a party:
 - a). to any collusion among proposers in restraint of freedom of competition by agreement to submit an offer at a fixed price or to refrain from submitting an offer,
 - b). to any collusion with any city official or employee as to quantity, quality, or price in the prospective contract, or as to any other terms of such prospective contract, nor
 - c). in any discussions between proposers and any city official concerning exchange of money or other things of value for special consideration in the letting of a contract.

X _____


Subscribed and sworn to before me this 4th day of December 2025

My Commission Expires: 12-18-2027 _____


Notary Public (or Clerk or Judge)



THIS BID IS INVALID IF NOT SIGNED AND NOTARIZED BY AN AUTHORIZED AGENT

BIDDER'S NAME: L + m Office Furniture
 ATTACHMENT A - PRICE SUMMARY

ITEM	ROOM #	IMAGE	QTY	MFG.	PRODUCT NUMBER/DESCRIPTION	UNIT PRICE	EXTENDED PRICE
------	--------	-------	-----	------	----------------------------	------------	----------------

A106 CONNIE SUBTOTAL

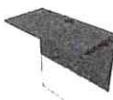
1	A106 CONNIE SUBTOTAL		1	HON	HBTTQR30 30" Square Top	\$ <u>161.59</u>	\$ <u>161.59</u>
					Select Grommet .N No Grommets		
					Select Grade \$(L1STD) Grd L1 Standard Laminates		
					Select Grade 1 Laminate Finish .LSA1 Sterling Ash		
					Select Edgeband Color .SA Sterling Ash		
2	A106 CONNIE SUBTOTAL		1	HON	HBTTD30 Between Seated height disc base	\$ <u>196.27</u>	\$ <u>196.27</u>
					Select Paint Color \$(P1) P1 Paint Opts		
					Select Grade 1 Paint .CBK Charblack		
3	A106 CONNIE SUBTOTAL		1	HON	H10534 10500 Series Stack-on Storage 72"W x 14-5/8D x 37-1/8H	\$ <u>520.22</u>	\$ <u>520.22</u>
					Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates		
					Select Top Laminate Color .LSA1 Sterling Ash		
					Select Chassis Laminate Color LSA1 Sterling Ash		
4	A106 CONNIE SUBTOTAL		1	HON	H105856 10500 Series Back enclosure for 72"W Stack on Storage	\$ <u>123.48</u>	\$ <u>123.48</u>
					Select Laminate \$(L1STD) Grd L1 Standard Laminates		
					Select Grade 1 Laminate Finish .LSA1 Sterling Ash		

ITEM	ROOM #	IMAGE	QTY	MFG.	PRODUCT NUMBER/DESCRIPTION	UNIT PRICE	EXTENDED PRICE
5	A106		1	HON	H105492 10500 Series Cred w/Lateral File Left Storage 24x72	\$ <u>908.57</u>	\$ <u>908.57</u>
	CONNIE				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates		
	SUBTOTAL				Select Top Laminate Color .LSA1 Sterling Ash		
					Select Chassis Laminate Color LSA1 Sterling Ash		
6	A106		1	HON	H10570 10500 Series Bridge 47W x 24D x 29-1/2H	\$ <u>188.27</u>	\$ <u>188.27</u>
	CONNIE				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates		
	SUBTOTAL				Select Top Laminate Color .LSA1 Sterling Ash		
					Select Chassis Laminate Color LSA1 Sterling Ash		
7	A106		1	HON	H10548L 10500 Series Cred Lateral File Left 72W 24D	\$ <u>719.92</u>	\$ <u>719.92</u>
	CONNIE				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates		
	SUBTOTAL				Select Top Laminate Color .LSA1 Sterling Ash		
					Select Chassis Laminate Color LSA1 Sterling Ash		
8	A106		1	HON	H105897R 10500 Series 66Wx30Dx29-1/2H Sgl Ped DskRH B/B/FRectTop	\$ <u>632.26</u>	\$ <u>632.26</u>
	CONNIE				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates		
	SUBTOTAL				Select Top Laminate Color .LSA1 Sterling Ash		
					Select Chassis Laminate Color LSA1 Sterling Ash		

Subtotal for A106 CONNIE \$ 3450.58
SUBTOTAL

A111 WALLS SUBTOTAL

9	A111 WALLS		1	HON	H105856 10500 Series Back enclosure for 72"W Stack on Storage	\$ <u>123.48</u>	\$ <u>123.48</u>
	SUBTOTAL				Select Laminate \$(L1STD) Grd L1 Standard Laminates		
					Select Grade 1 Laminate Finish .LSA1 Sterling Ash		
10	A111 WALLS		1	HON	H10563 10500 Series Lat File 2-Drawer 36W x 20D x	\$ <u>501.16</u>	\$ <u>501.16</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates		
					Select Top Laminate Color .LSA1 Sterling Ash		
					Select Chassis Laminate Color LSA1 Sterling Ash		
11	A111 WALLS		1	HON	H10534 10500 Series Stack-on Storage 72"W x 14-5/8D x 37-1/8H	\$ <u>520.22</u>	\$ <u>520.22</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates		
					Select Top Laminate Color .LSA1 Sterling Ash		
					Select Chassis Laminate Color LSA1 Sterling Ash		

ITEM	ROOM #	IMAGE	QTY	MFG.	PRODUCT NUMBER/DESCRIPTION	UNIT PRICE	EXTENDED PRICE
12	A111 WALLS		1	HON	H105896L 10500 Series 72Wx36Dx29-1/2H SglPedDskLH B/B/F RectTop	\$ <u>700.10</u>	\$ <u>700.10</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Top Laminate Color .LSA1 Sterling Ash Select Chassis Laminate Color LSA1 Sterling Ash		
13	A111 WALLS		1	HON	H105903R 10500 Series 72Wx24Dx29-1/2H Single Ped Cred RH F/F Ped	\$ <u>620.35</u>	\$ <u>620.35</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Top Laminate Color .LSA1 Sterling Ash Select Chassis Laminate Color LSA1 Sterling Ash		
14	A111 WALLS		1	HON	H105535 10500 Series Bookcase 5-shelf 36Wx13-1/8Dx71H	\$ <u>424.56</u>	\$ <u>424.56</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Top Laminate Color .LSA1 Sterling Ash Select Chassis Laminate Color LSA1 Sterling Ash		
15	A111 WALLS		1	HON	H105493 10500 Series 72Wx24Dx29-1/2H Cred w/Two Storage Cab	\$ <u>847.21</u>	\$ <u>847.21</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Top Laminate Color .LSA1 Sterling Ash Select Chassis Laminate Color LSA1 Sterling Ash		
16	A111 WALLS		1	HON	H10570 10500 Series Bridge 47W x 24D x 29-1/2H	\$ <u>188.27</u>	\$ <u>188.27</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Top Laminate Color .LSA1 Sterling Ash Select Chassis Laminate Color LSA1 Sterling Ash		
Subtotal for A111 WALLS							\$ <u>3927.35</u>
SUBTOTAL							

A112 NOSSAMAN SUBTOTAL

17	A112 NOSSAMAN		1	HON	H10534 10500 Series Stack-on Storage 72"W x 14-5/8D x 37-1/8H	\$ <u>520.22</u>	\$ <u>520.22</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Top Laminate Color .LSA1 Sterling Ash Select Chassis Laminate Color LSA1 Sterling Ash		
18	A112 NOSSAMAN		1	HON	H10570 10500 Series Bridge 47W x 24D x 29-1/2H	\$ <u>188.27</u>	\$ <u>188.27</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Top Laminate Color .LSA1 Sterling Ash Select Chassis Laminate Color LSA1 Sterling Ash		

ITEM	ROOM #	IMAGE	QTY	MFG.	PRODUCT NUMBER/DESCRIPTION	UNIT PRICE	EXTENDED PRICE
19	A112		1	HON	H105896L 10500 Series 72Wx36Dx29-1/2H SglPedDskLH B/B/F RectTop	\$ <u>700.10</u>	\$ <u>700.10</u>
	NOSSAMAN				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates		
	SUBTOTAL				Select Top Laminate Color .LSA1 Sterling Ash		
					Select Chassis Laminate Color LSA1 Sterling Ash		
20	A112		1	HON	H105535 10500 Series Bookcase 5-shelf 36Wx13-1/8Dx71H	\$ <u>424.56</u>	\$ <u>424.56</u>
	NOSSAMAN				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates		
	SUBTOTAL				Select Top Laminate Color .LSA1 Sterling Ash		
					Select Chassis Laminate Color LSA1 Sterling Ash		
21	A112		1	HON	H105903R 10500 Series 72Wx24Dx29-1/2H Single Ped Cred RH F/F Ped	\$ <u>620.35</u>	\$ <u>620.35</u>
	NOSSAMAN				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates		
	SUBTOTAL				Select Top Laminate Color .LSA1 Sterling Ash		
					Select Chassis Laminate Color LSA1 Sterling Ash		
22	A112		1	HON	H105856 10500 Series Back enclosure for 72"W Stack on Storage	\$ <u>12348</u>	\$ <u>12348</u>
	NOSSAMAN				Select Laminate \$(L1STD) Grd L1 Standard Laminates		
	SUBTOTAL				Select Grade 1 Laminate Finish .LSA1 Sterling Ash		
Subtotal for A112 NOSSAMAN							\$ <u>2578.98</u>
SUBTOTAL							

A113 COOK SUBTOTAL

23	A113 COOK		1	HON	H10534 10500 Series Stack-on Storage 72"W x 14-5/8D x 37-1/8H	\$ <u>520.22</u>	\$ <u>520.22</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates		
					Select Top Laminate Color .LSA1 Sterling Ash		
					Select Chassis Laminate Color LSA1 Sterling Ash		
24	A113 COOK		1	HON	H10516 10500 Series Lat File 4-Dr36W 20D 59-1/8H	\$ <u>1082.36</u>	\$ <u>1082.36</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates		
					Select Top Laminate Color .LSA1 Sterling Ash		
					Select Chassis Laminate Color LSA1 Sterling Ash		
25	A113 COOK		1	HON	H10570 10500 Series Bridge 47W x 24D x 29-1/2H	\$ <u>188.27</u>	\$ <u>188.27</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates		
					Select Top Laminate Color .LSA1 Sterling Ash		
					Select Chassis Laminate Color LSA1 Sterling Ash		

ITEM	ROOM #	IMAGE	QTY	MFG.	PRODUCT NUMBER/DESCRIPTION	UNIT PRICE	EXTENDED PRICE
26	A113 COOK		1	HON	H105856 10500 Series Back enclosure for 72"W Stack on Storage	\$ <u>123.48</u>	\$ <u>123.48</u>
	SUBTOTAL				Select Laminate \$(L1STD) Grd L1 Standard Laminates Select Grade 1 Laminate Finish .LSA1 Sterling Ash		
27	A113 COOK		1	HON	H105896L 10500 Series 72Wx36Dx29-1/2H SglPedDskLH B/B/F RectTop	\$ <u>700.10</u>	\$ <u>700.10</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Top Laminate Color .LSA1 Sterling Ash Select Chassis Laminate Color LSA1 Sterling Ash		
28	A113 COOK		1	HON	H105535 10500 Series Bookcase 5-shelf 36Wx13-1/8Dx71H	\$ <u>424.56</u>	\$ <u>424.56</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Top Laminate Color .LSA1 Sterling Ash Select Chassis Laminate Color LSA1 Sterling Ash		
29	A113 COOK		1	HON	H105903R 10500 Series 72Wx24Dx29-1/2H Single Ped Cred RH F/F Ped	\$ <u>622.35</u>	\$ <u>622.35</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Top Laminate Color .LSA1 Sterling Ash Select Chassis Laminate Color LSA1 Sterling Ash		
Subtotal for A113 COOK							\$ <u>366.34</u>
SUBTOTAL							

B104 NESTER SUBTOTAL

30	B104 NESTER		1	HON	H105903R 10500 Series 72Wx24Dx29-1/2H Single Ped Cred RH F/F Ped	\$ <u>622.35</u>	\$ <u>622.35</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Top Laminate Color .LSA1 Sterling Ash Select Chassis Laminate Color LSA1 Sterling Ash		
31	B104 NESTER		1	HON	H105896L 10500 Series 72Wx36Dx29-1/2H SglPedDskLH B/B/F RectTop	\$ <u>700.10</u>	\$ <u>700.10</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Top Laminate Color .LSA1 Sterling Ash Select Chassis Laminate Color LSA1 Sterling Ash		
32	B104 NESTER		1	HON	H105856 10500 Series Back enclosure for 72"W Stack on Storage	\$ <u>123.48</u>	\$ <u>123.48</u>
	SUBTOTAL				Select Laminate \$(L1STD) Grd L1 Standard Laminates Select Grade 1 Laminate Finish .LSA1 Sterling Ash		

ITEM	ROOM #	IMAGE	QTY	MFG.	PRODUCT NUMBER/DESCRIPTION	UNIT PRICE	EXTENDED PRICE
33	B104		1	HON	H105535 10500 Series Bookcase 5-shelf 36Wx13-1/8Dx71H	\$ <u>424.56</u>	\$ <u>424.56</u>
	NESTER				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates		
	SUBTOTAL				Select Top Laminate Color .LSA1 Sterling Ash		
					Select Chassis Laminate Color LSA1 Sterling Ash		
34	B104		1	HON	H10570 10500 Series Bridge 47W x 24D x 29-1/2H	\$ <u>188.27</u>	\$ <u>188.27</u>
	NESTER				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates		
	SUBTOTAL				Select Top Laminate Color .LSA1 Sterling Ash		
					Select Chassis Laminate Color LSA1 Sterling Ash		
35	B104		1	HON	H10534 10500 Series Stack-on Storage 72"W x 14-5/8D x 37-1/8H	\$ <u>520.22</u>	\$ <u>520.22</u>
	NESTER				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates		
	SUBTOTAL				Select Top Laminate Color .LSA1 Sterling Ash		
					Select Chassis Laminate Color LSA1 Sterling Ash		
Subtotal for B104 NESTER							\$ <u>2578.98</u>
SUBTOTAL							
B105 HURST SUBTOTAL							
36	B105 HURST		1	HON	H105903R 10500 Series 72Wx24Dx29-1/2H Single Ped Cred RH F/F Ped	\$ <u>622.35</u>	\$ <u>622.35</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates		
					Select Top Laminate Color .LSA1 Sterling Ash		
					Select Chassis Laminate Color LSA1 Sterling Ash		
37	B105 HURST		1	HON	H105896L 10500 Series 72Wx36Dx29-1/2H SglPedDskLH B/B/F RectTop	\$ <u>700.10</u>	\$ <u>700.10</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates		
					Select Top Laminate Color .LSA1 Sterling Ash		
					Select Chassis Laminate Color LSA1 Sterling Ash		
38	B105 HURST		1	HON	H105856 10500 Series Back enclosure for 72"W Stack on Storage	\$ <u>123.48</u>	\$ <u>123.48</u>
	SUBTOTAL				Select Laminate \$(L1STD) Grd L1 Standard Laminates		
					Select Grade 1 Laminate Finish .LSA1 Sterling Ash		
39	B105 HURST		1	HON	H105535 10500 Series Bookcase 5-shelf 36Wx13-1/8Dx71H	\$ <u>424.56</u>	\$ <u>424.56</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates		
					Select Top Laminate Color .LSA1 Sterling Ash		
					Select Chassis Laminate Color LSA1 Sterling Ash		

ITEM	ROOM #	IMAGE	QTY	MFG.	PRODUCT NUMBER/DESCRIPTION	UNIT PRICE	EXTENDED PRICE
40	B105 HURST		1	HON	H10570 10500 Series Bridge 47W x 24D x 29-1/2H	\$ <u>188.27</u>	\$ <u>188.27</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Top Laminate Color .LSA1 Sterling Ash Select Chassis Laminate Color LSA1 Sterling Ash		
41	B105 HURST		1	HON	H10534 10500 Series Stack-on Storage 72"W x 14-5/8D x 37-1/8H	\$ <u>520.22</u>	\$ <u>520.22</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Top Laminate Color .LSA1 Sterling Ash Select Chassis Laminate Color LSA1 Sterling Ash		

Subtotal for B105 HURST \$ 2578.98
SUBTOTAL

B107 HARPER SUBTOTAL

42	B107 HARPER		1	HON	H105856 10500 Series Back enclosure for 72"W Stack on Storage	\$ <u>123.48</u>	\$ <u>123.48</u>
	SUBTOTAL				Select Laminate \$(L1STD) Grd L1 Standard Laminates Select Grade 1 Laminate Finish .LSA1 Sterling Ash		
43	B107 HARPER		1	HON	H10534 10500 Series Stack-on Storage 72"W x 14-5/8D x 37-1/8H	\$ <u>520.22</u>	\$ <u>520.22</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Top Laminate Color .LSA1 Sterling Ash Select Chassis Laminate Color LSA1 Sterling Ash		
44	B107 HARPER		1	HON	H105896L 10500 Series 72Wx36Dx29-1/2H SglPedDskLH B/B/F RectTop	\$ <u>700.10</u>	\$ <u>700.10</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Top Laminate Color .LSA1 Sterling Ash Select Chassis Laminate Color LSA1 Sterling Ash		
45	B107 HARPER		1	HON	H105903R 10500 Series 72Wx24Dx29-1/2H Single Ped Cred RH F/F Ped	\$ <u>622.35</u>	\$ <u>622.35</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Top Laminate Color .LSA1 Sterling Ash Select Chassis Laminate Color LSA1 Sterling Ash		
46	B107 HARPER		1	HON	H10570 10500 Series Bridge 47W x 24D x 29-1/2H	\$ <u>188.27</u>	\$ <u>188.27</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Top Laminate Color .LSA1 Sterling Ash Select Chassis Laminate Color LSA1 Sterling Ash		

ITEM	ROOM #	IMAGE	QTY	MFG.	PRODUCT NUMBER/DESCRIPTION	UNIT PRICE	EXTENDED PRICE
47	B107		1	HON	H105535 10500 Series Bookcase 5-shelf 36Wx13-1/8Dx71H	\$ <u>424.56</u>	\$ <u>424.56</u>
	HARPER				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates		
	SUBTOTAL				Select Top Laminate Color .LSA1 Sterling Ash		
					Select Chassis Laminate Color LSA1 Sterling Ash		
Subtotal for B107 HARPER							\$ <u>2578.98</u>
SUBTOTAL							

BENNET SUBTOTAL

48	BENNET		1	HON	H105492 10500 Series Cred w/Lateral File Left Storage 24x72	\$ <u>908.57</u>	\$ <u>908.57</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates		
					Select Top Laminate Color .LSA1 Sterling Ash		
					Select Chassis Laminate Color LSA1 Sterling Ash		
49	BENNET		1	HON	H105535 10500 Series Bookcase 5-shelf 36Wx13-1/8Dx71H	\$ <u>424.56</u>	\$ <u>424.56</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates		
					Select Top Laminate Color .LSA1 Sterling Ash		
					Select Chassis Laminate Color LSA1 Sterling Ash		
50	BENNET		1	HON	H105905R 10500 Series 48Wx24Dx29-1/2H Return Rt File/File Ped	\$ <u>495.06</u>	\$ <u>495.06</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates		
					Select Top Laminate Color .LSA1 Sterling Ash		
					Select Chassis Laminate Color LSA1 Sterling Ash		
51	BENNET		1	HON	H105896L 10500 Series 72Wx36Dx29-1/2H SglPedDskLH B/B/F RectTop	\$ <u>700.10</u>	\$ <u>700.10</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates		
					Select Top Laminate Color .LSA1 Sterling Ash		
					Select Chassis Laminate Color LSA1 Sterling Ash		
Subtotal for BENNET SUBTOTAL							\$ <u>2528.29</u>

CAPT SMITH SUBTOTAL

52	CAPT SMITH		1	HON	H105905R 10500 Series 48Wx24Dx29-1/2H Return Rt File/File Ped	\$ <u>495.06</u>	\$ <u>495.06</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates		
					Select Top Laminate Color .LSA1 Sterling Ash		
					Select Chassis Laminate Color LSA1 Sterling Ash		

ITEM	ROOM #	IMAGE	QTY	MFG.	PRODUCT NUMBER/DESCRIPTION	UNIT PRICE	EXTENDED PRICE
53	CAPT SMITH		1	HON	H105535 10500 Series Bookcase 5-shelf 36Wx13-1/8Dx71H	\$ <u>424.56</u>	\$ <u>424.56</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Top Laminate Color .LSA1 Sterling Ash Select Chassis Laminate Color LSA1 Sterling Ash		
54	CAPT SMITH		1	HON	H105896L 10500 Series 72Wx36Dx29-1/2H SglPedDskLH B/B/F RectTop	\$ <u>700.10</u>	\$ <u>700.10</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Top Laminate Color .LSA1 Sterling Ash Select Chassis Laminate Color LSA1 Sterling Ash		
55	CAPT SMITH		1	HON	H105493 10500 Series 72Wx24Dx29-1/2H Cred w/Two Storage Cab	\$ <u>847.21</u>	\$ <u>847.21</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Top Laminate Color .LSA1 Sterling Ash Select Chassis Laminate Color LSA1 Sterling Ash		

Subtotal for CAPT SMITH \$ 2466.93
SUBTOTAL

CARTER SUBTOTAL

56	CARTER		1	HON	H105535 10500 Series Bookcase 5-shelf 36Wx13-1/8Dx71H	\$ <u>424.56</u>	\$ <u>424.56</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Top Laminate Color .LSA1 Sterling Ash Select Chassis Laminate Color LSA1 Sterling Ash		
57	CARTER		1	HON	HMTUMOD50 Universal Mod Panel for 60" Motivate tables	\$ <u>135.29</u>	\$ <u>135.29</u>
	SUBTOTAL				Select Base Color \$(P2) P2 Paint Opts Select Grade 2 Paint .T1 Platinum Metallic		
58	CARTER		1	HON	HHATW3060CT 60W x 30D Rect Worksurface- C/T Base	\$ <u>262.59</u>	\$ <u>262.59</u>
	SUBTOTAL				Laminate Top Selection \$(L1STD) Grd L1 Standard Laminates Select Grade 1 Laminate Finish .LSA1 Sterling Ash Select Edgeband Color .SA Sterling Ash Select Grommet .G2 2 Grommets- Offset Select Grommet Color T1 Platinum Select Color Option .P Black		
59	CARTER		1	ELE	SUM32 SIT STAND DESK 3 STAGE SILVER BASE	\$ <u>368.76</u>	\$ <u>368.76</u>
	SUBTOTAL						

ITEM	ROOM #	IMAGE	QTY	MFG.	PRODUCT NUMBER/DESCRIPTION	UNIT PRICE	EXTENDED PRICE
60	CARTER		2	HON	H105106 10500 Series 15 3/4Wx18 7/8Dx21 7/8H Mobile Ped B/F	\$ <u>367.77</u>	\$ <u>367.77</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Top Laminate Color .LSA1 Sterling Ash Select Chassis Laminate Color LSA1 Sterling Ash		<u>1926.74</u>
Subtotal for CARTER SUBTOTAL							\$367.77
COOPER SUBTOTAL							
61	COOPER		1	HON	H105896L 10500 Series 72Wx36Dx29-1/2H SglPedDskLH B/B/F RectTop	\$ <u>700.10</u>	\$ <u>700.10</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Top Laminate Color .LSA1 Sterling Ash Select Chassis Laminate Color LSA1 Sterling Ash		
62	COOPER		1	HON	H105901 10500 Series Cred w/Kneespace 66Wx24Dx29-1/2H 2-0-2	\$ <u>759.94</u>	\$ <u>759.94</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Top Laminate Color .LSA1 Sterling Ash Select Chassis Laminate Color LSA1 Sterling Ash		
63	COOPER		1	HON	H10570 10500 Series Bridge 47W x 24D x 29-1/2H	\$ <u>188.27</u>	\$ <u>188.27</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Top Laminate Color .LSA1 Sterling Ash Select Chassis Laminate Color LSA1 Sterling Ash		
64	COOPER		1	HON	H10533 10500 Series Stack-on Storage 66W x 14-5/8D x	\$ <u>506.12</u>	\$ <u>506.12</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Top Laminate Color .LSA1 Sterling Ash Select Chassis Laminate Color LSA1 Sterling Ash		
65	COOPER		1	HON	H105291 10500 Series Bookcase/Cabinet w/Core Removable Loc	\$ <u>462.07</u>	\$ <u>462.07</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Top Laminate Color .LSA1 Sterling Ash Select Chassis Laminate Color LSA1 Sterling Ash		
66	COOPER		1	HON	H105535 10500 Series Bookcase 5-shelf 36Wx13-1/8Dx71H	\$ <u>424.56</u>	\$ <u>424.56</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Top Laminate Color .LSA1 Sterling Ash Select Chassis Laminate Color LSA1 Sterling Ash		

ITEM	ROOM #	IMAGE	QTY	MFG.	PRODUCT NUMBER/DESCRIPTION	UNIT PRICE	EXTENDED PRICE
						Subtotal for COOPER SUBTOTAL	\$2981.06
DUFRIEND SUBTOTAL						2981.06	2981.06
67	DUFRIEND		1	HON	H10534 10500 Series Stack-on Storage 72"W x 14-5/8D x 37-1/8H	\$ <u>520.22</u>	\$ <u>520.22</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Top Laminate Color .LSA1 Sterling Ash Select Chassis Laminate Color LSA1 Sterling Ash		
68	DUFRIEND		1	HON	H10570 10500 Series Bridge 47W x 24D x 29-1/2H	\$ <u>188.27</u>	\$ <u>188.27</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Top Laminate Color .LSA1 Sterling Ash Select Chassis Laminate Color LSA1 Sterling Ash		
69	DUFRIEND		1	HON	H105535 10500 Series Bookcase 5-shelf 36Wx13-1/8Dx71H	\$ <u>424.56</u>	\$ <u>424.56</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Top Laminate Color .LSA1 Sterling Ash Select Chassis Laminate Color LSA1 Sterling Ash		
70	DUFRIEND		1	HON	H105903R 10500 Series 72Wx24Dx29-1/2H Single Ped Cred RH F/F Ped	\$ <u>622.35</u>	\$ <u>622.35</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Top Laminate Color .LSA1 Sterling Ash Select Chassis Laminate Color LSA1 Sterling Ash		
71	DUFRIEND		1	HON	H105856 10500 Series Back enclosure for 72"W Stack on Storage	\$ <u>123.48</u>	\$ <u>123.48</u>
	SUBTOTAL				Select Laminate \$(L1STD) Grd L1 Standard Laminates Select Grade 1 Laminate Finish .LSA1 Sterling Ash		
72	DUFRIEND		1	HON	H105896L 10500 Series 72Wx36Dx29-1/2H Sgl Ped DskLH B/B/F RectTop	\$ <u>700.10</u>	\$ <u>700.10</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Top Laminate Color .LSA1 Sterling Ash Select Chassis Laminate Color LSA1 Sterling Ash		
						Subtotal for DUFRIEND SUBTOTAL	\$ 2578.98

ITEM	ROOM #	IMAGE	QTY	MFG.	PRODUCT NUMBER/DESCRIPTION	UNIT PRICE	EXTENDED PRICE
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GARRET SUBTOTAL

73	GARRET SUBTOTAL		1	HON	H105535 10500 Series Bookcase 5-shelf 36Wx13-1/8Dx71H Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Top Laminate Color .LSA1 Sterling Ash Select Chassis Laminate Color LSA1 Sterling Ash	\$ <u>424.56</u>	\$ <u>424.56</u>
74	GARRET SUBTOTAL		1	HON	H105856 10500 Series Back enclosure for 72"W Stack on Storage Select Laminate \$(L1STD) Grd L1 Standard Laminates Select Grade 1 Laminate Finish .LSA1 Sterling Ash	\$ <u>123.48</u>	\$ <u>123.48</u>
75	GARRET SUBTOTAL		1	HON	H105896L 10500 Series 72Wx36Dx29-1/2H SglPedDskLH B/B/F RectTop Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Top Laminate Color .LSA1 Sterling Ash Select Chassis Laminate Color LSA1 Sterling Ash	\$ <u>700.10</u>	\$ <u>700.10</u>
76	GARRET SUBTOTAL		1	HON	H105903R 10500 Series 72Wx24Dx29-1/2H Single Ped Cred RH F/F Ped Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Top Laminate Color .LSA1 Sterling Ash Select Chassis Laminate Color LSA1 Sterling Ash	\$ <u>622.35</u>	\$ <u>622.35</u>
77	GARRET SUBTOTAL		1	HON	H10563 10500 Series Lat File 2-Drawer 36W x 20D x Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Top Laminate Color .LSA1 Sterling Ash Select Chassis Laminate Color LSA1 Sterling Ash	\$ <u>501.16</u>	\$ <u>501.16</u>
78	GARRET SUBTOTAL		1	HON	H10534 10500 Series Stack-on Storage 72"W x 14-5/8D x 37-1/8H Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Top Laminate Color .LSA1 Sterling Ash Select Chassis Laminate Color LSA1 Sterling Ash	\$ <u>520.22</u>	\$ <u>520.22</u>
79	GARRET SUBTOTAL		1	HON	H10570 10500 Series Bridge 47W x 24D x 29-1/2H Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Top Laminate Color .LSA1 Sterling Ash Select Chassis Laminate Color LSA1 Sterling Ash	\$ <u>188.27</u>	\$ <u>188.27</u>

Subtotal for GARRET SUBTOTAL

\$ 3080.14

ITEM	ROOM #	IMAGE	QTY	MFG.	PRODUCT NUMBER/DESCRIPTION	UNIT PRICE	EXTENDED PRICE
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GIBSON SUBTOTAL

119	GIBSON SUBTOTAL		1	HON	HBTTD30 Between Seated height disc base	\$ <u>196.27</u>	\$ <u>196.27</u>
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Select Paint Color \$(P1) P1 Paint Opts
 Select Grade 1 Paint .CBK Charblack

120	GIBSON SUBTOTAL		1	HON	HBTRND30 30" Round Top	\$ <u>169.98</u>	\$ <u>169.98</u>
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Select Grommet .N No Grommets
 Select Grade \$(L1STD) Grd L1 Standard Laminates
 Select Grade 1 Laminate Finish .LSA1 Sterling Ash
 Select Edgeband Color .SA Sterling Ash

121	GIBSON SUBTOTAL		1	HON	H105896L 10500 Series 72Wx36Dx29-1/2H SglPedDskLH B/B/F RectTop	\$ <u>706.10</u>	\$ <u>706.10</u>
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Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates
 Select Top Laminate Color .LSA1 Sterling Ash
 Select Chassis Laminate Color LSA1 Sterling Ash

122	GIBSON SUBTOTAL		1	HON	H105291 10500 Series Bookcase/Cabinet w/Core Removable Loc	\$ <u>402.07</u>	\$ <u>402.07</u>
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Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates
 Select Top Laminate Color .LSA1 Sterling Ash
 Select Chassis Laminate Color LSA1 Sterling Ash

123	GIBSON SUBTOTAL		1	HON	H105292 10500 Series Bookcase Hutch 36"W x 37-1/8"H	\$ <u>294.60</u>	\$ <u>294.60</u>
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Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates
 Select Top Laminate Color .LSA1 Sterling Ash
 Select Chassis Laminate Color LSA1 Sterling Ash

124	GIBSON SUBTOTAL		1	HON	H10563 10500 Series Lat File 2-Drawer 36W x 20D x	\$ <u>501.16</u>	\$ <u>501.16</u>
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Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates
 Select Top Laminate Color .LSA1 Sterling Ash
 Select Chassis Laminate Color LSA1 Sterling Ash

Subtotal for GIBSON SUBTOTAL							\$ <u>2264.18</u>
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ITEM	ROOM #	IMAGE	QTY	MFG.	PRODUCT NUMBER/DESCRIPTION	UNIT PRICE	EXTENDED PRICE
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JESSICA SUBTOTAL

80	JESSICA SUBTOTAL		1	HON	H10563 10500 Series Lat File 2-Drawer 36W x 20D x	\$ <u>501.16</u>	\$ <u>501.16</u>
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Select Top Laminate Color	\$(L1STD)	Grd L1 Standard Laminates
Select Top Laminate Color	.LSA1	Sterling Ash
Select Chassis Laminate Color	LSA1	Sterling Ash

81	JESSICA SUBTOTAL		1	HON	HHATW3060CT 60W x 30D Rect Worksurface- C/T Base	\$ <u>262.59</u>	\$ <u>262.59</u>
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Laminate Top Selection	\$(L1STD)	Grd L1 Standard Laminates
Select Grade 1 Laminate Finish	.LSA1	Sterling Ash
Select Edgeband Color	.SA	Sterling Ash
Select Grommet	.G2	2 Grommets- Offset
Select Grommet Color	T1	Platinum
Select Color Option	.P	Black

82	JESSICA SUBTOTAL		1	HON	HMTUMOD50 Universal Mod Panel for 60" Motivate tables	\$ <u>135.29</u>	\$ <u>135.29</u>
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Select Base Color	\$(P2)	P2 Paint Opts
Select Grade 2 Paint	.T1	Platinum Metallic

83	JESSICA SUBTOTAL		1	ELE	SUM32 SIT STAND DESK 3 STAGE SILVER BASE	\$ <u>368.76</u>	\$ <u>368.76</u>
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84	JESSICA SUBTOTAL		1	HON	H105292 1050 Series Bookcase Hutch 36"W x 37-1/8"H	\$ <u>294.60</u>	\$ <u>294.60</u>
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Select Top Laminate Color	\$(L1STD)	Grd L1 Standard Laminates
Select Top Laminate Color	.LSA1	Sterling Ash
Select Chassis Laminate Color	LSA1	Sterling Ash

85	JESSICA SUBTOTAL		1	HON	H105106 10500 Series 15 3/4Wx18 7/8Dx21 7/8H Mobile Ped B/F	\$ <u>367.77</u>	\$ <u>367.77</u>
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Select Top Laminate Color	\$(L1STD)	Grd L1 Standard Laminates
Select Top Laminate Color	.LSA1	Sterling Ash
Select Chassis Laminate Color	LSA1	Sterling Ash

Subtotal for JESSICA SUBTOTAL							\$ <u>1930.17</u>
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ITEM	ROOM #	IMAGE	QTY	MFG.	PRODUCT NUMBER/DESCRIPTION	UNIT PRICE	EXTENDED PRICE
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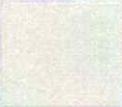
KLECKA SUBTOTAL

86	KLECKA SUBTOTAL		1	HON	H10563 10500 Series Lat File 2-Drawer 36W x 20D x	\$ <u>501.16</u>	\$ <u>501.16</u>
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Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates
 Select Top Laminate Color .LSA1 Sterling Ash
 Select Chassis Laminate Color LSA1 Sterling Ash

87	KLECKA SUBTOTAL		1	HON	H105292 1050 Series Bookcase Hutch 36"W x 37-1/8"H	\$ <u>294.60</u>	\$ <u>294.60</u>
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Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates
 Select Top Laminate Color .LSA1 Sterling Ash
 Select Chassis Laminate Color LSA1 Sterling Ash

88	KLECKA SUBTOTAL		1	HON	HHATW3060CT 60W x 30D Rect Worksurface- C/T Base	\$ <u>262.59</u>	\$ <u>262.59</u>
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Laminate Top Selection \$(L1STD) Grd L1 Standard Laminates
 Select Grade 1 Laminate Finish .LSA1 Sterling Ash
 Select Edgeband Color .SA Sterling Ash
 Select Grommet .G2 2 Grommets- Offset
 Select Grommet Color T1 Platinum
 Select Color Option .P Black

89	KLECKA SUBTOTAL		1	HON	HMTUMOD50 Universal Mod Panel for 60" Motivate tables	\$ <u>135.29</u>	\$ <u>135.29</u>
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Select Base Color \$(P2) P2 Paint Opts
 Select Grade 2 Paint .T1 Platinum Metallic

90	KLECKA SUBTOTAL		1	ELE	SUM32 SIT STAND DESK STAGE 3 SILVER BASE	\$ <u>368.76</u>	\$ <u>368.76</u>
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91	KLECKA SUBTOTAL		2	HON	H105106 10500 Series 15 3/4Wx18 7/8Dx21 7/8H Mobile Ped B/F	\$ <u>367.54</u>	\$ <u>735.08</u>
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Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates
 Select Top Laminate Color .LSA1 Sterling Ash
 Select Chassis Laminate Color LSA1 Sterling Ash

Klecka subtotal
2297.94

Subtotal for KLECKA SUBTOTAL \$2,205.46

MCCOY SUBTOTAL

92	MCCOY SUBTOTAL		1	HON	H105856 10500 Series Back enclosure for 72"W Stack on Storage	\$ <u>294.60</u>	\$ <u>294.60</u>
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Select Laminate \$(L1STD) Grd L1 Standard Laminates
 Select Grade 1 Laminate Finish .LSA1 Sterling Ash

ITEM	ROOM #	IMAGE	QTY	MFG.	PRODUCT NUMBER/DESCRIPTION	UNIT PRICE	EXTENDED PRICE
93	MCCOY		1	HON	H105896L 10500 Series 72Wx36Dx29-1/2H Sg!PedDskLH B/B/F RectTop	\$ <u>700.10</u>	\$ <u>700.10</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Top Laminate Color .LSA1 Sterling Ash Select Chassis Laminate Color LSA1 Sterling Ash		
94	MCCOY		1	HON	H10534 10500 Series Stack-on Storage 72"W x 14-5/8D x 37-1/8H	\$ <u>520.22</u>	\$ <u>520.22</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Top Laminate Color .LSA1 Sterling Ash Select Chassis Laminate Color LSA1 Sterling Ash		
95	MCCOY		1	HON	H10570 10500 Series Bridge 47W x 24D x 29-1/2H	\$ <u>188.27</u>	\$ <u>188.27</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Top Laminate Color .LSA1 Sterling Ash Select Chassis Laminate Color LSA1 Sterling Ash		
96	MCCOY		1	HON	H105535 10500 Series Bookcase 5-shelf 36Wx13-1/8Dx71H	\$ <u>424.56</u>	\$ <u>424.56</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Top Laminate Color .LSA1 Sterling Ash Select Chassis Laminate Color LSA1 Sterling Ash		
97	MCCOY		1	HON	H105903R 10500 Series 72Wx24Dx29-1/2H Single Ped Cred RH F/F Ped	\$ <u>622.35</u>	\$ <u>622.35</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Top Laminate Color .LSA1 Sterling Ash Select Chassis Laminate Color LSA1 Sterling Ash		

Subtotal for MCCOY SUBTOTAL \$ 2578.98

POLICE CHIEF GUEST CHAIRS SUBTOTAL

134	POLICE CHIEF GUEST CHAIRS SUBTOTAL		4	PWC	7901BLCKCHAR0308 GUEST CHAIR	\$ <u>355.56</u>	\$ <u>1422.24</u>
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Subtotal for POLICE CHIEF GUEST CHAIRS SUBTOTAL \$ 1422.24

ITEM	ROOM #	IMAGE	QTY	MFG.	PRODUCT NUMBER/DESCRIPTION	UNIT PRICE	EXTENDED PRICE
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RECEPTION SUBTOTAL

98 RECEPTION SUBTOTAL  1 HON H10534 10500 Series Stack-on Storage 72"W x 14-5/8D x 37-1/8H \$ 520.22 \$ 520.22

Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates
 Select Top Laminate Color .LSA1 Sterling Ash
 Select Chassis Laminate Color LSA1 Sterling Ash

99 RECEPTION SUBTOTAL  1 HON H105898L 10500 Series 66Wx30Dx29-1/2H SglPedDskLH B/B/F RectTop \$ 632.26 \$ 632.26

Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates
 Select Top Laminate Color .LSA1 Sterling Ash
 Select Chassis Laminate Color LSA1 Sterling Ash

100 RECEPTION SUBTOTAL  1 HON H105535 10500 Series Bookcase 5-shelf 36Wx13-1/8Dx71H \$ 424.56 \$ 424.56

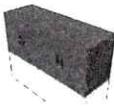
Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates
 Select Top Laminate Color .LSA1 Sterling Ash
 Select Chassis Laminate Color LSA1 Sterling Ash

101 RECEPTION SUBTOTAL  1 HON H105856 10500 Series Back enclosure for 72"W Stack on Storage \$ 123.48 \$ 123.48

Select Laminate \$(L1STD) Grd L1 Standard Laminates
 Select Grade 1 Laminate Finish .LSA1 Sterling Ash

102 RECEPTION SUBTOTAL  1 HON H105291 10500 Series Bookcase/Cabinet w/Core Removable Loc \$ 402.07 \$ 402.07

Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates
 Select Top Laminate Color .LSA1 Sterling Ash
 Select Chassis Laminate Color LSA1 Sterling Ash

103 RECEPTION SUBTOTAL  1 HON H105493 10500 Series 72Wx24Dx29-1/2H Cred w/Two Storage Cab \$ 847.21 \$ 847.21

Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates
 Select Top Laminate Color .LSA1 Sterling Ash
 Select Chassis Laminate Color LSA1 Sterling Ash

104 RECEPTION SUBTOTAL  1 HON H105905R 10500 Series 48Wx24Dx29-1/2H Return Rt File/File Ped \$ 495.06 \$ 495.06

Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates
 Select Top Laminate Color .LSA1 Sterling Ash
 Select Chassis Laminate Color LSA1 Sterling Ash

Subtotal for RECEPTION SUBTOTAL							\$ <u>344.86</u>
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ITEM	ROOM #	IMAGE	QTY	MFG.	PRODUCT NUMBER/DESCRIPTION	UNIT PRICE	EXTENDED PRICE
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SAWYER SUBTOTAL

105	SAWYER SUBTOTAL		1	HON	H10570 10500 Series Bridge 47W x 24D x 29-1/2H	\$ <u>188.37</u>	\$ <u>188.37</u>
					Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates		
					Select Top Laminate Color .LSA1 Sterling Ash		
					Select Chassis Laminate Color LSA1 Sterling Ash		
106	SAWYER SUBTOTAL		1	HON	H105903R 10500 Series 72Wx24Dx29-1/2H Single Ped Cred RH F/F Ped	\$ <u>622.35</u>	\$ <u>622.35</u>
					Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates		
					Select Top Laminate Color .LSA1 Sterling Ash		
					Select Chassis Laminate Color LSA1 Sterling Ash		
107	SAWYER SUBTOTAL		1	HON	H10534 10500 Series Stack-on Storage 72"W x 14-5/8D x 37-1/8H	\$ <u>520.22</u>	\$ <u>520.22</u>
					Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates		
					Select Top Laminate Color .LSA1 Sterling Ash		
					Select Chassis Laminate Color LSA1 Sterling Ash		
108	SAWYER SUBTOTAL		1	HON	H105896L 10500 Series 72Wx36Dx29-1/2H SglPedDskLH B/B/F RectTop	\$ <u>700.10</u>	\$ <u>700.10</u>
					Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates		
					Select Top Laminate Color .LSA1 Sterling Ash		
					Select Chassis Laminate Color LSA1 Sterling Ash		

Subtotal for SAWYER SUBTOTAL

\$ 2030.94

SCHATZ SUBTOTAL

109	SCHATZ SUBTOTAL		1	HON	H105327 10500 Series Stack on Storage 78"W for 78D Workstations	\$ <u>588.82</u>	\$ <u>588.82</u>
					Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates		
					Select Top Laminate Color .LSA1 Sterling Ash		
					Select Chassis Laminate Color LSA1 Sterling Ash		
110	SCHATZ SUBTOTAL		1	HON	H105R2478 78Wx24D Rectangle Worksurface	\$ <u>200.85</u>	\$ <u>200.85</u>
					Select Laminate \$(L1STD) Grd L1 Standard Laminates		
					Select Top Laminate Color .LSA1 Sterling Ash		
					Select Edge Color SA Sterling Ash		
111	SCHATZ SUBTOTAL		1	HON	H105857 10500 Series Back enclosure for 78"W Stack on Storage	\$ <u>134.15</u>	\$ <u>134.15</u>
					Select Laminate \$(L1STD) Grd L1 Standard Laminates		
					Select Grade 1 Laminate Finish .LSA1 Sterling Ash		

ITEM	ROOM #	IMAGE	QTY	MFG.	PRODUCT NUMBER/DESCRIPTION	UNIT PRICE	EXTENDED PRICE
112	SCHATZ		1	HON	H10503 10500 Series Lateral File Ped 36"W x 20"D x 28"H	\$ <u>536.22</u>	\$ <u>536.22</u>
	SUBTOTAL				Select Laminate \$(L1STD) Grd L1 Standard Laminates Select Grade 1 Laminate Finish .LSA1 Sterling Ash		
113	SCHATZ		1	HON	HSWEEPA3 Sweep Handle Kit Black 3-Pack	\$ <u>33.94</u>	\$ <u>33.94</u>
	SUBTOTAL						
114	SCHATZ		4	HON	HSWEEPA2 Sweep Handle Kit Black 2-Pack	\$ <u>25.92</u>	\$ <u>103.69</u>
	SUBTOTAL						
115	SCHATZ		1	HON	H105R2436 36Wx24D Rectangle Worksurface	\$ <u>107.95</u>	\$ <u>107.95</u>
	SUBTOTAL				Select Laminate \$(L1STD) Grd L1 Standard Laminates Select Top Laminate Color .LSA1 Sterling Ash Select Edge Color SA Sterling Ash		
116	SCHATZ		1	HON	H105890 10500 Series 72Wx36Dx29-1/2H Dbl Ped Dsk 3/2 Rect Top	\$ <u>875.79</u>	\$ <u>875.79</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Top Laminate Color .LSA1 Sterling Ash Select Chassis Laminate Color LSA1 Sterling Ash		
117	SCHATZ		1	HON	H10524LEP 15-3/4Wx23-7/8Dx28-1/2H L-Shaped End Panel	\$ <u>140.25</u>	\$ <u>140.25</u>
	SUBTOTAL				Select Laminate \$(L1STD) Grd L1 Standard Laminates Select Grade 1 Laminate Finish .LSA1 Sterling Ash		
118	SCHATZ		1	HON	H10504 10500 Series Floorstanding Full Ht Ped F/F 15-5/8W x 22-3/4D	\$ <u>353.29</u>	\$ <u>353.29</u>
	SUBTOTAL				Select Laminate \$(L1STD) Grd L1 Standard Laminates Select Grade 1 Laminate Finish .LSA1 Sterling Ash		
Subtotal for SCHATZ SUBTOTAL							\$ <u>3074.44</u>
SUZANNE SUBTOTAL							
125	SUZANNE		1	HON	H105493 10500 Series 72Wx24Dx29-1/2H Cred w/Two Storage Cab	\$ <u>847.21</u>	\$ <u>847.21</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Top Laminate Color .LSA1 Sterling Ash Select Chassis Laminate Color LSA1 Sterling Ash		

ITEM	ROOM #	IMAGE	QTY	MFG.	PRODUCT NUMBER/DESCRIPTION	UNIT PRICE	EXTENDED PRICE
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Subtotal for SUZANNE SUBTOTAL

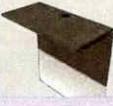
\$874.21

TRAFFIC SUPER SUBTOTAL

126	TRAFFIC SUPER SUBTOTAL		1	HON	H10534 10500 Series Stack-on Storage 72"W x 14-5/8D x 37-1/8H	\$ <u>520.22</u>	\$ <u>520.22</u>
					Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates		
					Select Top Laminate Color .LSA1 Sterling Ash		
					Select Chassis Laminate Color LSA1 Sterling Ash		

127	TRAFFIC SUPER SUBTOTAL		1	HON	H105896L 10500 Series 72Wx36Dx29-1/2H Sgl PedDskLH B/B/F RectTop	\$ <u>700.10</u>	\$ <u>700.10</u>
					Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates		
					Select Top Laminate Color .LSA1 Sterling Ash		
					Select Chassis Laminate Color LSA1 Sterling Ash		

128	TRAFFIC SUPER SUBTOTAL		1	HON	H105895R 10500 Series 72Wx36Dx29-1/2H Sgl edDskRH B/B/F RectTop	\$ <u>700.10</u>	\$ <u>700.10</u>
					Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates		
					Select Top Laminate Color .LSA1 Sterling Ash		
					Select Chassis Laminate Color LSA1 Sterling Ash		

129	TRAFFIC SUPER SUBTOTAL		1	HON	H10570 10500 Series Bridge 47W x 24D x 29-1/2H	\$ <u>188.27</u>	\$ <u>188.27</u>
					Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates		
					Select Top Laminate Color .LSA1 Sterling Ash		
					Select Chassis Laminate Color LSA1 Sterling Ash		

130	TRAFFIC SUPER SUBTOTAL		1	HON	H105856 10500 Series Back enclosure for 72"W Stack on Storage	\$ <u>123.48</u>	\$ <u>123.48</u>
					Select Laminate \$(L1STD) Grd L1 Standard Laminates		
					Select Grade 1 Laminate Finish .LSA1 Sterling Ash		

Subtotal for TRAFFIC SUPER SUBTOTAL

\$ 2030.17

TRAINING FACILITY GUEST CHAIRS

133	TRAINING FACILITY GUEST CHAIRS		12	COE	3129GNSF Armless Micro Mesh Back Guest Chair w/ Black Frame- Fabric Seat	\$ <u>164.98</u>	\$ <u>1979.76</u>
					~ No Selection		
					BK Black		
					Select Caster Option		
					Fabric Color Selection		

Subtotal for TRAINING FACILITY GUEST CHAIRS

\$ 1979.76

ITEM	ROOM #	IMAGE	QTY	MFG.	PRODUCT NUMBER/DESCRIPTION	UNIT PRICE	EXTENDED PRICE
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WEB SUBTOTAL

131	WEB		1	HON	H105493 10500 Series 72Wx24Dx29-1/2H Cred w/Two Storage Cab	\$ <u>847.21</u>	\$ <u>847.21</u>
	SUBTOTAL				Select Top Laminate Color \$(L1STD) Grd L1 Standard Laminates Select Top Laminate Color .LSA1 Sterling Ash Select Chassis Laminate Color LSA1 Sterling Ash		

132	WEB		1	HON	HIWMM Ignition 2 Task Mid-back	\$ <u>399.79</u>	\$ <u>399.79</u>
	SUBTOTAL				Control Type .Y3 Synchro-Tilt w/ Indep Back Ang Select Arm Type .A Height and Width Adj. Arm Select Caster/Glide Option .S Black All-Surface Caster Select Mesh Color .IM 4-Way Black Select Upholstery \$(1) Grade 1 Uph Grade 1 Fab .CU Centurion Centurion 10 Black Select Lumbar .BL Black Adjustable Lumbar Select Base .SB Standard Base Select Frame Color .T Black		

Subtotal for WEB SUBTOTAL \$ 1247.00

Z INSTALATION OF ALL FURNITURE AT BOTH LOCATIONS

137	Z		1	L & M	INSTALL	\$ <u>6500.⁰⁰</u>	\$ <u>6500.⁰⁰</u>
	INSTALATIO N OF ALL FURNITURE AT BOTH LOCATIONS						

Subtotal for Z INSTALATION OF ALL FURNITURE AT BOTH LOCATIONS \$ 6500.⁰⁰

Z SURCHARGE/ TARIFF

135	Z		1	HON	SURCHARGE/ TARIFF	\$ <u>1732.77</u>	\$ <u>1732.77</u>
	SURCHARGE / TARIFF						

Subtotal for Z SURCHARGE/ TARIFF \$ 1732.77

ZZ REMOVAL OF ALL FURNITURE TO INCLUDE AFTER HOURS AND WEEKEND IF NEEDED

138			1	L & M	REMOVAL OF ALL FURNITURE TO INCLUDE AFTER HOURS AND WEEKEND IF NEEDED	\$ <u>2200.⁰⁰</u>	\$ <u>2200.⁰⁰</u>
-----	--	--	---	-------	---	------------------------------	------------------------------

Subtotal for ZZ REMOVAL OF ALL FURNITURE TO INCLUDE AFTER HOURS AND WEEKEND IF NEEDED \$ 2200.⁰⁰

ZZ SURCHARGE TARRIF

136			1	ELE	SURCHARGE SURCHARGE / TARRIF	\$ <u>88.50</u>	\$ <u>88.50</u>
-----	--	--	---	-----	------------------------------	-----------------	-----------------

Subtotal for ZZ SURCHARGE TARRIF \$ 88.50

L&M Service: Receive, deliver, install & trash removal. One trip, normal hours M-F 8am-5pm

SUBTOTAL \$ 72,788.49

GRAND TOTAL \$ 72,788.49

Terms & Conditions

Quotes: Special Order product will require a 50% Deposit or written Purchase Order from Open Accounts (those Accounts with prior credit approval). Written quotes are valid for 30 days unless otherwise noted and product is subject to all applicable Sales Taxes.

Deliveries: Customers requesting Delivery are expected to provide all building condition information pertinent to ensuring an effective and safe installation. Besides Floors, Stairs, Elevators and Doorway information, the area is expected to be empty and ready to receive the furniture delivery. Orders requiring Storage of more than 30 days will be charged a Storage Fee determined by the volume of product. Moving of existing furniture is not part of a normal delivery and can delay or postpone the delivery! If time allows, the moving of existing furniture will incur additional charges. Delivery and Installation unless otherwise noted will be completed during normal business hours: Monday-Friday 8:00am to 5:00pm (Noted this project has requested After Hours and Weekend to not disrupt daily operations and has been approved)

Terms: Payment Terms for Open Accounts are Net 15 Days Cash or Check. Credit Card payment must be approved in advance. Delinquent payments will be assessed a "late fee" based on the total value of the Invoice(s) of 1% per month (any portion of a month constitutes one month).

Warranty: Manufacturer warranty information is available upon request. Customer should inspect the goods subject to this transaction and rely on his/her own experience and judgment regarding the quality, use and usefulness of the goods. Most manufacturers may replace product/parts at no charge, but transportation of goods is not included. Customers requesting delivery or pick-up will incur a delivery fee.

Used Product: Used furniture is sold "As Is" there is no implied warranty and these items are non- returnable. Customers purchasing products marked "Used", "As Is" or "Discontinued" understand and acknowledge that all warranties of any type and nature are disclaimed by the manufacturer and L&M, including express warranties and implied warranties of merchantability, fitness for a particular purpose and usage of trade, in exchange for the Customer's special price consideration.

Returns: Signed customer Purchase Orders or deposits are considered intent to purchase, and are binding for special order product. Special ordered items are NOT returnable.

Signature: _____ Date: _____ PO #: _____



City of Broken Arrow

Request for Action

File #: 26-138, **Version:** 1

**Broken Arrow City Council
Meeting of: 01-20-2026**

Title:

Approval of and authorization to award to the lowest responsible bidder, Davis H. Elliot Construction Company, Inc., a construction contract for the Arrow Forge Lighting Project (TS26010)

Background:

The roadway and underground infrastructure within Arrow Forge is near completion. In an effort to continue moving the project forward, the Engineering and Construction Department advertised a contract for the street lighting that will provide safety, security and appealing aesthetics to the streets within Arrow Forge.

The project was advertised December 2 and December 9, 2025. Bids were opened January 6, 2026 with five bids received, all of which were responsive. A certified bid tabulation is attached. The bids submitted were composed of thirteen (13) pay items to form the total base bid. The lowest responsible bidder was Davis H Elliot Construction Company, Inc with a total bid of \$528,174.20. The total engineer's estimate for this project was \$879,989.30.

Cost: \$528,174.20

Funding Source: Street Light Fund (342)

Requested By: Charlie Bright, PE, Director of Engineering and Construction

Approved By: City Manager's Office

Attachments: Certified bid tabulation

Recommendation:

Approve and authorize award to the lowest responsible bidder, Davis H. Elliot Construction Company, Inc., a construction contract for the Arrow Forge Lighting Project (TS26010)

**BID TABULATION
ARROW FORGE LIGHTING
PROJECT NO. TS26010, BID NO. 26.129, QUESTCDN NO. 9957255
BID OPENING 01/06/2026 02:00 PM**

Line Item	Item Code	Item Description	UofM	Quantity	Engineer Estimate		Davis H Elliot Construction Company,		TLS Group, Inc.		Cherokee Pride Construction Inc./		Third Generation Electric		Altitude Energy, LLC	
					Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
1	802(B) 0312	1 1/2" PVC SCH. 40 PLASTIC CONDUIT BORED	LF	1,240.00	\$ 60.00	\$ 74,400.00	\$ 20.00	\$ 24,800.00	\$ 22.00	\$ 27,280.00	\$ 18.00	\$ 22,320.00	\$ 33.00	\$ 40,920.00	\$ 35.00	\$ 43,400.00
2	802(B) 0316	1 1/2" PVC SCH. 40 PLASTIC CONDUIT TRENCHED	LF	3,350.00	\$ 25.00	\$ 83,750.00	\$ 14.00	\$ 46,900.00	\$ 8.25	\$ 27,637.50	\$ 12.00	\$ 40,200.00	\$ 20.00	\$ 67,000.00	\$ 25.00	\$ 83,750.00
3	802(B) 0320	2" PVC SCH. 40 PLASTIC CONDUIT BORED	LF	1,240.00	\$ 45.00	\$ 55,800.00	\$ 20.00	\$ 24,800.00	\$ 23.00	\$ 28,520.00	\$ 20.00	\$ 24,800.00	\$ 35.00	\$ 43,400.00	\$ 35.00	\$ 43,400.00
4	802(B) 0324	2" PVC SCH. 40 PLASTIC CONDUIT TRENCHED	LF	3,350.00	\$ 20.00	\$ 67,000.00	\$ 14.00	\$ 46,900.00	\$ 8.50	\$ 28,475.00	\$ 14.00	\$ 46,900.00	\$ 24.00	\$ 80,400.00	\$ 25.00	\$ 83,750.00
5	803(A) 1210	PULL BOX (SIZE I)	EA	42.00	\$ 1,600.00	\$ 67,200.00	\$ 930.80	\$ 39,093.60	\$ 1,010.00	\$ 42,420.00	\$ 1,500.00	\$ 63,000.00	\$ 1,800.00	\$ 75,600.00	\$ 750.00	\$ 31,500.00
6	804(A) 2200	STRUCTURAL CONCRETE	CY	15.66	\$ 1,300.00	\$ 20,358.00	\$ 1,150.00	\$ 18,009.00	\$ 2,100.00	\$ 32,886.00	\$ 1,750.00	\$ 27,405.00	\$ 1,400.00	\$ 21,924.00	\$ 7,000.00	\$ 109,620.00
7	804(B) 2300	REINFORCING STEEL	LB	901.80	\$ 3.50	\$ 3,156.30	\$ 12.00	\$ 10,821.60	\$ 2.30	\$ 2,074.14	\$ 4.00	\$ 3,607.20	\$ 2.00	\$ 1,803.60	\$ 70.00	\$ 63,126.00
8	806(E) 4700	DECORATIVE POLE AND MAST ARM	EA	27.00	\$ 11,500.00	\$ 310,500.00	\$ 8,500.00	\$ 229,500.00	\$ 11,500.00	\$ 310,500.00	\$ 13,000.00	\$ 351,000.00	\$ 8,220.00	\$ 221,940.00	\$ 10,000.00	\$ 270,000.00
9	809(A) 7200	ROADWAY LUMINAIRE	EA	27.00	\$ 2,000.00	\$ 54,000.00	\$ 500.00	\$ 13,500.00	\$ 590.00	\$ 15,930.00	\$ 970.00	\$ 26,190.00	\$ 396.00	\$ 10,692.00	\$ 550.00	\$ 14,850.00
10	810(A) 8200	SERVICE POLE	EA	1.00	\$ 9,500.00	\$ 9,500.00	\$ 5,000.00	\$ 5,000.00	\$ 11,560.00	\$ 11,560.00	\$ 11,000.00	\$ 11,000.00	\$ 3,000.00	\$ 3,000.00	\$ 10,266.50	\$ 10,266.50
11	811 9115	1/C NO.4 ELECT.COND.	LF	13,800.00	\$ 5.00	\$ 69,000.00	\$ 2.50	\$ 34,500.00	\$ 1.40	\$ 19,320.00	\$ 2.25	\$ 31,050.00	\$ 4.00	\$ 55,200.00	\$ 6.50	\$ 89,700.00
12	811 9130	1/C NO.10 ELECT.COND.	LF	13,800.00	\$ 4.00	\$ 55,200.00	\$ 2.00	\$ 27,600.00	\$ 1.30	\$ 17,940.00	\$ 2.00	\$ 27,600.00	\$ 4.00	\$ 55,200.00	\$ 6.50	\$ 89,700.00
13	811 9135	1/C NO.12 ELECT.COND.	LF	3,375.00	\$ 3.00	\$ 10,125.00	\$ 2.00	\$ 6,750.00	\$ 1.25	\$ 4,218.75	\$ 1.90	\$ 6,412.50	\$ 7.00	\$ 23,625.00	\$ 6.50	\$ 21,937.50
		TOTALS				\$879,989.30		\$528,174.20		\$568,761.39		\$681,484.70		\$700,704.60		\$955,000.00

I certify that this is a true and correct Tabulation of Bids received at 1:45pm on January 6, 2026. This document does not imply that the contract will be awarded to any particular bidder. The City reserves the right to accept or reject any and all bids.



 Jake Ketner
 Transportation Project Manager



City of Broken Arrow

Request for Action

File #: 26-147, Version: 1

Broken Arrow City Council Meeting of: 01-20-2026

Title:

Approval of and authorization to execute Resolution No. 1733, a Resolution authorizing acceptance of a General Warranty Deed for Parcel 11.0 consisting of 13,693 square feet of permanent right-of-way and Acceptance of a Utility Easement for Parcel 11.A consisting of 162 square feet of Temporary Construction Easement located at 9800 South Lynn Lane Road in Broken Arrow, Oklahoma, in the Southeast Quarter of Section 23, Township 18 North, Range 14 East, Tulsa County, Oklahoma, from Jared A. Lovelle and Amy J. Lovelle, the owners, for the 9th Street widening from New Orleans Street to Washington Street, Parcels 11.0 and 11.A (Project No. ST23280)

Background:

The attached General Warranty Deed is being conveyed to the City of Broken Arrow, a municipal corporation, from Jared A. Lovelle and Amy J. Lovelle, the owners. Parcel 11.0 consists of 13,693 square feet of permanent right-of-way and Parcel 11.A consists of 162 square feet of temporary construction easement located at 9800 South Lynn Lane Road in Broken Arrow, Oklahoma, in the Southeast Quarter of Section 23, Township 18 North, Range 14 East, Tulsa County, State of Oklahoma. Jared A. Lovelle and Amy J. Lovelle have accepted the following offer, made subject to City Council approval:

Fee simple, Permanent Right of Way: 13,693.00 SQUARE FEET (SF) @ \$2.75 SF = \$37,656.00	
Improvements: Asphalt paving 525 SF @ \$4.50 = \$2,363.00	
Wood 3 rail 36" - 48" 25 LF @ \$25.30/LF = 633.00	
5-strand b/w on metal T posts 25 LF @ \$7.50 = 188.00	
Total Improvements Taken	\$ 3,183.00
Cost to Cure Damages: Items to be Replaced/Relocated/Reconfigured:	
Relocate mailbox 1 mailbox @ \$350.00	
Replace field fencing 517 LF @ \$9.00 LF = \$4,653.00	
Total Cost to Cure Damages	\$ 5,003.00
Parcel 11.A Temporary Construction Easement 388 SF @ \$2.75 x 10% = \$107.00	
Parcel 11.B Temporary Construction Easement 910 SF @ \$2.75 x 10% = \$250.00	
Total Temporary Damages	\$ 357.00
Total Just Compensation Amount (Rounded) = \$46,200.00	

A copy of the General Warranty Deed and Temporary Construction Easement are attached. Payment of the compensation amount is on the January 20, 2026 claims list.

Cost: \$46,200.00

Funding Source: 2018 GO Bond

Requested By: Charlie Bright, P.E., Director of Engineering and Construction

Approved By: City Manager's Office

Attachments: Resolution No. 1733
Acceptance Letter
Conditions and Request for Payment
Affidavit
General Warranty Deed
Temporary Construction Easement

Recommendation:

Approve and authorize execution of Resolution No. 1733

RESOLUTION NO. 1733

A RESOLUTION AUTHORIZING ACCEPTANCE OF A GENERAL WARRANTY DEED FOR PARCEL 11.0, CONSISTING OF 13,693 SQUARE FEET OF FEE SIMPLE PERMANENT RIGHT-OF-WAY LOCATED AT 9800 SOUTH LYNN LANE ROAD IN BROKEN ARROW, OKLAHOMA, IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 14 EAST, TULSA COUNTY, OKLAHOMA, FROM JARED A. LOVELLE AND AMY J. LOVELLE, THE OWNERS, AND AUTHORIZATION OF PAYMENT IN THE AMOUNT OF \$46,200.00 FOR THE 9TH STREET WIDENING FROM NEW ORLEANS STREET TO WASHINGTON STREET, PARCEL 11.0 (PROJECT NO. ST23280)

WHEREAS, the right-of-way acquisition for the 9th Street widening from New Orleans Street to Washington Street, has been approved as General Obligation Bond 2018; and

WHEREAS, the City of Broken Arrow’s right-of-way agent has negotiated a payment in the amount of \$46,200.00 to Jared A. Lovelle and Amy J. Lovelle, the owners of Parcel 11.0, which consists of 13,693 square feet of Fee Simple Permanent Right of Way located at 9800 South Lynn Lane Road in Broken Arrow, Oklahoma; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BROKEN ARROW, OKLAHOMA, THAT:

1. The City of Broken Arrow accepts the General Warranty Deed for Parcel 11.0 from Jared A. Lovelle and Amy J. Lovelle and authorizes payment in the amount of \$46,200.00.

This Resolution is approved in open meeting by the City Council of the City of Broken Arrow on this 20th day of January 2026.

MAYOR

ATTEST:

(seal) CITY CLERK

APPROVED AS TO FORM:

ASSISTANT CITY ATTORNEY



June 30, 2025

Jared Lovelle & Amy Lovelle
9800 S Lynn Lane Road
Broken Arrow, OK 74012

Final Offer

**RE: 9TH STREET - NEW ORLEANS STREET TO WASHINGTON STREET
ROADWAY IMPROVEMENTS, PROJECT NO. ST23280, PARCEL NO. 11.0, 11.A, 11.B.**

PROPERTY ADDRESS: 9800 S LYNN LANE ROAD, BROKEN ARROW, OK 74011

Mr. and Mrs. Lovelle:

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:

Fee simple, Permanent Right of Way: 13,693.00 SQUARE FEET (SF) @ \$2.75 SF = \$37,656.00
Improvements: Asphalt paving 525 SF @ \$4.50 = \$2,363.00
Wood 3 rail 36" - 48" 25 LF @ \$25.30/LF = 633.00
5-strand b/w on metal T posts 25 LF @ \$7.50 = 188.00
Total Improvements Taken \$ 3,183.00
Cost to Cure Damages: Items to be Replaced/Relocated/Reconfigured:
Relocate mailbox 1 mailbox @ \$350.00
Replace field fencing 517 LF @ \$9.00 LF = \$4,653.00
Total Cost to Cure Damages \$ 5,003.00
Parcel 11.A Temporary Construction Easement 388 SF @ \$2.75 x 10% = \$107.00
Parcel 11.B Temporary Construction Easement 910 SF @ \$2.75 x 10% = \$250.00
Total Temporary Damages \$ 357.00
Total Just Compensation Amount (Rounded) = \$46,200.00

By your signature on this letter, you have accepted the City's offer of \$46,200.00. Please return this document in the self-addressed-stamped-envelope for further processing. Please contact Karen Pax if you have any questions about this offer. Her direct number is 918-576-4506, or 918-259-7000 ext. 5435. Please respond within ten (10) days of receipt of this letter.

Respectfully,
CITY OF BROKEN ARROW

Michael L. Spurgeon
City Manager

Jared Lovelle

Amy Lovelle

MLS/klp
enc

CONDITIONS AND REQUEST FOR PAYMENT

Conditions: (List physical conditions required for acceptance)

Fee Simple



Terms for Payment:

Owner's request for payment in the amount of: \$46,200.00

Owner's Mailing Address: 9800 S. Lynn Lane RD Broken Arrow, OK
74012

Owner Requests Check:

- Mailed to above address
- Mailed to above address by Certified Mail
- Call me and I will pick it up
- Delivered by Agent

Check Payable to: Jared A. Lovelle and Amy J. Lovelle

Signature/Date:

Owner/s: 

Date: 12/23/25
12/23/25

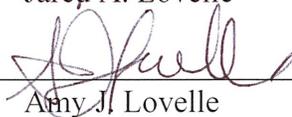
Agent: Amy J. O'Laughlin **Date:** _____

Project: ST23280 9th Street Widening – New Orleans to Washington
Parcels 11.0 and 11.A

AFFIDAVIT

STATE OF OKLAHOMA)
) §
COUNTY OF Tulsa)

The undersigned, of lawful age, being first duly sworn, on oath says that this invoice of claim is true and correct. Affiant further states that the conditions for payment as shown by this invoice or claim have been completed or supplied, or will be upon approval of the city council, in accordance with the offer, contracts or agreements furnished the affidavit. Affiant further states that he/she has made no payment directly or indirectly to any elected official, officer or employee of the state of Oklahoma, any county or local subdivision of the state, of money or any other thing of value to obtain payment.

By: 
Jared A. Lovelle
By: 
Amy J. Lovelle

23rd BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this December day of December, 2025, personally appeared Jared A. Lovelle and Amy J. Lovelle, to me known to be the identical person(s) who executed the within and foregoing instrument in writing and acknowledged to me that he (she) executed the same as his (her) free and voluntary act and deed, and as the free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last written above.

ASHLEY GLASS
NOTARY PUBLIC - STATE OF OKLAHOMA
MY COMMISSION EXPIRES AUG. 31. 2026
COMMISSION # 06008606


NOTARY PUBLIC

GENERAL WARRANTY DEED

THIS INDENTURE is made this 18th day of December, 2025, between JARED A. LOVELLE and AMY J. LOVELLE, husband and wife, party of the first part, and CITY OF BROKEN ARROW, OKLAHOMA, a municipal corporation, party of the second part.

WITNESSETH, That in consideration of the sum of Ten and No/100 Dollars (\$10.00), the receipt of which is hereby acknowledged, said party of the first part does by these presents, grant, bargain, sell and convey unto said party of the second part, its successors and assigns, all of their right, title and interest in and to the all of the following described real estate and premises, and including all right, title and interest in and to the airspace, light, view above the surface, including any previously dedicated roadway of the following described real estate situated in the County of TULSA, State of Oklahoma, to-wit:

SEE EXHIBIT "A"

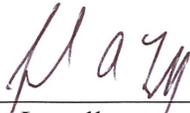
EXEMPT FROM DOCUMENTARY STAMPS PURSUANT TO 68 O.S. 3202 (11).

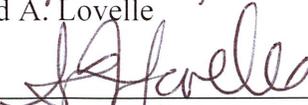
TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining forever.

And said party of the first part, its successors and assigns, does hereby covenant, promise and agree to and with said party of the second part at the delivery of these presents it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance in fee simple, of and in, all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, and discharged of and from all former grants, charges, judgments, taxes, assessments, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT, taxes and assessments not yet due, restrictions, covenants and easements of record, and that party of the first part will WARRANT AND FOREVER DEFEND the same unto the said party of the second part, successors and assigns, against said party of the first part, its successors and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said party of the first part hereto has caused these presents to be signed in its name the day and year first above written.

Return to:
City of Broken Arrow
City Clerk
PO Box 610
Broken Arrow, OK 74013



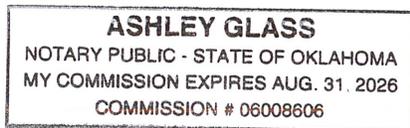
Jared A. Lovelle


Amy J. Lovelle

STATE OF OKLAHOMA)
) §
COUNTY OF Tulsa)

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 23rd day of December, 2025, personally appeared Jared A. Lovelle and Amy J. Lovelle, to me known to be the identical person(s) who executed the within and foregoing instrument in writing and acknowledged to me that he (she) executed the same as his (her) free and voluntary act and deed, and as the free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last written above.



NOTARY PUBLIC

Approved as to Form:
CITY of Broken Arrow, Oklahoma,
A municipal corporation



Assistant City Attorney

Approved as to Substance:
CITY of Broken Arrow, Oklahoma,
A municipal corporation

Michael L. Spurgeon, City Manager

Attest:

Engineer: BSS Date: 12/30/25
Project: ST23280 9th Street Roadway Improvements ~
New Orleans Street to Washington Street
Parcel 11.0

City Clerk

PARCEL 11.0
RIGHT-OF-WAY
EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the Southeast Quarter of Section 23, Township 18 North, Range 14 East, Tulsa County, State of Oklahoma, being more particularly described as follows.

Commencing at the Southeast corner of said Southeast Quarter; thence a distance of 1321.67 feet, on a bearing of N01°14'37"W (being the basis of bearings for this description) along the East line of said Southeast Quarter; thence a distance of 24.75 feet, on a bearing of S88°45'23"W to a point on the Westerly Present Right-of-Way line for S 9th Street, same being a point on a line being 24.75 feet West of and parallel with the East line of said Southeast Quarter as well as the Point of Beginning; thence S01°14'37"E, along said Easterly Present Right-of-Way line and said parallel line, a distance of 542.30 feet; thence S88°45'23"W, a distance of 25.25 feet to point on a line being 50.00 feet West of and parallel with the East line of said Southeast Quarter; thence N01°14'37"W, along said parallel line, a distance of 542.25 feet; thence N88°38'38"E, a distance of 25.25 feet to the Point of Beginning.

Said parcel of land containing 13,693 square feet, or 0.31 acres more or less, and subject to all easements and Rights-of-Way of record.

The afore written description was prepared by Daniel A. McPeek, P.L.S. 2029, on February 5th, 2025.

SURVEYOR'S CERTIFICATE

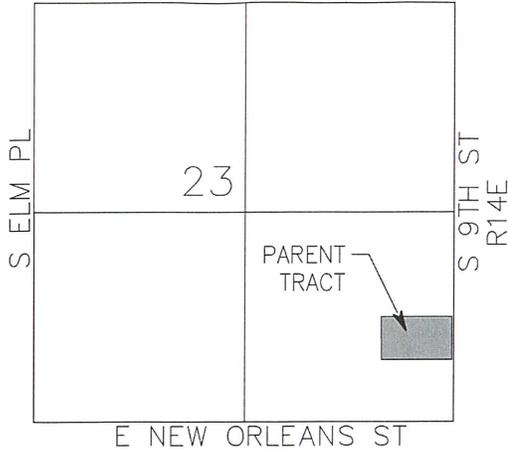
I, Daniel A. McPeek, P.L.S. 2029, Bancroft Design, Inc., Certify that the attached legal description closes in accord with existing records, is a true representation of the real representation of the real property described, and meets the minimum technical standards for land surveying of the state of Oklahoma.

Witness my hand and seal this 5th day of February 2025.

Daniel A. McPeek,
P.L.S. #2029
C.A. NO.: 9205 Expires: 6/30/2026.



T18N
E WASHINGTON ST

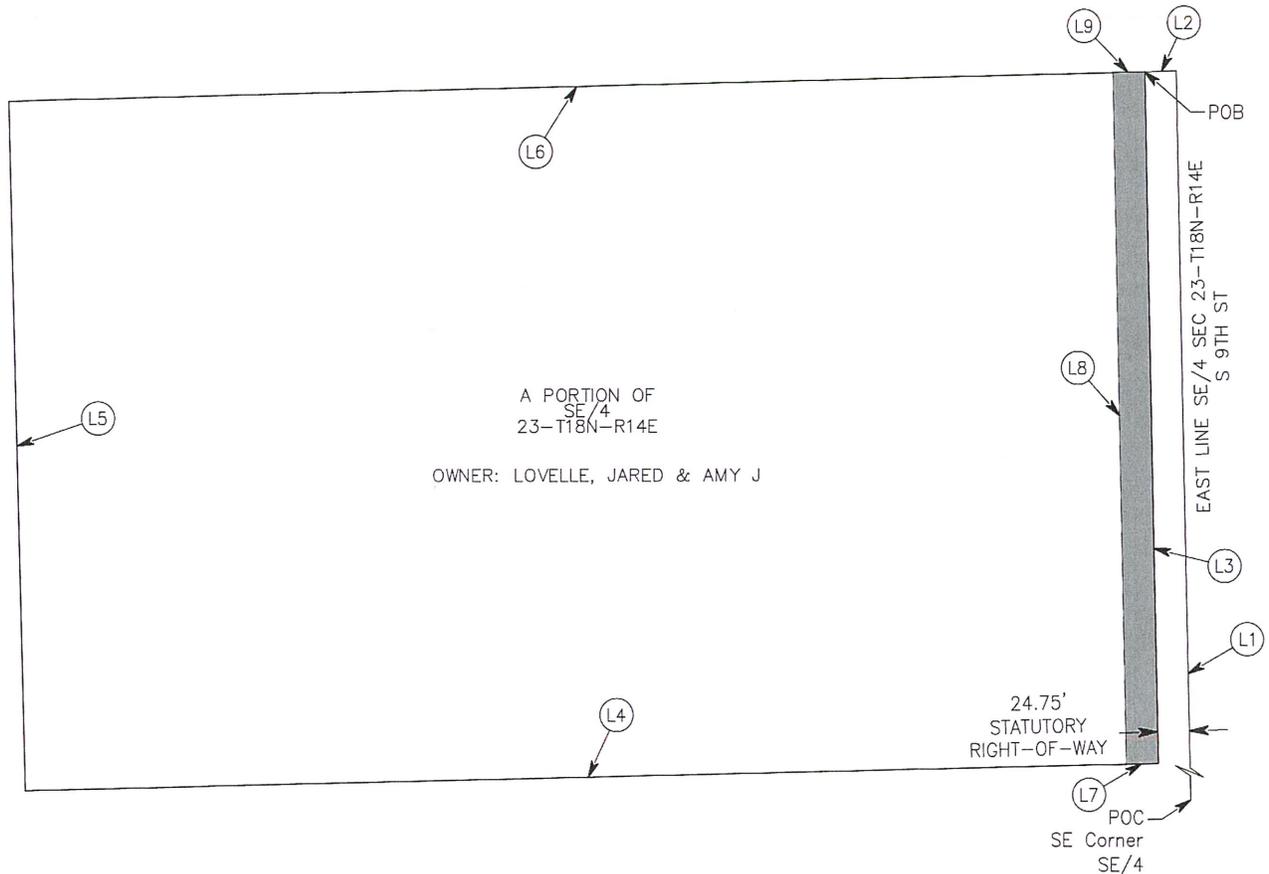


Parcel No.: 11.0 Right of Way
City Project No.: ST23280

Tract Area	484,055	S.F.	11.11	Acres
Existing R/W	0	S.F.	0.00	Acres
Proposed R/W	13,693	S.F.	0.31	Acres
Rem in Tract	470,362	S.F.	10.80	Acres
Drainage Easement	0	S.F.	0.00	Acres
Utility Easement	0	S.F.	0.00	Acres
Temp Construction Easement	0	S.F.	0.00	Acres



LINE TABLE			LINE TABLE		
#	BEARING	DISTANCE	#	BEARING	DISTANCE
L1	N01°14'37"W	1321.67'	L6	N88°38'38"E	894.57'
L2	S88°45'23"W	24.75'	L7	S88°45'23"W	25.25'
L3	S01°14'37"E	542.30'	L8	N01°14'37"W	542.25'
L4	S88°45'23"W	893.51'	L9	N88°38'38"E	25.25'
L5	N01°21'22"W	540.55'			



NOTES:

1. THE BEARING BASE FOR THE EXHIBIT IS BASED ON THE EAST LINE OF THE SE/4 OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 14 EAST AS N01°14'37"W.
2. SEE PARCEL 11.0 EXHIBIT "A" PAGE 1 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATE.
3. THIS EXHIBIT IS A SKETCH DESCRIPTIVE ONLY OF SIZE, SHAPE AND LOCATION OF THE PROPOSED RIGHT-OF-WAY EASEMENT AND DOES NOT CONSTITUTE A PLAT OF SURVEY OF THE GRANTOR'S PROPERTY.



Bancroft Design

923 SOUTH LOWRY STREET
POST OFFICE BOX 436
STILLWATER, OKLAHOMA 74076

PHONE: (405) 743-3355
CA #9205 EXP: 6/30/2026

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That all undersigned, JARED A. LOVELLE and AMY J. LOVELLE, husband and wife, the Owner(s), of the legal and equitable title to the following described real estate situated in Tulsa County, State of Oklahoma, for and in consideration of the sum of One Dollar (\$1.00), cash in hand, paid by the City of Broken Arrow, an municipal corporation, Oklahoma, and other good and valuable considerations, receipt of which are hereby acknowledged, do(es) hereby grant and convey unto the said **CITY OF BROKEN ARROW**, a municipal corporation, County of TULSA, State of Oklahoma, a temporary easement, through, over, and under, and across the following described property, situated in said County, to-wit:

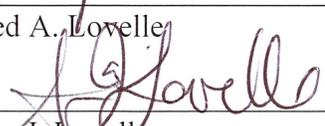
SEE EXHIBIT "A"

for a period of not more than 12 MONTHS FROM THE START OF CONSTRUCTION. This grant of temporary right to use and occupy is given for the purpose of permitting the City of Broken Arrow, its employees, representatives, agents, and/or persons under contract with it, to use said described property for construction of the roadway improvements.

That the Owner(s) agree that this temporary construction easement shall be binding upon their heirs, executors, administrators and personal representatives during the term hereof and further agree that in the event the premises covered by this temporary construction easement are sold, assigned or conveyed, that the purchaser or grantee thereof will be advised of the existence of this temporary grant and that said sale during said term shall be made subject to the rights herein given.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed this 03 day of December 2025.



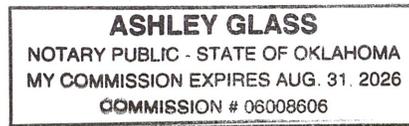
Jared A. Lovelle


Amy J. Lovelle

STATE OF Oklahoma)
) §
COUNTY OF Tulsa)

23rd day of December, 2025, personally appeared Jared A. Lovelle and Amy J. Lovelle, to me known to be the identical person(s) who executed the within and foregoing instrument in writing and acknowledged to me that he (she) executed the same as his (her) free and voluntary act and deed, and as the free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last written above.





NOTARY PUBLIC

Approved as to Form:
CITY of Broken Arrow, Oklahoma,
A municipal corporation



Assistant City Attorney

Approved as to Substance:
CITY of Broken Arrow, Oklahoma,
A municipal corporation

Michael L. Spurgeon, City Manager

Attest:

City Clerk

Engineer: BS Date: 12/30/25
Project: ST23280 9th Street Roadway Improvements ~
New Orleans Street to Washington Street
Parcel 11.A

PARCEL 11.A
TEMPORARY CONSTRUCTION EASEMENT
EXHIBIT "A"
LEGAL DESCRIPTION

An easement lying in the parcel described in document number 2015057993 as recorded with the Tulsa County Clerk's Office, said parcel lying in the Southeast Quarter of Section 23, Township 18 North, Range 14 East, Tulsa County, State of Oklahoma, being more particularly described as follows.

Commencing at the Southeast corner of said Southeast Quarter; thence a distance of 1321.67 feet, on a bearing of N01°14'37"W (being the basis of bearings for this description) along the East line of said Southeast Quarter; thence a distance of 24.75 feet, on a bearing of S88°45'23"W, along the North line of said parcel, to a point on the Westerly Present Right-of-Way line for S 9th Street, same being a point on a line being 24.75 feet West of and parallel with the East line of said Southeast Quarter; thence a distance of 542.30 feet, on a bearing of S01°14'37"E, along said Westerly Present Right-of-Way line and said parallel line; thence a distance of 25.25 feet to point on a line being 50.00 feet West of and parallel with the East line of said Southeast Quarter, on a bearing of S88°45'23"W along the South line of said parcel, said point also being the Point of Beginning; thence S88°45'23"W, along the said South line, a distance of 35.00 feet; thence N01°14'37"W, parallel to said East line, a distance of 4.63 feet; thence N88°45'23"E, parallel to said South line, a distance of 35.00 feet to a point 50.00 feet West of said East line; thence S01°14'37"E, parallel to said East line, a distance of 4.63 feet to the Point of Beginning.

Said parcel of land containing 162 square feet, or 0.01 acres more or less, and subject to all easements and Rights-of-Way of record.

The afore written description was prepared by Daniel A. McPeek, P.L.S. 2029, on July 25th, 2025.

SURVEYOR'S CERTIFICATE

I, Daniel A. McPeek, P.L.S. 2029, Bancroft Design, Inc., Certify that the attached legal description closes in accord with existing records, is a true representation of the real representation of the real property described, and meets the minimum technical standards for land surveying of the state of Oklahoma.

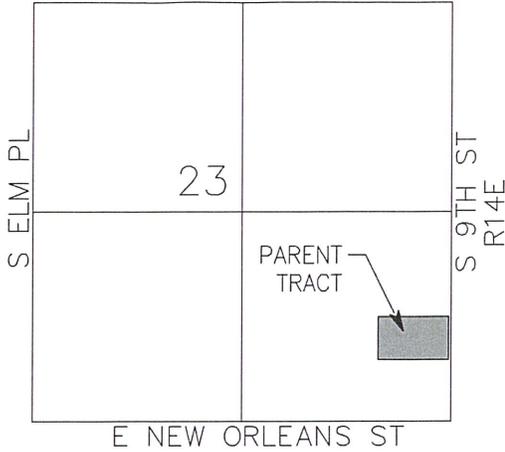
Witness my hand and seal this 25th day of July 2025.



Daniel A. McPeek,
P.L.S. #2029
C.A. NO.: 9205 Expires: 6/30/2026.



T18N
E WASHINGTON ST

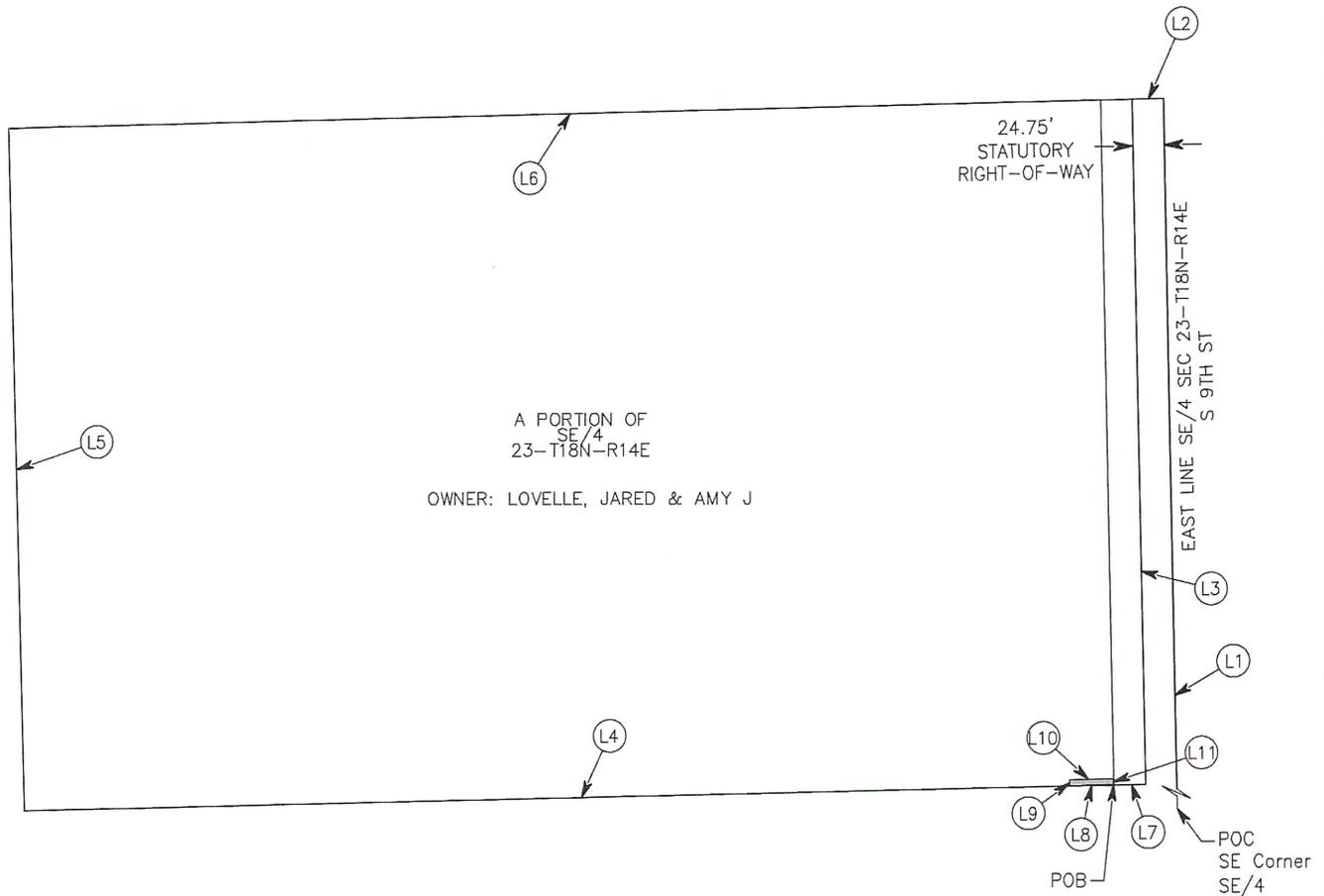


Parcel No.: 11.A Temporary Construction Easement
City Project No: ST23280

Tract Area	484,055	S.F.	11.11	Acres
Existing R/W	0	S.F.	0.00	Acres
Proposed R/W	13,693	S.F.	0.31	Acres
Rem in Tract	470,362	S.F.	10.80	Acres
Drainage Easement	0	S.F.	0.00	Acres
Utility Easement	0	S.F.	0.00	Acres
Temp Construction Easement	162	S.F.	0.01	Acres



LINE TABLE			LINE TABLE		
#	BEARING	DISTANCE	#	BEARING	DISTANCE
L1	N01°14'37"W	1321.67'	L7	S88°45'23"W	25.25'
L2	S88°45'23"W	24.75'	L8	S88°45'23"W	35.00'
L3	S01°14'37"E	542.30'	L9	N01°14'37"W	4.63'
L4	S88°45'23"W	893.51'	L10	N88°45'23"E	35.00'
L5	N01°21'22"W	540.55'	L11	S01°14'37"E	4.63'
L6	N88°38'38"E	894.57'			



NOTES:

1. THE BEARING BASE FOR THE EXHIBIT IS BASED ON THE EAST LINE OF THE SE/4 OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 14 EAST AS N01°14'37"W.
2. SEE PARCEL 11.A EXHIBIT "A" PAGE 1 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATE.
3. THIS EXHIBIT IS A SKETCH DESCRIPTIVE ONLY OF SIZE, SHAPE AND LOCATION OF THE PROPOSED RIGHT-OF-WAY EASEMENT AND DOES NOT CONSTITUTE A PLAT OF SURVEY OF THE GRANTOR'S PROPERTY.



Bancroft Design

923 SOUTH LOWRY STREET
POST OFFICE BOX 436
STILLWATER, OKLAHOMA 74076

PHONE: (405) 743-3355
CA #9205 EXP: 6/30/2026



City of Broken Arrow

Request for Action

File #: 26-174, Version: 1

**Broken Arrow City Council
Meeting of: 01-20-2026**

Title:

Acceptance of a North Drainage Easement from Whiskey Ridge, LLC, on property located one-half mile south of Rockford Street (31st Street) and one-eighth mile east of 23rd Street (County Line Road/193rd East Avenue), Wagoner County, State of Oklahoma, (Section 19, T19N, R15E) (EASE-002533-2025)

Background:

Whiskey Ridge, LLC is dedicating an easement for purpose of permitting the City to construct a drainage way. The preliminary plat for PR-000833-2025|PT-002297-2025, Whiskey Ridge III, was approved by the Planning Commission on July 24, 2025.

The dedication of the north drainage easement shown in Exhibit A has been reviewed by Staff and is recommended for acceptance.

Cost: \$0

Funding Source: None

Requested By: Rocky Henkel, Community Development Director

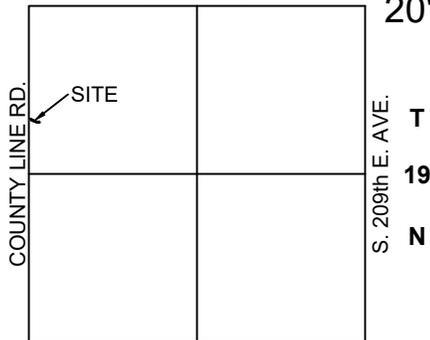
Approved By: City Manager's Office

Attachments: Deed of Dedication
Exhibit A

Recommendation:

Accept the north drainage easement.

R 15 E
E. 31st ST.



E. 41st ST.
SECTION 19

LOCATION MAP

SCALE: 1"=3000'

PLAT OF SURVEY
20' OVERLAND DRAINAGE EASEMENT
EXHIBIT "A"

PAGE 1 of 3



SCALE: 1" = 50'

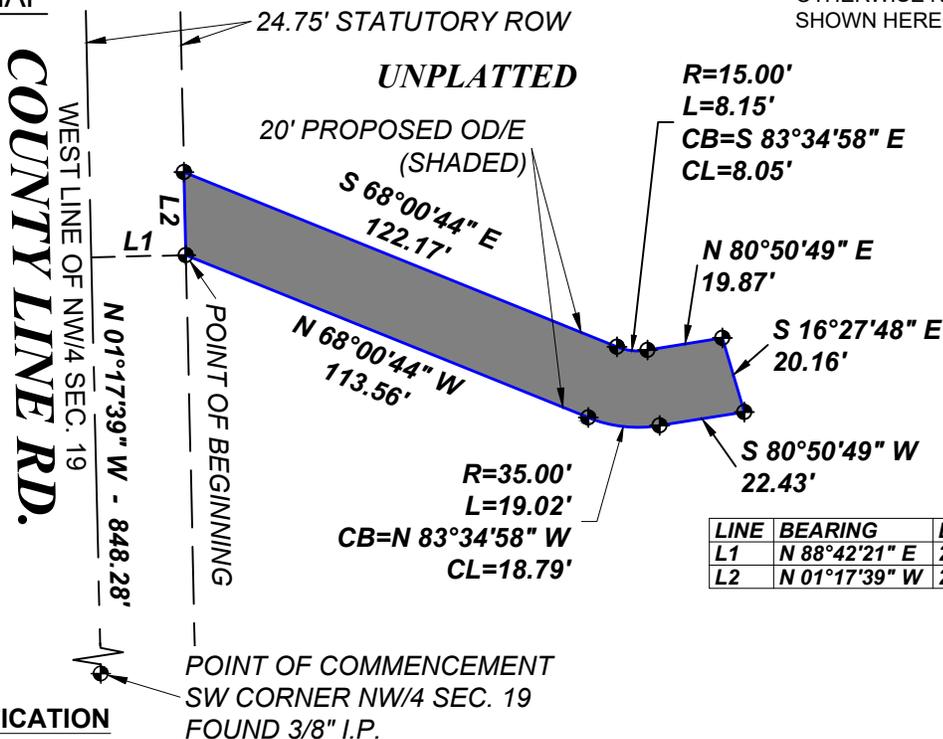


INDEX

PLAT OF SURVEY.....SHEET 1
LEGAL DESCRIPTION....SHEET 2
CLOSURE REPORT.....SHEET 3

SURVEYOR'S NOTES

⊕ = SET 3/8" IRON PIN W/ PURPLE "EASEMNT CA 5848" CAP AT ALL CORNERS UNLESS OTHERWISE NOTED OR SHOWN HEREON.



UNPLATTED
(PROPOSED PLAT OF WHISKEY RIDGE III)

SURVEYOR'S CERTIFICATION

FRITZ LAND SURVEYING, LLC AND THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION CA #5848, DO HEREBY STATE THAT THIS PLAT OF SURVEY AND LEGAL DESCRIPTION IS A TRUE AND ACCURATE REPRESENTATION OF THE RECORD CONDITIONS AT THE TIME OF THE SURVEY. THIS PLAT OF SURVEY IS INTENDED TO ILLUSTRATE THE PROPOSED 20' WIDE OVERLAND DRAINAGE EASEMENT AND FEATURES OF THE PROPERTY HAVE BEEN OMITTED FOR CLARITY. THAT THIS IS A TRUE REPRESENTATION OF THE EASEMENT AS DESCRIBED. THIS PLAT MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. DATE OF LAST SITE VISIT: DECEMBER 19, 2024.

WITNESS MY HAND AND SEAL THIS 29th DAY OF SEPTEMBER, 2025.

FRITZ LAND SURVEYING, LLC
524 EAST MAIN STREET, JENKS, OK 74037
PH: 918-528-5121
FRITZLANDSURVEYING@GMAIL.COM
C.A. # 5848 EXPIRES: 6-30-2026
FLS 24361
PAGE 1 OF 3

ANDY FRITZ, PLS
OK LIC. 1694
CA #5848 EXP. 06.30.2026



**LEGAL DESCRIPTION
20' OVERLAND DRAINAGE EASEMENT
EXHIBIT "A"**

PAGE 2 of 3

20' OVERLAND DRAINAGE EASEMENT LEGAL DESCRIPTION:

A TRACT OF LAND THAT IS PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION NINETEEN (19), TOWNSHIP NINETEEN (19) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NW/4;
THENCE NORTH 01°17'39" WEST ALONG THE WEST LINE THEREOF 848.28 FEET;
THENCE NORTH 88°42'21" EAST 24.75 FEET TO THE EASTERLY STATUTORY RIGHT-OF-WAY LINE OF COUNTY LINE ROAD AND THE POINT OF BEGINNING;

THENCE NORTH 01°17'39" WEST AND PARALLEL WITH THE WEST LINE OF THE NW/4 OF SAID SECTION 19 A DISTANCE OF 21.77 FEET;
THENCE SOUTH 68°00'44" EAST 122.17 FEET TO A POINT OF CURVATURE;
THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 8.15 FEET, A CHORD BEARING OF SOUTH 83°34'58" EAST, AND A CHORD DISTANCE OF 8.05 FEET;
THENCE NORTH 80°50'49" EAST 19.87 FEET;
THENCE SOUTH 16°27'48" EAST 20.16 FEET;
THENCE SOUTH 80°50'49" WEST 22.43 FEET TO A POINT OF CURVATURE;
THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, AN ARC LENGTH OF 19.02 FEET, A CHORD BEARING OF NORTH 83°34'58" WEST, AND A CHORD LENGTH OF 18.79 FEET;
THENCE NORTH 68°00'44" WEST 113.56 FEET TO THE EASTERLY STATUTORY RIGHT-OF-WAY LINE OF COUNTY LINE ROAD AND THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 3,052.1 SQ. FEET OR 0.07 ACRES.
BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE WEST LINE OF THE NW/4 OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 15 EAST AS NORTH 01°17'39" WEST.

SURVEYOR'S CERTIFICATION

FRITZ LAND SURVEYING, LLC AND THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION CA #5848, DO HEREBY STATE THAT THIS PLAT OF SURVEY AND LEGAL DESCRIPTION IS A TRUE AND ACCURATE REPRESENTATION OF THE RECORD CONDITIONS AT THE TIME OF THE SURVEY. THIS PLAT OF SURVEY AND LEGAL DESCRIPTION IS INTENDED TO ILLUSTRATE THE PROPOSED 20' WIDE OVERLAND DRAINAGE EASEMENT AND FEATURES OF THE PROPERTY HAVE BEEN OMITTED FOR CLARITY. THAT THIS IS A TRUE REPRESENTATION OF THE EASEMENT AS DESCRIBED. THIS PLAT MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. DATE OF LAST SITE VISIT: DECEMBER 19, 2024.

WITNESS MY HAND AND SEAL THIS 29th DAY OF SEPTEMBER, 2025.

FRITZ LAND SURVEYING, LLC
524 EAST MAIN STREET, JENKS, OK 74037
PH: 918-528-5121
FRITZLANDSURVEYING@GMAIL.COM
C.A. # 5848 EXPIRES: 6-30-2026
FLS 24361

ANDY FRITZ, PLS
OK LIC. 1694
CA #5848 EXP. 06.30.2026



**CLOSURE REPORT
20' OVERLAND DRAINAGE EASEMENT
EXHIBIT "A"**

PAGE 3 of 3

NORTHING	EASTING	BEARING	DISTANCE
413158.78	2629591.64	N 01°17'39" W	21.77
413180.55	2629591.15	S 68°00'44" E	122.17
413134.81	2629704.43	Radius: 15.00 Chord: 8.05 Degree: 21°58'19" Dir: Left Length: 8.15 Delta: 31°08'27" Tangent: 4.18 Chord BRG: S 83°34'58" E Rad-In: N 21°59'16" E Rad-Out: N 09°09'11" W Radius Point: 413148.72,2629710.05	
413133.91	2629712.43	N 80°50'49" E	19.87
413137.07	2629732.05	S 16°27'48" E	20.16
413117.73	2629737.76	S 80°50'49" W	22.43
413114.17	2629715.61	Radius: 35.00 Chord: 18.79 Degree: 163°42'08" Dir: Right Length: 19.02 Delta: 31°08'27" Tangent: 9.75 Chord BRG: N 83°34'58" W Rad-In: N 09°09'11" W Rad-Out: N 21°59'16" E Radius Point: 413148.72,2629710.05	
413116.27	2629696.94	N 68°00'44" W	113.56
413158.78	2629591.64		

Closure Error Distance > 0.0000
 Total Distance > 347.15
 Polyline Area: 3052.10 sq ft, 0.07 acres

FRITZ LAND SURVEYING, LLC
 524 EAST MAIN STREET, JENKS, OK 74037
 PH: 918-528-5121
 FRITZLANDSURVEYING@GMAIL.COM
 C.A. # 5848 EXPIRES: 6-30-2026
 FLS 24361

ANDY FRITZ, PLS
 OK LIC. 1694
 CA #5848 EXP. 06.30.2026



WHISKEY RIDGE III NORTH DRAINAGE EASEMENT DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Whiskey Ridge, LLC, the owner(s) of the legal and equitable title to the following described real estate situated in the City of Broken Arrow, Wagoner County, Oklahoma, for and in consideration of the sum of One Dollar, cash in hand, paid by the City of Broken Arrow, Oklahoma and other good and valuable considerations, receipt of which are hereby acknowledged, do(es) hereby dedicate to the City of Broken Arrow for the benefit of the public, forever, the following described property, to wit:

SEE EXHIBIT "A"

for the purpose of permitting the City to construct a Sanitary Sewer drainage way thereon, through, over, under and across said property, together with all necessary and convenient appurtenances thereto, which may include, but not necessarily be limited to franchised public utilities and telecommunication services; and to use and maintain the same, and of affording the City, its officers, agents, employees, and/or all persons under contract with it, the right to enter upon said premises and strip of land for the purpose of surveying, excavating for, constructing, operating, repairing and maintaining of such construction.

TO HAVE TO HOLD such property unto the City of Broken Arrow, its successors and assigns, forever.

DATED this 10 day of October, 2025
Whiskey Ridge LLC
Steve Brown

State of Oklahoma)
County of Tulsa) ss.

Before me, the undersigned, a Notary Public within and for said County and State, on 10 day of October, 2025, personally appeared Steve Brown to me known to be the identical person(s) who executed the within and foregoing instrument in writing and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

TINA MULLENIX
Notary Public
State of Oklahoma
Commission #20009838
My Comm. Expires August 13, 2028

My Commission Expires: Aug 13, 2028

Tina Mullenix
Notary Public

Approved as to Form:

City Attorney

Approved as to Substance:

Mayor

Engineer _____ Checked: _____ Project:



City of Broken Arrow

Request for Action

File #: 26-179, Version: 1

**Broken Arrow City Council
Meeting of: 01-20-2026**

Title:

Acceptance of a South Drainage Easement from Whiskey Ridge, LLC, on property located one-half mile south of Rockford Street (31st Street) and one-eighth mile east of 23rd Street (County Line Road/193rd East Avenue), Wagoner County, State of Oklahoma, (Section 19, T19N, R15E) (EASE-002535-2025)

Background:

Whiskey Ridge, LLC is dedicating an easement for purpose of permitting the City to construct a drainage way. The preliminary plat for PR-000833-2025|PT-002297-2025, Whiskey Ridge III, was approved by the Planning Commission on July 24, 2025.

The dedication of the south drainage easement shown in Exhibit A has been reviewed by Staff and is recommended for acceptance.

Cost: \$0

Funding Source: None

Requested By: Rocky Henkel, Community Development Director

Approved By: City Manager's Office

Attachments: Deed of Dedication
Exhibit A

Recommendation:

Accept the south drainage easement.

WHISKEY RIDGE III SOUTH DRAINAGE EASEMENT DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Whiskey Ridge, LLC, the owner(s) of the legal and equitable title to the following described real estate situated in the City of Broken Arrow, Wagoner County, Oklahoma, for and in consideration of the sum of One Dollar, cash in hand, paid by the City of Broken Arrow, Oklahoma and other good and valuable considerations, receipt of which are hereby acknowledged, do(es) hereby dedicate to the City of Broken Arrow for the benefit of the public, forever, the following described property, to wit:

SEE EXHIBIT "A"

for the purpose of permitting the City to construct a drainage way thereon, through, over, under and across said property, together with all necessary and convenient appurtenances thereto, which may include, but not necessarily be limited to franchised public utilities and telecommunication services; and to use and maintain the same, and of affording the City, its officers, agents, employees, and/or all persons under contract with it, the right to enter upon said premises and strip of land for the purpose of surveying, excavating for, constructing, operating, repairing and maintaining of such construction.

TO HAVE TO HOLD such property unto the City of Broken Arrow, its successors and assigns, forever.

DATED this 10 day of October 2025
Whiskey Ridge
Steve Brown

State of Oklahoma)
County of Tulsa) ss.

Before me, the undersigned, a Notary Public within and for said County and State, on 10 day of October, 2025, personally appeared _____ to me known to be the identical person(s) who executed the within and foregoing instrument in writing and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this _____ day and year last above written.



My Commission Expires: Aug 13, 2028

Tina Mullenix
Notary Public

Approved as to Form:

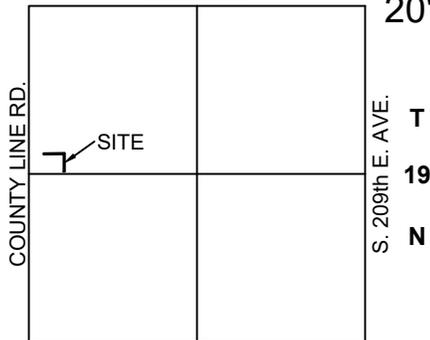
Approved as to Substance:

City Attorney

Mayor

Engineer _____ Checked: _____ Project:

R 15 E
E. 31st ST.



LOCATION MAP

SCALE: 1"=3000'

PLAT OF SURVEY
20' OVERLAND DRAINAGE EASEMENT
EXHIBIT "A"

PAGE 1 of 3



SCALE: 1" = 40'



INDEX

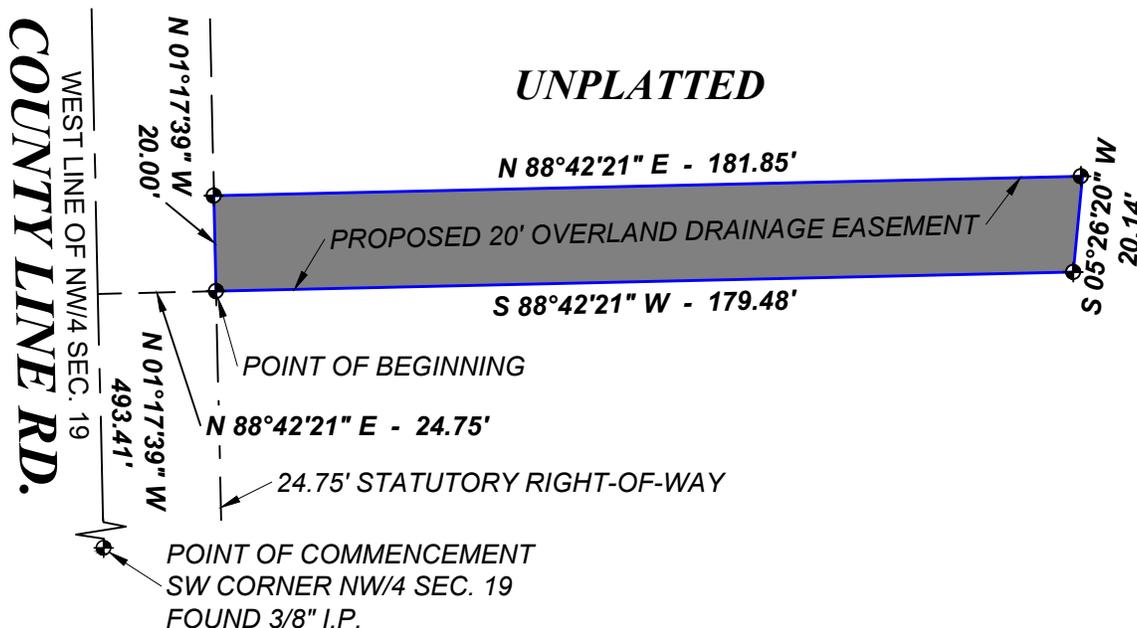
PLAT OF SURVEY.....SHEET 1
LEGAL DESCRIPTION...SHEET 2
CLOSURE REPORT.....SHEET 3

SURVEYOR'S NOTES

⊕ = SET 3/8" IRON PIN W/ PURPLE "EASEMENT CA 5848" CAP AT ALL CORNERS UNLESS OTHERWISE NOTED OR SHOWN HEREON.

UNPLATTED

UNPLATTED
(PROPOSED PLAT OF WHISKEY RIDGE III)



SURVEYOR'S CERTIFICATION

FRITZ LAND SURVEYING, LLC AND THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION CA #5848, DO HEREBY STATE THAT THIS PLAT OF SURVEY AND LEGAL DESCRIPTION IS A TRUE AND ACCURATE REPRESENTATION OF THE RECORD CONDITIONS AT THE TIME OF THE SURVEY. THIS PLAT OF SURVEY IS INTENDED TO ILLUSTRATE THE PROPOSED 20' WIDE OVERLAND DRAINAGE EASEMENT AND FEATURES OF THE PROPERTY HAVE BEEN OMITTED FOR CLARITY. THAT THIS IS A TRUE REPRESENTATION OF THE EASEMENT AS DESCRIBED. THIS PLAT MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. DATE OF LAST SITE VISIT: DECEMBER 19, 2024.

WITNESS MY HAND AND SEAL THIS 29th DAY OF SEPTEMBER, 2025.

FRITZ LAND SURVEYING, LLC
524 EAST MAIN STREET, JENKS, OK 74037
PH: 918-528-5121
FRITZLANDSURVEYING@GMAIL.COM
C.A. # 5848 EXPIRES: 6-30-2026
FLS 24361
PAGE 1 OF 3

ANDY FRITZ, PLS
OK LIC. 1694
CA #5848 EXP. 06.30.2026



LEGAL DESCRIPTION
20' OVERLAND DRAINAGE EASEMENT
EXHIBIT "A"

PAGE 2 of 3

20' OVERLAND DRAINAGE EASEMENT LEGAL DESCRIPTION:

A TRACT OF LAND THAT IS PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION NINETEEN (19), TOWNSHIP NINETEEN (19) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NW/4;
THENCE NORTH 01°17'39" WEST ALONG THE WEST LINE THEREOF 493.41 FEET;
THENCE NORTH 88°42'21" EAST 24.75 FEET TO THE EASTERLY STATUTORY RIGHT-OF-WAY OF COUNTY LINE ROAD AND THE POINT OF BEGINNING;

THENCE NORTH 01°17'39" WEST AND PARALLEL WITH THE WEST LINE OF THE NW/4 OF SAID SECTION 19 A DISTANCE OF 20.00 FEET;
THENCE NORTH 88°42'21" EAST 181.85 FEET;
THENCE SOUTH 05°26'20" WEST 20.14 FEET;
THENCE SOUTH 88°42'21" WEST 179.48 FEET TO THE EASTERLY STATUTORY RIGHT-OF-WAY OF COUNTY LINE ROAD AND THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 3,613.3 SQ. FEET OR 0.08 ACRES.
BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE WEST LINE OF THE NW/4 OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 15 EAST AS NORTH 01°17'39" WEST.

SURVEYOR'S CERTIFICATION

FRITZ LAND SURVEYING, LLC AND THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION CA #5848, DO HEREBY STATE THAT THIS PLAT OF SURVEY AND LEGAL DESCRIPTION IS A TRUE AND ACCURATE REPRESENTATION OF THE RECORD CONDITIONS AT THE TIME OF THE SURVEY. THIS PLAT OF SURVEY AND LEGAL DESCRIPTION IS INTENDED TO ILLUSTRATE THE PROPOSED 20' WIDE OVERLAND DRAINAGE EASEMENT AND FEATURES OF THE PROPERTY HAVE BEEN OMITTED FOR CLARITY. THAT THIS IS A TRUE REPRESENTATION OF THE EASEMENT AS DESCRIBED. THIS PLAT MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. DATE OF LAST SITE VISIT: DECEMBER 19, 2024.

WITNESS MY HAND AND SEAL THIS 29th DAY OF SEPTEMBER, 2025.

FRITZ LAND SURVEYING, LLC
524 EAST MAIN STREET, JENKS, OK 74037
PH: 918-528-5121
FRITZLANDSURVEYING@GMAIL.COM
C.A. # 5848 EXPIRES: 6-30-2026
FLS 24361

ANDY FRITZ, PLS
OK LIC. 1694
CA #5848 EXP. 06.30.2026



CLOSURE REPORT
20' OVERLAND DRAINAGE EASEMENT
EXHIBIT "A"
 PAGE 3 of 3

NORTHING	EASTING	BEARING	DISTANCE
412804.01	2629599.65	N 01°17'39" W	20.00
412824.01	2629599.20	N 88°42'21" E	181.85
412828.11	2629781.00	S 05°26'20" W	20.14
412808.07	2629779.09	S 88°42'21" W	179.48
412804.01	2629599.65		

CLOSURE ERROR DISTANCE > 0.0000
 TOTAL DISTANCE > 401.47
 POLYLINE AREA: 3613.29 SQ FT, 0.08 ACRES

FRITZ LAND SURVEYING, LLC
 524 EAST MAIN STREET, JENKS, OK 74037
 PH: 918-528-5121
 FRITZLANDSURVEYING@GMAIL.COM
 C.A. # 5848 EXPIRES: 6-30-2026
 FLS 24361
 PAGE 3 OF 3


 ANDY FRITZ, PLS
 OK LIC. 1694
 CA #5848 EXP. 06.30.2026





City of Broken Arrow

Request for Action

File #: 26-178, Version: 1

**Broken Arrow City Council
Meeting of: 01-20-2026**

Title:

Acceptance of a Sanitary Sewer Drainage Easement from Whiskey Ridge, LLC, on property located one-half mile south of Rockford Street (31st Street) and one-eighth mile east of 23rd Street (County Line Road/193rd East Avenue), Wagoner County, State of Oklahoma, (Section 19, T19N, R15E) (EASE-002534-2025)

Background:

Whiskey Ridge, LLC is dedicating an easement for purpose of permitting the City to construct a sanitary sewer drainage way. The preliminary plat for PR-000833-2025|PT-002297-2025, Whiskey Ridge III, was approved by the Planning Commission on July 24, 2025.

The dedication of the sanitary sewer drainage way easement shown in Exhibit A has been reviewed by Staff and is recommended for acceptance.

Cost: \$0

Funding Source: None

Requested By: Rocky Henkel, Community Development Director

Approved By: City Manager's Office

Attachments: Deed of Dedication
Exhibit A

Recommendation:

Accept the sanitary sewer drainage way easement.

WHISKEY RIDGE III SANITARY SEWER DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Whiskey Ridge, LLC, the owner(s) of the legal and equitable title to the following described real estate situated in the City of Broken Arrow, Wagoner County, Oklahoma, for and in consideration of the sum of One Dollar, cash in hand, paid by the City of Broken Arrow, Oklahoma and other good and valuable considerations, receipt of which are hereby acknowledged, do(es) hereby dedicate to the City of Broken Arrow for the benefit of the public, forever, the following described property, to wit:

SEE EXHIBIT "A"

for the purpose of permitting the City to construct a Sanitary Sewer drainage way thereon, through, over, under and across said property, together with all necessary and convenient appurtenances thereto, which may include, but not necessarily be limited to franchised public utilities and telecommunication services; and to use and maintain the same, and of affording the City, its officers, agents, employees, and/or all persons under contract with it, the right to enter upon said premises and strip of land for the purpose of surveying, excavating for, constructing, operating, repairing and maintaining of such construction.

TO HAVE TO HOLD such property unto the City of Broken Arrow, its successors and assigns, forever.

DATED this 10 day of October 2025
Whiskey Ridge LLC
Steve Brown

State of Oklahoma)
County of Tulsa) ss.

Before me, the undersigned, a Notary Public within and for said County and State, on 10 day of October, 2025 personally appeared Steve Brown to me known to be the identical person(s) who executed the within and foregoing instrument in writing and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



My Commission Expires: Aug 13, 2028

Tina Mullenix
Notary Public

Approved as to Form:

Approved as to Substance:

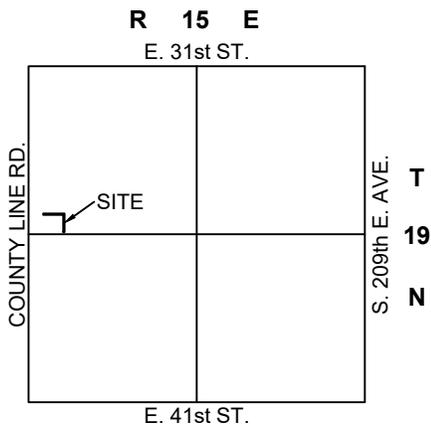
City Attorney

Mayor

Engineer _____ Checked: _____ Project:

PLAT OF SURVEY 20' UTILITY EASEMENT EXHIBIT "A"

PAGE 1 of 3



LOCATION MAP

SCALE: 1"=3000'

INDEX

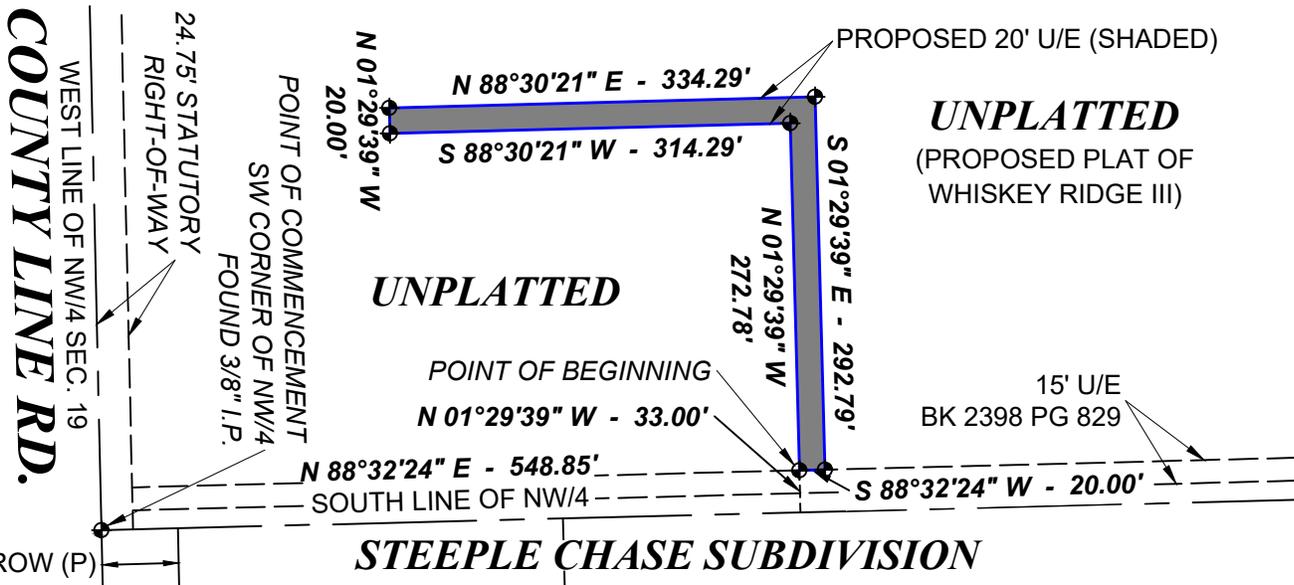
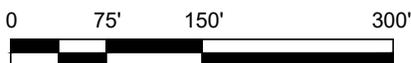
PLAT OF SURVEY.....SHEET 1
 LEGAL DESCRIPTION...SHEET 2
 CLOSURE REPORT.....SHEET 3

SURVEYOR'S NOTES

◆ = SET 3/8" IRON PIN W/ PURPLE "EASEMNT CA 5848" CAP AT ALL CORNERS UNLESS OTHERWISE NOTED OR SHOWN HEREON.



SCALE: 1" = 150'



SURVEYOR'S CERTIFICATION

FRITZ LAND SURVEYING, LLC AND THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION CA #5848, DO HEREBY STATE THAT THIS PLAT OF SURVEY AND LEGAL DESCRIPTION IS A TRUE AND ACCURATE REPRESENTATION OF THE RECORD CONDITIONS AT THE TIME OF THE SURVEY. THIS PLAT OF SURVEY IS INTENDED TO ILLUSTRATE THE PROPOSED 20' WIDE UTILITY EASEMENT AND FEATURES OF THE PROPERTY HAVE BEEN OMITTED FOR CLARITY. THAT THIS IS A TRUE REPRESENTATION OF THE EASEMENT AS DESCRIBED. THIS PLAT MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. DATE OF LAST SITE VISIT: DECEMBER 19, 2024.

WITNESS MY HAND AND SEAL THIS 29th DAY OF SEPTEMBER, 2025.

FRITZ LAND SURVEYING, LLC
 524 EAST MAIN STREET, JENKS, OK 74037
 PH: 918-528-5121
 FRITZLANDSURVEYING@GMAIL.COM
 C.A. # 5848 EXPIRES: 6-30-2026
 FLS 24361
 PAGE 1 OF 3

ANDY FRITZ, PLS
 OK LIC. 1694
 CA #5848 EXP. 06.30.2026



**LEGAL DESCRIPTION
20' UTILITY EASEMENT
EXHIBIT "A"**

PAGE 2 of 3

20' UTILITY EASEMENT LEGAL DESCRIPTION:

A TRACT OF LAND THAT IS PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION NINETEEN (19), TOWNSHIP NINETEEN (19) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NW/4;
THENCE NORTH 88°32'24" EAST ALONG THE SOUTH LINE THEREOF 548.85 FEET;
THENCE NORTH 01°29'39" WEST 33.00 FEET TO THE NORTH LINE OF A FIFTEEN (15) FOOT WIDE UTILITY EASEMENT RECORDED IN BOOK 2398, PAGE 829 AND POINT OF BEGINNING;

THENCE CONTINUING NORTH 01°29'39" WEST 272.78 FEET;
THENCE SOUTH 88°30'21" WEST 314.29 FEET;
THENCE NORTH 01°29'39" WEST 20.00 FEET;
THENCE NORTH 88°30'21" EAST 334.29 FEET;
THENCE SOUTH 01°29'39" EAST 292.79 FEET;
THENCE SOUTH 88°32'24" WEST 20.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 12,141.5 SQ. FEET OR 0.28 ACRES.
BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE SOUTH LINE OF THE NW/4 OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 15 EAST AS NORTH 88°32'24" EAST.

SURVEYOR'S CERTIFICATION

FRITZ LAND SURVEYING, LLC AND THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION CA #5848, DO HEREBY STATE THAT THIS PLAT OF SURVEY AND LEGAL DESCRIPTION IS A TRUE AND ACCURATE REPRESENTATION OF THE RECORD CONDITIONS AT THE TIME OF THE SURVEY. THIS PLAT OF SURVEY AND LEGAL DESCRIPTION IS INTENDED TO ILLUSTRATE THE PROPOSED 20' WIDE UTILITY EASEMENT AND FEATURES OF THE PROPERTY HAVE BEEN OMITTED FOR CLARITY. THAT THIS IS A TRUE REPRESENTATION OF THE EASEMENT AS DESCRIBED. THIS PLAT MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. DATE OF LAST SITE VISIT: DECEMBER 19, 2024.

WITNESS MY HAND AND SEAL THIS 29th DAY OF SEPTEMBER, 2025.

FRITZ LAND SURVEYING, LLC
524 EAST MAIN STREET, JENKS, OK 74037
PH: 918-528-5121
FRITZLANDSURVEYING@GMAIL.COM
C.A. # 5848 EXPIRES: 6-30-2026
FLS 24361

ANDY FRITZ, PLS
OK LIC. 1694
CA #5848 EXP. 06.30.2026



CLOSURE REPORT
20' UTILITY EASEMENT
EXHIBIT "A"
PAGE 3 of 3

NORTHING	EASTING	BEARING	DISTANCE
412357.14	2630133.87	N 01°29'39" W	272.78
412629.83	2630126.76	S 88°30'21" W	314.29
412621.63	2629812.57	N 01°29'39" W	20.00
412641.62	2629812.05	N 88°30'21" E	334.29
412650.34	2630146.23	S 01°29'39" E	292.79
412357.65	2630153.86	S 88°32'24" W	20.00
412357.14	2630133.87		

Closure Error Distance> 0.0000
Total Distance> 1254.15
Polyline Area: 12141.5 sq ft, 0.28 acres

FRITZ LAND SURVEYING, LLC
524 EAST MAIN STREET, JENKS, OK 74037
PH: 918-528-5121
FRITZLANDSURVEYING@GMAIL.COM
C.A. # 5848 EXPIRES: 6-30-2026
FLS 24361

ANDY FRITZ, PLS
OK LIC. 1694
CA #5848 EXP. 06.30.2026





City of Broken Arrow

Request for Action

File #: 26-149, Version: 1

**Broken Arrow City Council
Meeting of: 1-20-2026**

Title:

Acceptance of a Temporary Construction Easement for Parcel 5.A consisting of 0.02 acres for a temporary easement located at 10132 South 177th East Avenue in Broken Arrow, Oklahoma, in the Northeast Quarter of Section 26, Township 18 North, Range 14 East, Tulsa County, Oklahoma, from Rose Graham Properties, LLC, an Oklahoma limited liability company, the owner, for the 9th Street widening from New Orleans Street to Washington Street, Parcel 5.A (Project No. ST23280)

Background:

The attached Temporary Construction Easement is being conveyed to the City of Broken Arrow, a municipal corporation, from Rose Graham Properties, LLC, an Oklahoma limited liability company, the owner. Parcel 5.A consists of 0.02 acres of temporary construction easement located at 10132 South 177th East Avenue in Broken Arrow, Oklahoma, in the Northeast Quarter of Section 26, Township 18 North, Range 14 East, Tulsa County, State of Oklahoma.

A copy of the Temporary Construction Easement is attached. Payment of the compensation amount is on the January 20, 2026, City Council Claims List.

Cost: \$2,000.00

Funding Source: 2018 GO Bond

Requested By: Charlie Bright, P.E., Director of Engineering and Construction

Approved By: City Manager's Office

Attachments: Special Conditions
Temporary Construction Easement

Recommendation:

Accept the Temporary Construction Easement

Conditions: (List physical conditions required for acceptance):

CONTRACTOR TO COMPLETE ACTIVE CONSTRUCTION WORK IN FRONT OF THIS PROPERTY ON MONDAY-WEDNESDAY IF AT ALL POSSIBLE. CONSTRUCTION WORK ON THURSDAY-SUNDAY WILL BE MINIMIZED BY THE CONTRACTOR TO PREVENT UNNECESSARY INCONVENIENCE TO RESIDENTS AND CUSTOMERS ATTEMPTING TO ACCESS THE PROPERTY.

CONTRACTOR TO MAINTAIN AT LEAST ONE OPEN AND ACCESSIBLE DRIVEWAY DURING THE ENTIRETY OF THE CONSTRUCTION PROJECT.

CONTRACTOR TO REMOVE THE FIRST FULL PANEL OF THE CONCRETE WALLS (APPROXIMATELY 15 L.F.) ALONG EACH PROPERTY LINE. CONTRACTOR TO ADD EDGE FINISH TO MATCH THE REMAINDER OF THE CONCRETE WALL WHEN COMPLETED. EDGE FINISH WILL BE INCLUDED IN THE "REMOVAL OF FENCE" PAY ITEM.

CONTRACTOR TO WORK WITH PROPERTY OWNER TO INSTALL ADDITIONAL DRIVEWAY WIDTH ON THE WEST SIDE OF THE EXISTING DRIVEWAY.

DAMAGES TO IRRIGATION SYSTEM DUE TO CONSTRUCTION IN THE RIGHT-OF-WAY OR UTILITY EASEMENT ARE TO BE REPAIRED BY CONTRACTOR; DAMAGES TO IRRIGATION SYSTEM IN DRIVEWAY ARE TO BE REPAIRED BY PROPERTY OWNER.

COMPENSATION OF \$ 2,000.00 TO BE PAID TO PROPERTY OWNER FOR CUSTOM MAILBOX REPLACEMENT.

Signature/Date:

Owner/s:

[Handwritten Signature]

Date:

1-5-26

Date:

1-5-26

Agent:

Date:

Project:

9th Street Roadway Improvements ~ New Orleans Street to
Washington Street Parcels 1 and 5

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That all undersigned, **ROSE GRAHAM PROPERTIES, LLC**, an Oklahoma Limited Liability Company, the Owner(s), of the legal and equitable title to the following described real estate situated in Tulsa County, State of Oklahoma, for and in consideration of the sum of One Dollar (\$1.00), cash in hand, paid by the City of Broken Arrow, an municipal corporation, Oklahoma, and other good and valuable considerations, receipt of which are hereby acknowledged, do(es) hereby grant and convey unto the said **CITY OF BROKEN ARROW**, a municipal corporation, a temporary easement, through, over, and under, and across the following described property, situated in the County of **TULSA**, State of Oklahoma, to-wit:

SEE EXHIBIT "A"

for a period of not more than 12 MONTHS FROM THE START OF CONSTRUCTION. This grant of temporary right to use and occupy is given for the purpose of permitting the City of Broken Arrow, its employees, representatives, agents, and/or persons under contract with it, to use said described property for construction of the improvements.

That the Owner(s) agree that this temporary construction easement shall be binding upon their heirs, executors, administrators and personal representatives during the term hereof and further agree that in the event the premises covered by this temporary construction easement are sold, assigned or conveyed, that the purchaser or grantee thereof will be advised of the existence of this temporary grant and that said sale during said term shall be made subject to the rights herein given.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed this 19th day of December 2025.

ROSE GRAHAM PROPERTIES, LLC

By: Agnes L. McGee
Agnes L. McGee, Executive Managing Member

By: _____
Michael G. McGee, Managing Member

PARCEL 5.A
TEMPORARY CONSTRUCTION EASEMENT
EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the Northeast Quarter of Section 26, Township 18 North, Range 14 East, Tulsa County, State of Oklahoma, being more particularly described as follows.

Commencing at the Northeast corner of said Northeast Quarter; thence a distance of 501.63 feet, on a bearing of S01°26'16"E (being the basis of bearings for this description) along the East line of said Northeast Quarter; thence a distance of 24.75 feet, on a bearing of S88°33'44"W to a point on the Westerly Present Right-of-Way line for S 9th Street, same being a point on a line being 24.75 feet West of and parallel with the East line of said Northeast Quarter; thence S01°26'16"E, along said Westerly Present Right-of-Way line and said parallel line, a distance of 132.00 feet; thence S88°33'44"W, a distance of 25.25 feet to point on a line being 50.00 feet West of and parallel with the East line of said Northeast Quarter and also being the Point of Beginning; thence continuing S88°33'44"W, a distance of 26.47 feet; thence N01°38'24"W, a distance of 25.93 feet; thence N88°33'44"E, a distance of 26.56 feet; thence S01°26'16"E parallel with said East line, a distance of 25.93 feet to the Point of Beginning.

Said parcel of land containing 688 square feet, or 0.02 acres more or less, and subject to all easements and Rights-of-Way of record.

The afore written description was prepared by Daniel A. McPeek, P.L.S. 2029, on February 4th, 2025.

SURVEYOR'S CERTIFICATE

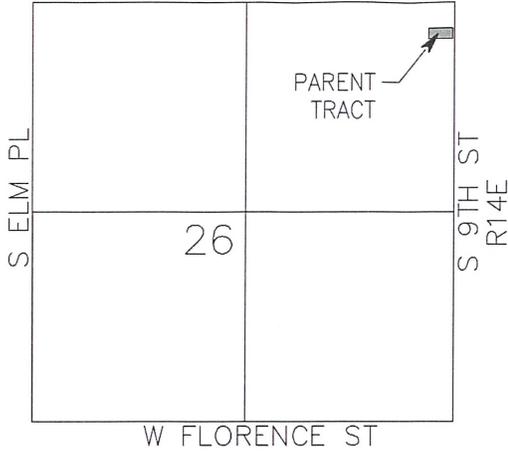
I, Daniel A. McPeek, P.L.S. 2029, Bancroft Design, Inc., Certify that the attached legal description closes in accord with existing records, is a true representation of the real representation of the real property described, and meets the minimum technical standards for land surveying of the state of Oklahoma.

Witness my hand and seal this 4th day of February 2025.

Daniel A. McPeek,
P.L.S. #2029
C.A. NO.: 9205 Expires: 6/30/2026.



T18N
E NEW ORLEANS ST

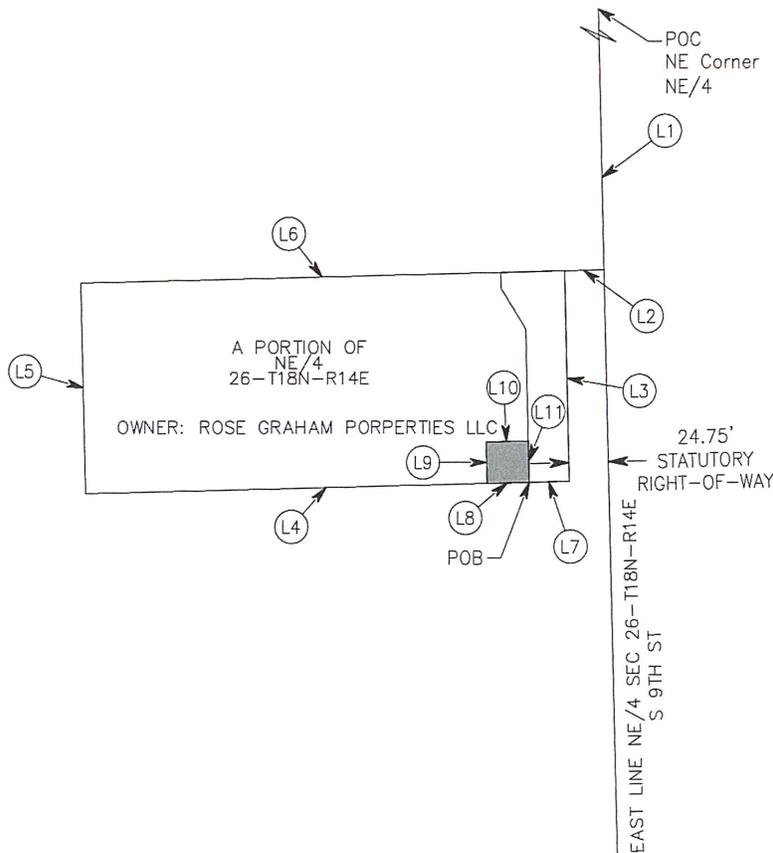


Parcel No.: 5.A Temporary Construction Easement
City Project No: ST23280

Tract Area	40,293	S.F.	0.93	Acres
Existing R/W	0	S.F.	0.00	Acres
Proposed R/W	3,678	S.F.	0.08	Acres
Rem in Tract	36,615	S.F.	0.85	Acres
Drainage Easement	0	S.F.	0.00	Acres
Utility Easement	0	S.F.	0.00	Acres
Temp Construction Easement	688	S.F.	0.01	Acres



LINE TABLE			LINE TABLE		
#	BEARING	DISTANCE	#	BEARING	DISTANCE
L1	S01°26'16"E	501.63'	L7	S88°33'44"W	25.25'
L2	S88°33'44"W	24.75'	L8	S88°33'44"W	26.47'
L3	S01°26'16"E	132.00'	L9	N01°38'24"W	25.93'
L4	S88°33'44"W	305.25'	L10	N88°33'44"E	26.56'
L5	N01°26'16"W	132.00'	L11	S01°26'16"E	25.93'
L6	N88°33'44"E	305.25'			



NOTES:

1. THE BEARING BASE FOR THE EXHIBIT IS BASED ON THE EAST LINE OF THE NE/4 OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 14 EAST AS S01°26'16"E.
2. SEE PARCEL 5.A EXHIBIT "A" PAGE 1 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATE.
3. THIS EXHIBIT IS A SKETCH DESCRIPTIVE ONLY OF SIZE, SHAPE AND LOCATION OF THE PROPOSED RIGHT-OF-WAY EASEMENT AND DOES NOT CONSTITUTE A PLAT OF SURVEY OF THE GRANTOR'S PROPERTY.



Bancroft Design

923 SOUTH LOWRY STREET
POST OFFICE BOX 436
STILLWATER, OKLAHOMA 74076

PHONE: (405) 743-3355
CA #9205 EXP: 6/30/2026



City of Broken Arrow

Request for Action

File #: 26-148, Version: 1

**Broken Arrow City Council
Meeting of: 01-20-2026**

Title:

Acceptance of Utility Easements for Parcels 4.0, 4.1, 4.2, and 4.3 and Temporary Construction Easements for Parcels 4.A, 4.B, 4.C, 4.D, and 4.E from QRG, LLC, an Oklahoma limited liability company, on vacant property generally located west of the intersection of South Lions Avenue and South Juniper Place in Broken Arrow, Oklahoma, located in the Southeast Quarter of Section 3, Township 17 North, Range 14 East, Tulsa County, State of Oklahoma for the Elm Creek Trunk Line Replacement, Parcels 4.0, 4.1, 4.2, 4.3, 4.A, 4.B, 4.C, 4.D, and 4.E (Project No. S.1606)

Background:

The attached Utility Easements and Temporary Construction Easements are being donated to the City of Broken Arrow from QRG, LLC, an Oklahoma limited liability company, the owner. Parcel 4.0 consists of 1,629 square feet, Parcel 4.1 consists of 43 square feet, Parcel 4.2 consists of 182 square feet, and Parcel 4.3 consists of 183 square feet; Parcel 4.A consists of 1,381 square feet, Parcel 4.B consists of 195 square feet, Parcel 4.C consists of 397 square feet, Parcel 4.D consists of 246 square feet, and Parcel 4.E consists of 2,352 square feet for the Elm Creek Trunk Line Replacement, located in the Southeast Quarter of Section 3, Township 17 North, Range 14 East, Tulsa County, State of Oklahoma.

A copy of the Utility Easements and Temporary Construction Easements are attached.

Cost: \$0

Funding Source: N/A

Requested By: Charlie Bright, P.E., Director of Engineering and Construction

Approved By: City Manager's Office

Attachments: Utility Easement
Temporary Construction Easement

Recommendation:

Accept the Utility Easements and Temporary Construction Easements.

UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **QRG, LLC**, an Oklahoma limited liability company, the owner(s), of the legal and equitable title to the following described real estate, "Grantor," in consideration of the sum of One Dollar (\$1.00), cash in hand paid by the City of Broken Arrow, Oklahoma and other good and valuable considerations, receipt of which is hereby acknowledged, do hereby assign(s), grant(s) and convey(s) to the **CITY OF BROKEN ARROW**, Tulsa County, Oklahoma, a municipal corporation, its successors and assigns, "Grantee," an easement and right of way over and across the following described real property and premises, situated in TULSA County, State of Oklahoma to wit:

SEE EXHIBIT "A"

with right of ingress and egress to and from the same, for the purpose of constructing, operating, and replacing utility lines and appurtenances.

Grantor agrees not to build or construct any building or buildings upon the permanent easement area. However, Grantor expressly reserves the right to build and construct sidewalks, streets and driveways, water mains, gas lines, electrical lines and other public service facilities across said premises herein described.

There is further granted, the right to remove any tree or parts of trees, which in the judgment of the City may interfere with the construction of the applicable utilities.

PROVIDED, that the said Grantor, his/her heirs, executors, administrators and assigns, shall fully use and enjoy the said premises except as may be necessary for the purposes herein granted to the City, its successors or assigns.

TO HAVE AND TO HOLD such easement and right of way unto the City of Broken Arrow, Oklahoma, its successors and assigns forever.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed this 18 day of December, 2025.

Return to:
City of Broken Arrow
City Clerk
PO Box 610
Broken Arrow, OK 74013

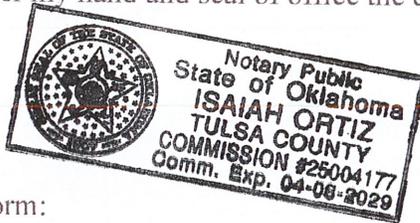
QRG, LLC, an Oklahoma limited liability company

By: 
Carrie Shell, Member Manager

STATE OF Oklahoma)
) §
COUNTY OF Tulsa)

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 18th day of December, 2025, personally appeared Carrie Shell, as Manager Member of QRG, LLC, an Oklahoma limited liability company to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that he (she) executed the same as his (her) free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last written above.



[Signature]
NOTARY PUBLIC

Approved as to Form:
CITY of Broken Arrow, Oklahoma,
A municipal corporation

[Signature]
Assistant City Attorney

Approved as to Substance:
CITY of Broken Arrow, Oklahoma,
A municipal corporation

Michael L. Spurgeon, City Manager

Attest:

City Clerk

Engineer: SM Date: 12/23/25
Project: S.1606 Elm Creek Trunk Line Upsizing
Parcel 4.0, 4.1, 4.2, and 4.3

**PARCEL 4 - EXHIBIT "A"
PERMANENT EASEMENTS
PART OF LOT 9, BLOCK 1, FOXBORO ADDITION TO THE
CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA**

PARCEL 4.0 LEGAL DESCRIPTION (PERMANENT EASEMENT)

A TRACT OF LAND BEING A PART OF LOT 9, BLOCK 1, FOXBORO ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 9;

THENCE N37°13'22"W ALONG THE SOUTHWESTERLY LINE OF SAID LOT 9 FOR A DISTANCE OF 19.41 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N37°13'22"W ALONG SAID SOUTHWESTERLY LINE FOR A DISTANCE OF 6.53 FEET;

THENCE N58°42'14"E FOR A DISTANCE OF 155.18 FEET;

THENCE S31°04'08"E FOR A DISTANCE OF 26.01 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 9;

THENCE S58°45'08"W ALONG SAID SOUTHEASTERLY LINE FOR A DISTANCE OF 39.99 FEET;

THENCE N08°01'08"E FOR A DISTANCE OF 25.22 FEET;

THENCE S58°41'12"W FOR A DISTANCE OF 130.39 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINING 0.04 ACRES (1,629 SQUARE FEET) MORE OR LESS.

AND

PARCEL 4.1 LEGAL DESCRIPTION (PERMANENT EASEMENT)

A TRACT OF LAND BEING A PART OF LOT 9, BLOCK 1, FOXBORO ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 9;

THENCE N58°47'17"E ALONG THE SOUTHEASTERLY LINE OF SAID LOT 9 FOR A DISTANCE OF 162.40 FEET;

THENCE N31°04'08"W FOR A DISTANCE OF 13.84 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N31°04'08"W FOR A DISTANCE OF 11.62 FEET;

THENCE N78°03'17"E FOR A DISTANCE OF 7.80 FEET;

THENCE S08°01'08"W FOR A DISTANCE OF 11.68 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINING 0.00 ACRES (43 SQUARE FEET) MORE OR LESS.

AND

PARCEL 4.2 LEGAL DESCRIPTION (PERMANENT EASEMENT)

A TRACT OF LAND BEING A PART OF LOT 9, BLOCK 1, FOXBORO ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 9;

THENCE N58°47'17"E ALONG THE SOUTHEASTERLY LINE OF SAID LOT 9 FOR A DISTANCE OF 164.04 FEET;

THENCE N08°01'14"E FOR A DISTANCE OF 46.30 FEET;

THENCE S78°03'17"W FOR A DISTANCE OF 10.64 FEET TO THE POINT OF BEGINNING;

THENCE S78°03'17"W FOR A DISTANCE OF 4.36 FEET;

THENCE N07°36'05"E FOR A DISTANCE OF 43.61 FEET TO THE NORTHERLY LINE OF SAID LOT 9;

THENCE S78°25'43"E ALONG SAID NORTHERLY LINE FOR A DISTANCE OF 4.43 FEET;

THENCE S08°01'21"W FOR A DISTANCE OF 41.85 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINING 0.00 ACRES (182 SQUARE FEET) MORE OR LESS.

AND

THIS EXHIBIT IS NOT A LAND OR BOUNDARY SURVEY PLAT

S:\Survey\Raw Files\19-856 Elm Creek Trunk Line Sewer Improvements\CAD\ Easements\19-856 Easements-Permanent-091420.dwg



COWAN GROUP ENGINEERING
5416 SOUTH YALE, SUITE 210
TULSA, OK 74135
918-949-6171 O 918-949-6174 F
WWW.COWANGROUP.CO
CA# 6414 EXPIRES 6/30/2022

CLIENT:	CITY OF BROKEN ARROW
PROJECT NO:	19-856
DATE:	09/28/2020
REVISED DATE:	
DRAWN BY:	JWS
PAGE:	PAGE 1 OF 3

(CONTINUED ON PAGE 2 OF 3)

**PARCEL 4 - EXHIBIT "A"
PERMANENT EASEMENTS
PART OF LOT 9, BLOCK 1, FOXBORO ADDITION TO THE
CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA**

PARCEL 4.3 LEGAL DESCRIPTION (PERMANENT EASEMENT)

A TRACT OF LAND BEING A PART OF LOT 9, BLOCK 1, FOXBORO ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 9;

THENCE N37°13'22"W ALONG THE SOUTHWESTERLY LINE OF SAID LOT 9 FOR A DISTANCE OF 46.11 FEET;

THENCE N58°42'14"E FOR A DISTANCE OF 154.99 FEET;

THENCE N19°21'44"E FOR A DISTANCE OF 24.02 FEET TO THE POINT OF BEGINNING;

THENCE N37°00'25"W FOR A DISTANCE OF 8.25 FEET;

THENCE N08°01'21"E FOR A DISTANCE OF 29.32 FEET TO THE NORTHERLY LINE OF SAID LOT 9;

THENCE S78°25'43"E ALONG SAID NORTHERLY LINE FOR A DISTANCE OF 5.61 FEET;

THENCE S07°38'23"W FOR A DISTANCE OF 34.80 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINING 0.00 ACRES (183 SQUARE FEET) MORE OR LESS.

BEARINGS ARE BASED ON GRID NORTH (N00°00'00"E) OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

THIS LEGAL DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS FOR LEGAL DESCRIPTIONS IN THE STATE OF OKLAHOMA.

PREPARED BY JUSTIN SMITH, OKLAHOMA PLS NO. 1868.



JUSTIN SMITH, PLS 1868 DATE

THIS EXHIBIT IS NOT A LAND OR BOUNDARY SURVEY PLAT

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COWAN GROUP ENGINEERING

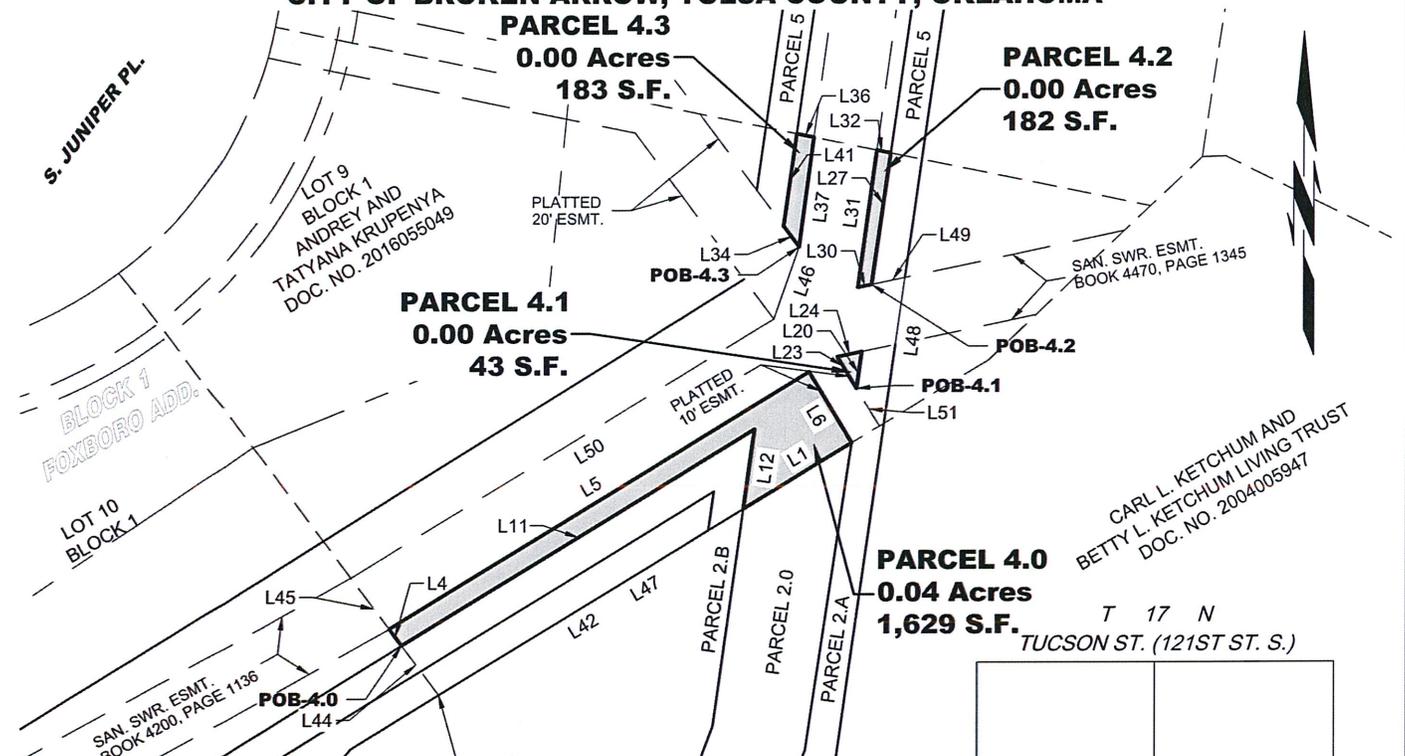
5416 SOUTH YALE, SUITE 210
TULSA, OK 74135

918-949-6171 O 918-949-6174 F
WWW.COWANGROUP.CO

CA# 6414 EXPIRES 6/30/2022

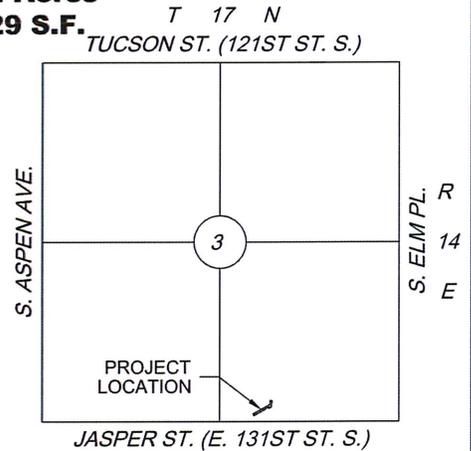
CLIENT:	CITY OF BROKEN ARROW
PROJECT NO:	19-856
DATE:	09/28/2020
REVISED DATE:	
DRAWN BY:	JWS
PAGE:	PAGE 2 OF 3

PARCEL 4 - EXHIBIT "A"
PERMANENT EASEMENTS
PART OF LOT 9, BLOCK 1, FOXBORO ADDITION TO THE
CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA



POINT OF COMMENCEMENT
 SE CORNER LOT 9, BLOCK 1,
 FOXBORO ADDITION

LINE TABLE					
LINE NO.	DISTANCE	BEARING			
L1	39.99'	S58°45'08"W	L46	24.02'	N19°21'44"E
L4	6.53'	N37°13'22"W	L47	164.04'	N58°47'17"E
L5	155.18'	N58°42'14"E	L48	46.30'	N08°01'14"E
L6	26.01'	S31°04'08"E	L49	10.64'	S78°03'17"W
L11	130.39'	S58°41'12"W	L50	156.25'	N58°43'27"E
L12	25.22'	N08°01'08"E	L51	13.84'	N31°04'08"W
L20	11.68'	S08°01'08"W			
L23	11.62'	N31°04'08"W			
L24	7.80'	N78°03'17"E			
L27	41.85'	S08°01'21"W			
L30	4.36'	S78°03'17"W			
L31	43.61'	N07°36'05"E			
L32	4.43'	S78°25'43"E			
L34	8.25'	N37°00'25"W			
L36	5.61'	S78°25'43"E			
L37	34.80'	S07°38'23"W			
L41	29.32'	N08°01'21"E			
L42	162.40'	N58°47'17"E			
L44	19.41'	N37°13'22"W			
L45	46.11'	N37°13'22"W			



LOCATION MAP

NOT TO SCALE

SCALE: 1" = 60'



BASIS OF BEARINGS

GRID NORTH (N00°00'00"E) OKLAHOMA STATE
 PLANE COORDINATE SYSTEM, NORTH ZONE

(SEE PAGE 1-2 OF 3 FOR LEGAL DESCRIPTIONS)

THIS EXHIBIT IS NOT A LAND OR BOUNDARY SURVEY PLAT

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CLIENT:	CITY OF BROKEN ARROW
PROJECT NO:	19-856
DATE:	09/28/2020
REVISED DATE:	
DRAWN BY:	JWS
PAGE:	PAGE 3 OF 3

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That all undersigned, **QRG, LLC**, an Oklahoma limited liability company, the Owner(s), of the legal and equitable title to the following described real estate situated in Tulsa County, State of Oklahoma, for and in consideration of the sum of One Dollar (\$1.00), cash in hand, paid by the City of Broken Arrow, an municipal corporation, Oklahoma, and other good and valuable considerations, receipt of which are hereby acknowledged, do(es) hereby grant and convey unto the said **CITY OF BROKEN ARROW**, a municipal corporation, County of Tulsa, State of Oklahoma, a temporary easement, through, over, and under, and across the following described property, situated in TULSA County, State of Oklahoma to wit:

SEE EXHIBIT "A"

for a period of not more than 12 MONTHS FROM THE START OF CONSTRUCTION. This grant of temporary right to use and occupy is given for the purpose of permitting the City of Broken Arrow, its employees, representatives, agents, and/or persons under contract with it, to use said described property for construction of the roadway improvements.

That the Owner(s) agree that this temporary construction easement shall be binding upon their heirs, executors, administrators and personal representatives during the term hereof and further agree that in the event the premises covered by this temporary construction easement are sold, assigned or conveyed, that the purchaser or grantee thereof will be advised of the existence of this temporary grant and that said sale during said term shall be made subject to the rights herein given.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed this 18 day of December 2025.

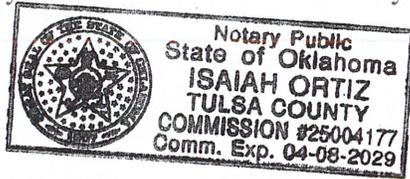
QRG, LLC, an Oklahoma limited liability company

By: Carrie Shell
Carrie Shell, Member Manager

STATE OF Oklahoma
COUNTY OF Tulsa

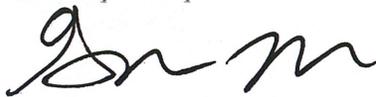
BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 18th day of December, 2025, personally appeared Carrie Shell, as Manager Member of QRG, LLC, an Oklahoma limited liability company to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that he (she) executed the same as his (her) free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last written above.




NOTARY PUBLIC

Approved as to Form:
CITY of Broken Arrow, Oklahoma,
A municipal corporation



Assistant City Attorney

Approved as to Substance:
CITY of Broken Arrow, Oklahoma,
A municipal corporation

Michael L. Spurgeon, City Manager

Attest:

City Clerk

Engineer:  Date: 12/23/25
Project: S.1606 Elm Creek Trunk Line Upsizing
Parcels 4.A, 4.B, 4.C, 4.D and 4.E

PARCEL 4 - EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENTS
PART OF LOT 9, BLOCK 1, FOXBORO ADDITION TO THE
CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA

PARCEL 4.A LEGAL DESCRIPTION (TEMPORARY CONSTRUCTION EASEMENT)

A TRACT OF LAND BEING A PART OF LOT 9, BLOCK 1, FOXBORO ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 9;

THENCE N37°13'22"W ALONG THE SOUTHWESTERLY LINE OF SAID LOT 9 FOR A DISTANCE OF 9.36 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N37°13'22"W FOR A DISTANCE OF 10.05 FEET;
 THENCE N58°41'12"E FOR A DISTANCE OF 130.39 FEET;
 THENCE S08°01'08"W FOR A DISTANCE OF 25.22 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 9;
 THENCE S58°47'17"W ALONG SAID SOUTHEASTERLY LINE FOR A DISTANCE OF 12.91 FEET;
 THENCE N08°01'08"E FOR A DISTANCE OF 12.26 FEET;
 THENCE S58°41'12"W FOR A DISTANCE OF 108.23 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINING 0.03 ACRES (1,381 SQUARE FEET) MORE OR LESS.

AND

PARCEL 4.B LEGAL DESCRIPTION (TEMPORARY CONSTRUCTION EASEMENT)

A TRACT OF LAND BEING A PART OF LOT 9, BLOCK 1, FOXBORO ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 9;

THENCE N58°47'17"E ALONG THE SOUTHEASTERLY LINE OF SAID LOT 9 FOR A DISTANCE OF 162.40 FEET TO THE POINT OF BEGINNING;

THENCE N31°04'08"W FOR A DISTANCE OF 13.84 FEET;
 THENCE N08°01'08"E FOR A DISTANCE OF 11.68 FEET;
 THENCE N78°03'17"E FOR A DISTANCE OF 10.64 FEET;
 THENCE S08°01'08"W FOR A DISTANCE OF 25.02 FEET TO SAID SOUTHEASTERLY LINE;
 THENCE S58°47'17"W ALONG SAID SOUTHEASTERLY LINE FOR A DISTANCE OF 1.64 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINING 0.00 ACRES (195 SQUARE FEET) MORE OR LESS.

AND

PARCEL 4.C LEGAL DESCRIPTION (TEMPORARY CONSTRUCTION EASEMENT)

A TRACT OF LAND BEING A PART OF LOT 9, BLOCK 1, FOXBORO ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 9;

THENCE N58°47'17"E ALONG THE SOUTHEASTERLY LINE OF SAID LOT 9 FOR A DISTANCE OF 164.04 FEET;

THENCE N08°01'14"E FOR A DISTANCE OF 46.30 FEET TO THE POINT OF BEGINNING;

THENCE S78°03'17"W FOR A DISTANCE OF 10.64 FEET;
 THENCE N08°01'21"E FOR A DISTANCE OF 41.85 FEET TO THE NORTHERLY LINE OF SAID LOT 9;
 THENCE S78°25'43"E ALONG SAID NORTHERLY LINE FOR A DISTANCE OF 10.02 FEET;
 THENCE S08°01'21"W FOR A DISTANCE OF 37.60 FEET;

THE ABOVE DESCRIBED TRACT CONTAINING 0.01 ACRES (397 SQUARE FEET) MORE OR LESS.

AND

THIS EXHIBIT IS NOT A LAND OR BOUNDARY SURVEY PLAT

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 CA# 6414 EXPIRES 6/30/2022

CLIENT:	CITY OF BROKEN ARROW
PROJECT NO:	19-856
DATE:	09/28/2020
REVISED DATE:	
DRAWN BY:	JWS
PAGE:	PAGE 1 OF 3

(CONTINUED ON PAGE 2 OF 3)

**PARCEL 4 - EXHIBIT "A"
 TEMPORARY CONSTRUCTION EASEMENTS
 PART OF LOT 9, BLOCK 1, FOXBORO ADDITION TO THE
 CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA**

PARCEL 4.D LEGAL DESCRIPTION (TEMPORARY CONSTRUCTION EASEMENT)

A TRACT OF LAND BEING A PART OF LOT 9, BLOCK 1, FOXBORO ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 9;
 THENCE N37°13'22"W ALONG THE SOUTHWESTERLY LINE OF SAID LOT 9 FOR A DISTANCE OF 46.11 FEET;
 THENCE N58°42'14"E FOR A DISTANCE OF 154.99 FEET;
 THENCE N19°21'44"E FOR A DISTANCE OF 24.02 FEET
 THENCE N37°00'25"W FOR A DISTANCE OF 8.25 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUING N37°00'25"W FOR A DISTANCE OF 14.13 FEET;
 THENCE N08°01'21"E FOR A DISTANCE OF 19.95 FEET TO THE NORTHERLY LINE OF SAID LOT 9;
 THENCE S78°25'43"E ALONG SAID NORTHERLY LINE FOR A DISTANCE OF 10.02 FEET;
 THENCE S08°01'21"W FOR A DISTANCE OF 29.32 FEET;
 THE ABOVE DESCRIBED TRACT CONTAINING 0.01 ACRES (246 SQUARE FEET) MORE OR LESS.

AND

PARCEL 4.E LEGAL DESCRIPTION (TEMPORARY CONSTRUCTION EASEMENT)

A TRACT OF LAND BEING A PART OF LOT 9, BLOCK 1, FOXBORO ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 9;
 THENCE N37°13'22"W ALONG THE SOUTHWESTERLY LINE OF SAID LOT 9 FOR A DISTANCE OF 46.11 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUING N37°13'22"W ALONG SAID SOUTHWESTERLY LINE FOR A DISTANCE OF 14.50 FEET;
 THENCE N58°16'46"E FOR A DISTANCE OF 156.19 FEET;
 THENCE S37°00'25"E FOR A DISTANCE OF 15.71 FEET;
 THENCE S58°42'14"W FOR A DISTANCE OF 154.99 FEET
 THENCE S61°12'00"W FOR A DISTANCE OF 1.26 FEET TO THE POINT OF BEGINNING.
 THE ABOVE DESCRIBED TRACT CONTAINING 0.05 ACRES (2,352 SQUARE FEET) MORE OR LESS.

BEARINGS ARE BASED ON GRID NORTH (N00°00'00"E) OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

THIS LEGAL DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS FOR LEGAL DESCRIPTIONS IN THE STATE OF OKLAHOMA.

PREPARED BY JUSTIN SMITH, OKLAHOMA PLS NO. 1868.



JUSTIN SMITH, PLS 1868 DATE _____

THIS EXHIBIT IS NOT A LAND OR BOUNDARY SURVEY PLAT

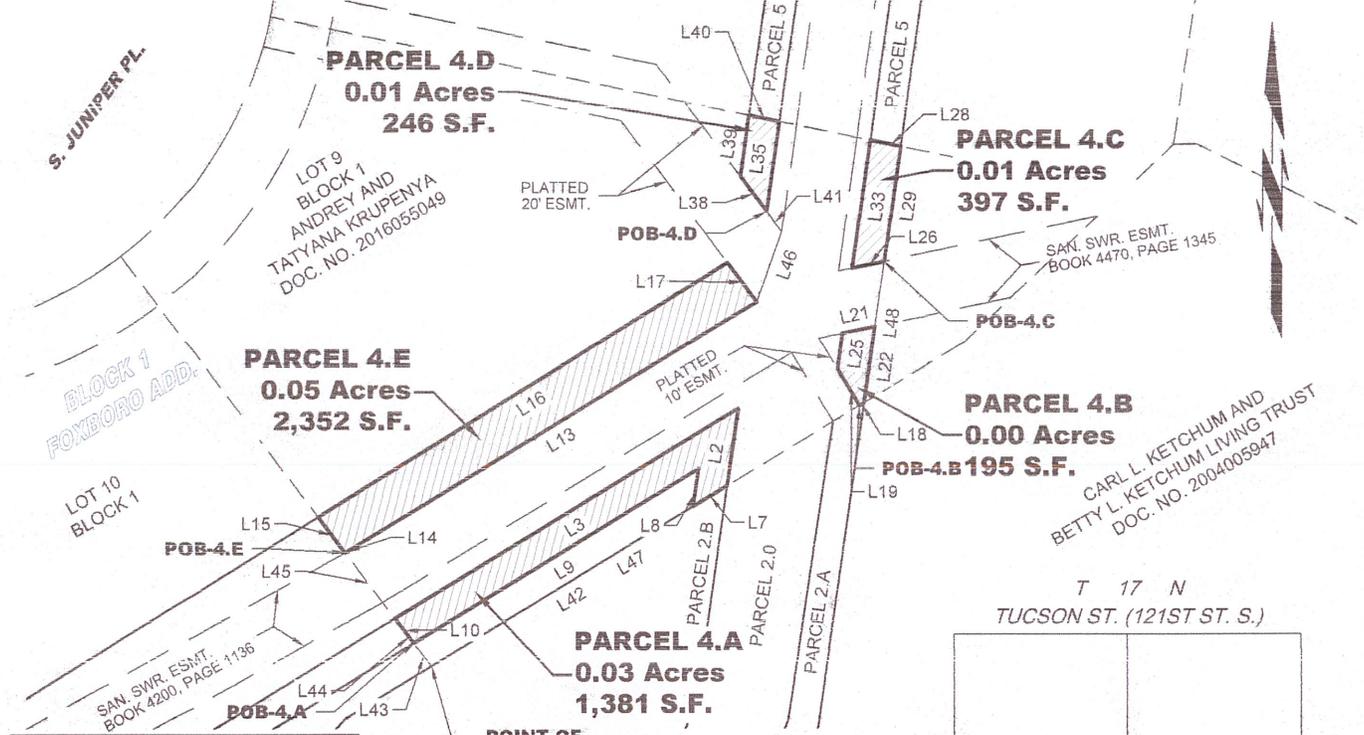
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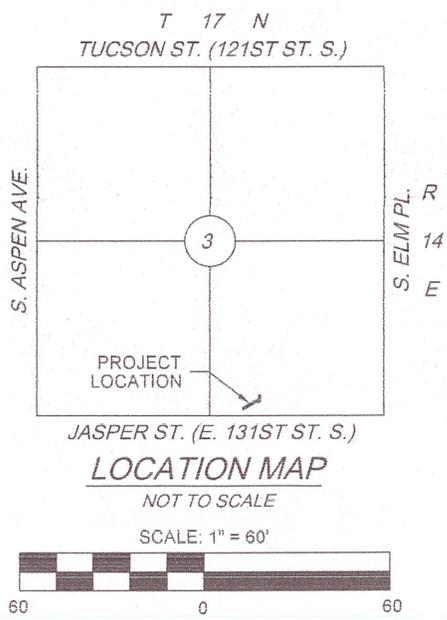
CLIENT:	CITY OF BROKEN ARROW
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PAGE:	PAGE 2 OF 3

PARCEL 4 - EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENTS
PART OF LOT 9, BLOCK 1, FOXBORO ADDITION TO THE
CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA



LINE TABLE		
LINE NO.	DISTANCE	BEARING
L2	25.22'	S08°01'08"W
L3	130.39'	N58°41'12"E
L7	12.91'	S58°47'17"W
L8	12.26'	N08°01'08"E
L9	108.23'	S58°41'12"W
L10	10.05'	N37°13'22"W
L13	154.99'	S58°42'14"W
L14	1.26'	S61°12'00"W
L15	14.50'	N37°13'22"W
L16	156.19'	N58°16'46"E
L17	15.71'	S37°00'25"E
L18	1.64'	S58°47'17"W
L19	13.84'	N31°04'08"W
L21	10.64'	N78°03'17"E
L22	25.02'	S08°01'08"W
L25	11.68'	N08°01'08"E
L26	10.64'	S78°03'17"W
L28	10.02'	S78°25'43"E
L29	37.60'	S08°01'21"W
L33	41.85'	N08°01'21"E

POINT OF COMMENCEMENT
 SE CORNER LOT 9, BLOCK 1,
 FOXBORO ADDITION



BASIS OF BEARINGS
 GRID NORTH (N00°00'00"E) OKLAHOMA STATE
 PLANE COORDINATE SYSTEM, NORTH ZONE

(SEE PAGES 1-2 OF 3 FOR LEGAL DESCRIPTIONS)

THIS EXHIBIT IS NOT A LAND OR BOUNDARY SURVEY PLAT

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CLIENT:	CITY OF BROKEN ARROW
PROJECT NO:	19-856
DATE:	06/28/2020
REVISED DATE:	
DRAWN BY:	JWS
PAGE:	PAGE 3 OF 3



City of Broken Arrow

Request for Action

File #: 26-169, Version: 1

**Broken Arrow City Council
Meeting of: 01/20/2026**

Title:

Ratification of the Claims List Check Register Dated January 12, 2026

Background:

Council on September 3, 2019 approved Ordinance No. 3601 allowing ratification of the claims list. For the period from December 30, 2025 through January 12, 2026 Checks, V-Cards (single use electronic credit cards) or ACH (direct payments to the vendors bank by the federal reserve automated clearing house) were processed for a total of \$4,281,932.39 for the various funds.

Governmental Funds	\$2,753,600.17
BAMA	\$1,527,572.22
BAEDA	<u>\$ 760.00</u>
Total	\$4,281,932.39

A summary by funds and detail are attached.

Cost: \$2,753,600.17

Funding Source: General Fund and Miscellaneous Funds

Requested By: Cynthia S. Arnold, Finance Director

Approved By: City Manager's Office

Attachments: Check Register dated January 12, 2026

Recommendation:..recommend

Ratify Claims List Check Register dated 01/12/2026

City of Broken Arrow
Check Register by Fund



RECAP

FUND	DESCRIPTION	AMOUNT	INVOICE COUNT
110	GENERAL	169,563.82	525
220	BA MUNICIPAL AUTHORITY	1,527,572.22	979
227	CVB-HOTEL MOTEL	116,500.92	15
329	VEHICLE REPLACEMENT FUND	52,618.20	2
330	SALES TAX CAPITAL IMPROVEMENT	131,916.63	7
342	STREET LIGHT FUND	1,831.09	12
343	STREET SALES TAX FUND	182,332.52	7
344	PS SALES TAX POLICE	129,810.76	368
345	PS SALES TAX FIRE	114,121.23	262
593	2018 BOND ISSUE	1,491,103.16	15
660	WORKERS COMPENSATIONS	86,593.14	11
661	GROUP HEALTH AND LIFE	271,518.70	10
882	AGENCY FUND DEPOSITS	5,690.00	14
887	ECONOMIC DEVELOP AUTHORITY	760.00	1
Total		4,281,932.39	2,228

City of Broken Arrow
Check Register by Fund



CHECK DATE	CHECK #	VENDOR			G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
		NAME	INVOICE	DESCRIPTION				
01/10/2026	202759	826 LOWES	76052	BLANKET PO FOR MISC. ITEMS	1106005 560230		2026/7	53.14
			85064	BLANKET PO FOR MISC. ITEMS	1106000 560230		2026/7	76.91
			88263	BLANKET PO FOR MISC. ITEMS	1106000 560180		2026/7	11.32
			88231	BLANKET PO FOR MISC. ITEMS	1106000 560180		2026/7	-12.27
			88211	BLANKET PO FOR MISC. ITEMS	1106000 560180		2026/7	12.27
			76214	BLANKET PO FOR MISC. ITEMS	1101700 560230		2026/7	284.84
			84988	BLANKET PO FOR MISC. ITEMS	1106000 560180		2026/7	99.22
			85403	BLANKET PO FOR MISC. ITEMS	1106000 560180		2026/7	135.56
			84652	BLANKET PO FOR MISC. ITEMS	1101700 560180		2026/7	17.07
			87263	BLANKET PO FOR MISC. ITEMS	1101700 560180		2026/7	30.36
			88261	BLANKET PO FOR MISC. ITEMS	1101700 560230		2026/7	505.17
				Total For Check #	202759			1,213.59
01/08/2026	335433	517 BRYAN SMITH AND	14824132	14824132 DEC 22, 2025 CV-2025-171	1101010 550280		2026/7	99.00
				Total For Check #	335433			99.00
01/08/2026	335435	827 CONSTRUCTION INDUSTRIES	181563	RENEWAL LICENSE FOR CURTIS	1101415 530110		2026/7	35.00
				Total For Check #	335435			35.00
01/08/2026	335436	4479 DAVID GRAHAM PARKER	MLG 12122025	MILEAGE 12122025	1101010 550030		2026/7	43.42
				Total For Check #	335436			43.42
01/08/2026	335437	1550 GENESIS HEALTH CLUBS	184629	Payroll Run 1 - Warrant 251219	110 218150		2026/6	619.98
				Total For Check #	335437			619.98
01/08/2026	335439	5596 JACQUELINE HULSEY	PDR 01192026	PER DIEM - IFEBP CONF AND EXPO	1101102 530110		2026/7	200.00
				Total For Check #	335439			200.00
01/08/2026	335441	4905 METROPOLITAN LIFE	184634	Payroll Run 1 - Warrant 251219	110 218340		2026/6	3,497.44
			184634	Payroll Run 1 - Warrant 251219	110 218480		2026/6	3,468.82
			184634	Payroll Run 1 - Warrant 251219	110 218590		2026/6	1,093.50
				Total For Check #	335441			8,059.76
01/08/2026	335442	1344 OKLAHOMA UNIFORM BUILDING DEC 2025		DEC 2025	110 280300		2026/7	2,432.00
				Total For Check #	335442			2,432.00
01/08/2026	335452	1739 WAGONER CO RRWD DISTRICT	3823901 01152026	3823901 NOV 13-DEC 15, 2025 3000 N	1106000 550230		2026/7	16.50
			1126701 01152026	1126701 NOV 13-DEC 15, 2025 21101 E	1106000 550230		2026/7	16.50

City of Broken Arrow
Check Register by Fund



CHECK DATE	CHECK #	VENDOR			G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
		NAME	INVOICE	DESCRIPTION				
			1945001 01152026	1945001 NOV 13-DEC 15, 2025 4000 E	1106000 550230		2026/7	104.92
			1970001 01152026	1970001 NOV 13-DEC 15, 2025 4000 E	1106000 550230		2026/7	1,511.73
					Total For Check # 335452			1,649.65
01/08/2026	335455	5216 918 WRECKER SERVICE INC.	25-313350	TOW SERVICE FOR UNIT 1301 STERRTS	1105300 540200		2026/7	160.00
					Total For Check # 335455			160.00
01/08/2026	335458	149 AMERICAN ELECTRIC	709-847-0-1 12182025	FY26 ANNUAL AGREEMENT SINGLES	1105310 550250		2026/7	29.45
			260-576-0-1 12162025	FY26 ANNUAL AGREEMENT - SINGLES	1101700 550250		2026/7	82.20
			539-598-0-7 12152025	FY26 ANNUAL AGREEMENT - SINGLES	1101700 550250		2026/7	23.81
			183-027-0-0 12152025	FY26 ANNUAL AGREEMENT - SINGLES	1105310 550250		2026/7	89.85
			853-893-0-0 12152025	FY26 ANNUAL AGREEMENT - SINGLES	1101700 550250		2026/7	23.81
			716-079-0-6 12152025	FY26 ANNUAL AGREEMENT SINGLES	1106000 550250		2026/7	44.25
			844-568-0-6 12182025	FY26 ANNUAL AGREEMENT SINGLES	1106000 550250		2026/7	54.85
			391-910-0-2 12172025	FY26 ANNUAL AGREEMENT SINGLES	1106000 550250		2026/7	44.79
			386-301-0-0 12192025	FY26 ANNUAL AGREEMENT SINGLES	1106000 550250		2026/7	42.36
			866-629-0-9 12192025	FY26 ANNUAL AGREEMENT 956-866-629-	1106000 550250		2026/7	23.68
			428-947-0-6 12192025	FY26 ANNUAL AGREEMENT SINGLES	1106000 550250		2026/7	24.01
			273-541-0-6 12192025	FY26 ANNUAL AGREEMENT 959-937-903-	1106000 550250		2026/7	23.80
			663-125-0-3 12192025	FY26 ANNUAL AGREEMENT SINGLES	1106000 550250		2026/7	309.77
			393-103-0-6 12192025	FY26 ANNUAL AGREEMENT 959-393-103-	1101315 550250		2026/7	74.37
			393-103-0-6 12192025	FY26 ANNUAL AGREEMENT 959-393-103-	1101700 550250		2026/7	3,220.89
			189-865-0-8 12192025	FY26 ANNUAL AGREEMENT SINGLES	1106000 550250		2026/7	47.83
					Total For Check # 335458			4,159.72
01/08/2026	335461	4935 AMAZON.COM SALES INC	14HQ-CRXT-MGX1	Office Supplies	1101102 560030		2026/7	18.49
			14HQ-CRXT-MGX1	Office Supplies	1101102 560230		2026/7	29.99
			1YNC-GMQ1-MFGH	Ping Pong Table for NPCC	1106002 560240		2026/7	801.18
			1H73-QDXM-3VTJ	Recreation Supplies	1106002 560330		2026/7	100.20
			1VH4-6CGC-JDDY	ITEM: xo, Fetti Disco Ball Foil Curtain - Last	1101800 560230		2026/7	99.03
			1CKX-PLNK-6FWQ	Bluezoo equipment for Nienhuis Park	1101200 560230		2026/7	27.98
			1L6V-JD9Y-GQPY	Recreation Supplies NPCC	1106002 560330		2026/7	25.99
			16HV-VHXM-HV1Y	Office Supplies	1101102 560030		2026/7	7.99
			1XQM-FH74-LYXM	Recreation Supplies NPCC	1106002 560330		2026/7	56.71
			14NC-L9YC-NNG7	ITEM: BIC Round Stic Xtra Life Red	1101800 560030		2026/7	12.56
					Total For Check # 335461			1,180.12
01/08/2026	335462	3840 AMERICAN EXPRESS	DEC 2026 STATEMENT	DECEMBER 2025 STATEMENT - AMEX	1101501 540550		2026/7	200.00

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		NAME	INVOICE	DESCRIPTION				
					Total For Check # 335462			200.00
01/08/2026	335466	12 AVB	NOV 2025 PAYROLL	PAYROLL NOV 2025	1101501 550280		2026/7	256.24
			NOV 2025 VENDOR	VENDOR NOV 2025	1101501 550280		2026/7	49.27
					Total For Check # 335466			305.51
01/08/2026	335471	4674 BOOT BARN INC	INV00553626	BLANKET PO - BOOT BARN	1106000 560100		2026/7	189.99
			INV00553625	BLANKET PO - BOOT BARN	1106000 560100		2026/7	200.00
			INV00553634	BLANKET PO - BOOT BARN	1105300 560100		2026/7	182.21
					Total For Check # 335471			572.20
01/08/2026	335473	2910 BROKEN ARROW CHAMBER OF	80406	80406 DEC 19, 2025	1101010 530110		2026/7	80.00
			80406	80406 DEC 19, 2025	1101102 530110		2026/7	80.00
			80406	80406 DEC 19, 2025	1101501 530110		2026/7	80.00
			80406	80406 DEC 19, 2025	1101200 530110		2026/7	80.00
			80406	80406 DEC 19, 2025	1101300 530110		2026/7	40.00
			80406	80406 DEC 19, 2025	1101315 530110		2026/7	120.00
			80406	80406 DEC 19, 2025	1101400 530110		2026/7	120.00
			80406	80406 DEC 19, 2025	1101410 530110		2026/7	80.00
			80406	80406 DEC 19, 2025	1101415 530110		2026/7	40.00
			80406	80406 DEC 19, 2025	1101700 530110		2026/7	1,880.00
			80406	80406 DEC 19, 2025	1101800 530110		2026/7	40.00
			80406	80406 DEC 19, 2025	1105300 530110		2026/7	120.00
			80406	80406 DEC 19, 2025	1106000 530110		2026/7	40.00
			80406	80406 DEC 19, 2025	1106002 530110		2026/7	40.00
					Total For Check # 335473			2,840.00
01/08/2026	335476	2315 WHITE CAP, LP	50034421956	SAFTEY HARNESS - BUCKET TRUCK	1101200 560240		2026/7	179.83
					Total For Check # 335476			179.83
01/08/2026	335481	37 CINTAS CORPORATION	5308483604	BLANKET PO FOR ALL DEPARTMENT	1106002 560230		2026/7	40.79
			5308880904	BLANKET PO FOR ALL DEPARTMENT	1101400 560230		2026/7	195.23
			5308880904	BLANKET PO FOR ALL DEPARTMENT	1101700 560230		2026/7	141.84
			5308880903	5308880903 12/19/2025	1101102 560030		2026/7	61.29
			5308207904	BLANKET PO FOR ALL DEPARTMENT	1106002 560230		2026/7	64.36
			5308207903	BLANKET PO FOR ALL DEPARTMENT	1106000 560230		2026/7	170.46
			5308880909	BLANKET PO FOR ALL DEPARTMENT	1101200 560230		2026/7	45.79
					Total For Check # 335481			719.76

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		NAME	INVOICE	DESCRIPTION				
01/08/2026	335483	1391 CLEAN THE UNIFORM CO	52169452	52169452 DEC 17, 2025	1106005 540310		2026/7	10.15
			52169452	52169452 DEC 17, 2025	1101700 540330		2026/7	9.79
			52169929	52169929 12/19/2025	1101415 540310		2026/7	49.84
			52171685	MATS AT CITY HALL	1101700 540330		2026/7	6.08
			52171067	RENTAL CHARGEES FOR DIVISION	1106000 540310		2026/7	137.41
			52171067	RENTAL CHARGEES FOR DIVISION	1106000 540330		2026/7	0.34
			52170593	RENTAL CHARGEES FOR DIVISION	1106000 540310		2026/7	33.04
			52170593	RENTAL CHARGEES FOR DIVISION	1106003 540310		2026/7	47.68
			52164810	UNIFORM AND OTHER SERVICES	1106005 540310		2026/7	10.15
			52164810	UNIFORM AND OTHER SERVICES	1101700 540330		2026/7	9.79
				Total For Check # 335483				314.27
01/08/2026	335484	5323 COLUMN SOFTWARE PBC	9B37CAF5-0095	9B37CAF5-0095 DEC 24, 2025	1101410 550050		2026/7	165.61
			9B37CAF5-0096	9B37CAF5-0096 DEC 24, 2025	1101410 550050		2026/7	229.74
			9B37CAF5-0094	9B37CAF5-0094 12/17/2025	1101410 550050		2026/7	190.06
				Total For Check # 335484				585.41
01/08/2026	335488	3018 CRAFTCO INC	9403620239	Plate packer-Jeff Johnson	1105300 560240		2026/7	2,453.00
				Total For Check # 335488				2,453.00
01/08/2026	335496	748 EWING	28648618	PARTS FOR REPAIRS AT SENIOR	1106001 540070		2026/7	103.95
				Total For Check # 335496				103.95
01/08/2026	335497	1876 FERGUSON ENTERPRISES, INC	2589442	2589442 10/08/2025	1101700 560180		2026/7	276.24
				Total For Check # 335497				276.24
01/08/2026	335502	1256 GEODECA LLC	1909068CN	1909068CN 12/24/2025	1101410 530870		2026/7	825.00
				Total For Check # 335502				825.00
01/08/2026	335503	4963 GLASS WORKS INC.	51685	BLANKET PO - GLASS REPAIR	1105300 540290		2026/7	325.00
				Total For Check # 335503				325.00
01/08/2026	335509	5440 HHM FACILITY MANAGEMENT,	169529	CUSTODIAL BID# 25.161	1105300 540070		2026/7	13.35
			169529	CUSTODIAL BID# 25.161	1101700 540280		2026/7	19.68
			169529	CUSTODIAL BID# 25.161	1106002 540280		2026/7	32.45
			169530	CUSTODIAL BID# 25.161	1105300 540070		2026/7	67.70
			169530	CUSTODIAL BID# 25.161	1101700 540280		2026/7	99.80

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		NAME	INVOICE	DESCRIPTION			
	169530		169530	CUSTODIAL BID# 25.161		2026/7	164.53
	169531		169531	CUSTODIAL BID# 25.161	1105300 540070	2026/7	60.18
	169531		169531	CUSTODIAL BID# 25.161	1101700 540280	2026/7	88.70
	169531		169531	CUSTODIAL BID# 25.161	1106002 540280	2026/7	146.25
	169532		169532	CUSTODIAL BID# 25.161	1105300 540070	2026/7	52.66
	169532		169532	CUSTODIAL BID# 25.161	1101700 540280	2026/7	77.61
	169532		169532	CUSTODIAL BID# 25.161	1106002 540280	2026/7	127.97
	169533		169533	CUSTODIAL BID# 25.161	1105300 540070	2026/7	4.89
	169533		169533	CUSTODIAL BID# 25.161	1101700 540280	2026/7	7.21
	169533		169533	CUSTODIAL BID# 25.161	1106002 540280	2026/7	11.88
	169534		169534	CUSTODIAL BID# 25.161	1105300 540070	2026/7	21.06
	169534		169534	CUSTODIAL BID# 25.161	1101700 540280	2026/7	31.05
	169534		169534	CUSTODIAL BID# 25.161	1106002 540280	2026/7	51.19
	169535		169535	CUSTODIAL BID# 25.161	1105300 540070	2026/7	36.11
	169535		169535	CUSTODIAL BID# 25.161	1101700 540280	2026/7	53.22
	169535		169535	CUSTODIAL BID# 25.161	1106002 540280	2026/7	87.75
	169536		169536	CUSTODIAL BID# 25.161	1105300 540070	2026/7	37.61
	169536		169536	CUSTODIAL BID# 25.161	1101700 540280	2026/7	55.45
	169536		169536	CUSTODIAL BID# 25.161	1106002 540280	2026/7	91.40
	169537		169537	CUSTODIAL BID# 25.161	1105300 540070	2026/7	47.01
	169537		169537	CUSTODIAL BID# 25.161	1101700 540280	2026/7	69.32
	169537		169537	CUSTODIAL BID# 25.161	1106002 540280	2026/7	114.25
	169538		169538	CUSTODIAL BID# 25.161	1105300 540070	2026/7	186.18
	169538		169538	CUSTODIAL BID# 25.161	1101700 540280	2026/7	274.44
	169538		169538	CUSTODIAL BID# 25.161	1106002 540280	2026/7	452.45
	169540		169540	CUSTODIAL BID# 25.161	1105300 540070	2026/7	15.04
	169540		169540	CUSTODIAL BID# 25.161	1101700 540280	2026/7	22.18
	169540		169540	CUSTODIAL BID# 25.161	1106002 540280	2026/7	36.56
	169539		169539	CUSTODIAL BID# 25.161	1105300 540070	2026/7	9.03
	169539		169539	CUSTODIAL BID# 25.161	1101700 540280	2026/7	13.31
	169539		169539	CUSTODIAL BID# 25.161	1106002 540280	2026/7	21.94
	169541		169541	CUSTODIAL BID# 25.161	1105300 540070	2026/7	56.42
	169541		169541	CUSTODIAL BID# 25.161	1101700 540280	2026/7	83.15
	169541		169541	CUSTODIAL BID# 25.161	1106002 540280	2026/7	137.11
	169542		169542	CUSTODIAL BID# 25.161	1105300 540070	2026/7	13.16
	169542		169542	CUSTODIAL BID# 25.161	1101700 540280	2026/7	19.41
	169542		169542	CUSTODIAL BID# 25.161	1106002 540280	2026/7	31.99
	169543		169543	CUSTODIAL BID# 25.161	1105300 540070	2026/7	112.83

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		NAME	INVOICE	DESCRIPTION				
			169543	CUSTODIAL BID# 25.161	1101700 540280		2026/7	166.32
			169543	CUSTODIAL BID# 25.161	1106002 540280		2026/7	274.21
					Total For Check # 335509			3,596.01
01/08/2026	335511	4555 JAMES BRADLEY	JULY 31, 2025	JULY 31, 2025 BAND FOR HOPS, BOPS,	1101400 550280	2614030	2026/7	1,000.00
					Total For Check # 335511			1,000.00
01/08/2026	335515	115 INCOG	227738 A	FY26 ANNUAL AGREEMENT	1101400 530870		2026/7	1,707.67
					Total For Check # 335515			1,707.67
01/08/2026	335516	4736 DUSTIN MANLY	10001222	REPAIRS SECURITY SYSTEM	1106000 540070		2026/7	250.00
					Total For Check # 335516			250.00
01/08/2026	335517	3016 INSIGHT PUBLIC SECTOR INC	1101336161	Cradlepoint NetCloud Essentials	1101200 540550		2026/7	6,270.33
					Total For Check # 335517			6,270.33
01/08/2026	335524	131 LOCKE SUPPLY COMPANY	57215871-00	BLANKET PO FOR PLUMBING &	1106000 560180		2026/7	44.46
			57215844-00	BLANKET PO FOR PLUMBING &	1106004 560180		2026/7	10.76
					Total For Check # 335524			55.22
01/08/2026	335529	4797 MICHAEL SHANE FRAZIER	NOV 12, 2025	DEPOSIT FOR CHRISTMAS IN BA STATE	1101315 550280		2026/7	700.00
					Total For Check # 335529			700.00
01/08/2026	335530	452 MUNICIPAL FINANCE SERVICES	DECEMBER 22, 2025	DECEMBER 22, 2025	1101700 530870		2026/7	1,750.00
					Total For Check # 335530			1,750.00
01/08/2026	335532	25 NAPA AUTO PARTS	022200	388BDMDUAL	1105300 560190		2026/7	950.97
			022203	WCCP9	1105300 560200		2026/7	374.98
			022203	WEB2FFFF	1105300 560200		2026/7	2,165.56
			022203		1105300 560200		2026/7	85.00
			022204	V131177150	1106000 560200		2026/7	168.68
			022208	F013886	1101700 560190		2026/7	274.20
			022220	AMS014AM	1105300 560200		2026/7	54.13
			022220	5417860	1105300 560200		2026/7	208.26
			022220	0428829001	1105300 560200		2026/7	19.76
			022220	0428829000	1105300 560200		2026/7	39.52
			021972	FS20194	1105300 560200		2026/7	93.93
			021972	600515	1105300 560200		2026/7	53.43

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	NAME	INVOICE	DESCRIPTION			
		021972	LF14001NN	1105300 560200	2026/7	40.36
		021972	15W40BULK	1105300 560210	2026/7	181.28
		022015	V063151880	1106000 560200	2026/7	123.93
		022015	1K947943172	1106000 560200	2026/7	64.33
		022015	6A67175090	1106000 560200	2026/7	75.96
		022015	V064139810	1106000 560200	2026/7	78.69
		022015	7430	1106000 560200	2026/7	9.36
		022015	6671	1106000 560200	2026/7	25.38
		022015	6672	1106000 560200	2026/7	18.58
		022015	15W40BULK	1106000 560210	2026/7	53.56
		022017	RD41162150	1106000 560200	2026/7	42.41
		022017	HH16643560	1106000 560200	2026/7	35.44
		022017	V051165150	1106000 560200	2026/7	93.62
		022225	7151	1105300 560200	2026/7	15.05
		022225	300458	1105300 560200	2026/7	49.89
		022225	230266	1105300 560200	2026/7	10.91
		022225	200697	1105300 560200	2026/7	29.51
		022225	15W40BULK	1105300 560210	2026/7	46.67
		022235	QC12MQFF12FB	1106000 560200	2026/7	123.58
		022271	846818	1106000 560200	2026/7	156.66
		022271	809875	1106000 560200	2026/7	4.43
		022271	843248	1106000 560200	2026/7	11.10
		022271		1106000 560200	2026/7	4.57
		021838	388BDMDUAL	1105300 560190	2026/7	1,625.72
		021846	7502	1105315 560200	2026/7	4.25
		021846	9883	1105315 560200	2026/7	12.73
		021846	5W20BULK	1105315 560210	2026/7	27.04
		021846	MTP65HD	1105315 560210	2026/7	136.94
		021853	5543095	1105300 560200	2026/7	253.32
		022089	T3595	1106000 560200	2026/7	186.50
		022089	555UC3	1106000 560200	2026/7	153.00
		022089	10X214	1106000 560200	2026/7	109.89
		022089	APUBR238	1106000 560200	2026/7	24.72
		22114	SG03020014	1105300 560200	2026/7	42.80
		22114	29558329	1105300 560200	2026/7	125.87
		22114	4329012482	1105300 560200	2026/7	114.67
		22114	HDATFBULK	1105300 560210	2026/7	10.12
		22115	600515	1105300 560200	2026/7	53.43

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				22115	4318	1105300 560200		2026/7	14.32
				22115	400107	1105300 560200		2026/7	40.89
				22115	343216010	1105300 560200		2026/7	199.06
				22115	FS20194	1105300 560200		2026/7	93.93
				22115	15W40BULK	1105300 560210		2026/7	181.28
				22137	B001336	1106000 560190		2026/7	188.44
				22140	HDATFBULK	1105300 560210		2026/7	313.72
				22144	MTP48H6	1101400 560200		2026/7	122.69
				022327	MTP90T5	1101700 560200		2026/7	133.78
				022329	MTP90T5	1101700 560200		2026/7	133.78
						Total For Check # 335532			10,086.58
01/08/2026	335533			022198	7060	1105300 560200		2026/7	4.25
				022198	2488	1105300 560200		2026/7	13.80
				022198	1255H11N	1105300 560200		2026/7	8.58
				022198	5W30BULK	1105300 560210		2026/7	25.20
				022209	7045	1106000 560200		2026/7	4.25
				022209	2488	1106000 560200		2026/7	13.80
				022209	75110	1106000 560210		2026/7	29.76
				022210	46AWBULK	1106000 560210		2026/7	34.72
				021974	5315Y101	1105300 560200		2026/7	45.06
				021990	7502	1101415 560200		2026/7	4.25
				021990	5W20BULK	1101415 560210		2026/7	27.04
				021990	2413	1101415 560230		2026/7	6.34
				021990	9080XL	1101415 560230		2026/7	15.56
				022221	7502	1106000 560200		2026/7	4.25
				022221	230266	1106000 560200		2026/7	10.91
				022221	9883	1106000 560200		2026/7	12.73
				022221	5W30BULK	1106000 560210		2026/7	33.60
				022221	RTU1EXT	1106000 560210		2026/7	8.61
				022254	7502	1101415 560200		2026/7	4.25
				022254	230266	1101415 560200		2026/7	10.91
				022254	9883	1101415 560200		2026/7	12.73
				022254	5W30BULK	1101415 560210		2026/7	33.60
				022259	370023A	1106000 560200		2026/7	37.87
				021828	7060	1106003 560200		2026/7	4.25
				021828	4579	1106003 560200		2026/7	7.11
				021828	2725	1106003 560200		2026/7	15.92

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				021828	5W20BULK	1106003 560210		2026/7	23.66
				021856	K595534140	1106000 560200		2026/7	61.18
				021860	122492	1105300 560210		2026/7	40.88
				021861	K566842100	1106000 560200		2026/7	56.74
				021863	1516	1106000 560200		2026/7	4.25
				021863	3386	1106000 560200		2026/7	7.36
				021863	6562	1106000 560200		2026/7	28.72
				021863	6569	1106000 560200		2026/7	16.84
				021863	15W40BULK	1106000 560210		2026/7	50.26
				021864	1846	1106000 560200		2026/7	66.22
				021864	1483	1106000 560200		2026/7	38.70
				021873	HDATFBULK	1105300 560210		2026/7	46.62
				022106	6058	1106000 560200		2026/7	40.38
				22132	7060	1101415 560200		2026/7	4.25
				22132	NPB22	1101415 560200		2026/7	16.24
				22132	5W20BULK	1101415 560210		2026/7	23.66
				022328	99944200907	1106000 560200		2026/7	42.21
				022328		1106000 560200		2026/7	1.14
						Total For Check # 335533			998.66
01/08/2026	335534			022188	789DEF	1105300 560210		2026/7	11.11
				022190	9080XL	1105300 560230		2026/7	15.56
				022190	AHDWMPHDC1	1105300 560230		2026/7	7.84
				022190	SW050	1105300 560230		2026/7	3.29
				022216	706620	1106000 560210		2026/7	7.20
				021988	7060	1105300 560200		2026/7	4.25
				021988	4579	1105300 560200		2026/7	7.11
				021988	5W20BULK	1105300 560210		2026/7	20.28
				022000	75530	1106000 560210		2026/7	9.82
				022002	112630	1106000 560200		2026/7	11.58
				022002	122377	1106000 560210		2026/7	7.14
				022002	SW050	1106000 560230		2026/7	3.29
				022241	3096932	1105300 560210		2026/7	26.79
				022246	706620	1106000 560210		2026/7	21.60
				022270	903PAB2	1106003 560200		2026/7	1.18
				022270	SW050	1106003 560230		2026/7	3.29
				021841	7502	1101200 560200		2026/7	4.25
				021841	5W20BULK	1101200 560210		2026/7	20.28

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				021847	03079	1106000 560230		2026/7	12.74
				021847	26PB	1106000 560230		2026/7	10.04
				021854	82180	1105300 560230		2026/7	7.79
				021855	124315	1106000 560210		2026/7	7.14
				021857	11725	1101700 560230		2026/7	5.62
				022081	2413	1106000 560230		2026/7	6.34
				022084	8265S	1106000 560230		2026/7	5.11
				022088	95897	1106000 560200		2026/7	9.20
				022094	809872	1106000 560200		2026/7	10.07
				022094	847671	1106000 560200		2026/7	3.80
				022094		1106000 560200		2026/7	17.42
				022103	7551527	1106000 560200		2026/7	9.27
				22118	RTU1GAL	1106000 560210		2026/7	8.61
				22133	8750030	1106000 560200		2026/7	11.08
				22134	6026PP	1101800 560200		2026/7	25.28
				22149	34874	1106000 560230		2026/7	5.00
				022315	ECR2450BP	1101200 560230		2026/7	4.60
				022325	ECR2450BP	1101200 560230		2026/7	4.60
						Total For Check # 335534			349.57
01/08/2026	335535			022250	458233	1105300 560200		2026/7	2.33
				021858	5364864	1101700 560230		2026/7	0.44
				021858	73312	1101700 560230		2026/7	1.67
				021859	7443N	1106000 560200		2026/7	2.60
				021859	17177	1106000 560200		2026/7	0.66
				22121	903PAB2	1105310 560200		2026/7	1.18
				022347	2413	1106000 560230		2026/7	3.17
						Total For Check # 335535			12.05
01/08/2026	335538	5590 DALLAS DARRELL SMITH	DECEMBER 2025		MR AND MRS SANTA NEW ORLEANS	1101400 550280		2026/7	1,200.00
						Total For Check # 335538			1,200.00
01/08/2026	335541	98 OKLAHOMA NATURAL GAS CO	267746591 12312025	267746591 12312025	MASTER BILL 12/31/2025	1101700 550240		2026/7	152.69
			267746591 12312025	267746591 12312025	MASTER BILL 12/31/2025	1106004 550240		2026/7	365.40
			267746591 12312025	267746591 12312025	MASTER BILL 12/31/2025	1106004 550240		2026/7	121.11
			267746591 12312025	267746591 12312025	MASTER BILL 12/31/2025	1106004 550240		2026/7	617.55
			267746591 12312025	267746591 12312025	MASTER BILL 12/31/2025	1101200 550240		2026/7	341.04
			267746591 12312025	267746591 12312025	MASTER BILL 12/31/2025	1106001 550240		2026/7	223.91

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		NAME	INVOICE	DESCRIPTION				
			267746591 12312025	MASTER BILL 12/31/2025	1106002 550240		2026/7	29.84
			267746591 12312025	MASTER BILL 12/31/2025	1101700 550240		2026/7	414.28
			267746591 12312025	MASTER BILL 12/31/2025	1101700 550240		2026/7	382.35
			267746591 12312025	MASTER BILL 12/31/2025	1106002 550240		2026/7	917.16
			267746591 12312025	MASTER BILL 12/31/2025	1106000 550240		2026/7	172.30
			267746591 12312025	MASTER BILL 12/31/2025	1105300 550240		2026/7	270.57
			267746591 12312025	MASTER BILL 12/31/2025	1106005 550240		2026/7	130.58
			267746591 12312025	MASTER BILL 12/31/2025	1106002 550240		2026/7	29.84
			267746591 12312025	MASTER BILL 12/31/2025	1106002 550240		2026/7	1,637.69
			267746591 12312025	MASTER BILL 12/31/2025	1101700 550240		2026/7	30.45
					Total For Check # 335541			5,836.76
01/08/2026	335544	2089 OPENGOV INC	INV23522	INV23522 11/18/2025	1101700 530870		2026/7	1,075.00
					Total For Check # 335544			1,075.00
01/08/2026	335548	2269 PRO-MOW LAWN AND	11400	Installation/removal of Rose District holiday	1101700 540280		2026/7	8,211.50
					Total For Check # 335548			8,211.50
01/08/2026	335552	3437 QUIK PRINT OF TULSA INC	118508	Two City of BA banners 27" x 62.5", 18oz.	1106000 560230		2026/7	226.93
					Total For Check # 335552			226.93
01/08/2026	335560	834 SOFTWARE HOUSE	B20616744	SHI Adobe Licenses	1101200 540550		2026/7	1,446.94
					Total For Check # 335560			1,446.94
01/08/2026	335562	303 SMITH FARM & GARDEN CO	111152	BLANKET PO FOR MISC. PARTS	1106000 560230		2026/7	104.48
					Total For Check # 335562			104.48
01/08/2026	335565	268 SOUTHERN TIRE MART	3500282388	UNIT 08110	1106000 560190		2026/7	155.00
					Total For Check # 335565			155.00
01/08/2026	335568	234 STOREY TOWING LLC	60940	TOW SERVICE FOR UNIT 2405 GENERAL	1101700 540200		2026/7	171.00
					Total For Check # 335568			171.00
01/08/2026	335569	3871 SUMMIT FIRE & SECURITY LLC	3737558	3737558 12/23/2025	1106004 540070		2026/7	618.00
					Total For Check # 335569			618.00
01/08/2026	335574	4597 TULSA TOPSOIL INC	25510	BLANKET PO FOR TOP SOIL	1105300 560230		2026/7	200.00
					Total For Check # 335574			200.00

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		NAME	INVOICE	DESCRIPTION				
01/08/2026	335575	5521 TULSA TRAILER	IN-000020028	TRAILER INSPECTIONS FOR DOT	1105300 540200		2026/7	406.97
			IN-000020029	TRAILER INSPECTIONS FOR DOT	1105300 540200		2026/7	47.50
			IN-000020030	TRAILER INSPECTIONS FOR DOT	1105300 540200		2026/7	47.50
			IN-000020078	TRAILER INSPECTIONS FOR DOT	1105300 540200		2026/7	47.50
			IN-000020077	TRAILER INSPECTIONS FOR DOT	1105300 540200		2026/7	47.50
			IN-000020070	TRAILER INSPECTIONS FOR DOT	1105300 540200		2026/7	42.50
				Total For Check # 335575				639.47
01/08/2026	335576	949 TULSA WINNELSON COMPANY	667325 01	BLANKET PO MISC. PLUMBING	1106002 560180		2026/7	41.88
			668923 01	BLANKET PO MISC. PLUMBING	1106000 560180		2026/7	62.40
				Total For Check # 335576				104.28
01/08/2026	335583	1169 VERIZON	6131593452	6131593452 DEC 21, 2025 521088636-	1101200 550540		2026/7	40.01
				Total For Check # 335583				40.01
01/08/2026	335584	48 WARREN POWER &	PS100982242	Paver parts-Unit #1686	1105300 540200		2026/7	2,931.62
			PS100986584	Paver bracket-Jeff Johnson	1105300 560240		2026/7	446.61
			WO100305191	UNIT # 1686	1105300 540200		2026/7	1,588.70
			PS100989750	for Jeff Johnson/Kenneth Farmer	1105300 560200		2026/7	288.00
			WO100301415	unit # 1686	1105300 540200		2026/7	1,266.50
				Total For Check # 335584				6,521.43
01/08/2026	335586	4204 WHITNEY M BRADLEY	12/21/25	12/21/25 CAROLING 2025	1101315 550280		2026/7	1,500.00
				Total For Check # 335586				1,500.00
01/08/2026	335587	1095 WINDSTREAM HOLDINGS II LLC	101118081 11212025	FY26 ANNUAL AGREEMENT	1106000 550220		2026/7	89.43
			101118081 12222025	FY26 ANNUAL AGREEMENT	1106000 550220		2026/7	89.43
			100738909 01052026	FY26 ANNUAL AGREEMENT	1106002 550220		2026/7	157.02
			100738909 01052026	FY26 ANNUAL AGREEMENT	1106004 550220		2026/7	347.17
			77258500	FY26 ANNUAL AGREEMENT	1101315 550540		2026/7	98.32
			77295077	FY26 ANNUAL AGREEMENT	1101315 550540		2026/7	80.67
			77333478	FY26 ANNUAL AGREEMENT	1101315 550540		2026/7	89.25
			CM77221473	FY26 ANNUAL AGREEMENT 220557133	1101315 550540		2026/7	-96.99
				Total For Check # 335587				854.30
01/09/2026	335590	5549 VENTUREFILM STUDIOS LLC	279	279 DEC 11, 2025	1101700 530870		2026/6	7,500.00
				Total For Check # 335590				7,500.00

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12/31/2025	335221	856 AMERICAN FIDELITY	184626	Payroll Run 1 - Warrant 251219	110 218420		2026/6	98.34
			184626	Payroll Run 1 - Warrant 251219	110 218430		2026/6	24.26
					Total For Check # 335221			122.60
12/31/2025	335224	4633 COLONIAL LIFE & ACCIDENT	184632	Payroll Run 1 - Warrant 251219	110 218590		2026/6	1,321.04
					Total For Check # 335224			1,321.04
12/31/2025	335225	1319 COMMUNITY CARE EAP	184628	Payroll Run 1 - Warrant 251219	110 218560		2026/6	219.35
					Total For Check # 335225			219.35
12/31/2025	335227	5259 DAVID PICKEL	T&A 11182025	2025 NLC CITY SUMMIT-SALT LAKE CITY, 1101700 550030			2026/6	1,641.27
					Total For Check # 335227			1,641.27
12/31/2025	335228	4181 ERIN HOFENER	TRR FA2025	MABA FALL 2025 TUITION AND BOOK/	1101315 530110		2026/6	755.76
					Total For Check # 335228			755.76
12/31/2025	335229	5031 HAILEY PETERSON	TRR FA2025	FALL 2025 SCHOOL REIMB	1101501 530110		2026/6	1,325.59
					Total For Check # 335229			1,325.59
12/31/2025	335230	1560 JOHNNIE PARKS	PDR 11192025	2025 NLC CITY SUMMIT-SALT LAKE CITY, 1101700 550030			2026/6	264.00
			MLG 11192025	2025 NLC CITY SUMMIT-SALT LAKE CITY, 1101700 550030			2026/6	579.26
					Total For Check # 335230			843.26
12/31/2025	335231	3312 JOY CLERE	TRR FA2025	FALL 2025 TUITION REIMB	1101501 530110		2026/6	2,013.81
					Total For Check # 335231			2,013.81
12/31/2025	335233	5593 KACI BARNETT	TRR FA2025	FALL 2026 TUITION REIMB	1101800 530110		2026/6	443.63
					Total For Check # 335233			443.63
12/31/2025	335234	159 PRE-PAID LEGAL SERVICES,	184624	Payroll Run 1 - Warrant 251219	110 218100		2026/6	556.18
					Total For Check # 335234			556.18
12/31/2025	335235	761 LISA FORD	MLG 11142025	MILEAGE AND PARKING REIMB	1101700 550030		2026/6	160.92
			MLG 07082025	MILEAGE AND PARKING REIMB	1101700 550030		2026/6	91.00
			MLG 10092025	MILEAGE AND PARKING REIMB	1101700 550030		2026/6	36.40
					Total For Check # 335235			288.32

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12/31/2025	335252	999903 OTP - UB REFUNDS	184692		110 150702		2026/6	328.59
					Total For Check # 335252			328.59
12/31/2025	335283	1987 SURENCY LIFE & HEALTH INS.	184630	Payroll Run 1 - Warrant 251219	110 218460		2026/6	201.50
					Total For Check # 335283			201.50
12/31/2025	335286	5216 918 WRECKER SERVICE INC.	25-310516	25-310516 DEC 12, 2025	1105300 540290		2026/6	160.00
					Total For Check # 335286			160.00
12/31/2025	335291	1092 WESTLAKE HARDWARE INC	305102	BLANKET PO FOR MISC ITEMS	1106000 560210		2026/6	18.71
					Total For Check # 335291			18.71
12/31/2025	335292	149 AMERICAN ELECTRIC	041-990-0-6 12162025	FY26 ANNUAL AGREEMENT 951-183-137-	1106001 550250		2026/6	739.14
			624-103-0-9 12152025	FY26 ANNUAL AGREEMENT 951-183-137-	1106001 550250		2026/6	1,433.32
			784-327-0-0 12122025	FY26 ANNUAL AGREEMENT SINGLES	1105310 550250		2026/6	80.12
			464-965-0-8 12172025	FY26 ANNUAL AGREEMENT SINGLES	1106000 550250		2026/6	55.04
			683-103-0-8 12162025	FY26 ANNUAL AGREEMENT - SINGLES	1106005 550250		2026/6	187.79
					Total For Check # 335292			2,495.41
12/31/2025	335293	4918 AIRGAS, INC	5519673164	BLANKET PO WELDING MATERIAL	1106002 540330		2026/6	26.90
			5520361403	BLANKET PO WELDING MATERIAL	1106002 540330		2026/6	31.06
					Total For Check # 335293			57.96
12/31/2025	335294	4935 AMAZON.COM SALES INC	1DV3-6K3N-WLVJ	ITEM: BIC Round Stic Xtra Life Red	1101800 560030		2026/6	5.72
			1P1G-6W6M-4KFP	ITEM: BIC Round Stic Xtra Life Red	1101800 560030		2026/6	-5.72
			1WVR-X6FK-93LX	Office Supplies	1101102 560030		2026/6	120.81
			1YMG-76GT-NGQF	Recreation Supplies CPCC & RH	1106002 560330		2026/6	66.31
			1V9J-3PMX-NX7W	4K HDMI 50 FT Cable - COMMS TEAM /	1101310 560230		2026/6	17.99
			1C3Q-Q9LD-DJ9H	Civitan's Christmas COBA Float	1101700 560230		2026/6	-37.60
					Total For Check # 335294			167.51
12/31/2025	335296	514 AMUNDSEN COMMERCIAL	0147513-IN	NEW ICE MACHINE FOR VETERANS	1106004 560240		2026/6	4,998.48
					Total For Check # 335296			4,998.48
12/31/2025	335299	661 ASSOCIATED PARTS & SUPPLY	318720	BLANKET PO FOR MISC. APPLIANCE	1106002 560180		2026/6	6.99
					Total For Check # 335299			6.99
12/31/2025	335302	73 AT&T	9181054384 12012025	918 105-3484 322 4 DEC 1 2025	1101700 550220		2026/6	30.00

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		NAME	INVOICE	DESCRIPTION				
					Total For Check # 335302			30.00
12/31/2025	335303	885 ATWOOD DISTRIBUTING LP	3713	BLANKET PO SAFETY SHOES & MISC	1106000 560230		2026/6	3.79
			3718	BLANKET PO SAFETY SHOES & MISC	1106000 560230		2026/6	159.96
					Total For Check # 335303			163.75
12/31/2025	335313	19 BROKEN ARROW ELECTRIC	S3436297.001	BLANKET PO FOR MISC ELECTRICAL	1106002 560180		2026/6	374.13
					Total For Check # 335313			374.13
12/31/2025	335315	22 BROKEN ARROW SENIORS INC	42394	42394 DEC 2025	1106002 550100		2026/6	896.89
			42394	42394 DEC 2025	1106002 550100		2026/6	1,122.28
					Total For Check # 335315			2,019.17
12/31/2025	335316	1951 BRUCKNER TRUCK SALES-	RA113013175:01	UNIT # 1598	1105300 540200		2026/6	3,745.15
					Total For Check # 335316			3,745.15
12/31/2025	335317	594 BUILDERS SUPPLY, INC.	792019	BLANKET PO FOR MISC BUILDING	1105300 560180		2026/6	101.79
					Total For Check # 335317			101.79
12/31/2025	335318	638 BWI COMPANIES INC.	19468671	Flumigard SC - (1 gal.)	1106000 560340		2026/6	3,575.13
					Total For Check # 335318			3,575.13
12/31/2025	335320	37 CINTAS CORPORATION	5306867207	BLANKET PO FOR ALL DEPARTMENT	1106005 560230		2026/6	21.92
			9351617458	CITY COUNCIL APPROVED 05/07/24	1101102 540330		2026/6	99.00
			5308880901	BLANKET PO FOR ALL DEPARTMENT	1106000 560230		2026/6	31.08
			5308737102	BLANKET PO FOR ALL DEPARTMENT	1106000 560230		2026/6	47.23
					Total For Check # 335320			199.23
12/31/2025	335321	996 CITY OF BROKEN ARROW	184627	Payroll Run 1 - Warrant 251219	110 218180		2026/6	423.32
			184627	Payroll Run 1 - Warrant 251219	110 218360		2026/6	3,894.43
					Total For Check # 335321			4,317.75
12/31/2025	335322	5530 WESTERN DIESEL SERVICES,	SV1143858	UNIT # 2211	1105300 540200		2026/6	2,019.80
					Total For Check # 335322			2,019.80
12/31/2025	335323	1391 CLEAN THE UNIFORM CO	52153663	52153663 SEPT 10, 2025	1106002 540330		2026/6	26.19
			52165912	52165912 NOV 26, 2025	1106005 540330		2026/6	1.32
			52162600	52162600 NOV 5, 2025	1106002 540330		2026/6	26.19

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			52163699	52163699 NOV 12, 2025	1106005 540330		2026/6	1.32
			52166400	52166400 NOV 28, 2025	1106002 540330		2026/6	3.14
			52168843	52168843 DEC 12, 2025	1106002 540330		2026/6	3.14
			52150830	52150830 AUG 22, 2025	1106002 540330		2026/6	3.14
			52168837	52168837	1101415 540310		2026/6	49.84
			52169453	52169453	1101700 540330		2026/6	6.08
			52169457	52169457	1106002 540330		2026/6	26.19
			52140168	52140168	1101700 540330		2026/6	5.10
			52153040	52153040	1106002 540330		2026/6	3.14
			52168341	52168341	1106005 540310		2026/6	10.15
			52168341	52168341	1101700 540330		2026/6	24.49
			52169934	52169934 12/19/2025	1106000 540310		2026/6	135.69
			52169934	52169934 12/19/2025	1106000 540330		2026/6	0.34
			52169456	52169456 12/17/2025	1106000 540310		2026/6	33.04
			52169456	52169456 12/17/2025	1106003 540310		2026/6	47.68
			52168844	52168844 12/12/2025	1101800 540330		2026/6	7.84
					Total For Check # 335323			414.02
12/31/2025	335336	5370 MCPHERRIN ENTERPRISES CO	617-16454	617-16454	1101700 550890	2617140	2026/6	93.66
					Total For Check # 335336			93.66
12/31/2025	335337	64 FEDERAL EXPRESS	9-099-27342	9-099-27342 DEC 11 25 1119-1744-2	1101700 550390		2026/6	7.05
					Total For Check # 335337			7.05
12/31/2025	335339	1231 AT&T MOBILITY LLC	44015076X11172025	287344015076X11172025	1101700 550540		2026/6	200.44
					Total For Check # 335339			200.44
12/31/2025	335340		32244712X12172025	287332244712X12172025 539-240-7952	1101200 550540		2026/6	43.73
					Total For Check # 335340			43.73
12/31/2025	335341		44015076X12172025	287344015076X12092025 DEC 09, 2025	1101700 550540		2026/6	202.44
					Total For Check # 335341			202.44
12/31/2025	335348	76 GRAINGER	9741520028	5GUX7 Reciprocating saw, 12 V DC,	1106000 560240		2026/6	130.94
					Total For Check # 335348			130.94
12/31/2025	335355	4978 HIPOWER SYSTEMS	2025-218	BLANKET PO FOR BID# 26.122	1101700 540280		2026/6	154.27
					Total For Check # 335355			154.27

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CHECK DATE	CHECK #	VENDOR			G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
		NAME	INVOICE	DESCRIPTION				
12/31/2025	335361	5131 KEVIN BEHE	15156	CITY COUNCIL 07/14/25	1101200 540070		2026/6	0.33
			15156	CITY COUNCIL 07/14/25	1101700 540070		2026/6	1.99
			15156	CITY COUNCIL 07/14/25	1105300 540070		2026/6	0.96
			15156	CITY COUNCIL 07/14/25	1106000 540070		2026/6	1.67
			15156	CITY COUNCIL 07/14/25	1106002 540070		2026/6	1.91
			15156	CITY COUNCIL 07/14/25	1106005 540070		2026/6	0.48
			15276	CITY COUNCIL 07/14/25	1101200 540070		2026/6	0.29
			15276	CITY COUNCIL 07/14/25	1101700 540070		2026/6	1.59
			15276	CITY COUNCIL 07/14/25	1105300 540070		2026/6	0.76
			15276	CITY COUNCIL 07/14/25	1106000 540070		2026/6	1.33
			15276	CITY COUNCIL 07/14/25	1106002 540070		2026/6	1.53
			15276	CITY COUNCIL 07/14/25	1106005 540070		2026/6	0.38
					Total For Check # 335361			13.22
12/31/2025	335364	131 LOCKE SUPPLY COMPANY	57091543-00	BLANKET PO FOR PLUMBING &	1105310 560310		2026/6	28.70
			57205433-00	BLANKET PO FOR PLUMBING &	1101700 560180		2026/6	33.92
					Total For Check # 335364			62.62
12/31/2025	335366	136 MAGIC REFRIGERATION	0059699-IN	0059699-IN 11/25/2025	1106004 540070		2026/6	140.00
					Total For Check # 335366			140.00
12/31/2025	335368	537 MCAFEE & TAFT	806702	806702 DEC 12, 2025	1101700 530080		2026/6	420.00
					Total For Check # 335368			420.00
12/31/2025	335372	25 NAPA AUTO PARTS	21688	6672	1106000 560200		2026/6	18.58
			21688	6671	1106000 560200		2026/6	25.38
			21688	1307	1106000 560200		2026/6	5.31
			21688	1496	1106000 560200		2026/6	49.95
			21688	3472	1106000 560200		2026/6	10.71
			21688	15W40BULK	1106000 560210		2026/6	35.90
			21691	MTP24	1105300 560200		2026/6	199.61
			21705	62NLOC	1105300 560200		2026/6	30.00
			21705	8FHN062C	1105300 560200		2026/6	55.00
			21705	62C300BPL8	1105300 560200		2026/6	400.00
			21875	4091611C1	1105310 560200		2026/6	103.06
			21877	1013577	1101700 560230		2026/6	88.11
			21890	MTP24	1106000 560200		2026/6	199.61

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				21891	LIT5110	1106000 560180		2026/6	129.36
				21892	5698456	1105300 560200		2026/6	89.31
				21913	213025	1106000 560200		2026/6	77.77
				21917	8435AAA	1105315 560200		2026/6	129.51
				21917	8435AAA	1105315 560200		2026/6	18.00
				21921	30053905	1106000 560200		2026/6	60.14
				21922	31MHD	1105310 560200		2026/6	297.02
				022036	1255H11N	1106000 560200		2026/6	8.58
				022036	7060	1106000 560200		2026/6	4.25
				022036	2488	1106000 560200		2026/6	13.80
				022036	5W30BULK	1106000 560210		2026/6	25.20
				022036	2413	1106000 560230		2026/6	6.34
				022040	388BDMDUAL	1105300 560190		2026/6	1,625.72
				022045	388BDMDUAL	1105300 560190		2026/6	406.43
				022056	29558329	1105300 560200		2026/6	125.87
				022056	7191	1105300 560200		2026/6	17.47
				022056	1759	1105300 560200		2026/6	16.16
				022056	950011K	1105300 560200		2026/6	31.20
				022056	HDATFBULK	1105300 560210		2026/6	10.12
				022056	85W140BULK	1105300 560210		2026/6	5.63
				022056	2413	1105300 560230		2026/6	6.34
				022057	1748XD	1105300 560200		2026/6	33.89
				022057	3788	1105300 560200		2026/6	28.17
				022057	3936	1105300 560200		2026/6	17.59
				022057	9082	1105300 560200		2026/6	12.77
				022057	2812	1105300 560200		2026/6	87.45
				022057	9520	1105300 560200		2026/6	44.88
				022057	15W40BULK	1105300 560210		2026/6	90.64
				022074	HDATFBULK	1105300 560210		2026/6	192.28
						Total For Check # 335372			4,833.11
12/31/2025	335373			21659	8822	1105300 560230		2026/6	7.49
				21671	2413	1106000 560230		2026/6	6.34
				21679	AHDWMPHDC1	1106000 560230		2026/6	7.84
				21680	785409	1105300 560200		2026/6	6.60
				21685	810068709	1106000 560190		2026/6	0.03
				21696	1456	1106000 560200		2026/6	40.85
				21696	1496	1106000 560200		2026/6	-49.95

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		NAME	INVOICE	DESCRIPTION				
			21880	62424	1105300 560200		2026/6	24.62
			21883	15W40BULK	1105300 560210		2026/6	43.08
			21898	26PB	1105300 560230		2026/6	10.04
			21906	46AW2BULK	1105300 560210		2026/6	8.89
			21914	1-Feb	1106000 560230		2026/6	14.73
			21923	61PM44	1106000 560200		2026/6	28.46
			21925	2413	1105300 560230		2026/6	6.34
			022034	2283993	1106000 560200		2026/6	22.11
			022034	7031906	1106000 560200		2026/6	14.73
			022037	0120C	1106000 560230		2026/6	5.98
			022042	809730	1106000 560200		2026/6	37.86
			022065	81118	1106000 560230		2026/6	9.22
			022073	121625	1105300 560200		2026/6	2.80
			022172	789DEF	1106000 560210		2026/6	11.11
			022176	2413	1106000 560230		2026/6	3.17
					Total For Check # 335373			262.34
12/31/2025	335379	98 OKLAHOMA NATURAL GAS CO	110093891 12152025	210105844 1100938 91 DEC 15, 2025	1106001 550240		2026/6	215.32
			2497902 45 12262025	210104103 2497902 45 DEC 26, 2025 400	1106004 550240		2026/6	477.79
					Total For Check # 335379			693.11
12/31/2025	335382	4137 PRESIDIO HOLDINGS INC	6013025001357	Cisco SmartNet Maintenance	1101200 540550		2026/6	17,698.35
					Total For Check # 335382			17,698.35
12/31/2025	335384	4987 DAVE HARRISON	25B04	BACKPACKS FOR PARKS STAFF	1106002 560230		2026/6	840.00
					Total For Check # 335384			840.00
12/31/2025	335385	3437 QUIK PRINT OF TULSA INC	118503	Vertical Flag banner, stars on left side of	1106000 560230		2026/6	119.22
					Total For Check # 335385			119.22
12/31/2025	335388	4218 RED EQUIPMENT LLC	W00899	UNIT 2159	1105300 540200		2026/6	4,111.55
					Total For Check # 335388			4,111.55
12/31/2025	335392	201 ROYAL PRINTING	67185	67185	1101700 560230		2026/6	33.00
					Total For Check # 335392			33.00
12/31/2025	335398	2144 SITE ONE LANDSCAPE SUPPLY	161271009-001	BLANKET PO FOR IRRIGATION	1106003 560230		2026/6	25.33
			161319021-001	BLANKET PO FOR IRRIGATION	1106003 560230		2026/6	43.72

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		NAME	INVOICE	DESCRIPTION				
			161319492-001	BLANKET PO FOR IRRIGATION	1106000 560230		2026/6	104.72
			161318902-001	BLANKET PO FOR IRRIGATION	1106000 560230		2026/6	184.30
			161434297-001	BLANKET PO FOR IRRIGATION	1106000 560180		2026/6	190.77
					Total For Check # 335398			548.84
12/31/2025	335399	303 SMITH FARM & GARDEN CO	110416	BLANKET PO FOR MISC. PARTS	1106000 560310		2026/6	23.75
					Total For Check # 335399			23.75
12/31/2025	335400	4931 HOWARD DCIII LLC	445463	UNIT # 1444 - JEFF	1105300 540200		2026/6	2,072.11
			447194	unit 1807	1105310 540200		2026/6	6,751.66
					Total For Check # 335400			8,823.77
12/31/2025	335401	268 SOUTHERN TIRE MART	3500286474	UNIT # 1167	1106000 540200		2026/6	1,104.90
					Total For Check # 335401			1,104.90
12/31/2025	335403	1104 TIGER, INC.	1125247891	1125247891	1106001 550240		2026/6	270.09
					Total For Check # 335403			270.09
12/31/2025	335417	949 TULSA WINNELSON COMPANY	665665 01	BLANKET PO MISC. PLUMBING	1106002 560180		2026/6	248.29
			665448 01	BLANKET PO MISC. PLUMBING	1106000 560180		2026/6	469.43
			668686 01	BLANKET PO MISC. PLUMBING	1101700 560180		2026/6	133.76
					Total For Check # 335417			851.48
12/31/2025	335423	819 VANCE BROTHERS LLC	IT00010258	BLANKET PO FOR ROAD OIL SSI	1105300 560800		2026/6	179.40
					Total For Check # 335423			179.40
12/31/2025	335431	1095 WINDSTREAM HOLDINGS II LLC	100755590 12222025	100755590 DEC 22, 2025 918-355-5028	1106002 550220		2026/6	43.06
					Total For Check # 335431			43.06
					Total For Fund 110			169,563.82
					Number of Invoices For Fund 110			525

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		NAME	INVOICE	DESCRIPTION				
01/08/2026	335438	4768 INHOUSE ADVERTISING LLC	9554	Inhouse Advertising annual contract for	2271700 530870		2026/7	27,500.00
			9555	Inhouse Advertising annual contract for	2271700 530870		2026/7	31,150.00
					Total For Check # 335438			58,650.00
01/08/2026	335458	149 AMERICAN ELECTRIC	393-103-0-6 12192025	FY26 ANNUAL AGREEMENT 959-393-103-	2271700 550250		2026/7	74.38
					Total For Check # 335458			74.38
01/08/2026	335473	2910 BROKEN ARROW CHAMBER OF	80406	80406 DEC 19, 2025	2271700 530110		2026/7	80.00
					Total For Check # 335473			80.00
01/08/2026	335528	3081 METRO TULSA HOTEL &	00079	ANNUAL DUES	2271700 530850		2026/7	425.00
					Total For Check # 335528			425.00
01/08/2026	335541	98 OKLAHOMA NATURAL GAS CO	267746591 12312025	MASTER BILL 12/31/2025	2271700 550240		2026/7	97.71
					Total For Check # 335541			97.71
01/08/2026	335542	1133 OKLAHOMA SOCIETY OF	5360	5360 12/19/2025	2271700 530870		2026/7	2,000.00
					Total For Check # 335542			2,000.00
01/08/2026	335587	1095 WINDSTREAM HOLDINGS II LLC	77258500	FY26 ANNUAL AGREEMENT	2271700 550540		2026/7	98.32
			77295077	FY26 ANNUAL AGREEMENT	2271700 550540		2026/7	80.67
			77333478	FY26 ANNUAL AGREEMENT	2271700 550540		2026/7	89.25
			CM77221473	FY26 ANNUAL AGREEMENT 220557133	2271700 550540		2026/7	-96.99
					Total For Check # 335587			171.25
12/31/2025	335304	5594 BRAD HEATH	00151	00151 DEC 2025	2271700 550100		2026/6	50,000.00
					Total For Check # 335304			50,000.00
12/31/2025	335361	5131 KEVIN BEHE	15156	CITY COUNCIL 07/14/25	2271700 540070		2026/6	1.43
			15276	CITY COUNCIL 07/14/25	2271700 540070		2026/6	1.15
					Total For Check # 335361			2.58
12/31/2025	335375	4809 NORTHEASTERN UNIVERSITY	NSUBA-001	NSUBA-001 12/01/2025	2271700 530870		2026/6	5,000.00
					Total For Check # 335375			5,000.00
					Total For Fund 227			116,500.92
					Number of Invoices For Fund 227			15

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		NAME	INVOICE	DESCRIPTION				
01/08/2026	335582	868 COUNTRY FORD-MERCURY INC	85084	CITY COUNCIL APPROVED 10/21/2025	3293001 570020	2630050	2026/7	51,404.20
					Total For Check # 335582			51,404.20
12/31/2025	335342	5472 FRANK STEVENS	6451	Rifle Mounting Kit and Lidar Holder New	3293001 570020	2630060	2026/6	1,214.00
					Total For Check # 335342			1,214.00
					Total For Fund 329			52,618.20
					Number of Invoices For Fund 329			2

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CHECK DATE	CHECK #	VENDOR			G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
		NAME	INVOICE	DESCRIPTION				
01/08/2026	335478	3682 CATS ARMS LLC	5452	5 RIFLES	3303504 570040	2635200	2026/7	12,797.95
					Total For Check # 335478			12,797.95
12/31/2025	335298	5126 ASCEND COMMERCIAL	PA 12 RETAINAGE	PW Field Office PA 12 RETAINAGE	3301700 570150	2217090	2026/6	3,193.92
					Total For Check # 335298			3,193.92
12/31/2025	335325	1488 BRANDON OUTLAW	28141	Freemotion G624 dual cable cross new	3303501 570170	2635070	2026/6	7,995.00
					Total For Check # 335325			7,995.00
12/31/2025	335330	634 DELL MARKETING L.P.	10853062950	New Monitors for Jason Dickeson	3301200 570170	2612030	2026/6	1,420.00
					Total For Check # 335330			1,420.00
12/31/2025	335358	3817 JACOBS ENGINEERING GROUP	W7Y61700-005	2417260 Jacobs Project	3301700 570170	2417260	2026/6	94,012.69
					Total For Check # 335358			94,012.69
12/31/2025	335371	888 NAFECO	1382665	Suppression tool restock-nafeco	3303501 570170	2635060	2026/6	2,497.07
					Total For Check # 335371			2,497.07
12/31/2025	335393	1263 SELSER SCHAEFER	2510894 2417170	City Hall 2417170	3301700 570160	2417170	2026/6	10,000.00
					Total For Check # 335393			10,000.00
					Total For Fund 330			131,916.63
					Number of Invoices For Fund 330			7

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CHECK DATE	CHECK #	VENDOR			G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
		NAME	INVOICE	DESCRIPTION				
01/08/2026	335458	149 AMERICAN ELECTRIC	662-793-0-3 12182025	FY26 ANNUAL AGREEMENT SINGLES	3425300 550250		2026/7	178.68
			502-247-0-5 12192025	FY26 ANNUAL AGREEMENT - SINGLES	3425300 550250		2026/7	56.10
					Total For Check # 335458			234.78
01/08/2026	335486	1292 CONTROL TECHNOLOGIES INC	0083209	Camera repairs-for Gary Harris	3425300 540280		2026/7	450.00
			0083209	Camera repairs-for Gary Harris	3425300 560350		2026/7	70.73
					Total For Check # 335486			520.73
01/08/2026	335524	131 LOCKE SUPPLY COMPANY	56809773-01	BLANKET PO FOR PLUMBING &	3425300 560230		2026/7	682.68
			56489670-01	BLANKET PO FOR PLUMBING &	3425300 550260		2026/7	18.87
					Total For Check # 335524			701.55
12/31/2025	335292	149 AMERICAN ELECTRIC	144-898-0-2 12102025	959-144-898-0-2 DEC 10, 2025 20421 1/2	3425300 550250		2026/6	6.70
			883-018-0-0 12122025	959-883-018-0-0 DEC 12, 2025 24408 E	3425300 550250		2026/6	56.25
			158-339-0-2 12152025	FY26 ANNUAL AGREEMENT SINGLES	3425300 550250		2026/6	98.04
			158-339-0-2 11122025	FY26 ANNUAL AGREEMENT SINGLES	3425300 550250		2026/6	89.36
			343-742-0-7 12172025	FY26 ANNUAL AGREEMENT - SINGLES	3425300 550250		2026/6	71.23
					Total For Check # 335292			321.58
12/31/2025	335395	81 SHERWIN WILLIAMS CO	10738119791125	BLANKET PO FOR PAINT SUPPLIES	3425300 560230		2026/6	52.45
					Total For Check # 335395			52.45
					Total For Fund 342			1,831.09
					Number of Invoices For Fund 342			12

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CHECK DATE	CHECK #	VENDOR			G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
		NAME	INVOICE	DESCRIPTION				
01/10/2026	202759	826 LOWES	72537	BLANKET PO FOR MISC. ITEMS	3435300 570150	ST24270	2026/7	159.21
					Total For Check # 202759			159.21
01/08/2026	335464	4846 APAC-CENTRAL, INC.	7002364856	BLANKET PO FOR ASPHALT (PRIMARY	3435300 570150	ST24270	2026/7	154,954.16
					Total For Check # 335464			154,954.16
01/08/2026	335491	3307 DP SUPPLY	036344	Stormwater materials-Matt Duran	3435300 570150	ST24270	2026/7	10,627.88
			036208	Stormwater materials-Matt Duran	3435300 570150	ST24270	2026/7	4,930.40
					Total For Check # 335491			15,558.28
01/08/2026	335494	1275 ERGON ASPHALT &	9403618989	BLANKET PO - OIL (CRS2)	3435300 570150	ST24270	2026/7	5,029.19
					Total For Check # 335494			5,029.19
01/08/2026	335546	320 POE AND ASSOCIATES	15838	SW25120 Hemlock Culvert	3435300 570160	SW25120	2026/7	3,060.00
					Total For Check # 335546			3,060.00
12/31/2025	335333	1275 ERGON ASPHALT &	9403618988	BLANKET PO - OIL (CRS2)	3435300 570150	ST24270	2026/6	3,571.68
					Total For Check # 335333			3,571.68
Total For Fund 343								182,332.52
Number of Invoices For Fund 343								7

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CHECK DATE	CHECK #	VENDOR			G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
		NAME	INVOICE	DESCRIPTION				
01/10/2026	202759	826 LOWES	71331	BLANKET PO FOR MISC. ITEMS	3443008 560180		2026/7	41.89
			80437	BLANKET PO FOR MISC. ITEMS	3443009 560180		2026/7	15.12
			70774	BLANKET PO FOR MISC. ITEMS	3443009 560180		2026/7	-27.66
			89350	BLANKET PO FOR MISC. ITEMS	3443009 560180		2026/7	27.66
				Total For Check # 202759				57.01
01/08/2026	335434	2284 CASSANDRA BUHLER	PDR 01142026	PER DIEM OMAG LELA 1/14/2026	3443001 550030		2026/7	34.00
				Total For Check # 335434				34.00
01/08/2026	335437	1550 GENESIS HEALTH CLUBS	184629	Payroll Run 1 - Warrant 251219	344 218150		2026/6	774.50
				Total For Check # 335437				774.50
01/08/2026	335441	4905 METROPOLITAN LIFE	184634	Payroll Run 1 - Warrant 251219	344 218340		2026/6	1,091.11
			184634	Payroll Run 1 - Warrant 251219	344 218480		2026/6	3,914.04
			184634	Payroll Run 1 - Warrant 251219	344 218590		2026/6	935.09
				Total For Check # 335441				5,940.24
01/08/2026	335450	360 STEVE BRADLEY	PDR 01092026	PER DIEM NENA NG911 CONF 1/9-	3443006 550030		2026/7	616.00
				Total For Check # 335450				616.00
01/08/2026	335454	1335 911 CUSTOM	61736	61736 AUG 18 , 2025	3443001 560200		2026/7	543.19
			61933	61933 AUG 27, 2025	3443001 560200		2026/7	483.60
			62088	62088 SEPT 10, 2025	3443001 560200		2026/7	389.43
			62016	62016 SEPT 4, 2025	3443001 560200		2026/7	89.86
			61602	61602 JULY 24, 2025	3443001 560200		2026/7	513.92
			61602 08182025	61602 AUG 18, 2025	3443001 560200		2026/7	1,493.88
			62413	62413 OCT 14, 2025	3443001 560200		2026/7	474.71
				Total For Check # 335454				3,988.59
01/08/2026	335455	5216 918 WRECKER SERVICE INC.	25-313349	TOW SERVICE FOR UNIT 1725 POLICE	3443001 540200		2026/7	60.00
				Total For Check # 335455				60.00
01/08/2026	335458	149 AMERICAN ELECTRIC	757-559-0-9 12182025	FY26 ANNUAL AGREEMENT SINGLES	3443001 550250		2026/7	221.97
			086-363-1-7 12152025	FY26 ANNUAL AGREEMENT - SINGLES	3443001 550250		2026/7	29.82
				Total For Check # 335458				251.79
01/08/2026	335461	4935 AMAZON.COM SALES INC	1XPG-HYXT-X4TD	Restock of Copy Paper for PD	3443001 560030		2026/7	864.62
			1XPG-HYXT-X4TD	Restock of Copy Paper for PD	3443006 560030		2026/7	216.15

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		NAME	INVOICE	DESCRIPTION				
			1XPG-HYXT-X4TD	Restock of Copy Paper for PD	3443001 560230		2026/7	47.09
			1PY7-KQD6-H77H	Vet Room Kennel Replacement	3443009 560230		2026/7	323.96
			13F4-QQNJ-J3XJ	TV for Front Lobby Office, Supplements for	3443010 560230		2026/7	65.98
			13F4-QQNJ-J3XJ	TV for Front Lobby Office, Supplements for	3443010 560240		2026/7	259.99
			13F4-QQNJ-J3XJ	TV for Front Lobby Office, Supplements for	3443001 560470		2026/7	330.88
				Total For Check # 335461				2,108.67
01/08/2026	335467	910 BAYSINGER POLICE SUPPLY	1082619A	Badges for Police Recruits	3443001 560100		2026/7	2,673.18
				Total For Check # 335467				2,673.18
01/08/2026	335470	5206 EUROTEx MOTORS LLC	63051	12k Mile Service for Unit 2427	3443001 540200		2026/7	2,536.99
				Total For Check # 335470				2,536.99
01/08/2026	335473	2910 BROKEN ARROW CHAMBER OF	80406	80406 DEC 19, 2025	3443001 530110		2026/7	320.00
				Total For Check # 335473				320.00
01/08/2026	335474	19 BROKEN ARROW ELECTRIC	S3440057.001	BLANKET PO FOR MISC ELECTRICAL	3443001 540070		2026/7	843.85
				Total For Check # 335474				843.85
01/08/2026	335477	200 CALL ONE INC	PS1109792	Restock of Headsets for Dispatch	3443006 560240		2026/7	2,040.00
				Total For Check # 335477				2,040.00
01/08/2026	335481	37 CINTAS CORPORATION	5309468311	First Aid Replenishments for Shelter	3443009 560230		2026/7	50.40
				Total For Check # 335481				50.40
01/08/2026	335505	685 GT DISTRIBUTORS INC	INV1068622	Rifle weapon mounted lights	3443001 560240		2026/7	4,724.70
				Total For Check # 335505				4,724.70
01/08/2026	335509	5440 HHM FACILITY MANAGEMENT,	169529	CUSTODIAL BID# 25.161	3443001 540070		2026/7	70.22
			169529	CUSTODIAL BID# 25.161	3443008 540070		2026/7	17.02
			169529	CUSTODIAL BID# 25.161	3443009 540070		2026/7	10.64
			169530	CUSTODIAL BID# 25.161	3443001 540070		2026/7	356.03
			169530	CUSTODIAL BID# 25.161	3443008 540070		2026/7	86.31
			169530	CUSTODIAL BID# 25.161	3443009 540070		2026/7	53.94
			169531	CUSTODIAL BID# 25.161	3443001 540070		2026/7	316.47
			169531	CUSTODIAL BID# 25.161	3443008 540070		2026/7	76.72
			169531	CUSTODIAL BID# 25.161	3443009 540070		2026/7	47.95
			169532	CUSTODIAL BID# 25.161	3443001 540070		2026/7	276.91

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				169532	CUSTODIAL BID# 25.161	3443008 540070		2026/7	67.13
				169532	CUSTODIAL BID# 25.161	3443009 540070		2026/7	41.96
				169533	CUSTODIAL BID# 25.161	3443001 540070		2026/7	25.71
				169533	CUSTODIAL BID# 25.161	3443008 540070		2026/7	6.23
				169533	CUSTODIAL BID# 25.161	3443009 540070		2026/7	3.90
				169534	CUSTODIAL BID# 25.161	3443001 540070		2026/7	110.77
				169534	CUSTODIAL BID# 25.161	3443008 540070		2026/7	26.85
				169534	CUSTODIAL BID# 25.161	3443009 540070		2026/7	16.78
				169535	CUSTODIAL BID# 25.161	3443001 540070		2026/7	189.88
				169535	CUSTODIAL BID# 25.161	3443008 540070		2026/7	46.03
				169535	CUSTODIAL BID# 25.161	3443009 540070		2026/7	28.77
				169536	CUSTODIAL BID# 25.161	3443001 540070		2026/7	197.79
				169536	CUSTODIAL BID# 25.161	3443008 540070		2026/7	47.95
				169536	CUSTODIAL BID# 25.161	3443009 540070		2026/7	29.97
				169537	CUSTODIAL BID# 25.161	3443001 540070		2026/7	247.24
				169537	CUSTODIAL BID# 25.161	3443008 540070		2026/7	59.94
				169537	CUSTODIAL BID# 25.161	3443009 540070		2026/7	37.46
				169538	CUSTODIAL BID# 25.161	3443001 540070		2026/7	979.08
				169538	CUSTODIAL BID# 25.161	3443008 540070		2026/7	237.36
				169538	CUSTODIAL BID# 25.161	3443009 540070		2026/7	148.34
				169540	CUSTODIAL BID# 25.161	3443001 540070		2026/7	79.12
				169540	CUSTODIAL BID# 25.161	3443008 540070		2026/7	19.18
				169540	CUSTODIAL BID# 25.161	3443009 540070		2026/7	11.99
				169539	CUSTODIAL BID# 25.161	3443001 540070		2026/7	47.47
				169539	CUSTODIAL BID# 25.161	3443008 540070		2026/7	11.51
				169539	CUSTODIAL BID# 25.161	3443009 540070		2026/7	7.19
				169541	CUSTODIAL BID# 25.161	3443001 540070		2026/7	296.69
				169541	CUSTODIAL BID# 25.161	3443008 540070		2026/7	71.93
				169541	CUSTODIAL BID# 25.161	3443009 540070		2026/7	44.95
				169542	CUSTODIAL BID# 25.161	3443001 540070		2026/7	69.23
				169542	CUSTODIAL BID# 25.161	3443008 540070		2026/7	16.78
				169542	CUSTODIAL BID# 25.161	3443009 540070		2026/7	10.49
				169543	CUSTODIAL BID# 25.161	3443001 540070		2026/7	593.39
				169543	CUSTODIAL BID# 25.161	3443008 540070		2026/7	143.85
				169543	CUSTODIAL BID# 25.161	3443009 540070		2026/7	89.91
						Total For Check # 335509			5,375.03
01/08/2026	335510	4320 HILL'S PET NUTRITION SALES		255503546	Food for the shelter animals	3443009 560230		2026/7	248.19

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		NAME	INVOICE	DESCRIPTION				
					Total For Check # 335510			248.19
01/08/2026	335513	3017 I TOUCH BIOMETRICS LLC	7788	7788 10/20/2025	3443006 540550		2026/7	1,980.00
					Total For Check # 335513			1,980.00
01/08/2026	335515	115 INCOG	227738 E-002452	227738 12/31/2025 JANUARY 2026 BILLING	3443006 540550 3443006 550220		2026/7 2026/7	2,512.17 13,806.74
					Total For Check # 335515			16,318.91
01/08/2026	335517	3016 INSIGHT PUBLIC SECTOR INC	1101336161 11172025	Cradlepoint NetCloud Essentials	3443001 540550		2026/7	3,933.19
					Total For Check # 335517			3,933.19
01/08/2026	335519	4452 L3HARRIS TECHNOLOGIES INC	93464623	Replacement Mobile Microphone	3443001 560200		2026/7	129.89
					Total For Check # 335519			129.89
01/08/2026	335522	614 LIGHTING INC/BROKEN ARROW	S3429738.001	BLANKET PO FOR MISC. LIGHTING	3443009 560180		2026/7	194.12
					Total For Check # 335522			194.12
01/08/2026	335523	4380 LOCK-DOC INC	121025-H21	BLANKET PO FOR LOCKS,KEYS, & ETC	3443009 560180		2026/7	1,135.00
					Total For Check # 335523			1,135.00
01/08/2026	335525	2355 LOCKEDINRN	12152025 12222025	Visiting Nurse Visiting Nurse 12/22-24/2025	3443008 530870 3443008 530870		2026/7 2026/7	307.08 307.08
					Total For Check # 335525			614.16
01/08/2026	335526	3658 MALLORY SAFETY AND SUPPLY	6321657	Recruit Academy Ballistic Vest Pouches	3443001 560100		2026/7	1,244.86
					Total For Check # 335526			1,244.86
01/08/2026	335532	25 NAPA AUTO PARTS	022193 022215 021969 021976 021989 022237 021872 022080 022080 022080	MTP65HD F000702 F008921 F012114 MTX94RH7 DB5Z17683DF F011685 1372 230266 200906	3443001 560200 3443001 560190 3443001 560190 3443001 560190 3443001 560200 3443001 560200 3443001 560190 3443001 560200 3443001 560200 3443001 560200		2026/7 2026/7 2026/7 2026/7 2026/7 2026/7 2026/7 2026/7 2026/7 2026/7	146.49 297.20 356.04 272.86 223.93 368.78 576.84 4.25 10.91 18.53

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				022080	MTP65HD	3443001 560200		2026/7	108.76
				022080	20811	3443001 560210		2026/7	23.61
				022080	115	3443001 560210		2026/7	14.44
				022080	5W30BULK	3443001 560210		2026/7	29.40
				022313	F000702	3443001 560190		2026/7	297.20
				022313	F2GZ1A189A	3443001 560190		2026/7	74.33
				022334	MTP65HD	3443001 560200		2026/7	133.67
					Total For Check #	335532			2,957.24
01/08/2026	335533			022189	7502	3443001 560200		2026/7	4.25
				022189	4068	3443001 560200		2026/7	5.32
				022189	6935	3443001 560200		2026/7	9.55
				022189	20811	3443001 560210		2026/7	23.61
				022189	115	3443001 560210		2026/7	14.44
				022189	5W20BULK	3443001 560210		2026/7	20.28
				021977	MTP48H6	3443001 560200		2026/7	108.76
				021982	200942	3443001 560200		2026/7	15.75
				021982	100255	3443001 560200		2026/7	4.25
				021982	4211	3443001 560200		2026/7	14.22
				021982	20811	3443001 560210		2026/7	23.61
				021982	115	3443001 560210		2026/7	14.44
				021982	0W20BULK	3443001 560210		2026/7	28.64
				021983	7502	3443001 560200		2026/7	4.25
				021983	20811	3443001 560210		2026/7	23.61
				021983	115	3443001 560210		2026/7	14.44
				021983	5W20BULK	3443001 560210		2026/7	20.28
				021984	7502	3443001 560200		2026/7	4.25
				021984	20811	3443001 560210		2026/7	23.61
				021984	115	3443001 560210		2026/7	14.44
				021984	5W20BULK	3443001 560210		2026/7	20.28
				021985	100255	3443001 560200		2026/7	4.25
				021985	20811	3443001 560210		2026/7	23.61
				021985	115	3443001 560210		2026/7	14.44
				021985	0W20BULK	3443001 560210		2026/7	28.64
				021986	100050	3443001 560200		2026/7	4.55
				021986	20811	3443001 560210		2026/7	23.61
				021986	115	3443001 560210		2026/7	14.44
				021986	5W30BULK	3443001 560210		2026/7	25.20

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NAME	INVOICE	DESCRIPTION				
	022226	7060		3443001 560200	2026/7	4.25
	022226	20811		3443001 560210	2026/7	23.61
	022226	115		3443001 560210	2026/7	14.44
	022226	5W20BULK		3443001 560210	2026/7	23.66
	022226	RTU1DEX		3443001 560210	2026/7	9.30
	022227	100255		3443001 560200	2026/7	4.25
	022227	20811		3443001 560210	2026/7	23.61
	022227	115		3443001 560210	2026/7	14.44
	022227	0W20BULK		3443001 560210	2026/7	28.64
	022227	RTU1EXT		3443001 560210	2026/7	8.61
	022229	7502		3443001 560200	2026/7	4.25
	022229	20811		3443001 560210	2026/7	23.61
	022229	115		3443001 560210	2026/7	14.44
	022229	5W20BULK		3443001 560210	2026/7	20.28
	022230	7060		3443001 560200	2026/7	4.25
	022230	20811		3443001 560210	2026/7	23.61
	022230	115		3443001 560210	2026/7	14.44
	022230	5W20BULK		3443001 560210	2026/7	23.66
	022231	7060		3443001 560200	2026/7	4.25
	022231	20811		3443001 560210	2026/7	23.61
	022231	115		3443001 560210	2026/7	14.44
	022231	5W20BULK		3443001 560210	2026/7	23.66
	021834	7502		3443001 560200	2026/7	4.25
	021834	4068		3443001 560200	2026/7	5.32
	021834	6935		3443001 560200	2026/7	9.55
	021834	5W20BULK		3443001 560210	2026/7	20.28
	021834	20811		3443001 560210	2026/7	23.61
	021834	115		3443001 560210	2026/7	14.44
	021839	2413		3443001 560200	2026/7	6.34
	021839	860		3443001 560200	2026/7	21.88
	021839	FT9656		3443001 560200	2026/7	64.03
	021840	100010		3443001 560200	2026/7	4.55
	021840	0W20BULK		3443001 560210	2026/7	21.48
	021840	20811		3443001 560210	2026/7	23.61
	021840	115		3443001 560210	2026/7	14.44
	021845	FT9673		3443001 560200	2026/7	57.93
	021850	7060		3443001 560200	2026/7	4.25
	021850	20811		3443001 560210	2026/7	23.61

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NAME	INVOICE	DESCRIPTION				
	021850	115		3443001 560210	2026/7	14.44
	021850	5W30BULK		3443001 560210	2026/7	24.84
	021862	7502		3443001 560200	2026/7	4.25
	021862	20811		3443001 560210	2026/7	23.61
	021862	115		3443001 560210	2026/7	14.44
	021862	5W20BULK		3443001 560210	2026/7	20.28
	021866	7502		3443001 560200	2026/7	4.25
	021866	20811		3443001 560210	2026/7	23.61
	021866	115		3443001 560210	2026/7	14.44
	021866	5W20BULK		3443001 560210	2026/7	20.28
	22117	911082		3443001 560200	2026/7	42.38
	22123	7060		3443001 560200	2026/7	4.25
	22123	20811		3443001 560210	2026/7	23.61
	22123	115		3443001 560210	2026/7	14.44
	22123	5W20BULK		3443001 560210	2026/7	23.66
	22124	7060		3443001 560200	2026/7	4.25
	22124	4017		3443001 560200	2026/7	8.00
	22124	9756		3443001 560200	2026/7	14.86
	22124	20811		3443001 560210	2026/7	23.61
	22124	115		3443001 560210	2026/7	14.44
	22124	5W20BULK		3443001 560210	2026/7	23.66
	22125	100255		3443001 560200	2026/7	4.25
	22125	4211		3443001 560200	2026/7	14.22
	22125	200942		3443001 560200	2026/7	15.75
	22125	20811		3443001 560210	2026/7	23.61
	22125	115		3443001 560210	2026/7	14.44
	22125	0W20BULK		3443001 560210	2026/7	28.64
	22126	7060		3443001 560200	2026/7	4.25
	22126	20811		3443001 560210	2026/7	23.61
	22126	115		3443001 560210	2026/7	14.44
	22126	5W30BULK		3443001 560210	2026/7	21.00
	22145	7060		3443001 560200	2026/7	8.50
	22145	20811		3443001 560210	2026/7	23.61
	22145	115		3443001 560210	2026/7	14.44
	22145	5W30BULK		3443001 560210	2026/7	25.20
	22146	7060		3443001 560200	2026/7	4.25
	22146	20811		3443001 560210	2026/7	23.61
	22146	115		3443001 560210	2026/7	14.44

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		NAME	INVOICE	DESCRIPTION				
			22146	5W30BULK	3443001 560210		2026/7	25.20
			022312	230019	3443001 560200		2026/7	8.60
			022312	6935	3443001 560200		2026/7	9.55
			022312	100050	3443001 560200		2026/7	4.55
			022312	115	3443001 560210		2026/7	14.44
			022312	20811	3443001 560210		2026/7	23.61
			022312	5W30BULK	3443001 560210		2026/7	25.20
			022318	100050	3443001 560200		2026/7	4.55
			022318	20811	3443001 560210		2026/7	23.61
			022318	115	3443001 560210		2026/7	14.44
			022318	5W30BULK	3443001 560210		2026/7	25.20
			022319	100050	3443001 560200		2026/7	4.55
			022319	20811	3443001 560210		2026/7	23.61
			022319	115	3443001 560210		2026/7	14.44
			022319	5W30BULK	3443001 560210		2026/7	25.20
					Total For Check # 335533			2,106.51
01/08/2026	335534		022202	2413	3443001 560200		2026/7	6.34
			021999	MTX49H8	3443001 560200		2026/7	198.99
			021999	MTX94RH7	3443001 560200		2026/7	-223.93
			021871	9326682	3443001 560230		2026/7	14.41
			22150	1255H11N	3443001 560200		2026/7	8.58
					Total For Check # 335534			4.39
01/08/2026	335536	669 NAPWDA	2026	MEMBERSHIP RENEWAL FOR ERIC	3443001 530850		2026/7	60.00
					Total For Check # 335536			60.00
01/08/2026	335541	98 OKLAHOMA NATURAL GAS CO	267746591 12312025	MASTER BILL 12/31/2025	3443001 550240		2026/7	622.19
			267746591 12312025	MASTER BILL 12/31/2025	3443001 550240		2026/7	32.10
			267746591 12312025	MASTER BILL 12/31/2025	3443001 550240		2026/7	384.13
					Total For Check # 335541			1,038.42
01/08/2026	335551	3244 QUALITY STITCHING, LLC	2129	PD RTIC Shirts	3443001 560100		2026/7	335.20
					Total For Check # 335551			335.20
01/08/2026	335563	3932 SOONER LOCK & KEY INC	118194384	BLANKET PO FOR KEYS	3443001 540200		2026/7	320.00
					Total For Check # 335563			320.00

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		NAME	INVOICE	DESCRIPTION				
01/08/2026	335564	4931 HOWARD DCIII LLC	1050737	Replacement Air Dam for Unit 2137	3443001 560200		2026/7	339.51
					Total For Check # 335564			339.51
01/08/2026	335566	4917 FIRST RESPONDER	188682-1	Recruit Officers Dress Hat w/ Badge	3443001 560100		2026/7	780.00
					Total For Check # 335566			780.00
01/08/2026	335567	4045 STEPHANIE BRADLEY	259	Professional Services by Dr. Bradley DVM	3443009 530870		2026/7	750.00
			261	Professional Services by Dr. Bradley DVM	3443009 530870		2026/7	505.00
					Total For Check # 335567			1,255.00
01/08/2026	335570	5285 SUPER KLEAN CAR WASH	NOV 2025	Car Washes invoiced once per month to be	3443001 540200		2026/7	770.00
					Total For Check # 335570			770.00
01/08/2026	335571	3597 CENTRALSQUARE	453863	453863 12/23/2025	3443006 540550		2026/7	1,391.40
					Total For Check # 335571			1,391.40
01/08/2026	335573	4412 TULSA HOME GUARD INC	42250	Replace Chains on PSC Gates	3443001 540070		2026/7	569.25
					Total For Check # 335573			569.25
01/08/2026	335576	949 TULSA WINNELSON COMPANY	665929 01	BLANKET PO MISC. PLUMBING	3443001 560180		2026/7	205.59
					Total For Check # 335576			205.59
01/08/2026	335583	1169 VERIZON	6131593452	6131593452 DEC 21, 2025 521088636-	3443001 550540		2026/7	40.01
			6131593452	6131593452 DEC 21, 2025 521088636-	3443001 550540		2026/7	40.01
			6131593452	6131593452 DEC 21, 2025 521088636-	3443001 550540		2026/7	45.02
					Total For Check # 335583			125.04
01/08/2026	335587	1095 WINDSTREAM HOLDINGS II LLC	100429341 01052026	FY26 ANNUAL AGREEMENT	3443001 550220		2026/7	6,967.86
					Total For Check # 335587			6,967.86
12/31/2025	335221	856 AMERICAN FIDELITY	184626	Payroll Run 1 - Warrant 251219	344 218420		2026/6	200.28
			184626	Payroll Run 1 - Warrant 251219	344 218430		2026/6	180.50
					Total For Check # 335221			380.78
12/31/2025	335224	4633 COLONIAL LIFE & ACCIDENT	184632	Payroll Run 1 - Warrant 251219	344 218590		2026/6	1,424.99
					Total For Check # 335224			1,424.99
12/31/2025	335225	1319 COMMUNITY CARE EAP	184628	Payroll Run 1 - Warrant 251219	344 218560		2026/6	255.73

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		NAME	INVOICE	DESCRIPTION				
					Total For Check # 335225			255.73
12/31/2025	335234	159 PRE-PAID LEGAL SERVICES,	184624	Payroll Run 1 - Warrant 251219	344 218100		2026/6	943.39
					Total For Check # 335234			943.39
12/31/2025	335282	1380 STEPHEN GARRETT	TRR FA2025	TUITION REIMB FOR FALL 2025 NSU	3443001 530110		2026/6	1,200.00
					Total For Check # 335282			1,200.00
12/31/2025	335283	1987 SURENCY LIFE & HEALTH INS.	184630	Payroll Run 1 - Warrant 251219	344 218460		2026/6	269.75
					Total For Check # 335283			269.75
12/31/2025	335284		184631	Payroll Run 1 - Warrant 251219	344 218460		2026/6	3.25
					Total For Check # 335284			3.25
12/31/2025	335285	3977 THIAGO BARRETO DOS	TRR FA2025	TUITION REIMB FOR FALL '25 EAST	3443001 530110		2026/6	1,200.00
					Total For Check # 335285			1,200.00
12/31/2025	335294	4935 AMAZON.COM SALES INC	1XYP-6DKD-VPRP	White Board for CID	3443001 560030		2026/6	31.30
			1XYP-6DKD-VPRP	White Board for CID	3443001 560240		2026/6	214.99
			1XVG-73MR-TRYF	Vest Patches for Recruits	3443001 560100		2026/6	284.85
			1QR7-H6HQ-WNPD	For Animal shelter-for Bruce Leohart	3443009 540070		2026/6	201.85
			1QDN-Q6M3-RNNT	Earbuds for Megan Palmer	3443001 560230		2026/6	20.89
			1YYC-VM4X-FK9W	Certificate Holders for Tracy Lee	3443001 560030		2026/6	151.98
			1YYC-VM4X-FK9W	Certificate Holders for Tracy Lee	3443001 560230		2026/6	17.99
			1YYC-VM4X-FK9W	Certificate Holders for Tracy Lee	3443001 560320		2026/6	160.79
					Total For Check # 335294			1,084.64
12/31/2025	335312	5503 BRINC DRONES, INC.	37621	SOT - Brinc Indoor Drone	3443001 570150	2630160	2026/6	19,999.00
					Total For Check # 335312			19,999.00
12/31/2025	335321	996 CITY OF BROKEN ARROW	184627	Payroll Run 1 - Warrant 251219	344 218180		2026/6	508.32
			184627	Payroll Run 1 - Warrant 251219	344 218360		2026/6	6,016.70
					Total For Check # 335321			6,525.02
12/31/2025	335342	5472 FRANK STEVENS	6489	Cell Phone Mount Kit for Unit 1891	3443001 560200		2026/6	143.00
					Total For Check # 335342			143.00
12/31/2025	335361	5131 KEVIN BEHE	15156	CITY COUNCIL 07/14/25	3443001 540070		2026/6	3.70

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				15156	CITY COUNCIL 07/14/25	3443009 540070		2026/6	0.24
				15276	CITY COUNCIL 07/14/25	3443001 540070		2026/6	2.96
				15276	CITY COUNCIL 07/14/25	3443009 540070		2026/6	0.19
					Total For Check #	335361			7.09
12/31/2025	335364	131 LOCKE SUPPLY COMPANY		57142200-00	BLANKET PO FOR PLUMBING &	3443001 570170	2530070	2026/6	244.62
				57147911-00	BLANKET PO FOR PLUMBING &	3443001 570170	2530070	2026/6	52.85
				57123542-00	BLANKET PO FOR PLUMBING &	3443001 570170	2530070	2026/6	267.31
				57131486-00	BLANKET PO FOR PLUMBING &	3443001 570170	2530070	2026/6	447.24
				57107236-00	BLANKET PO FOR PLUMBING &	3443001 570170	2530070	2026/6	294.40
				57162821-00	BLANKET PO FOR PLUMBING &	3443008 560180		2026/6	19.92
					Total For Check #	335364			1,326.34
12/31/2025	335367	1650 MAGNET FORENSICS		SIN089035	SIN089035	3443001 540550		2026/6	4,620.00
					Total For Check #	335367			4,620.00
12/31/2025	335372	25 NAPA AUTO PARTS		21656	FT8918F	3443001 560200		2026/6	63.68
				21656	ACT1680	3443001 560200		2026/6	74.84
				21661	7060	3443001 560200		2026/6	4.25
				21661	20811	3443001 560210		2026/6	23.61
				21661	115	3443001 560210		2026/6	14.44
				21661	0W20BULK	3443001 560210		2026/6	17.90
				21662	7060	3443001 560200		2026/6	4.25
				21662	4048	3443001 560200		2026/6	8.88
				21662	9746	3443001 560200		2026/6	19.29
				21662	20811	3443001 560210		2026/6	23.61
				21662	115	3443001 560210		2026/6	14.44
				21662	5W20BULK	3443001 560210		2026/6	23.66
				21663	7502	3443001 560200		2026/6	4.25
				21663	BB5Z17603A	3443001 560200		2026/6	16.89
				21663	6011G	3443001 560200		2026/6	8.32
				21663	20811	3443001 560210		2026/6	23.61
				21663	115	3443001 560210		2026/6	14.44
				21663	5W20BULK	3443001 560210		2026/6	20.28
				21678	100255	3443001 560200		2026/6	4.25
				21678	20811	3443001 560210		2026/6	23.61
				21678	115	3443001 560210		2026/6	14.44
				21678	5W30BULK	3443001 560210		2026/6	24.84

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	NAME	INVOICE		DESCRIPTION		
		21684		F000184	3443001 560190	2026/6 343.16
		21692		7060	3443001 560200	2026/6 4.25
		21692		20811	3443001 560210	2026/6 23.61
		21692		115	3443001 560210	2026/6 14.44
		21692		5W20BULK	3443001 560210	2026/6 23.66
		21701		7060	3443001 560200	2026/6 4.25
		21701		20811	3443001 560210	2026/6 23.61
		21701		115	3443001 560210	2026/6 14.44
		21701		5W20BULK	3443001 560210	2026/6 23.66
		022038		7060	3443001 560200	2026/6 4.25
		022038		4048	3443001 560200	2026/6 8.88
		022038		9746	3443001 560200	2026/6 19.29
		022038		5W20BULK	3443001 560210	2026/6 23.66
		022038		20811	3443001 560210	2026/6 23.61
		022038		115	3443001 560210	2026/6 14.44
		022049		87866865	3443001 560200	2026/6 427.30
		022055		7060	3443001 560200	2026/6 4.25
		022055		2488	3443001 560200	2026/6 13.80
		022055		MTP48H6	3443001 560200	2026/6 217.52
		022055		20811	3443001 560210	2026/6 23.61
		022055		115	3443001 560210	2026/6 14.44
		022055		5W30BULK	3443001 560210	2026/6 25.20
		022061		7060	3443001 560200	2026/6 4.25
		022061		20811	3443001 560210	2026/6 23.61
		022061		115	3443001 560210	2026/6 14.44
		022061		5W20BULK	3443001 560210	2026/6 23.66
		022067		7060	3443001 560200	2026/6 4.25
		022067		20811	3443001 560210	2026/6 23.61
		022067		115	3443001 560210	2026/6 14.44
		022067		5W20BULK	3443001 560210	2026/6 23.66
		022070		100255	3443001 560200	2026/6 4.25
		022070		20811	3443001 560210	2026/6 23.61
		022070		115	3443001 560210	2026/6 14.44
		022070		0W20BULK	3443001 560210	2026/6 28.64
		022167		84809512	3443001 560200	2026/6 1,051.09
		022169		MTX49H8	3443001 560200	2026/6 -198.99
					Total For Check # 335372	2,798.07

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		NAME	INVOICE	DESCRIPTION				
12/31/2025	335373		21657	2413	3443001 560230		2026/6	6.34
			21672	AR6295	3443001 560200		2026/6	5.78
			21687	AR6472	3443001 560200		2026/6	19.02
			21704	7031889	3443001 560200		2026/6	11.57
			21879	LBF640	3443001 560230		2026/6	9.01
			022039	100255	3443001 560200		2026/6	4.25
			022039	0W20BULK	3443001 560210		2026/6	28.64
			022053	2413	3443001 560230		2026/6	6.34
			022168	ADA112	3443001 560200		2026/6	18.11
					Total For Check # 335373			109.06
12/31/2025	335378	49 OKLAHOMA DEPT OF PUBLIC	LET-021286	LET-021286 12/17/2025	3443006 550540		2026/6	3,685.00
					Total For Check # 335378			3,685.00
12/31/2025	335379	98 OKLAHOMA NATURAL GAS CO	114839300 12152025	210157046 1148393 00 DEC 15, 2025	3443001 550240		2026/6	182.44
			110008282 12122025	213245197 1100082 82 DEC 12, 2025	3443001 550240		2026/6	220.57
			252838500 12122025	213245206 2528385 00 DEC 12, 2025	3443009 550240		2026/6	233.07
					Total For Check # 335379			636.08
12/31/2025	335397	1586 PETER GERNER	5692	5692 12/18/2025	3443001 540200		2026/6	220.00
					Total For Check # 335397			220.00
12/31/2025	335400	4931 HOWARD DCIII LLC	446622	UNIT # 2126	3443001 540200		2026/6	205.29
			446625	UNIT # 1935 JEFF	3443001 540200		2026/6	1,065.88
					Total For Check # 335400			1,271.17
12/31/2025	335403	1104 TIGER, INC.	1125247905	1125247905	3443009 550240		2026/6	371.10
			1125247904	1125247904	3443001 550240		2026/6	300.00
					Total For Check # 335403			671.10
12/31/2025	335408	1230 TULSA COUNTY	10015305	10015305	3443001 550360		2026/6	60.00
					Total For Check # 335408			60.00
12/31/2025	335409		10015306	10015306	3443001 550360		2026/6	50.00
					Total For Check # 335409			50.00
12/31/2025	335410		10015307	10015307	3443001 550360		2026/6	100.00
					Total For Check # 335410			100.00

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		NAME	INVOICE	DESCRIPTION					
12/31/2025	335411		10015308	10015308	3443001 550360		2026/6	100.00	
					Total For Check # 335411			100.00	
12/31/2025	335412		10015613	10015613	3443001 550360		2026/6	100.01	
					Total For Check # 335412			100.01	
12/31/2025	335413		10015614	10015614	3443001 550360		2026/6	750.66	
					Total For Check # 335413			750.66	
12/31/2025	335415	4412 TULSA HOME GUARD INC	42230	42230 12/22/2025	3443001 540070		2026/6	139.72	
					Total For Check # 335415			139.72	
12/31/2025	335426	358 WALGREENS COMPANY	500107918	500107918 11/04/2025	3443008 530870		2026/6	27.99	
					Total For Check # 335426			27.99	
12/31/2025	335429	24 WEST THOMSON REUTERS	852889393	Contract Renewal for Year 3 of PD CLEAR	3443001 540550		2026/6	2,043.49	
					Total For Check # 335429			2,043.49	
12/31/2025	335431	1095 WINDSTREAM HOLDINGS II LLC	101106759 12122025	FY26 ANNUAL AGREEMENT	3443001 550220		2026/6	246.75	
					Total For Check # 335431			246.75	
								Total For Fund 344	129,810.76
								Number of Invoices For Fund 344	368

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		NAME	INVOICE	DESCRIPTION				
01/10/2026	202759	826 LOWES	78044	BLANKET PO FOR MISC. ITEMS	3453501 560180		2026/7	20.41
			77569	BLANKET PO FOR MISC. ITEMS	3453501 560180		2026/7	59.71
			81580	BLANKET PO FOR MISC. ITEMS	3453501 560180		2026/7	37.74
			81569	BLANKET PO FOR MISC. ITEMS	3453501 560180		2026/7	-40.92
			81558 11192025	BLANKET PO FOR MISC. ITEMS	3453501 560180		2026/7	40.92
			84086	BLANKET PO FOR MISC. ITEMS	3453501 560230		2026/7	110.82
			87979	BLANKET PO FOR MISC. ITEMS	3453501 560230		2026/7	79.72
			87989	BLANKET PO FOR MISC. ITEMS	3453501 560230		2026/7	-79.72
			88012	BLANKET PO FOR MISC. ITEMS	3453502 560030		2026/7	73.53
				Total For Check #	202759			302.21
01/08/2026	335437	1550 GENESIS HEALTH CLUBS	184629	Payroll Run 1 - Warrant 251219	345 218150		2026/6	351.52
				Total For Check #	335437			351.52
01/08/2026	335440	1872 KYLE BRICE	TRR FA2025	FALL 2025 TUITION REIMB	3453501 530110		2026/7	1,200.00
				Total For Check #	335440			1,200.00
01/08/2026	335441	4905 METROPOLITAN LIFE	184634	Payroll Run 1 - Warrant 251219	345 218340		2026/6	77.18
			184634	Payroll Run 1 - Warrant 251219	345 218480		2026/6	89.30
			184634	Payroll Run 1 - Warrant 251219	345 218590		2026/6	232.80
				Total For Check #	335441			399.28
01/08/2026	335451	5118 TANNER FREDERICK	TRR FA 2025	FALL 202 TUITION REIMB	3453501 530110		2026/7	1,200.00
				Total For Check #	335451			1,200.00
01/08/2026	335455	5216 918 WRECKER SERVICE INC.	25-313361	TOW SERVICES FOR UNIT 0739 FIRE	3453502 540200		2026/7	160.00
				Total For Check #	335455			160.00
01/08/2026	335458	149 AMERICAN ELECTRIC	027-427-0-6 12182025	FY26 ANNUAL AGREEMENT SINGLES	3453501 550250		2026/7	869.53
				Total For Check #	335458			869.53
01/08/2026	335461	4935 AMAZON.COM SALES INC	14QN-VWG3-FDMD	ITEM: Cordless LED Work Light for Dewalt	3453504 560230		2026/7	195.49
			14QN-VWG3-FDMD	ITEM: Cordless LED Work Light for Dewalt	3453504 560240		2026/7	129.86
			16T3-1VRM-PQL3	ITEM: Premium Black table cover 54" x	3453501 560230		2026/7	40.68
			1FVX-CVQC-PV3Q	ITEM: Southworth® Parchment Specialty	3453501 560030		2026/7	34.00
			1XH1-RP6K-194X	ITEM: PAMAGOO C16-20651 C16-33313	3453504 560230		2026/7	22.79
				Total For Check #	335461			422.82

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		NAME	INVOICE	DESCRIPTION				
01/08/2026	335469	4893 STEINLEIN GROUP LLC	187191	187191 10/30/2025	3453501 560240		2026/7	239.62
					Total For Check # 335469			239.62
01/08/2026	335472	18 BOUND TREE MEDICAL	86022572	BLANKET PO FOR EMS SUPPLIES	3453502 560230		2026/7	228.40
			86025587	BLANKET PO FOR EMS SUPPLIES	3453502 560230		2026/7	636.00
					Total For Check # 335472			864.40
01/08/2026	335473	2910 BROKEN ARROW CHAMBER OF	80406	80406 DEC 19, 2025	3453501 530110		2026/7	80.00
			80406	80406 DEC 19, 2025	3453502 530110		2026/7	80.00
			80406	80406 DEC 19, 2025	3453504 530110		2026/7	40.00
					Total For Check # 335473			200.00
01/08/2026	335485	1196 CONRAD FIRE EQUIPMENT INC	589828	589828 12/17/2025	3453501 540550		2026/7	275.00
			589829	589829 12/17/2025	3453501 540550		2026/7	275.00
			589830	589830 12/17/2025	3453501 540550		2026/7	275.00
			589831	589831 12/17/2025	3453501 540550		2026/7	275.00
			589689	589689 09/29/2025	3453501 540550		2026/7	275.00
			589823	589823 12/17/2025	3453501 540550		2026/7	275.00
			589824	589824 12/17/2025	3453501 540550		2026/7	275.00
			589825	589825 12/17/2025	3453501 540550		2026/7	275.00
			589826	589826 12/17/2025	3453501 540550		2026/7	275.00
			589827	589827 12/17/2025	3453501 540550		2026/7	275.00
			589568	589568 12/15/2025	3453501 540200		2026/7	2,706.24
			589770	589770 12/17/2025	3453501 540200		2026/7	4,091.31
			589821	589821 12/17/2025	3453501 540200		2026/7	1,143.20
			589832	589832 12/17/2025	3453501 540550		2026/7	275.00
					Total For Check # 335485			10,965.75
01/08/2026	335490	4957 DIGITECH COMPUTER LLC	618001473	618001473 12/29/2025	3453502 550280		2026/7	18,155.54
					Total For Check # 335490			18,155.54
01/08/2026	335504	5026 DALE GRAHAM	293	293 12/22/2025	3453501 540070		2026/7	100.00
					Total For Check # 335504			100.00
01/08/2026	335508	798 HENRY SCHEIN INC	50634710	EMS SUPPLIES ACCT 1199339	3453502 560230		2026/7	509.65
					Total For Check # 335508			509.65
01/08/2026	335512	466 HR DIRECT	INV18117709	INV18117709 10/06/2025	3453501 560030		2026/7	254.79

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		NAME	INVOICE	DESCRIPTION				
				Total For Check # 335512				254.79
01/08/2026	335520	152 LIBERTY FLAGS	119818	Broken Arrow Fire Academy 126 Guidon	3453502 560240		2026/7	576.00
				Total For Check # 335520				576.00
01/08/2026	335521	1088 LIFE ASSIST INC	2026879	BLANKET PO FOR EMS	3453502 560230		2026/7	3,780.00
			2033695	BLANKET PO FOR EMS	3453502 560230		2026/7	831.85
			2033928	BLANKET PO FOR EMS	3453502 560230		2026/7	208.90
			2030487	BLANKET PO FOR EMS	3453502 560230		2026/7	40.00
			2036146	BLANKET PO FOR EMS	3453502 560230		2026/7	1,834.00
				Total For Check # 335521				6,694.75
01/08/2026	335522	614 LIGHTING INC/BROKEN ARROW	S3438052.001	BLANKET PO FOR MISC. LIGHTING	3453501 560180		2026/7	10.29
				Total For Check # 335522				10.29
01/08/2026	335531	888 NAFECO	1389094	Intake parts for Engine 3 master intake	3453501 540290		2026/7	449.85
				Total For Check # 335531				449.85
01/08/2026	335532	25 NAPA AUTO PARTS	022192	31MHD	3453502 560200		2026/7	259.92
			022213	9886	3453503 560200		2026/7	64.64
			022213	3963	3453503 560200		2026/7	49.90
			022213	7312	3453503 560200		2026/7	18.17
			022213	MTP65HD	3453503 560200		2026/7	292.98
			022213	15W40BULK	3453503 560210		2026/7	53.85
			021987	CPGN72K080361717	3453502 560200		2026/7	252.44
			022018	31394927	3453501 560200		2026/7	195.54
			022018		3453501 560200		2026/7	17.84
			022228	13540604	3453501 560200		2026/7	161.78
			022239	13540604	3453501 560190		2026/7	161.78
			022249	56046638AG	3453503 560200		2026/7	182.50
			022252	4902912	3453501 560200		2026/7	330.16
			022252	2613637	3453501 560200		2026/7	425.72
			022252	3499733	3453501 560200		2026/7	253.00
			022252	4921730	3453501 560200		2026/7	451.93
			022252	4954574	3453501 560200		2026/7	490.24
			022252		3453501 560200		2026/7	105.64
			021852	F013868	3453501 560190		2026/7	773.12
			022075	728036	3453501 560200		2026/7	5.88

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				022075	736119	3453501 560200		2026/7	114.00
				022075	736104	3453501 560200		2026/7	116.75
				022090	7708	3453501 560200		2026/7	44.29
				022090	600149	3453501 560200		2026/7	59.06
				022090	500804	3453501 560200		2026/7	102.94
				022090	15W40BULK	3453501 560210		2026/7	123.60
				22122	2488	3453501 560200		2026/7	13.80
				22122	7060	3453501 560200		2026/7	4.25
				22122	MTP48H6	3453501 560200		2026/7	108.76
				22122	5W30BULK	3453501 560210		2026/7	25.20
				22129	MTP48H6	3453501 560200		2026/7	122.69
				22136	F244465FD	3453501 560190		2026/7	642.78
				22139	5106WCC	3453502 560200		2026/7	172.32
				22142	SRM24	3453501 560200		2026/7	284.66
				022338	4INCHPIPE	3453501 560200		2026/7	138.89
				022338		3453501 560200		2026/7	3.75
				022346	MTP48H6	3453503 560200		2026/7	309.56
						Total For Check # 335532			6,934.33
01/08/2026	335533			022187	3820201C1	3453501 560200		2026/7	109.57
				022195	MTP65HD	3453502 560200		2026/7	292.98
				022195	31MHD	3453502 560200		2026/7	-259.92
				021992	7151	3453502 560200		2026/7	15.05
				021992	230266	3453502 560200		2026/7	10.91
				021992	200905	3453502 560200		2026/7	20.38
				021992	15W40BULK	3453502 560210		2026/7	61.80
				022007	7151	3453502 560200		2026/7	15.05
				022007	230266	3453502 560200		2026/7	10.91
				022007	15W40BULK	3453502 560210		2026/7	53.56
				022248	534CH	3453501 560230		2026/7	22.46
				022248		3453501 560230		2026/7	12.31
				022260	931080	3453503 560200		2026/7	95.00
				022096	1311	3453501 560200		2026/7	4.25
				022096	3063	3453501 560200		2026/7	14.76
				022096	6449	3453501 560200		2026/7	13.16
				022096	15W40BULK	3453501 560210		2026/7	4.12
				022105	7151	3453502 560200		2026/7	15.05
				022105	230266	3453502 560200		2026/7	10.91

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		NAME	INVOICE	DESCRIPTION				
			022105	200905	3453502 560200		2026/7	20.38
			022105	15W40BULK	3453502 560210		2026/7	61.80
			22113	HDRTU1GAL	3453501 560210		2026/7	51.48
			22141	SP35	3453501 560200		2026/7	68.00
			022335	600007	3453501 560200		2026/7	57.77
					Total For Check # 335533			781.74
01/08/2026	335534		022207	G602010060	3453501 560200		2026/7	23.77
			022207		3453501 560200		2026/7	5.00
			022211	06133	3453501 560230		2026/7	6.76
			021975	25060815	3453502 560200		2026/7	30.94
			022236	ECR2032BP	3453503 560230		2026/7	6.08
			022244	100255	3453501 560200		2026/7	4.25
			022244	0W20BULK	3453501 560210		2026/7	28.64
			022264	2866636	3453501 560200		2026/7	14.19
			021835	6011G	3453501 560200		2026/7	8.32
			021848	TG6260	3453501 560200		2026/7	10.81
			022091	1056	3453501 560200		2026/7	9.44
			022091	2359	3453501 560200		2026/7	12.47
			022091	702276	3453501 560200		2026/7	3.48
			022091	75110	3453501 560210		2026/7	3.72
			022092	9080XL	3453501 560230		2026/7	15.56
			022102	85224	3453502 560230		2026/7	25.02
			022102	SW050	3453502 560230		2026/7	3.29
			22127	5051206	3453501 560200		2026/7	0.59
			22127	H150	3453501 560200		2026/7	8.64
			22138	4347439	3453501 560200		2026/7	15.54
			22138		3453501 560200		2026/7	2.99
			022330	4938761	3453501 560200		2026/7	7.60
					Total For Check # 335534			247.10
01/08/2026	335540	4349 OKIE PACKAGING &	320084BO	BLANKET ORDER FOR BLANKET PO	3453502 560230		2026/7	292.50
					Total For Check # 335540			292.50
01/08/2026	335541	98 OKLAHOMA NATURAL GAS CO	267746591 12312025	MASTER BILL 12/31/2025	3453501 550240		2026/7	442.50
			267746591 12312025	MASTER BILL 12/31/2025	3453501 550240		2026/7	588.33
			267746591 12312025	MASTER BILL 12/31/2025	3453501 550240		2026/7	471.34
			267746591 12312025	MASTER BILL 12/31/2025	3453501 550240		2026/7	470.60

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		NAME	INVOICE	DESCRIPTION				
			267746591 12312025	MASTER BILL 12/31/2025	3453501 550240		2026/7	415.72
			267746591 12312025	MASTER BILL 12/31/2025	3453501 550240		2026/7	666.14
			267746591 12312025	MASTER BILL 12/31/2025	3453501 550240		2026/7	738.97
			267746591 12312025	MASTER BILL 12/31/2025	3453501 550240		2026/7	475.27
					Total For Check # 335541			4,268.87
01/08/2026	335543	483 OKLAHOMA STATE UNIVERSITY	0101469	0101469 12/17/2025	3453503 530110		2026/7	650.00
					Total For Check # 335543			650.00
01/08/2026	335555	3421 RJ KOOL INC	INV31576	INV31576 12/23/2025	3453501 540290		2026/7	394.09
					Total For Check # 335555			394.09
01/08/2026	335557	1229 SAINT FRANCIS HOSPITAL	11/31/2025	MONTHLY PHYSICALS - NOVEMBER	3453501 530020		2026/7	6,846.03
					Total For Check # 335557			6,846.03
01/08/2026	335587	1095 WINDSTREAM HOLDINGS II LLC	101222666 12222025	FY26 ANNUAL AGREEMENT 101222666	3453501 550220		2026/7	60.31
					Total For Check # 335587			60.31
12/31/2025	335221	856 AMERICAN FIDELITY	184626	Payroll Run 1 - Warrant 251219	345 218420		2026/6	11.10
					Total For Check # 335221			11.10
12/31/2025	335223	213 CITY OF BROKEN ARROW	184625	Payroll Run 1 - Warrant 251219	345 218160		2026/6	654.12
					Total For Check # 335223			654.12
12/31/2025	335224	4633 COLONIAL LIFE & ACCIDENT	184632	Payroll Run 1 - Warrant 251219	345 218590		2026/6	617.38
					Total For Check # 335224			617.38
12/31/2025	335225	1319 COMMUNITY CARE EAP	184628	Payroll Run 1 - Warrant 251219	345 218560		2026/6	197.95
					Total For Check # 335225			197.95
12/31/2025	335226	2849 DAVID FRIEND	EMP 11222025	REIMB FOR RAISING LADDER,AERIAL	3453503 530110		2026/6	350.00
			EMP 12082025	REIMB FOR RAISING LADDER,AERIAL	3453501 530110		2026/6	175.00
					Total For Check # 335226			525.00
12/31/2025	335232	4890 JUSTIN CHEATHAM	TRR FA2A2025	TUITION REIMB - FALL TERM 20A26	3453501 530110		2026/6	869.00
					Total For Check # 335232			869.00
12/31/2025	335234	159 PRE-PAID LEGAL SERVICES,	184624	Payroll Run 1 - Warrant 251219	345 218100		2026/6	222.36

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		NAME	INVOICE	DESCRIPTION				
				Total For Check # 335234				222.36
12/31/2025	335283	1987 SURENCY LIFE & HEALTH INS.	184630	Payroll Run 1 - Warrant 251219	345 218460		2026/6	97.50
				Total For Check # 335283				97.50
12/31/2025	335290	1 ACCURATE FIRE EQUIP CO INC	12-126385	12-126385	3453501 530870		2026/6	295.20
				Total For Check # 335290				295.20
12/31/2025	335294	4935 AMAZON.COM SALES INC	11PV-NXQ4-JQ4C	ITEM: Scotch Magic Tape, Invisible, Holiday	3453503 560030		2026/6	190.88
			1TDD-X4F4-34MC	Velcro	3453501 560230		2026/6	130.79
			1P79-F1C9-6C3V	ITEM: Cordless LED Work Light for Dewalt	3453504 560230		2026/6	45.80
				Total For Check # 335294				367.47
12/31/2025	335295	5180 AMERICAN MEDICAL GAS	3977	BLANKET PO FOR EMS OXYGEN AND	3453502 560230		2026/6	162.00
				Total For Check # 335295				162.00
12/31/2025	335310	18 BOUND TREE MEDICAL	86018918	BLANKET PO FOR EMS SUPPLIES	3453502 560230		2026/6	7,173.55
			86020850	BLANKET PO FOR EMS SUPPLIES	3453502 560230		2026/6	913.60
				Total For Check # 335310				8,087.15
12/31/2025	335313	19 BROKEN ARROW ELECTRIC	S3432528.001	BLANKET PO FOR MISC ELECTRICAL	3453501 560180		2026/6	701.33
			S3432574.001	BLANKET PO FOR MISC ELECTRICAL	3453501 560180		2026/6	-561.06
				Total For Check # 335313				140.27
12/31/2025	335320	37 CINTAS CORPORATION	5306867209	BLANKET PO FOR ALL DEPARTMENT	3453501 560230		2026/6	234.77
				Total For Check # 335320				234.77
12/31/2025	335321	996 CITY OF BROKEN ARROW	184627	Payroll Run 1 - Warrant 251219	345 218180		2026/6	395.83
			184627	Payroll Run 1 - Warrant 251219	345 218360		2026/6	3,087.15
				Total For Check # 335321				3,482.98
12/31/2025	335323	1391 CLEAN THE UNIFORM CO	52167727	52167727	3453501 540330		2026/6	38.38
			52167727	52167727	3453501 560300		2026/6	89.74
			52167249	52167249	3453501 540330		2026/6	42.01
			52167249	52167249	3453501 560300		2026/6	242.50
			52169455	52169455	3453501 540330		2026/6	42.01
			52169455	52169455	3453501 560300		2026/6	59.50
			52168342	52168342	3453501 540330		2026/6	2.94

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		NAME	INVOICE	DESCRIPTION				
			52167248	52167248	3453501 540330		2026/6	30.78
			52167248	52167248	3453501 560300		2026/6	99.00
			52169454	52169454	3453501 540330		2026/6	30.78
			52169454	52169454	3453501 560300		2026/6	57.00
			52167728	52167728	3453501 540330		2026/6	38.72
			52167728	52167728	3453501 560300		2026/6	10.00
			52168842	52168842	3453501 540330		2026/6	31.22
			52168842	52168842	3453501 560300		2026/6	129.24
			52167723	52167723	3453501 540330		2026/6	27.35
			52167723	52167723	3453501 560300		2026/6	10.00
			52168343	52168343	3453501 540330		2026/6	24.85
			52168343	52168343	3453501 560300		2026/6	208.74
					Total For Check # 335323			1,214.76
12/31/2025	335355	4978 HIPOWER SYSTEMS	2025-218	BLANKET PO FOR BID# 26.122	3453501 540280		2026/6	1,851.29
					Total For Check # 335355			1,851.29
12/31/2025	335357	4736 DUSTIN MANLY	10001111	10001111 11/10/2025	3453501 540070		2026/6	2,868.00
					Total For Check # 335357			2,868.00
12/31/2025	335361	5131 KEVIN BEHE	15156	CITY COUNCIL 07/14/25	3453501 540070		2026/6	4.65
			15276	CITY COUNCIL 07/14/25	3453501 540070		2026/6	3.72
					Total For Check # 335361			8.37
12/31/2025	335362	1088 LIFE ASSIST INC	2029846	BLANKET PO FOR EMS	3453502 560230		2026/6	40.00
			2030026	BLANKET PO FOR EMS	3453502 560230		2026/6	319.00
					Total For Check # 335362			359.00
12/31/2025	335363	821 LIGHT HOUSE UNIFORMS CO.	A-330254	A-330254	3453501 560100		2026/6	454.40
					Total For Check # 335363			454.40
12/31/2025	335364	131 LOCKE SUPPLY COMPANY	57184628-00	BLANKET PO FOR PLUMBING &	3453501 560180		2026/6	506.40
			57134574-00	BLANKET PO FOR PLUMBING &	3453501 560180		2026/6	13.69
					Total For Check # 335364			520.09
12/31/2025	335369	1293 MODERN MARKETING	MMI166090	MMI166090 11/26/2025	3453504 560230		2026/6	4,070.53
					Total For Check # 335369			4,070.53

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		NAME	INVOICE	DESCRIPTION				
12/31/2025	335370	2621 MYHEALTH ACCESS NETWORK	15724	15724	3453502 540550		2026/6	420.00
					Total For Check # 335370			420.00
12/31/2025	335372	25 NAPA AUTO PARTS	21682	1372	3453501 560200		2026/6	4.25
			21682	9883	3453501 560200		2026/6	12.73
			21682	MTP65HD	3453501 560200		2026/6	136.94
			21682	5W20BULK	3453501 560210		2026/6	23.66
			21698	4324701510	3453501 560200		2026/6	1,410.22
			21698		3453501 560200		2026/6	80.00
			21878	1748	3453501 560200		2026/6	33.35
			21878	600564	3453501 560200		2026/6	34.14
			21878	3604XE	3453501 560200		2026/6	30.99
			21878	6556	3453501 560200		2026/6	55.96
			21878	15W40BULK	3453501 560210		2026/6	100.52
			21878	HDRTU1GAL	3453501 560210		2026/6	8.58
			21907	7151	3453502 560200		2026/6	15.05
			21907	300458	3453502 560200		2026/6	49.89
			21907	230266	3453502 560200		2026/6	10.91
			21907	200905	3453502 560200		2026/6	20.38
			21907	15W40BULK	3453502 560210		2026/6	53.85
			21908	31MHD	3453501 560200		2026/6	891.06
			21927	30MBB1132	3453502 560200		2026/6	11.79
			21927	396S	3453502 560200		2026/6	8.68
			21927	8ML1258X240	3453502 560200		2026/6	11.71
			21927	CPGN72K080361717	3453502 560200		2026/6	252.44
			21927		3453502 560200		2026/6	73.06
			022023	785910	3453501 560200		2026/6	8.14
			022023	736112	3453501 560200		2026/6	201.00
			022023	736152	3453501 560200		2026/6	201.50
			022023	7821136	3453501 560200		2026/6	5.04
			022024	1.15441E+11	3453501 560200		2026/6	55.44
			022024		3453501 560200		2026/6	4.00
			022026	736112	3453501 560200		2026/6	-201.00
			022026	736152	3453501 560200		2026/6	-201.50
			022054	91470001	3453501 560200		2026/6	768.00
			022054		3453501 560200		2026/6	13.84
			022156	KN68230	3453501 560200		2026/6	126.67
					Total For Check # 335372			4,311.29

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		NAME	INVOICE	DESCRIPTION				
12/31/2025	335373		21670	9080XL	3453501 560230		2026/6	15.56
			21887	2413	3453501 560230		2026/6	6.34
			21909	WATER	3453501 560230		2026/6	2.80
			022028	785910	3453501 560200		2026/6	-8.14
			022035	90180	3453502 560190		2026/6	10.00
			022035	90180	3453502 560190		2026/6	10.00
			022069	49005	3453502 560230		2026/6	8.67
			022181	NT2604	3453501 560200		2026/6	1.09
			022184	1166X4X4	3453501 560200		2026/6	8.29
			022184	1168X6	3453501 560200		2026/6	4.63
			022184	1872X4X4S	3453501 560200		2026/6	10.26
			022185	42441900402	3453501 560200		2026/6	15.93
					Total For Check # 335373			85.43
12/31/2025	335380	483 OKLAHOMA STATE UNIVERSITY	0101226	0101226	3453503 530110		2026/6	350.00
			0100456	0100456	3453503 530110		2026/6	2,800.00
					Total For Check # 335380			3,150.00
12/31/2025	335381	4505 ON CALL SERVICES AND	103412	103412	3453503 540330		2026/6	79.52
					Total For Check # 335381			79.52
12/31/2025	335383	4508 C A ASSETS LLC	28625	28625	3453501 540070		2026/6	1,120.00
			28627	28627 12/09/2025	3453501 540070		2026/6	262.50
					Total For Check # 335383			1,382.50
12/31/2025	335387	2392 RAMP COMMUNICATIONS	250416	250416	3453501 540290		2026/6	107.02
			250667	250667	3453501 540290		2026/6	124.10
					Total For Check # 335387			231.12
12/31/2025	335402	4381 HOWMEDICA OSTEONICS	9210908323	BLANKET EMS SUPPLIES	3453502 560230		2026/6	10,480.24
					Total For Check # 335402			10,480.24
12/31/2025	335416	5464 GLENDA G. WALLACE	03	03 GEAR REPAIRS	3453501 540290		2026/6	30.00
			04	04	3453501 540290		2026/6	70.00
					Total For Check # 335416			100.00
12/31/2025	335428	897 WASTE MANAGEMENT QUARRY	2420644-1006-9	2420644-1006-9 cust22-38445-73002	3453503 540330		2026/6	841.16

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				242062-1006-0	242062-1006-0 cust 22-38445-73002	3453503 540330		2026/6	1,116.57
						Total For Check # 335428			1,957.73
12/31/2025	335431	1095 WINDSTREAM HOLDINGS II LLC		101198864 12222025	101198864 DEC 22, 2025 918-355-3921	3453501 550220		2026/6	71.52
				101198944 12222025	101198944 DEC 22, 2025 918-258-5049	3453501 550220		2026/6	69.80
				101198949 12222025	101198949 DEC 22, 2025 918-355-8237	3453501 550220		2026/6	70.42
						Total For Check # 335431			211.74
						Total For Fund 345			114,121.23
						Number of Invoices For Fund 345			262

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		NAME	INVOICE	DESCRIPTION				
01/08/2026	335479	1253 CEC CORPORATION	202512109	Tucson Street	5935300 570160	ST25300	2026/7	11,566.30
					Total For Check # 335479			11,566.30
01/08/2026	335480	1436 CHEROKEE PRIDE CONST. INC.	PA 2 ST25310	Carriage Crossing Residential Rehab	5935300 570150	ST25310	2026/7	1,009,021.60
					Total For Check # 335480			1,009,021.60
01/08/2026	335500	3689 FREESE AND NICHOLS INC	0001395248	SW24070 Aspen Retaining Wal	5935305 570160	SW25070	2026/7	7,153.72
			0001396280	SW24070 Aspen Retaining Wal	5935305 570160	SW25070	2026/7	4,716.19
			0001396281	SW1910 Stone Ridge Drainage	5935305 570160	SW1910	2026/7	2,897.43
					Total For Check # 335500			14,767.34
01/08/2026	335527	5300 MES I ACQUISITION INC	IN2393051	New Engine-Tool Mount/Bell Reducer	5933501 570020	203531	2026/7	752.00
					Total For Check # 335527			752.00
01/08/2026	335550	1043 PROFESSIONAL ENGINEERING	536192	Nienhuis Turf 2460360	5936000 570160	2460360	2026/7	3,000.00
					Total For Check # 335550			3,000.00
01/08/2026	335558	1263 SELSER SCHAEFER	2511974	Operations Center Admin Building 2317210	5931700 570160	2317210	2026/7	4,398.56
					Total For Check # 335558			4,398.56
01/08/2026	335589	5372 WYATT CONTRACTING INC	PA 2 SW1910	Stoneridge & Elm Drainage Improvements-	5935305 570150	SW1910	2026/7	4,488.75
					Total For Check # 335589			4,488.75
12/31/2025	335298	5126 ASCEND COMMERCIAL	PA 12 RETAINAGE	PW Field Office PA 12 RETAINAGE	5931700 570150	2217090	2026/6	85,712.48
					Total For Check # 335298			85,712.48
12/31/2025	335305	372 BECCO CONTRACTORS INC	PA 15 ST2028	ST2028 - Houston - Garnett to Olive	5935300 570150	ST2028	2026/6	335,783.85
					Total For Check # 335305			335,783.85
12/31/2025	335307	5543 THE HASKELL COMPANY	1400332-04	Washington widening 1500' W of 9th to	5935300 570160	ST21130	2026/6	2,375.00
			1400340-08	ST1929 and ST1930	5935300 570160	ST1930	2026/6	18,174.65
					Total For Check # 335307			20,549.65
12/31/2025	335344	3689 FREESE AND NICHOLS INC	0001394816	SW24070 Preserve Park	5935305 570160	SW24070	2026/6	913.70
					Total For Check # 335344			913.70
12/31/2025	335371	888 NAFECO	1380176	New Engine-Nafeco	5933501 570020	203531	2026/6	148.93
					Total For Check # 335371			148.93

City of Broken Arrow
Check Register by Fund



CHECK DATE	CHECK #	VENDOR			G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
		NAME	INVOICE	DESCRIPTION				
01/08/2026	335579	2517 TWO OAKS INVESTMENT	5740	MONTHLY CLAIMS SERVICE - JANUARY	6601700 530870		2026/7	6,666.67
					Total For Check # 335579			6,666.67
01/08/2026	335588	2518 WORKER'S COMPENSATION	DECEMBER 18, 2025	DECEMBER 18, 2025 PAYMENT	6601700 530880		2026/7	15,236.80
			DECEMBER 18, 2025	DECEMBER 18, 2025 PAYMENT	6601700 530870		2026/7	2.00
			DECEMBER 18, 2025	DECEMBER 18, 2025 PAYMENT	6601700 530880		2026/7	4,883.78
			DECEMBER 18, 2025	DECEMBER 18, 2025 PAYMENT	6601700 530880		2026/7	-40.08
			DECEMBER 18, 2025	DECEMBER 18, 2025 PAYMENT	6601700 550900		2026/7	2,193.03
			JAN 02 2026	JANUARY 2, 2026 PAYMENT SUMMARY	6601700 530880		2026/7	20,092.50
			JAN 02 2026	JANUARY 2, 2026 PAYMENT SUMMARY	6601700 530870		2026/7	16.00
			JAN 02 2026	JANUARY 2, 2026 PAYMENT SUMMARY	6601700 530880		2026/7	32,990.03
			JAN 02 2026	JANUARY 2, 2026 PAYMENT SUMMARY	6601700 550900		2026/7	2,722.26
					Total For Check # 335588			78,096.32
12/31/2025	335432		DEC 26 2025	DEC 26 2025 PYMNT	6601700 550900		2026/6	1,830.15
					Total For Check # 335432			1,830.15
Total For Fund 660								86,593.14
Number of Invoices For Fund 660								11

City of Broken Arrow
Check Register by Fund



CHECK DATE	CHECK #	VENDOR			G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
		NAME	INVOICE	DESCRIPTION				
01/08/2026	335437	1550 GENESIS HEALTH CLUBS	184629	Payroll Run 1 - Warrant 251219	6611700 530890		2026/6	27.04
					Total For Check # 335437			27.04
01/08/2026	335441	4905 METROPOLITAN LIFE	184634	Payroll Run 1 - Warrant 251219	6611700 530890		2026/6	9,119.23
			184634	Payroll Run 1 - Warrant 251219	6611700 530890		2026/6	16.13
			184634	Payroll Run 1 - Warrant 251219	6611700 530890		2026/6	4.20
					Total For Check # 335441			9,139.56
01/08/2026	335545	4223 PERSONIFY HEALTH	DEC 2025	DEC 2025 ADMIN FEES	6611700 530870		2026/7	202,428.64
					Total For Check # 335545			202,428.64
01/08/2026	335553	4728 REMEDY HEALTH, PLLC	88836	EMPLOYEE HEALTH CLINIC - JAN 2026	6611700 530890		2026/7	59,670.00
					Total For Check # 335553			59,670.00
12/31/2025	335225	1319 COMMUNITY CARE EAP	184628	Payroll Run 1 - Warrant 251219	6611700 530890		2026/6	14.53
					Total For Check # 335225			14.53
12/31/2025	335234	159 PRE-PAID LEGAL SERVICES,	184624	Payroll Run 1 - Warrant 251219	6611700 530890		2026/6	40.86
					Total For Check # 335234			40.86
12/31/2025	335276	999903 OTP - UB REFUNDS	184843		661 150010		2026/6	194.82
					Total For Check # 335276			194.82
12/31/2025	335283	1987 SURENCY LIFE & HEALTH INS.	184630	Payroll Run 1 - Warrant 251219	6611700 530890		2026/6	3.25
					Total For Check # 335283			3.25
Total For Fund 661								271,518.70
Number of Invoices For Fund 661								10

City of Broken Arrow
Check Register by Fund



CHECK DATE	CHECK #	VENDOR			G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
		NAME	INVOICE	DESCRIPTION				
01/08/2026	335445	999907 OTP - COURT REFUNDS	0000850		882 201020		2026/7	170.00
					Total For Check # 335445			170.00
01/08/2026	335446		0000847		882 201020		2026/7	170.00
					Total For Check # 335446			170.00
01/08/2026	335447		0000846		882 201020		2026/7	200.00
					Total For Check # 335447			200.00
01/08/2026	335448		0000851		882 201020		2026/7	570.00
					Total For Check # 335448			570.00
12/31/2025	335236		0000840		882 201020		2026/6	400.00
					Total For Check # 335236			400.00
12/31/2025	335237		0000836		882 201020		2026/6	300.00
					Total For Check # 335237			300.00
12/31/2025	335238		0000841		882 201020		2026/6	400.00
					Total For Check # 335238			400.00
12/31/2025	335239		0000845		882 201020		2026/6	570.00
					Total For Check # 335239			570.00
12/31/2025	335240		0000838		882 201020		2026/6	400.00
					Total For Check # 335240			400.00
12/31/2025	335241		0000839		882 201020		2026/6	570.00
					Total For Check # 335241			570.00
12/31/2025	335242		0000832		882 201020		2026/6	300.00
					Total For Check # 335242			300.00
12/31/2025	335243		0000844		882 201020		2026/6	330.00
					Total For Check # 335243			330.00
12/31/2025	335244		0000837		882 201020		2026/6	570.00
					Total For Check # 335244			570.00

City of Broken Arrow
Check Register by Fund



CHECK DATE	CHECK #	VENDOR			G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
		NAME	INVOICE	DESCRIPTION				
12/31/2025	335245		0000830	0000830	882 201020		2026/6	740.00
					Total For Check # 335245			740.00
						Total For Fund 882		5,690.00
					Number of Invoices For Fund 882			14



City of Broken Arrow

Request for Action

File #: 26-167, Version: 1

**Broken Arrow City Council
Meeting of: January 20, 2026**

Title:

Presentation and discussion of the Crisis Response and Care Link Program Update

Background:

Major Stephen Garrett and Assistant Fire Chief Mark Steward will provide an update on the Crisis Response and Care Link programs.

Cost: \$0

Funding Source: None

Requested By: Lance Arnold, Chief of Police

Approved By: City Manager's Office

Attachments: PowerPoint Presentation

Recommendation:

None- Informational presentation.

Broken Arrow Police & Fire

Crisis Response Team | Care Link Navigation Program

Presented by: Assistant Chief Mark Steward & Maj. Stephen Garrett



Why Two Programs?

- > Different clientele with different needs
- > Original thought was to have large overlap, not the case
- > PD responds to homelessness, public facing scenes
- > FD responds to homes where needs are less visible
- > Occasionally includes
Emergency Protective Custody
(EPC)



Crisis Response Team – Mission Statement

The Broken Arrow Police Crisis Response Team (CRT) works in partnership with mental-health professionals to deliver compassionate and effective responses to individual in crisis. We connect community members with the services and support they need to enhance safety, well-being, and quality of life.



Crisis Response Team – Calls for Service

- Mental Health Calls
- Substance Abuse Services
- Domestic Disturbance
- Homelessness
- Veteran Services
- Counseling + Connections to Care



Current Police Model

- > Two Teams – Police Officer and Care Coordinator
 - > Team One – Monday – Thursday 7am – 5pm
 - > Team Two – Tuesday – Friday 12p - 10p



Crisis Response Team – Statistics

Month	Referral	CFS	Follow-up	Comm / Outreach	Homeless	Crisis	EPC	Substance Abuse	Opioid	Avoid arrest/hospital	Veterans	CREOKS Referral	Jail Outreach
1/25	5	77	30	13	14	35	6	8	6	25	3	0	0
2/25	6	68	31	17	12	24	6	7	4	15	4	0	0
3/25	19	98	47	27	22	45	7	10	8	35	4	0	0
4/25	16	87	25	5	12	48	12	18	3	34	0	0	0
5/25	13	49	24	18	9	21	5	15	4	15	1	0	0
6/25	11	46	13	5	5	11	6	9	2	1	1	0	0
7/25	31	111	62	24	22	75	21	26	5	36	3	0	0
8/25	20	65	54	25	19	44	11	19	5	34	3	0	9
9/25	23	98	62	11	17	39	14	24	4	19	3	0	0
10/25	14	160	78	17	10	45	11	16	5	46	2	17	8
11/25	12	155	75	17	13	54	10	16	9	40	3	15	6
12/25	14	175	91	12	13	44	9	23	1	22	8	23	6
Total	184	1189	592	191	168	485	118	191	56	322	35	55	29



Crisis Response Team – Success Stories

CK – Disabled Vet, ER Nurse during COVID pandemic. PTSD and 4 suicide attempts. BAPD and CREOKS implemented comprehensive family centered plan. Services for husband and children as well. 12 calls in 2024 for crisis related issues. Zero calls in 2025 and zero suicide attempts. Still in trauma-based therapy.

M - 9-year-old with ODD and ADHD. Physically and verbally assaultive toward mother. Multiple 911 calls for domestic disturbances. Established rapport with M, plan implemented with counseling services. Since intervention by CRT, school and parents report much better behavior, no suspensions, and no calls for service at residence.



Current Fire Model

- > One full-time Master's level case worker
- > One part-time Bachelor's level case worker



Care Link Navigation Statistics

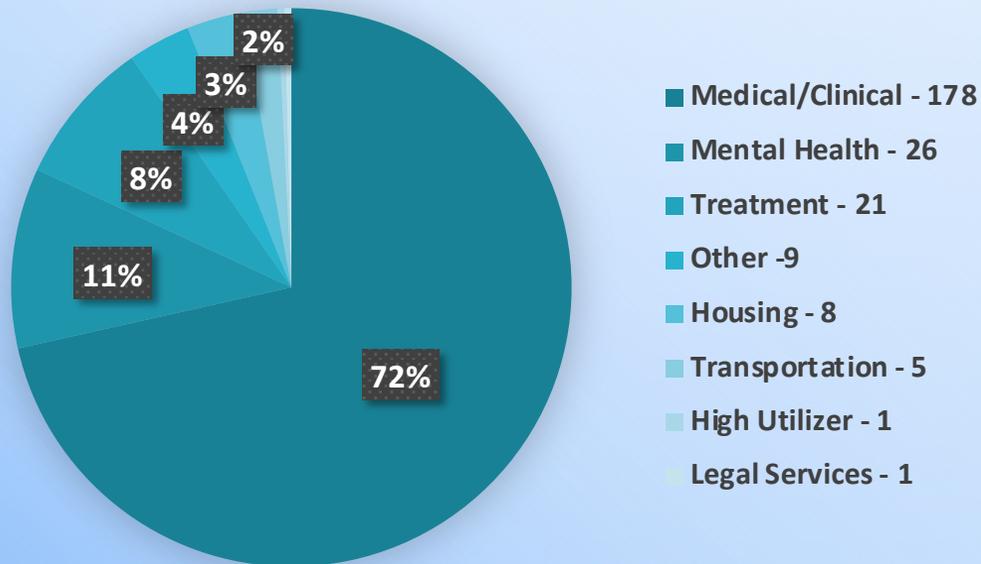
Events: 2516

Cases: 254

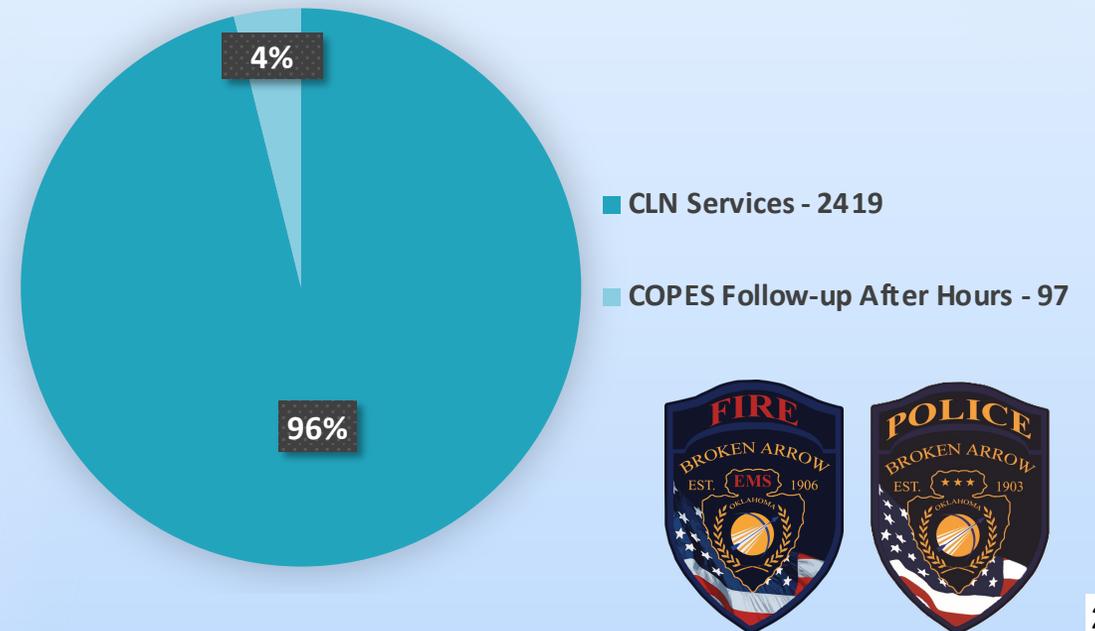
Distinct Clients: 239
Per month: 21.1

Contacts after hours: 97

Reason for Referral



Contacts Provided During & After Hours



Funding Source

- > Opioid Abatement Settlement Fund



Success Stories





City of Broken Arrow

Request for Action

File #: 26-83, Version: 1

**Broken Arrow City Council
Meeting of: 01-20-2026**

Title:

Update on the 2026 General Obligation Bond Package

Background:

The purpose of this item is to provide the City Manager and staff the opportunity to discuss certain aspects and updates on the upcoming 2026 General Obligation Bond package with City Council.

Cost: \$0

Funding Source: Source

Requested By: City Manager's Office

Approved By: City Manager's Office

Attachments: None

Recommendation:

Information only.



City of Broken Arrow

Request for Action

File #: 26-157, Version: 1

**Broken Arrow City Council
Meeting of: January 20, 2026**

Title:

Consideration, discussion, and possible approval of Resolution No. 1734, a Resolution supporting the approval of FEMA Hazard Mitigation Grant Funding for Disaster #4575 - Project 13 - Tulsa County 101st & Garnett Infrastructure Protection

Background:

The City of Broken Arrow has been requested to support a critical infrastructure project led by Tulsa County, involving the elevation of approximately one mile of Garnett Road (from 91st to 101st Street) and the 101st Street intersection by five feet to mitigate future flooding risks. This project borders or is in close proximity to Broken Arrow, Tulsa, and Bixby, and will enhance public safety and protect essential roadways in the region.

The project is part of Disaster #4575 - Project 13 - Tulsa County 101st & Garnett Infrastructure Protection, which is awaiting final approval for Phase 2 FEMA Hazard Mitigation Grant funding from U.S. Department of Homeland Security Secretary Kristi Noem. The grant is reimbursable and valued at over \$8 million. Tulsa County has advanced the project through all required FEMA steps and guidelines, and it is ready for construction bidding upon approval.

U.S. Representative Kevin Hern and U.S. Senator Markwayne Mullin have previously advocated for this project. The proposed Resolution expresses the City's support and requests prompt approval from Secretary Noem, with copies to Senator Mullin, Representative Hern, and Tulsa County leadership. Approval of the Resolution will demonstrate the City's commitment to regional hazard mitigation without any financial obligation to the City

Cost: \$0

Funding Source: Source

Requested By: Michael Spurgeon, City Manager

Approved By: Trevor Dennis, City Attorney

Attachments: Resolution No 1734; January 20, 2026 Letter from Mayor Wimpee to the Honorable Kristi Noem, Secretary of Homeland Security

Recommendation:
Approve and authorize execution of Resolution No. 1734.

RESOLUTION NO. 1734

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BROKEN ARROW, OKLAHOMA, SUPPORTING THE APPROVAL OF FEMA HAZARD MITIGATION GRANT FUNDING FOR DISASTER #4575-PROJECT 13-TULSA COUNTY 101ST & GARNETT INFRASTRUCTURE PROTECTION

WHEREAS, the City of Broken Arrow recognizes the importance of proactive hazard mitigation to protect public safety and critical infrastructure in the region; and

WHEREAS, Disaster #4575 – Project 13 – Tulsa County 101st & Garnett Infrastructure Protection involves elevating approximately one mile of Garnett Road (from 91st to 101st Street) and the 101st Street intersection by five feet to prevent future flooding, a project that borders or is in close proximity to Broken Arrow, Tulsa, and Bixby; and

WHEREAS, is project, valued at over \$8 million as a reimbursable FEMA Hazard Mitigation Grant, has advanced through all required FEMA steps and guidelines under Tulsa County's leadership and is now awaiting final approval from the U.S. Secretary of Homeland Security for Phase 2 funding; and

WHEREAS, timely approval will enable the project to proceed to construction bidding, ensuring continued momentum from earlier phases and benefiting the regional community by reducing flood-related disruptions; and

WHEREAS, U.S. Representative Kevin Hern and U.S. Senator Markwayne Mullin have previously expressed support for this project to the Secretary of Homeland Security; and

WHEREAS, the City Council of Broken Arrow deems it in the public interest to join in advocating for this federal investment.

NOW BE IT RESOLVED BY THE CITY OF BROKEN ARROW, THAT:

Section 1. That the City Council hereby expresses its strong support for the approval of Disaster #4575 – Project 13 – Tulsa County 101st & Garnett Infrastructure Protection for Phase 2 FEMA Hazard Mitigation Grant funding.

Section 2. That the City Council respectfully requests that the Honorable Kristi Noem, Secretary of Homeland Security, provide fair and prompt consideration and approval of this project at the earliest opportunity.

Section 3. That the Mayor is authorized to transmit a copy of this Resolution, along with a supporting letter, to Secretary Noem, with copies to U.S. Senator Markwayne Mullin, U.S. Representative Kevin Hern, and Tulsa County leadership.

Section 4. That this Resolution shall take effect immediately upon its adoption.

ADOPTED by the Council: January 20, 2026

ATTEST:

Mayor

(SEAL) City Clerk

APPROVED AS TO FORM:

City Attorney

January 20, 2026

The Honorable Kristi Noem
Secretary of Homeland Security
U.S. Department of Homeland Security
2707 Martin Luther King Jr Ave SE
Washington, DC 20528-0525

Dear Secretary Noem,

As the Mayor, am writing on behalf of the City Council of the City of Broken Arrow, Oklahoma, to express our strong support for the approval of Disaster #4575 – Project 13 – Tulsa County 101st & Garnett Infrastructure Protection, which is currently awaiting your review for Phase 2 FEMA Hazard Mitigation Grant funding.

This critical infrastructure project involves elevating approximately one mile of Garnett Road (from 91st to 101st Street) and the 101st Street intersection by five feet to mitigate future flooding risks. The project is near the cities of Broken Arrow, Tulsa, and Bixby, and its successful implementation will enhance public safety, protect essential roadways, and benefit the broader regional community by preventing disruptions caused by severe weather events. By all accounts, Tulsa County has diligently advanced the project through all required FEMA steps and guidelines, and it is now ready to proceed to construction bidding upon your approval.

As a reimbursable grant valued at over \$8 million, this funding represents a vital federal investment in proactive hazard mitigation that will yield long-term benefits for our residents and neighboring jurisdictions. We understand that U.S. Representative Kevin Hern and U.S. Senator Markwayne Mullin have previously advocated for this project, and we join them in respectfully requesting your fair and prompt consideration to ensure timely implementation and maintain the momentum from earlier phases.

Enclosed with this letter is a copy of Resolution No. 1734, adopted by the Broken Arrow City Council on January 20, 2026, formally endorsing this request. We urge the Department to provide a decision at the earliest opportunity so that all involved parties can plan and proceed accordingly.

Thank you for your attention to this important matter and your commitment to strengthening communities through effective disaster preparedness. Should you require any additional information, please contact City Manager Michael Spurgeon at 918-259-2408.

Sincerely,

Debra Wimpee,
Mayor City of Broken Arrow, Oklahoma
On Behalf of the City Council

cc: The Honorable Markwayne Mullin
United States Senate
330 Hart Senate Office Building
Washington, DC 20510

The Honorable Kevin Hern
U.S. House of Representatives
171 Cannon House Office Building
Washington, DC 20510

Kelly Dunkerley
Tulsa County Commissioner District 3
218 West 6th Street
Tulsa, Oklahoma 74119



TULSA REGIONAL CHAMBER
YOUR PARTNER IN PROSPERITY

January 7, 2026

Dear Secretary Noem,

On behalf of the Tulsa Regional Chamber and the twenty-two county regional business communities we represent, I write to express our strong support for Tulsa County's request for final approval of Phase 2 FEMA Hazard Mitigation Grant funding for the 101st Street and Garnett Road Infrastructure Protection project.

This request involves an \$8 million-plus reimbursable FEMA Hazard Mitigation Grant to fund critical improvements along Garnett Road from 91st Street to 101st Street, including the intersection at 101st Street and Garnett Road. The project would raise the elevation of the intersection by approximately five feet to address chronic flooding and reduce the risk of future roadway closures caused by severe weather.

This corridor is a key transportation and economic artery for south Tulsa County, serving area employers, businesses, and daily commuters. Persistent flooding has created safety and reliability concerns, and this project is designed to mitigate those risks by strengthening infrastructure resilience.

The project has completed the required review process and is now awaiting final approval of Disaster 4575 – Project 13 – Tulsa County 101st Street and Garnett Infrastructure Protection, which is currently under your review for Phase 2 FEMA Hazard Mitigation Grant funding. Upon approval, the project is construction-ready and can proceed immediately to bid.

We also note that this is a reimbursable grant. Tulsa County will advance project costs and seek reimbursement from FEMA throughout construction, demonstrating strong local commitment and responsible stewardship of federal resources.

Thank you for your consideration. Please do not hesitate to contact us if additional information would be helpful as you complete your review.

Respectfully,



Michael S. Neal, CCE, CCD, HLM
President and Chief Executive Officer
Tulsa Regional Chamber



TULSA REGIONAL CHAMBER
YOUR PARTNER IN PROSPERITY

January 7, 2026

Dear Senator Lankford, Senator Mullin, and Congressman Hern,

On behalf of the Tulsa Regional Chamber and the twenty-two county regional business community we represent, I respectfully request your assistance in helping secure final approval of a critical federal infrastructure grant submitted by Tulsa County and County Commissioner Kelly Dunkerley.

Tulsa County is seeking final approval of an \$8 million-plus reimbursable FEMA Hazard Mitigation Grant to fund roadway and intersection improvements along Garnett Road from 91st Street to 101st Street, including the intersection at 101st Street and Garnett Road. The project would raise the intersection by approximately five feet to mitigate chronic flooding and protect this important transportation corridor from future disruptions.

The project has advanced through the required review process and is now awaiting final approval from Department of Homeland Security Secretary Kristi Noem. Commissioner Dunkerley has submitted a formal request to the Secretary, and members of the delegation have previously engaged on this matter, including Congressman Hern's letter dated August 13, 2025. At this stage, the final remaining step is approval of Disaster 4575 – Project 13 – Tulsa County 101st Street and Garnett Infrastructure Protection, which is currently under review for Phase 2 FEMA Hazard Mitigation Grant funding.

Upon approval, the project is construction-ready and can proceed immediately to bid, allowing Tulsa County to move forward on an investment that will improve public safety, protect surrounding economic activity, and strengthen regional infrastructure resilience. As a reimbursable grant, Tulsa County will advance project costs and seek reimbursement from FEMA throughout construction, demonstrating strong local commitment and responsible use of federal resources.

We respectfully request your support, individually and collectively, in encouraging final approval of this project. The Tulsa Regional Chamber stands ready to assist in any way that may be helpful as you continue your advocacy on behalf of this effort and our region.

Thank you for your time, leadership, and continued partnership.

Sincerely,



Michael S. Neal, CCE, CCD, HLM
President and Chief Executive Officer
Tulsa Regional Chamber



City of Broken Arrow

Request for Action

File #: 26-106, Version: 1

Broken Arrow City Council

Meeting of: 01-20-2026

Title:

Consideration, discussion, and possible approval of PT-001984-2025|PR-000157-2023, Conditional Final Plat, Spring Creek Crossing, approximately 36.99 acres, 132 Lots, RS-4 (Single-Family Residential)/PUD-001360-2024 (Planned Unit Development), located north of Tucson Street (121st Street) and approximately one-quarter mile west of 9th Street (Lynn Lane Road/177th Avenue)

Background:

PT-001984-2025, the conditional final plat for Spring Creek Crossing proposes to have 132 lots on 36.99 acres. This property, which is located north of Tucson Street and west of 9th Street, has been approved for rezoning from A-1 (Agricultural) to RS-4 (Single-Family Residential)/PUD-001360-2024 (Planned Unit Development), subject to the property being platted.

Single-family lots encompass the majority of the proposed plat, and these lots generally meet the minimum standards of the RS-4 zoning district with the subsequent variances set forth in the accompanying PUD. A portion of the proposed plat also provides land designated as reserve areas which can serve as stormwater detention and be used for neighborhood amenities. Primary access to this development will be provided on Tucson Street and Raleigh Street will provide access to the adjoining subdivision South Ridge Park.

According to FEMA maps, none of the property is located in the 100-year floodplain. Water and sanitary sewer are available from the City of Broken Arrow. This preliminary plat was reviewed by the Technical Advisory Committee on February 18, 2025. The Planning Commission, in their meeting of February 27, 2025, recommended approval (5-0 vote) of this conditional final plat. Two citizens spoke to this item with general comments about landscape buffering and the construction process.

At the April 15, 2025, City Council meeting, this item was tabled to allow the developer to address a host of issues as it pertains to erosion control, capturing stormwater runoff, and general construction methods.

On May 8, 2025, several city officials met with the adjacent property owners to discuss the stormwater issues at hand. It was made clear that there are two (2) issues at hand. One is the “dirty” stormwater runoff. This issue is a construction issue. The Property Owner/Developer and its Contractor are solely and collectively responsible to maintain the construction site in such a fashion that does not allow sediment transport to be conveyed off of the developed property and damage adjacent property owners. This is a code enforcement matter that Engineering and Construction oversees through the State of Oklahoma General Permits OKR04 and OKR10. The City has required the Property Owner/Developer and its Contractor to clean the public rights of ways and to work out arrangements to address the adjacent property owners issues in the Southfork subdivision.

The second issue is a platting matter and is not connected to the first issue except for the fact that the Property Owner/Developer has elected to sod the slope of the properties along the eastern boundary of Spring Creek subdivision in order to reduce stormwater runoff and sediment transport. This work has been completed as of May 30, 2025.

At the June 2, 2025, City Council meeting, this item was tabled to allow the property owner an opportunity to address questions/concerns from the governing body.

Therefore, since the Property Owner/Developer and its Contractor has complied with the proposed solution to remedy and mitigate the erosion of the soils and sediment transport of those soils into the neighboring subdivision, Staff recommends

approval of this item.

Cost: \$0

Funding Source: None

Requested By: Rocky Henkel, Community Development Director

Approved By: City Manager Office

Attachments: Planning Commission Staff Report
Conditional final plat and covenants with staff comments
Traffic Signal Plans

Recommendation:

Approve PT-001984-2025, conditional final plat for Spring Creek Crossing, subject to the attached comments, as recommended by Planning Commission and Staff.

**Broken Arrow Planning Commission
02-27-2025**

To: Chairman and Commission Members
From: Community Development Department
Title:

..title

Approval of PT-001984-2025|PR-000157-2023, Conditional Final Plat, Spring Creek Crossing, approximately 36.99 acres, 132 Lots, RS-4(Single-Family Residential)/PUD-001360-2024 (Planned Unit Development), located north of Tucson Street (121st Street) and approximately one-quarter mile west of 9th Street (Lynn Lane Road/177th Avenue)

..End

Background:

Applicant: Erik Enyart, Tanner Consulting
Owner: Tulsa L Dev., LLC
Developer: N/A
Engineer: Tanner Consulting
Location: North of Tucson Street (121st Street) and approximately one-quarter mile west of 9th Street (Lynn Lane Road/177th Avenue)
Size of Tract 36.99 acres
Number of Lots: 132
Zoning: RS-4 (Single Family Residential)/PUD-001360-2024 (Planned Unit Development)
Comp Plan: Level 2 - Urban Residential

PT-001984-2025, the conditional final plat for Spring Creek Crossing proposes to have 132 lots on 36.99 acres. This property, which is located north of Tucson Street and west of 9th Street, has been approved for rezoning from A-1 (Agricultural) to RS-4 (Single-Family Residential)/PUD-001360-2024 (Planned Unit Development), subject to the property being platted.

Single-family lots encompass the majority of the proposed plat, and these lots generally meet the minimum standards of the RS-4 zoning district with the subsequent variances set forth in the accompanying PUD. A portion of the proposed plat also provides land designated as reserve areas which can serve as stormwater detention and be used for neighborhood amenities. Primary access to this development will be provided on Tucson Street and Raleigh Street will provide access to the adjoining subdivision South Ridge Park.

According to FEMA maps, none of the property is located in the 100-year floodplain. Water and sanitary sewer are available from the City of Broken Arrow. This preliminary plat was reviewed by the Technical Advisory Committee on February 18, 2025.

Attachments: Conditional Final Plat with Comments

Recommendation:

Staff recommends PT-001984-2025|PR-000157-2023, Conditional Final Plat for Spring Creek Crossing, be approved subject to the attached comments.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

JTH

Conditional Final Plat

PUD-001360-2024

Spring Creek Crossing

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 SE/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN A SUBDIVISION WITHIN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA

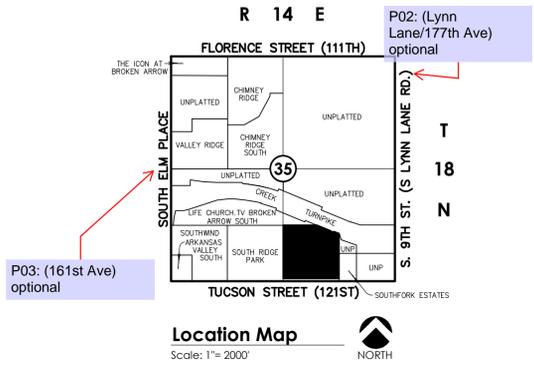


Scale: 1" = 80'
Tanner Consulting

- LEGEND**
- B/L BUILDING LINE
 - B/U BUILDING LINE & UTILITY EASEMENT
 - BK/PK BOOK & PAGE
 - CB CHORD BEARING
 - CD CHORD DISTANCE
 - CL CENTERLINE
 - Δ DELTA ANGLE
 - DOC DOCUMENT
 - ESMT EASEMENT
 - F/E FENCE & LANDSCAPE EASEMENT
 - FFE FINISHED FLOOR ELEVATION (MIN. RECOMMENDED)
 - GOVT GOVERNMENT
 - LNA LIMITS OF NO ACCESS
 - ODE OVERLAND DRAINAGE EASEMENT
 - R.A. RESTRICTED ACCESS
 - RES. RESERVE
 - RWE RETAINING WALL EASEMENT
 - R/W RIGHT-OF-WAY
 - U/E UTILITY EASEMENT
 - 1/33 ADDRESS ASSIGNED
 - FOUND MONUMENT (SEE NOTE 2)
 - SET MONUMENT (SEE NOTE 2)

OWNER:
Tulsa I Dev., LLC
CONTACT: DEREK KENNEDY
EMAIL: DEREK.KENNEDY@RCH.COM
4058 North College
Suite 300 Box 9
Fayetteville, Arkansas 72703
Phone: (479) 455-9090

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2025
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929



Subdivision Contains:
ONE HUNDRED AND THIRTY-TWO (132) LOTS IN SIX (6) BLOCKS WITH THREE (3) RESERVE AREAS
GROSS SUBDIVISION AREA: 36.991 ACRES
ELEVATION=693.37 (NAVD88)

Benchmark #1
CHISELED X FOUND IN CONCRETE WALKING PATH, LOCATED ON THE SOUTH SIDE OF PROPERTY, APPROXIMATELY 503.91' WEST AND 38.79' SOUTH OF THE SOUTHEAST PROPERTY CORNER (367288.43N, 2623521.15E)

- Notes:**
- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
 - ALL PROPERTY CORNERS ARE FOUND OR SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" UNLESS OTHERWISE NOTED.
 - THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
(A) CHISELED X FOUND AT THE SOUTHWEST CORNER OF SECTION 35;
(B) 3/8" IRON PIN FOUND AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SE/4) OF SECTION 35;
THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°35'38" EAST.
 - ADDRESSES SHOWN ON THIS PLAT WERE PROVIDED BY THE CITY OF BROKEN ARROW AND WERE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
 - ACCESS AT THE TIME OF PLAT WAS PROVIDED BY EAST TUCSON STREET AND BY EAST RALEIGH STREET, BOTH BEING PUBLIC STREETS.
 - ACCESS IS RESTRICTED AND ADDITIONAL SETBACK AND OTHER CITY OF BROKEN ARROW ZONING ORDINANCE RESTRICTIONS APPLY TO LOTS WITH LOT LINES DESIGNATED "RESTRICTED ACCESS" OR "R.A." THIS NOTE IS IN REFERENCE AND SUBORDINATE TO A SIMILAR PROVISION IN THE RESTRICTIVE COVENANTS.
 - STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION #DD-100523-65.
 - ALL LOTS REQUIRE BACKFLOW PREVENTION PER BROKEN ARROW CITY ORDINANCE.

Curve Table
P05: Per Previous review: Note wedge shaped lots are measured at the B/L

CURVE	LENGTH(L)	RADIUS(R)	DELTA(Δ)	CHORDBRG(CB)	CHORDDIS(CD)
1	43.11'	185.00'	13°21'04"	N5°17'46"E	43.01'
2	39.27'	25.00'	90°00'00"	N43°37'14"E	35.36'
3	21.03'	25.00'	90°00'00"	N46°22'46"W	35.36'
4	21.03'	25.00'	48°11'23"	N64°31'33"E	20.41'
5	241.19'	50.00'	276°22'46"	N1°22'46"W	66.67'
6	21.03'	25.00'	48°11'23"	N67°17'04"W	20.41'
7	38.45'	275.00'	8°00'38"	N5°23'05"W	38.42'
8	50.73'	325.00'	8°56'36"	N5°51'04"W	50.68'
9	39.65'	25.00'	90°51'46"	N54°49'17"W	35.62'
10	39.64'	25.00'	90°51'20"	N55°06'18"E	35.62'
11	62.72'	405.00'	8°52'24"	N84°11'02"E	62.66'
12	75.28'	355.00'	12°09'00"	N82°32'44"E	75.14'
13	16.09'	25.00'	36°52'12"	N19°48'52"W	15.81'
14	142.89'	50.00'	163°44'23"	N43°37'14"E	98.99'
15	16.09'	25.00'	36°52'12"	N72°56'40"W	15.81'
16	60.54'	300.00'	11°33'43"	N85°35'54"W	60.44'
17	392.70'	250.00'	90°00'00"	N46°22'46"W	353.55'
18	35.41'	25.00'	81°09'00"	N59°36'27"E	32.52'
19	35.41'	25.00'	81°09'00"	N21°32'34"W	32.52'
20	318.03'	300.00'	60°44'18"	N31°44'55"W	303.34'
21	85.88'	405.00'	12°09'00"	N82°32'44"E	85.72'
22	50.11'	355.00'	8°05'16"	N84°34'36"E	50.07'
23	117.81'	75.00'	90°00'01"	N46°22'45"W	106.07'
24	143.29'	50.00'	164°11'35"	N43°50'50"E	99.05'
25	16.29'	25.00'	37°19'23"	N72°43'04"W	16.00'



DATE OF PREPARATION: January 27, 2025

Conditional Final Plat

PUD-001360-2024

Spring Creek Crossing

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 SE/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN A SUBDIVISION WITHIN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

THAT TULSA L DEV, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "OWNER" AND/OR "DECLARANT", IS THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA:

A TRACT OF LAND THAT IS A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 SE/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SW/4 SE/4; THENCE NORTH 1°22'46" WEST AND ALONG THE WEST LINE OF THE SW/4 SE/4, FOR A DISTANCE OF 60.00 FEET TO A POINT ON THE PRESENT NORTH RIGHT-OF-WAY LINE OF EAST TUCSON STREET, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 1°22'46" WEST AND ALONG SAID WEST LINE OF THE SW/4 SE/4, FOR A DISTANCE OF 1261.94 FEET TO THE NORTHWEST CORNER OF THE SW/4 SE/4; THENCE NORTH 88°36'25" EAST AND ALONG THE NORTH LINE OF THE SW/4 SE/4, FOR A DISTANCE OF 795.67 FEET TO A POINT ON THE PRESENT SOUTHERLY RIGHT-OF-WAY LINE OF THE CREEK TURNPIKE (OKLAHOMA STATE HIGHWAY 364); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING FOUR (4) COURSES:

SOUTH 68°42'31" EAST FOR A DISTANCE OF 351.58 FEET; THENCE SOUTH 1°24'32" EAST FOR A DISTANCE OF 14.41 FEET; THENCE NORTH 88°36'25" EAST FOR A DISTANCE OF 86.60 FEET; THENCE SOUTH 68°30'02" EAST FOR A DISTANCE OF 123.11 FEET TO A POINT ON THE EAST LINE OF THE SW/4 SE/4;

THENCE SOUTH 1°24'32" EAST AND ALONG SAID EAST LINE, FOR A DISTANCE OF 1063.83 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF EAST TUCSON STREET; THENCE SOUTH 88°35'51" WEST AND ALONG THE NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1320.67 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 1,611,344 SQUARE FEET OR 36.991 ACRES.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

- CHISELED X FOUND AT THE SOUTHWEST CORNER OF THE OF SECTION 35;
- 3/8" IRON PIN FOUND AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 35;

THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°35'38" EAST.

THE OWNER HAS CAUSED THE SAME TO BE SURVEYED, STAKED, PLATTED, GRANTED, DONATED, CONVEYED, DEDICATED, ACCESS RIGHTS RESERVED, AND SUBDIVIDED INTO ONE HUNDRED THIRTY-TWO (132) LOTS IN SIX (6) BLOCKS, ALONG WITH RESERVE AREAS, COMMON AREAS, AND STREETS IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY THEREOF, AND WHICH PLAT IS MADE A PART HEREOF; AND THE OWNER HAS GIVEN TO SAID PLAT THE NAME OF "SPRING CREEK CROSSING", A SUBDIVISION WITHIN THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA, (WHEREVER THE WORD "SUBDIVISION" APPEARS HEREIN THE SAME SHALL CONCLUSIVELY BE DEEMED TO MEAN "SPRING CREEK CROSSING" UNLESS THE CONTEXT CLEARLY DICTATES OTHERWISE. LIKEWISE, WHEREVER THE WORD "CITY" APPEARS HEREIN THE SAME SHALL CONCLUSIVELY BE DEEMED TO MEAN THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA, UNLESS THE CONTEXT CLEARLY DICTATES OTHERWISE). NOW, THEREFORE, THE OWNER, FOR THE PURPOSE OF PROVIDING FOR THE ORDERLY DEVELOPMENT OF THE SUBDIVISION, AND FOR THE PURPOSE OF INSURING ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSORS, GRANTEES, AND ASSIGNS, AND THE BENEFICIARIES OF THE COVENANTS SET FORTH BELOW, DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS, WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND WHICH SHALL BE ENFORCEABLE BY THE OWNER, ALL LOT OWNERS WITHIN THE SUBDIVISION, AND BY THE OTHER BENEFICIARIES OF THE COVENANTS AS SET FORTH BELOW.

SECTION I. PUBLIC STREETS, EASEMENTS, AND UTILITIES

A. PUBLIC STREETS AND UTILITY EASEMENTS:

THE OWNER DOES HEREBY DEDICATE FOR PUBLIC USE THE STREET RIGHTS-OF-WAY DEPICTED ON THE ACCOMPANYING PLAT AND DOES FURTHER DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS, AS DEPICTED ON THE ACCOMPANYING PLAT AS "U/E" OR "UTILITY EASEMENT," FOR THE SEVERAL PURPOSES OF CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, AND WATERLINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, TOGETHER WITH SIMILAR EASEMENT RIGHTS WITHIN THE PUBLIC STREETS, PROVIDED HOWEVER, THE OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY, REMOVE, AND REPLACE WATERLINES, STORM SEWER FACILITIES, AND SANITARY SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REMOVING, AND REPLACING OVER, ACROSS, AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER, STORM SEWER, AND SANITARY SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT AND TO AREAS OUTSIDE OF THE PLAT.

THE OWNER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT AND RESERVE AREA OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE THAT, WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, NO BUILDING, STRUCTURE, OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION SHALL BE PLACED, ERECTED, INSTALLED, OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT

DRIVES, PARKING AREAS, CURBING, OR LANDSCAPING THAT DO NOT CONSTITUTE AN OBSTRUCTION AS AFORESAID WITHIN SUCH EASEMENTS.

B. UNDERGROUND SERVICE:

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC AND COMMUNICATION SERVICES MAY BE LOCATED WITHIN THE RIGHT-OF-WAY ADJACENT TO THE SOUTH RIGHT-OF-WAY LINE OF THE CREEK TURNPIKE (OKLAHOMA STATE HIGHWAY 364) AS DEDICATED BY THIS PLAT AND WITHIN THE PERIMETER UTILITY EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS SHALL BE SERVED BY UNDERGROUND CABLE THROUGHOUT THE SUBDIVISION AND, EXCEPT AS PROVIDED IN THE IMMEDIATELY-PRECEDING SENTENCE, ALL SUPPLY LINES INCLUDING ELECTRIC, COMMUNICATION, AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT WAYS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE STREET RIGHTS-OF-WAY AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE UTILITY EASEMENTS.

2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL, OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT. PROVIDED THAT, UPON THE INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE, AND NON-EXCLUSIVE RIGHT-OF-WAY EASEMENT ON THE LOT, COVERING A FIVE (5) FOOT STRIP EXTENDING TWO AND ONE-HALF (2.5) FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL, OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

3. THE SUPPLIERS OF ELECTRIC, COMMUNICATION, AND GAS SERVICES, THROUGH THEIR RESPECTIVE PROPER AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, COMMUNICATION, OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

4. EACH LOT AND RESERVE AREA OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THE OWNER'S LOT OR RESERVE AREA AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, COMMUNICATION, OR GAS FACILITIES. EACH SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF THEIR UTILITY FACILITIES, BUT THE LOT OR RESERVE AREA OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OR RESERVE AREA OWNER OR SAID OWNER'S AGENTS OR CONTRACTORS. SAID RESTRICTIONS ON ALTERATIONS OF GRADE AND LIMITATIONS ON CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO UTILITY EASEMENTS AND DO NOT APPLY TO AREAS OUTSIDE OF THE UTILITY EASEMENTS DESIGNATED ON THE PLAT.

5. THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION B. CONCERNING ELECTRIC, COMMUNICATION, AND GAS SERVICES SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, COMMUNICATION, AND GAS SERVICE AND EACH LOT OR RESERVE AREA OWNER AGREES TO BE BOUND HEREBY.

C. WATER, SANITARY SEWER, AND STORM SEWER SERVICES:

1. EACH LOT AND RESERVE AREA OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWER FACILITIES LOCATED ON SUCH OWNER'S LOT OR RESERVE AREA.

2. WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE IN EXCESS OF THREE (3) FEET FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD, IN THE JUDGMENT OF THE CITY OF BROKEN ARROW, INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, OR STORM SEWERS, SHALL BE PROHIBITED.

3. THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS, BUT THE LOT OR RESERVE AREA OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS SUCH OWNER OR SUCH OWNER'S AGENTS OR CONTRACTORS.

4. THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.

5. THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION C. SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER AND OWNERS OF EACH LOT AND RESERVE AREA AGREE TO BE BOUND HEREBY.

D. SURFACE DRAINAGE:

EACH LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS, RESERVE AREAS, AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM PUBLIC STREETS AND EASEMENTS. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM OR SURFACE WATERS OVER AND ACROSS SUCH OWNER'S LOT. THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION D. SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OR RESERVE AREA OWNER AND BY THE HOA. NO LOT OR RESERVE AREA OWNER SHALL ALLOW OR CONTRIBUTE TO THE DEGRADATION OF GROUND OR SURFACE WATER ON OR ACROSS SUCH OWNER'S LOT OR RESERVE AREA IN VIOLATION OF ENVIRONMENTAL REGULATIONS OF THE UNITED STATES OR THE STATE OF OKLAHOMA.

E. PAVING AND LANDSCAPING WITHIN EASEMENTS:

THE OWNER OF THE LOT OR RESERVE AREA AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING OR PAVING OCCASIONED BY INSTALLATION OR NECESSARY MAINTENANCE OF UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, NATURAL GAS,

COMMUNICATION, OR ELECTRIC FACILITIES WITHIN THE UTILITY EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED, HOWEVER, THE CITY OF BROKEN ARROW, OKLAHOMA, OR THE SUPPLIER OF THE UTILITY SERVICE, SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

F. OTHER USES:

ALL LOT AND RESERVE AREA OWNERS HAVE THE RIGHT TO USE THE EASEMENT AREAS SITUATED WITHIN SUCH OWNER'S LOT OR RESERVE AREA IN ANY MANNER THAT WILL NOT PREVENT OR INTERFERE WITH THE EXERCISE BY THE CITY OF BROKEN ARROW OR THE PROVIDER OF UTILITY SERVICE OF THE EASEMENT RIGHTS GRANTED UNDER THIS DEDICATION.

G. ACCESS RESTRICTIONS:

1. THE UNDERSIGNED OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO EAST TUCSON STREET WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" OR "LMA" ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASED BY THE BROKEN ARROW PLANNING COMMISSION, OR ITS SUCCESSOR, AND WITH THE APPROVAL OF THE CITY OF BROKEN ARROW, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO, AND THE LIMITS OF NO ACCESS ABOVE ESTABLISHED SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA.

2. ACCESS IS RESTRICTED AND ADDITIONAL SETBACK AND OTHER CITY OF BROKEN ARROW ZONING ORDINANCE RESTRICTIONS APPLY TO LOTS WITH LOT LINES DESIGNATED "RESTRICTED ACCESS" OR "R.A."

H. SIDEWALKS:

SIDEWALKS SHALL BE CONSTRUCTED BY EACH PROPERTY OWNER IN COMPLIANCE WITH THE ENGINEERING DESIGN STANDARDS OF THE CITY OF BROKEN ARROW. SIDEWALKS WILL BE CONSTRUCTED BY THE OWNER ALONG ALL STREETS ADJACENT TO ALL RESERVE AREAS.

I. FENCE AND LANDSCAPE EASEMENTS:

THE OWNER DOES HEREBY ESTABLISH AND GRANT, TO THE OWNERS OF THE RESIDENTIAL LOTS WITHIN THE SUBDIVISION, AND TO THE HOA AS HEREIN SET FORTH WITHIN SECTION V., AND FOR THEIR COMMON USE AND BENEFIT, FENCE AND LANDSCAPE EASEMENTS OVER AND UPON THE AREAS DESIGNATED AS "FENCE & LANDSCAPE EASEMENT" OR "F/E" AND SHOWN ON THE ACCOMPANYING PLAT. THE FENCE AND LANDSCAPE EASEMENTS ARE FOR THE LIMITED PURPOSE OF CONSTRUCTING AND MAINTAINING PERIMETER DECORATIVE FENCES AND ENTRY FEATURES INCLUDING BUT NOT LIMITED TO SIGNAGE, FENCES, WALLS, SPRINKLER SYSTEMS, LANDSCAPING, AND LIGHTING, AND FOR THE MAINTENANCE AND REPAIR THEREOF, TOGETHER WITH THE RIGHT OF ACCESS OVER, ACROSS, AND ALONG SUCH EASEMENTS AND OVER, ACROSS, AND ALONG ALL AREAS WHICH CONTAIN SUCH EASEMENTS. WITHIN THE FENCE AND LANDSCAPE EASEMENTS, THE HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL FENCES AND WALLS AND ENTRY FEATURES AND ALL LANDSCAPING LOCATED OUTSIDE OF SUCH FENCES AND WALLS. THE RIGHTS HEREIN ESTABLISHED AND GRANTED SHALL BE SUBORDINATE TO THE RIGHTS ESTABLISHED AND GRANTED BY UTILITY EASEMENTS ELSEWHERE DEDICATED HEREIN.

J. RETAINING WALL EASEMENTS:

THE OWNER DOES HEREBY ESTABLISH, AND RESERVE FOR FUTURE GRANT AND CONVEYANCE TO THE HOA AS SET FORTH WITHIN SECTION V. HEREIN, PERPETUAL, NON-EXCLUSIVE EASEMENTS OVER AND UPON THE AREAS DESIGNATED AS "RETAINING WALL EASEMENT" OR "RWE" ON THE ACCOMPANYING PLAT FOR THE USE AND BENEFIT OF THE CITY OF BROKEN ARROW, OKLAHOMA, THE OWNERS OF LOTS WITHIN THE SUBDIVISION, AND THE HOA. THE RETAINING WALL EASEMENTS ARE FOR THE LIMITED PURPOSE OF CONSTRUCTING AND MAINTAINING RETAINING WALLS, SOMETIMES TOGETHER WITH PRIVACY WALLS AND/OR FENCES, AND THE MAINTENANCE AND REPAIR THEREOF, TOGETHER WITH THE RIGHT OF ACCESS, INGRESS, AND EGRESS OVER, ACROSS, AND ALONG ADJACENT LANDS WITHIN THE LOTS CONTAINING SUCH EASEMENTS FOR THE PURPOSES FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. WITHIN THE RETAINING WALL EASEMENT AREAS, THE HOA SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR OF ALL WALLS AND FENCES. ANY PRIVACY FENCES OR WALLS WITHIN THE EASEMENTS, ADJACENT TO OR INTEGRATED WITH A RETAINING WALL, SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF BROKEN ARROW, OKLAHOMA. THE RIGHTS HEREIN ESTABLISHED AND GRANTED SHALL BE SUBORDINATE TO THE RIGHTS ESTABLISHED AND GRANTED BY UTILITY EASEMENTS ELSEWHERE DEDICATED HEREIN.

K. STORMWATER DRAINAGE AND DETENTION EASEMENT:

1. THE OWNER DOES HEREBY DEDICATE TO THE CITY OF BROKEN ARROW, OKLAHOMA, ITS SUCCESSORS AND ASSIGNS, PERPETUAL, NON-EXCLUSIVE EASEMENTS ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "STORMWATER DRAINAGE AND DETENTION EASEMENT" FOR THE PURPOSES OF PERMITTING THE OVERLAND AND UNDERGROUND FLOW, CONVEYANCE, DETENTION, RETENTION, AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS AND RESERVE AREAS WITHIN THE SUBDIVISION AND FROM PROPERTIES NOT INCLUDED WITHIN THE SUBDIVISION.

2. STORMWATER DETENTION, RETENTION, AND DRAINAGE FACILITIES LOCATED WITHIN THE STORMWATER DRAINAGE AND DETENTION EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF BROKEN ARROW, OKLAHOMA.

3. EXCEPT AS SPECIFICALLY PROVIDED HEREIN, NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED IN THE STORMWATER DRAINAGE AND DETENTION EASEMENT AREAS, NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID EASEMENT AREAS UNLESS APPROVED BY THE CITY OF BROKEN ARROW, OKLAHOMA; PROVIDED, HOWEVER, THAT THE PLANTING OF TURF OR OTHER LANDSCAPING (EXCEPTING TREES AND SHRUBS) SHALL NOT REQUIRE THE APPROVAL OF THE CITY OF BROKEN ARROW. FENCES, WALLS, AND LANDSCAPING TREES OR SHRUBS INSTALLED BY THE OWNER OR BY THE HOA, WITH THE APPROVAL OF THE CITY OF BROKEN ARROW, SHALL BE PERMITTED, PROVIDED THAT THE SAME DO NOT CAUSE OBSTRUCTION OF THE FLOW, CONVEYANCE, DETENTION, RETENTION, OR DISCHARGE OF STORMWATER THROUGH THE EASEMENT AREAS.

4. STORMWATER DRAINAGE, DETENTION, AND RETENTION FACILITIES SHALL BE MAINTAINED BY THE OWNER OF THE LOT OR RESERVE AREA SUBJECT TO THE STORMWATER DRAINAGE AND

DETENTION EASEMENT TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED STORMWATER DRAINAGE, DETENTION, AND RETENTION FUNCTIONS, INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION, AND SUCH OWNER SHALL PROVIDE CUSTOMARY GROUNDS MAINTENANCE WITHIN THE EASEMENT AREA IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:

- GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR (4) WEEKS, OR LESS.
- CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
- THE EASEMENT AREAS SHALL BE KEPT FREE OF DEBRIS.
- CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.

5. IN THE EVENT THE OWNER OF THE LOT OR RESERVE AREA SUBJECT TO THE STORMWATER DRAINAGE AND DETENTION EASEMENT SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION, RETENTION, OR OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN, OR THE ALTERATION OF GRADE WITHIN THE EASEMENT AREA, THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER THE EASEMENT AREA AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, DETENTION, OR RETENTION FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR SILTATION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE OWNER OF THE LOT OR RESERVE AREA SUBJECT TO THE EASEMENT, WHICH SHALL BE THE HOA UPON CONVEYANCE THE LOT OR RESERVE AREA CONTAINING THE EASEMENT AREA TO THE ASSOCIATION, IN THE EVENT THE OWNER OF THE LOT OR RESERVE AREA SUBJECT TO THE EASEMENT SHOULD FAIL TO PAY THE COSTS OF MAINTENANCE. AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF BROKEN ARROW, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE OWNER OF THE LOT OR RESERVE AREA SUBJECT TO THE EASEMENT. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF BROKEN ARROW, OKLAHOMA.

SECTION II. RESERVE AREAS

J. ALL RESERVE AREAS:

1. ALL RESERVE AREAS ARE HEREBY ESTABLISHED FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION ("HOA" OR "ASSOCIATION") DEFINED IN SECTION V.

2. ALL COSTS AND EXPENSES ASSOCIATED WITH ALL RESERVE AREAS, INCLUDING MAINTENANCE OF VARIOUS IMPROVEMENTS AND RECREATIONAL FACILITIES, SHALL BE THE RESPONSIBILITY OF THE OWNER THEREOF, WHICH OWNER SHALL BE THE HOA UPON CONVEYANCE OF SAME BY OWNER TO THE ASSOCIATION. SEE SECTION V. FOR ADDITIONAL DETAILS AND REQUIREMENTS.

3. THE CITY OF BROKEN ARROW, OKLAHOMA, SHALL NOT BE LIABLE FOR ANY DAMAGE OR REMOVAL OF ANY LANDSCAPING OR IRRIGATION SYSTEMS IN ANY RESERVE AREA.

4. IN THE EVENT ANY RESERVE AREA OWNER SHOULD FAIL TO MAINTAIN THE RESERVE AREA, THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER THE RESERVE AREA AND PERFORM SUCH MAINTENANCE AS NECESSARY TO ACHIEVE ITS INTENDED FUNCTIONS, AND THE COSTS THEREOF SHALL BE PAID BY THE OWNER OF THE RESERVE AREA. IN THE EVENT THE RESERVE AREA OWNER SHOULD THEN FAIL TO PAY THE COSTS OF SAID MAINTENANCE, AFTER COMPLETION OF THE MAINTENANCE BY THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, AND PROVISION OF A STATEMENT OF COSTS FROM THE CITY TO THE RESERVE AREA OWNER, THE CITY OF BROKEN ARROW, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST SUCH RESERVE AREA, WHICH LIEN MAY BE FORECLOSED BY THE CITY OF BROKEN ARROW, OKLAHOMA.

5. EACH LOT OWNER AND RESIDENT AND MEMBER OF THE HOA SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE CITY OF BROKEN ARROW, AND THEIR RESPECTIVE AGENTS AND REPRESENTATIVES, FROM ALL CLAIMS, DEMANDS, LIABILITIES, OR DAMAGES ARISING IN CONNECTION WITH THE OWNERSHIP OR USE OF THE FACILITIES AND IMPROVEMENTS CONSTRUCTED OR SITUATED WITHIN THE RESERVE AREAS AND FURTHER AGREES THAT NEITHER THE OWNER NOR CITY OF BROKEN ARROW SHALL BE LIABLE TO ANY LOT OR RESERVE AREA OWNER OR RESIDENT OR MEMBER OF THE ASSOCIATION OR ANY GUEST, VISITOR, OR INVITEE THEREOF FOR ANY DAMAGE TO PERSON OR PROPERTY CAUSED BY ACTION, OMISSION, OR NEGLIGENCE OF A LOT OR RESERVE AREA OWNER OR RESIDENT OR MEMBER OF THE ASSOCIATION OR ANY GUEST, VISITOR, OR INVITEE THEREOF.

B. RESERVE AREAS A, B, AND C:

1. RESERVES A, B, AND C ARE DESIGNATED TO BE USED FOR OVERLAND AND UNDERGROUND STORMWATER DRAINAGE AND DETENTION, NEIGHBORHOOD AMENITIES, OPEN SPACE, SIDEWALKS, LANDSCAPING, IRRIGATION, LIGHTING, SIGNAGE, RETAINING WALLS, AND OTHER USES AS MAY BE PERMITTED BY THE CITY OF BROKEN ARROW, OKLAHOMA.

SECTION III. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, SPRING CREEK CROSSING WAS SUBMITTED AS PART OF A PLANNED UNIT DEVELOPMENT (DESIGNATED AS PUD-001360-2024) AS PROVIDED WITHIN THE PUD PROVISIONS OF THE ZONING ORDINANCE OF THE CITY OF BROKEN ARROW, OKLAHOMA, AS THE SAME EXISTED ON APRIL 16, 2024; AND

WHEREAS, PUD-001360-2024 WAS AFFIRMATIVELY RECOMMENDED BY THE PLANNING COMMISSION OF THE CITY OF BROKEN ARROW ON MARCH 28, 2024 AND APPROVED BY THE COUNCIL OF THE CITY OF BROKEN ARROW ON APRIL 16, 2024; AND

WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE BROKEN ARROW ZONING ORDINANCE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD, INURING TO AND ENFORCEABLE BY THE CITY OF BROKEN ARROW, SUFFICIENT TO INSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT; AND

WHEREAS, THE OWNER DESIRES TO ESTABLISH COVENANTS OF RECORD FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO INSURE ADEQUATE COMPLIANCE WITH PUD-001360-2024 FOR THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF BROKEN ARROW.

NOW, THEREFORE, THE OWNER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

A. DEVELOPMENT IN ACCORDANCE WITH PLANNED UNIT DEVELOPMENT:

PUD-001360-2024 WILL BE DEVELOPED IN ACCORDANCE WITH THE BROKEN ARROW ZONING ORDINANCE (THE "ZONING ORDINANCE") AND THE USE AND DEVELOPMENT REGULATIONS OF THE RS-4 SINGLE FAMILY RESIDENTIAL-4 DISTRICT, AS THE SAME EXISTED ON APRIL 16, 2024, EXCEPT AS NOTED HEREIN.

B. DEVELOPMENT STANDARDS:

1. GROSS LAND AREA:	1,690,585 SF	38.810 AC
2. NET LAND AREA:	1,611,344 SF	36.991 AC
3. PERMITTED USES:	SINGLE-FAMILY DETACHED DWELLINGS; NEIGHBORHOOD COMMUNITY PLAYFIELDS AND PARKS INCLUDING CLUBHOUSES, POOLS, AND SIMILAR NEIGHBORHOOD AMENITIES, MINOR UTILITY FACILITIES, AND USES CUSTOMARILY ACCESSORY TO USES PERMITTED HEREIN.	
4. MAXIMUM NUMBER OF LOTS:		145
5. MINIMUM LOT WIDTH:		50 FT
6. MINIMUM LOT AREA:		5,000 SF
7. MINIMUM LAND AREA PER DWELLING UNIT:		7,000 SF *
8. MAXIMUM BUILDING HEIGHT:		35 FT **
9. MINIMUM OFF-STREET PARKING:		TWO (2) PER DWELLING UNIT
10. MAXIMUM LOT COVERAGE:		55% INTERIOR LOTS; 65% CORNER LOTS ***
11. MINIMUM LIVABILITY OPEN SPACE PER DWELLING		2,800 SF***
12. MINIMUM YARD SETBACKS:		
FRONT YARD:		20 FT
REAR YARD:		20 FT
SIDE YARD (ONE, TOTAL):		5 FT, 10 FT
SIDE YARD ADJACENT TO ARTERIAL STREET:		35 FT
SIDE YARD ADJACENT TO NON-ARTERIAL STREET/ALLEY:		20 FT
ANY YARD WITHIN 35 FT OF ARTERIAL STREET:		35 FT FROM ARTERIAL STREET RIGHT-OF-WAY
13. OTHER BULK AND AREA REQUIREMENTS:		AS REQUIRED WITHIN THE RS-4 DISTRICT (TO BE RS-C)

* MINIMUM LAND AREA PER DWELLING UNIT IS SATISFIED BY THE PROPORTION OF MAXIMUM NUMBER OF DWELLING UNITS TO GROSS LAND AREA AS PROVIDED IN SECTION 4.1.E.1.B. OF THE BROKEN ARROW ZONING ORDINANCE. LOTS ARE THEREFORE NOT SUBJECT TO THIS REQUIREMENT ON AN INDIVIDUAL BASIS.

** ARCHITECTURAL FEATURES MAY EXTEND A MAX. OF FIVE (5) FEET ABOVE MAXIMUM PERMITTED BUILDING HEIGHT.

*** MAXIMUM AGGREGATE LOT COVERAGE BY BUILDINGS, PARKING, AND DRIVES IS LIMITED TO THE LESSER OF THE SPECIFIED PERCENTAGE OR THAT AMOUNT NECESSARY TO MEET MINIMUM LIVABILITY OPEN SPACE REQUIREMENTS FOR THE LOT. LIVABILITY OPEN SPACE, DEFINED AS OPEN SPACE NOT UTILIZED FOR PARKING OR DRIVES, MAY BE LOCATED ON A LOT OR CONTAINED WITHIN COMMON OPEN SPACE OF THE DEVELOPMENT, AS PER SECTION 4.1.E.1.D. OF THE BROKEN ARROW ZONING ORDINANCE. REQUIREMENTS FOR COMMON OPEN SPACE ARE PROVIDED IN SECTION IV.F. OF THIS PUD.

Conditional Final Plat

PUD-001360-2024

Spring Creek Crossing

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 SE/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN A SUBDIVISION WITHIN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA

P07: Use the current zoning and PUD

DEED OF DEDICATION AND RESTRICTIVE COVENANTS (CONTINUED)

SECTION III. PLANNED UNIT DEVELOPMENT RESTRICTIONS (CONTINUED)

C. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS:

1. ACCESS AND CIRCULATION:

ALL STREETS SHALL BE CONSTRUCTED TO MEET THE CITY OF BROKEN ARROW STANDARDS FOR PUBLIC STREETS.

SIDEWALKS AND/OR TRAILS SHALL BE CONSTRUCTED AS REQUIRED AND WILL BE PLANNED DURING THE ENGINEERING DESIGN AND PLATTING PHASE.

LIMITS OF NO ACCESS (LNA) WILL BE IMPOSED BY THE FUTURE PLAT(S) ALONG THE EAST TUCSON STREET FRONTAGE, EXCEPT AT APPROVED STREET INTERSECTION(S).

THE DEVELOPER COMMITS TO INCLUDING A TRAFFIC SIGNAL ON E. TUCSON ST. AS PART OF THIS DEVELOPMENT. THE EXACT LOCATION, DESIGN, AND TIMELINE FOR INSTALLATION OF THE TRAFFIC SIGNAL IS SUBJECT TO COORDINATION, REVIEW, AND APPROVAL BY THE CITY OF BROKEN ARROW.

2. SIGNAGE, LANDSCAPING, AND FENCING:

SIGNS, LANDSCAPING, AND FENCING SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF THE BROKEN ARROW ZONING ORDINANCE.

IN ACCORDANCE WITH PROPOSED RS-C ZONING, 50-FOOT MINIMUM WIDTH OPEN SPACE BUFFERS SHALL BE PRESERVED ALONG THE WEST AND EAST LINES OF THE PUD ADJACENT TO EXISTING PLATTED RESIDENTIAL LOTS, WHICH AREAS SHALL BE MAINTAINED BY A MANDATORY PROPERTY OWNERS' ASSOCIATION. WITHIN THE REQUIRED 50'-MINIMUM-WIDTH OPEN SPACE PRESERVE AREAS, ANY TREE WITH A MINIMUM OF 6 INCHES IN CALIPER EXISTING WITHIN THE PUD AT THE TIME OF APPROVAL SHALL BE PRESERVED, OTHER THAN REMOVAL AS NEEDED FOR UTILITY INSTALLATION OR DRAINAGE PURPOSES.

3. UTILITIES AND DRAINAGE:

WATERLINES SHALL BE EXTENDED THROUGHOUT THE SITE AND LOOPED TO PROVIDE WATER SERVICE AND FIRE PROTECTION AND WILL BE DESIGNED DURING THE PLATTING STAGE. FIRE HYDRANT LOCATIONS SHALL BE COORDINATED WITH AND APPROVED BY THE BROKEN ARROW FIRE MARSHAL DURING PLATTING.

4. PLATTING AND SITE PLAN REQUIREMENTS:

NO BUILDING PERMIT SHALL BE ISSUED UNTIL A SUBDIVISION PLAT HAS BEEN SUBMITTED TO AND RECOMMENDED UPON BY THE BROKEN ARROW PLANNING COMMISSION AND APPROVED BY THE COUNCIL OF THE CITY OF BROKEN ARROW, AND DULY FILED OF RECORD. THE REQUIRED SUBDIVISION PLAT SHALL INCLUDE COVENANTS OF RECORD IMPLEMENTING THE DEVELOPMENT STANDARDS OF THE APPROVED PUD AND THE CITY OF BROKEN ARROW SHALL BE A BENEFICIARY THEREOF. THE PLAT WILL ALSO SERVE AS THE SITE PLAN FOR ALL RESIDENTIAL LOTS CONTAINED WITHIN THE PLAT. ANY NEIGHBORHOOD AMENITIES REQUIRING A BUILDING PERMIT SHALL SUBMIT AND RECEIVE BROKEN ARROW CITY STAFF APPROVAL OF A SITE PLAN APPLICATION.

NOT LESS THAN 15% OF THE NET LAND AREA SHALL BE PRESERVED AS COMMON OPEN SPACE FOR THE ENJOYMENT OF THE RESIDENTS, AND NOT LESS THAN 25% OF THE REQUIRED AREA SHALL BE DESIGNED, CONSTRUCTED, AND MAINTAINED AS ACTIVE OPEN SPACE CONSISTING OF TRAILS, COMMUNITY GARDENS, AND/OR PARKS.

SECTION IV. RESTRICTIVE COVENANTS

THE SUBDIVISION (AND EACH LOT SITUATED THEREIN) SHALL BE CONSTRUCTED, DEVELOPED, OCCUPIED AND USED AS FOLLOWS.

B. NO DIVISION OF LOTS:

NO LOT MAY BE DIVIDED OR SPLIT.

C. RESIDENTIAL LOTS:

ALL LOTS WITHIN THE SUBDIVISION SHALL BE USED, KNOWN AND DESCRIBED AS RESIDENTIAL LOTS. ONLY ONE SINGLE FAMILY RESIDENTIAL DWELLING SHALL BE PERMITTED ON EACH LOT. IN ADDITION, ONLY CUSTOMARY AND USUAL NECESSARY STRUCTURES MAY BE CONSTRUCTED ON EACH LOT AS MAY BE PERMITTED BY THE CITY. NO BUILDING OR STRUCTURE INTENDED FOR OR ADAPTED TO BUSINESS PURPOSES SHALL BE ERRECTED, PLACED, PERMITTED OR MAINTAINED ON ANY LOT. THIS COVENANT SHALL BE CONSTRUED AS PROHIBITING THE ENGAGING IN OR PRACTICE OF ANY COMMERCE, INDUSTRY, BUSINESS, TRADE OR PROFESSION WITHIN THE SUBDIVISION AND/OR WITHIN ANY LOT. THE RESTRICTIONS ON USE HEREIN CONTAINED SHALL BE CUMULATIVE OF AND IN ADDITION TO SUCH RESTRICTIONS ON USAGE AS MAY FROM TIME TO TIME BE APPLICABLE UNDER AND PURSUANT TO THE STATUTES, RULES, REGULATIONS AND ORDINANCES OF THE CITY OR ANY OTHER GOVERNMENTAL AUTHORITY OR POLITICAL SUBDIVISION HAVING JURISDICTION OVER THE SUBDIVISION.

D. RESIDENTIAL PURPOSES:

BY ACQUISITION OF ANY LOT WITHIN THE SUBDIVISION, EACH OWNER (EXCLUDING BONA FIDE HOME BUILDERS) COVENANTS WITH AND REPRESENTS TO THE DECLARANT AND TO THE ASSOCIATION THAT THE LOT IS BEING SPECIFICALLY ACQUIRED FOR THE SPECIFIC AND SINGULAR PURPOSE OF CONSTRUCTING AND USING A SINGLE FAMILY RESIDENTIAL DWELLING THEREON, OR AS A RESIDENCE FOR SUCH OWNER AND/OR OWNER'S IMMEDIATE FAMILY MEMBERS.

E. SUBMISSION OF PLANS:

IN ORDER TO MAINTAIN A BEAUTIFUL AND PLEASING SETTING IN THE SUBDIVISION, TWO (2) SETS OF BUILDING AND SITE IMPROVEMENT PLANS AND SPECIFICATIONS MUST BE SUBMITTED TO THE ARCHITECTURAL CONTROL COMMITTEE ("COMMITTEE") FOR ITS APPROVAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE COMMITTEE SHALL ACT TO ENFORCE THE REQUIREMENTS OF THESE COVENANTS IN A REASONABLE MANNER. THE COMMITTEE HAS THE AUTHORITY TO MAINTAIN THE ARCHITECTURAL CONFORMITY OF THE SUBDIVISION, AND IN CONSIDERATION THEREOF SHALL DETERMINE THAT THE PROPOSED CONSTRUCTION SHALL NOT DETRACT FROM THE DEVELOPMENT AND SHALL ENHANCE THE PURPOSE OF THE DEVELOPMENT TO PROVIDE A BEAUTIFUL AND PLEASING SETTING IN THE SUBDIVISION. THE COMMITTEE SHALL CONSIDER SUCH MATTERS AS THE PROPOSED SQUARE FOOTAGE, LOCATION, MATERIALS, EXTERIOR STYLE AND LANDSCAPING, ETC. THE COMMITTEE MAY ADOPT RULES OR BYLAWS EXPLAINING THE MECHANICS OF ITS OPERATION AND PROVIDING FOR A TWENTY-ONE (21) DAY MAXIMUM TIME WITHIN WHICH PLANS MUST BE REVIEWED AND APPROVED OR DISAPPROVED AFTER SUBMISSION, AND IF NOT APPROVED OR DISAPPROVED IN THAT PERIOD, THAT THE SAME SHALL BE CONSIDERED AS AUTOMATICALLY APPROVED. THE BOARD MAY ALSO EXERCISE THE DUTIES OF THE COMMITTEE IN THE EVENT THE BOARD DEEMS IT NECESSARY AND EFFICIENT TO DO SO.

F. ARCHITECTURAL REQUIREMENTS:

- EACH DWELLING SHALL FRONT A DEDICATED PUBLIC STREET.
- NO BUILDING SHALL BE LOCATED CLOSER TO THE STREET THAN THE MINIMUM BUILDING OR SET-BACK LINES SHOWN ON THE RECORDED PLAT.
- ALL RESIDENCES SHALL HAVE ROOF SHINGLES THAT ARE GREY OR BLACK IN COLOR, PREFERABLY WEATHERWOOD. DEVIATION FROM THIS COLOR REQUIRES APPROVAL FROM THE COMMITTEE.

G. ADDITIONS TO EXISTING STRUCTURES:

ALL ADDITIONS SHALL CONFORM TO THE BASIC STYLING AND MATERIALS OF THE DWELLING ON ANY LOT. ALL ADDITIONS SHALL FALL WITHIN THE BUILDING SET-BACKS ON SAID LOT AND SHALL NOT BE PLACED OVER ANY DRAINAGE OR UTILITY EASEMENT. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE CITY CODES, RULES AND REGULATIONS. ANY ADDITIONS CONTEMPLATED BY THE HOME OWNER OR LOT OWNER MUST SUBMIT PLANS PRIOR TO CONSTRUCTION TO THE COMMITTEE FOR APPROVAL. THE COMMITTEE HAS COMPLETE AND SOLE DISCRETION TO APPROVE, MODIFY, DENY OR CHANGE ANY REQUEST FOR AN ADDITION TO AN EXISTING STRUCTURE.

H. GARAGE AND DETACHED STRUCTURES AND STORAGE BUILDINGS:

ALL RESIDENCES CONSTRUCTED IN THE SUBDIVISION SHALL HAVE A PRIVATE GARAGE TO ACCOMMODATE A MINIMUM OF ONE (1) AUTOMOBILE. NO CARPORTS ARE ALLOWED ON THE SIDE, REAR OR FRONT YARDS OF ANY LOTS. EACH GARAGE SHALL BE FULLY ENCLOSED AND CONTAIN A FULL-LENGTH OVERHEAD STYLE DOOR. ALL GARAGE DOORS ARE TO BE KEPT CLOSED WHEN NOT ENTERING OR EXITING THE GARAGE. ANY DETACHED STRUCTURE TO BE BUILT ON A LOT, SUCH AS A COVERED ENTERTAINMENT AREA, GUEST HOUSE, POOL HOUSE, STORAGE BUILDING, OR OTHER STRUCTURE, SHALL CONFORM TO THE BASIC STYLING AND MATERIALS OF THE RESIDENTIAL DWELLING. ANY DETACHED STRUCTURE CONTEMPLATED FOR CONSTRUCTION BY ANY HOME OWNER OR LOT OWNER MUST, PRIOR TO CONSTRUCTION, SUBMIT ACCEPTABLE PLANS TO THE COMMITTEE, WHICH HAS COMPLETE AND SOLE DISCRETION TO APPROVE, MODIFY, DENY OR CHANGE ANY SUCH REQUEST TO CONSTRUCT.

I. TEMPORARY STRUCTURES:

NO TRAILER, MOBILE HOME, TENT, CONSTRUCTION SHACK, OR OTHER OUTBUILDING SHALL BE ERRECTED ON ANY LOT IN THE SUBDIVISION EXCEPT FOR TEMPORARY USE BY CONSTRUCTION CONTRACTORS FOR A REASONABLE PERIOD OF TIME.

J. FENCES:

NO FENCE SHALL BE CONSTRUCTED IN THE AREA BETWEEN THE FRONT BUILDING LINE OF ANY DWELLING AND THE FRONT LOT LINE OF ANY LOT. NO FENCE ON A CORNER LOT SHALL BE CONSTRUCTED BEYOND THE SIDE STREET SET-BACK LINE EXCEPT FOR THE COMMUNITY ENTRY. FURTHER, THE PLACEMENT/LOCATION OF ANY PERIMETER FENCING AROUND THE SUBDIVISION AS INITIALLY INSTALLED BY THE DECLARANT AND/OR ORIGINAL DEVELOPER MAY NOT BE ADJUSTED, RELOCATED OR MOVED WITHOUT THE PRIOR CONSENT OF THE COMMITTEE AND/OR THE BOARD. ANY PRIVACY FENCE SHALL BE CONSTRUCTED SO THAT THE FRAMING SHALL BE TOWARD THE INSIDE OF THE OWNER'S LOT. ALL FENCES MUST BE INSTALLED BY A PROFESSIONAL INSTALLER AND SHALL BE SIX FOOT (6') WOOD PRIVACY FENCING WITH VERTICAL BOARDS (NOT HORIZONTAL) AND NO CHAIN-LINK FENCES, WIRE, HOG WIRE, OR OTHER SIMILAR MATERIALS SHALL BE PERMITTED, PROVIDED THAT FENCES WITHIN AND ALONG RESERVE AREAS MAY BE ORNAMENTAL AND CONSIST OF SPLIT RAIL WITH VINYL-CLAD CHAIN LINK, WROUGHT IRON, OR ANOTHER ORNAMENTAL STYLE APPROVED BY THE COMMITTEE. ANY PRIVACY FENCE INSTALLED ADJACENT TO SUCH ORNAMENTAL FENCE SHALL HAVE THE LAST EIGHT (8) FEET OF THE FENCE TAPER TO THE HEIGHT OF THE ORNAMENTAL FENCE. PRIOR TO INSTALLATION, THE FENCE DESIGN AND NAME OF THE INSTALLER MUST BE APPROVED BY THE COMMITTEE.

K. MAILBOXES:

ALL MAILBOXES SHALL BE APPROVED BY THE UNITED STATES POSTAL SERVICE. THE TYPE OF CONSTRUCTION SHALL BE CONSISTENT WITH THE DESIGN ESTABLISHED BY THE DEVELOPER. COMMUNITY MAILBOX IS AN APPROVED ALTERNATIVE SUBJECT TO APPROVAL OF THE UNITED STATES POSTAL SERVICE.

L. SIGNS:

NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT ONE PROFESSIONAL SIGN ADVERTISING THE PROPERTY FOR SALE, REALE OR RENT, OR SIGNS USED BY BUILDER OR AGENT TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALE OF A DWELLING THEREON. IN NO EVENT SHALL ANY SUCH SIGN STAND MORE THAN SEVEN (7) FEET ABOVE GROUND LEVEL, NOR BE MORE THAN FIVE (5) SQUARE FEET IN SIZE, NOR BE LIGHTED AT NIGHT. THESE SIGNAGE RESTRICTIONS AND REQUIREMENTS SHALL NOT APPLY TO DECLARANT.

M. PARKED VEHICLES:

ALL VEHICLES PARKED IN THE FRONT OF THE FRONT BUILDING LINE MUST BE PARKED ON THE DRIVEWAY. NO INOPERATIVE VEHICLES OF ANY NATURE SHALL BE PERMITTED TO REMAIN ON ANY LOT OR LOTS FOR A PERIOD IN EXCESS OF ONE (1) DAY. IT IS THE INTENTION OF THE DECLARANT THAT, EXCEPT ON SPECIAL OCCASIONS SUCH AS HOLIDAYS OR EVENTS AT AN OWNER'S RESIDENCE THAT ALL PARKING SHALL BE IN DRIVEWAYS AND NOT ON A STREET OR ON ANY YARD. ACCORDINGLY, NO VEHICLE SHALL BE PARKED ON THE STREET FOR MORE THAN TWO (2) CONSECUTIVE DAYS AND SHALL NOT BE PARKED OVERNIGHT ON A STREET. ANY VIOLATION OF THIS SUBSECTION L. MAY RESULT IN A TOWING OF THE VEHICLE AT THE OWNER'S EXPENSE PER MUNICIPAL REGULATIONS. NO VEHICLE MAINTENANCE SHALL BE PERFORMED ON THE STREETS OR IN THE FRONT YARDS OR ON PARKING PADS OF ANY LOT.

N. APPEARANCE OF LOT:

ALL OWNERS SHALL BE REQUIRED TO KEEP THEIR LOT IN A CLEAN AND SANITARY CONDITION WHETHER OR NOT THEY HAVE CONSTRUCTED A RESIDENCE ON THE LOT. ALL OPEN AREAS ON LOTS SHALL BE KEPT MOWED TO A HEIGHT OF NOT MORE THAN SIX (6) INCHES. NO PLAYGROUNDS, SWING SETS, TRAMPOLINES, SWIMMING POOLS, PICNIC TABLES, OR OTHER SIMILAR EQUIPMENT IS ALLOWED IN THE FRONT YARD OF ANY LOT. THE BOARD AND COMMITTEE MAY PROMULGATE RULES AND REGULATIONS REGARDING THE MAINTENANCE OF LOTS AND ADEQUATE ENFORCEMENT MECHANISMS IN THE EVENT A LOT IS NOT PROPERLY MAINTAINED. UPON FAILURE OF THE OWNER TO MAINTAIN OR LANDSCAPE THE GROUNDS OF ANY LOT IN ACCORDANCE WITH THE PROVISIONS ABOVE, THE ASSOCIATION MAY, UPON 15 DAYS' WRITTEN NOTICE TO THE OWNER, CAUSE THE GRASS, WEEDS AND VEGETATION TO BE CUT. THE COST OF ANY MAINTENANCE REQUIRED UNDER THIS SUBSECTION M. AND ANY ENFORCEMENT COSTS SHALL BE ASSESSED TO THE OWNER, AND SHALL CONSTITUTE A LIEN UPON THE LOT, AND MAY BE COLLECTED IN ACCORDANCE WITH SUBSECTION V.C.

O. RECREATIONAL VEHICLES AND ACCESSORIES:

NO BOATS, TRAILERS, RECREATIONAL VEHICLES, OR VEHICLES USED FOR RECREATIONAL PURPOSES ARE ALLOWED IN THE SUBDIVISION UNLESS THEY WILL FIT ENTIRELY INTO A PRIVATE GARAGE.

P. STORAGE AND CONSTRUCTION MATERIALS:

CONSTRUCTION MATERIALS MAY ONLY BE STORED ON A LOT FOR THIRTY (30) DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THEREAFTER, CONSTRUCTION IS TO BE COMPLETED WITHIN A REASONABLE PERIOD OF TIME. THE DECLARANT SHALL BE ALLOWED TO STORE MATERIALS ON A LOT IN AN ORDERLY FASHION AS LONG AS MAY BE REASONABLY NECESSARY.

Q. GARBAGE/DUMPING:

DUMPING IS PROHIBITED IN THE SUBDIVISION. ALL TRASH, GARBAGE OR OTHER WASTE SHALL BE KEPT IN SANITARY CONTAINERS STORED BEHIND THE RESIDENCE OR WITHIN ENCLOSED GARAGES AND MUST BE KEPT OUT OF STREET VIEW EXCEPT TWELVE (12) HOURS PRIOR TO AND 12 HOURS AFTER THE NORMAL CURBSIDE PICKUP TIME. ALL LOTS SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION AT ALL TIMES.

R. MODEL HOME AND CONSTRUCTION FACILITIES:

MODEL HOMES FOR THE PURPOSES OF HOME SALES ARE PERMITTED BY THE DECLARANT. THE GARAGE OF MODEL HOMES MAY BE USED AS SALES OFFICES. ONE TRAILER OR TEMPORARY BUILDING MAY BE LOCATED ON A RESIDENTIAL LOT BY THE DECLARANT AND USED AS A CONSTRUCTION OFFICE UNTIL THE SUBDIVISION REACHES ONE-HUNDRED PERCENT (100%) OCCUPANCY.

SECTION V. HOME OWNERS ASSOCIATION

A. FORMATION OF HOME OWNERS ASSOCIATION; ADDITIONAL LANDS:

THE OWNER HAS FORMED OR SHALL CAUSE TO BE FORMED A HOME OWNERS ASSOCIATION ("HOA"), TO GOVERN THIS SUBDIVISION. THE HOA SHALL BE ESTABLISHED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA AND BYLAWS PREPARED BY OWNER OR ITS ASSIGNEE, FOR THE GENERAL PURPOSES OF MAINTAINING THE COMMON AREAS, INCLUDING WITHOUT LIMITATION ALL RESERVE AREAS, AND ENHANCING THE VALUE, DESIRABILITY, AND ATTRACTIVENESS OF THE SUBDIVISION AND ANY ADDITIONS THERETO.

OWNER SHALL BE ENTITLED TO APPOINT THE BOARD OF DIRECTORS FOR THE HOA AS PROVIDED IN THE BYLAWS. IT IS CONTEMPLATED THAT ADDITIONAL LANDS/PHASES ADJOINING THE SUBDIVISION, AND SUBSEQUENTLY PLATTED FOR SINGLE FAMILY RESIDENTIAL PURPOSES MAY BE ANNEXED BY THE OWNER (OR ITS ASSIGNEE OR AN AFFILIATED CORPORATE OWNER) TO THE SUBDIVISION AND GEOGRAPHIC JURISDICTION AND BYLAWS OF THE HOA, WHICH MAY BE ACCOMPLISHED BY THE OWNER (OR ITS ASSIGNEE OR AN AFFILIATED CORPORATE OWNER) BY FILING A SUPPLEMENTAL DECLARATION HERETO, OR BY NOTING SUCH ANNEXATION ON A SEPARATE DEED OF DEDICATION FOR THE ADDITIONAL LANDS/PHASES TO BE ANNEXED HERETO, OR OTHER INSTRUMENT ADDING SUCH ADDITIONAL LANDS/PHASES TO THE SUBDIVISION AND THE JURISDICTION OF THE HOA, IN WHICH CASE ANY SUCH LANDS/PHASES AND THE SUBSEQUENT OWNERS THEREOF SHALL BE UNDER THE JURISDICTION OF THE HOA AND ALL RULES PERTAINING THERETO.

B. MEMBERSHIP:

EVERY PERSON OR ENTITY WHO ACCEPTS A DEED FOR A LOT IN THE SUBDIVISION AND IS A RECORD OWNER OF THE FEE INTEREST OF A LOT IN THE SUBDIVISION SHALL BE A MEMBER OF THE HOA AND SUBJECT TO ITS BYLAWS AND RULES. MEMBERSHIP SHALL BE APPURTENANT TO AND SHALL NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT.

C. ASSESSMENT:

EACH OWNER OF A LOT, EXCEPT OWNER/DECLARANT, BY ACCEPTANCE OF A DEED THEREFOR, IS DEEMED TO COVENANT AND AGREE TO PAY TO THE HOA CERTAIN ASSESSMENTS TO BE ESTABLISHED BY THE BOARD OF DIRECTORS IN ACCORDANCE WITH THESE COVENANTS, AND AS AMENDED, AND THE BYLAWS OF THE HOA, TO BE EXECUTED BY THE OWNER FOR THE MAINTENANCE AND IMPROVEMENT OF THE COMMON AREAS OWNED OR MAINTAINED BY THE HOA AND FOR OTHER PURPOSES WHICH BENEFIT THE SUBDIVISION AND THE OWNERS OF LOTS THEREIN, AND ANY SUCH ASSESSMENTS SHALL BE A LIEN ON THE LOT AGAINST WHICH IT IS MADE, BUT THE LIEN SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE.

D. MAINTENANCE OF COMMON AREAS:

THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS AS DEPICTED ON THE PLAT OR AS DESCRIBED IN THESE COVENANTS, AND AS AMENDED, WHICH MAY INCLUDE BUT NOT BE LIMITED TO ENTRYWAYS, DETENTION/RETENTION PONDS, PERIMETER FENCING, AND OTHER COMMON AREAS AND RESERVE AREAS AS DEPICTED ON THE PLAT OR THESE COVENANTS, AND AS AMENDED.

E. LIMITATION ON LIABILITY:

THE HOA SHALL BE ENTITLED TO ALL PROTECTIONS AFFORDED UNDER OKLAHOMA'S GENERAL CORPORATION ACT AND ANY OTHER LAWS PROVIDING PROTECTION TO OWNER'S ASSOCIATIONS. NEITHER ANY MEMBER NOR OWNER, NOR THE DIRECTORS AND OFFICERS OF THE HOA SHALL BE PERSONALLY LIABLE FOR DEBTS CONTRACTED FOR OR OTHERWISE INCURRED BY THE HOA OR FOR ANY TORTS COMMITTED BY OR ON BEHALF OF THE HOA OR OTHERWISE. IF THE OWNER, THE HOA, ITS DIRECTORS, OFFICERS, AGENTS OR EMPLOYEES SHALL BE LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES, FOR FAILURE TO INSPECT ANY PREMISES, IMPROVEMENTS OR PORTION THEREOF, OR FOR FAILURE TO REPAIR OR MAINTAIN THE SAME.

SECTION VI. ENFORCEMENT, DURATION, AMENDMENT, TERMINATION, AND SEVERABILITY

A. ENFORCEMENT:

THE COVENANTS AND RESTRICTIONS SET FORTH HEREIN SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY THE HOA, THE OWNER, AND ANY OWNER OF A LOT, AND IN ANY JUDICIAL ACTION BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED HEREIN, A PARTY MAY SEEK ALL APPROPRIATE REMEDIES AT LAW, INCLUDING INJUNCTIVE RELIEF, TO ENFORCE THE COVENANTS SET FORTH HEREIN. FAILURE TO DO SO SHALL NOT BE DEEMED A WAIVER OF ANY TERMS HEREOF OR OF THE RIGHT TO SEEK ACTION AGAINST FUTURE NONCOMPLIANCE. REASONABLE REGULATIONS CONCERNING THE PROPERTY AND COMMON AREAS MAY BE MADE AND AMENDED FROM TIME TO TIME BY THE OWNER OR ASSOCIATION. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON IN, UPON, OR AROUND ANY RESIDENCE OR LOT OR IN OR UPON ANY COMMON AREA, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR A NUISANCE TO OTHER OWNERS OR IN ANY WAY INTERFERE WITH THE QUIET ENJOYMENT OF SUCH OWNERS.

B. DURATION:

THESE COVENANTS SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER AND ALL SUBSEQUENT OWNERS AND PERSONS CLAIMING UNDER THEM WITHIN THE SUBDIVISION FOR A PERIOD OF TWENTY (20) YEARS FROM THE DATE THIS PLAT IS FILED OF RECORD, AFTER WHICH TIME SAID COVENANTS SHALL BE DEEMED AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS OTHERWISE AMENDED OR TERMINATED AS PROVIDED HEREIN.

C. AMENDMENT OR TERMINATION:

THE COVENANTS CONTAINED WITHIN SECTION I. PUBLIC STREETS, EASEMENTS, AND UTILITIES, SECTION II. RESERVE AREAS, AND SECTION III. PLANNED UNIT DEVELOPMENT RESTRICTIONS MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OR ITS ASSIGNEE AND APPROVED BY THE CITY. NOTWITHSTANDING THE FOREGOING, THE COVENANTS CONTAINED WITHIN SECTION III. SHALL BE DEEMED AMENDED (WITHOUT NECESSITY OF EXECUTION OF AN AMENDING DOCUMENT) UPON APPROVAL OF A MINOR AMENDMENT TO PUD-001360-2024 BY THE BROKEN ARROW PLANNING COMMISSION AND RECORDING OF A CERTIFIED COPY OF THE MINUTES OF THE BROKEN ARROW PLANNING COMMISSION WITH THE TULSA COUNTY CLERK, OR UPON APPROVAL OF A MAJOR AMENDMENT TO PUD-001360-2024 UPON FILING OF RECORD AN ORDINANCE OR OTHER VALID RECORD OF CITY OF BROKEN ARROW APPROVAL.

EXCEPT FOR SECTIONS I., II., AND III. AS STATED ABOVE, OWNER OR ITS ASSIGNEE MAY SUPPLEMENT OR AMEND ANY OF THESE COVENANTS STATED HEREIN AT ANY TIME IN WHOLE OR IN PART BY EXECUTING AND RECORDING AN INSTRUMENT WITH THE COUNTY CLERK. ALTERNATIVELY, THESE COVENANTS MAY BE AMENDED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF SIXTY (60%) OF THE LOTS (SUBJECT TO OWNER OR OWNER'S ASSIGNEE CONSENT). THE PROVISIONS OF ANY INSTRUMENT SUPPLEMENTING OR AMENDING THESE COVENANTS SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS RECORDED IN THE RECORDS OF THE COUNTY CLERK.

D. SEVERABILITY:

INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OTHER RESTRICTIONS OR ANY PART THEREOF SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS DAY OF _____, 2025.

TULSA L DEV., LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____
MANAGER

STATE OF ARKANSAS)
ON THE PLAT OR AS DESCRIBED IN THESE COVENANTS, AND AS AMENDED, WHICH MAY INCLUDE) SS
COUNTY OF WASHINGTON)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2025, PERSONALLY APPEARED _____, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF TULSA L DEV., LLC TO THE FOREGOING INSTRUMENT, AS ITS MANAGER, AND ACKNOWLEDGED TO ME THAT EXECUTED THE SAME AS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF TULSA L DEV., LLC FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

CERTIFICATE OF SURVEY

I, DAN E. TANNER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED HEREIN ABOVE, AND THAT THE ACCOMPANYING PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES, AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2024.



BY: _____
DAN E. TANNER
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1435

STATE OF OKLAHOMA)
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED TO ME DAN E. TANNER KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS LICENSED PROFESSIONAL LAND SURVEYOR TO THE FOREGOING CERTIFICATE, AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.

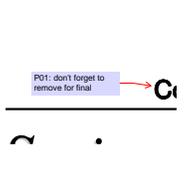
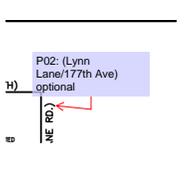
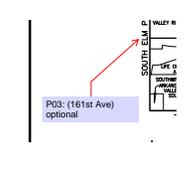
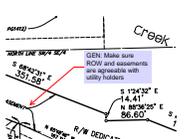
GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

03/08/2028
MY COMMISSION EXPIRES _____ NOTARY PUBLIC



23221_20250127_Spring Creek Crossing Conditional Final Plat_v1.pdf Markup Summary

Callout (9)

	<p>Subject: Callout Author: JHensley</p>	<p>P04: Please submit address request form</p>
	<p>Subject: Callout Author: JHensley</p>	<p>P01: don't forget to remove for final</p>
	<p>Subject: Callout Author: JHensley</p>	<p>P07: Use the current zoning and PUD</p>
	<p>Subject: Callout Author: JHensley</p>	<p>P02: (Lynn Lane/177th Ave) optional</p>
	<p>Subject: Callout Author: JHensley</p>	<p>P03: (161st Ave) optional</p>
	<p>Subject: Callout Author: JHensley</p>	<p>P05: Per Previous review: Note wedge shaped lots are measured at the B/L</p>
	<p>Subject: Callout Author: JHensley</p>	<p>P06: Please remove</p>
	<p>Subject: Callout Author: JHensley</p>	<p>P08: I don't believe the City enforces covenants - review to make sure private and public don't overlap</p>
	<p>Subject: Callout Author: JHensley</p>	<p>GEN: Make sure ROW and easements are agreeable with utility holders</p>

Rectangle (3)

ENCLOSURES, AND FENCINGS:
ALL SIGNS, AND FENCING SHALL COMPLY WITH THE ZONING ORDINANCE.

WITH PROPOSED RS-C ZONING, 50-FEET SHALL BE PRESERVED ALONG THE WEST AND EAST SIDES OF RESIDENTIAL LOTS, WHICH AREAS SHALL BE PRESERVED WITHIN THE REQUIREMENTS OF THE ASSOCIATION. WITHIN THE REQUIREMENTS OF THE ASSOCIATION, ANY TREE WITH A MINIMUM OF 6 INCHES IN DBH AT APPROVAL SHALL BE PRESERVED. OTHERWISE, THE TREE SHALL BE PRESERVED.

Subject: Rectangle
Author: JHensley

REQUIRED WITHIN THE
LOT (TO BE RS-C)

Subject: Rectangle
Author: JHensley

ENFORCEMENT:

COVENANTS AND RESTRICTIONS SET FORTH HEREIN SHALL BE ENFORCEABLE BY THE CITY. IF THE CITY DOES NOT BRING A JUDICIAL ACTION BROUGHT TO ENFORCE THESE COVENANTS, THE HOMEOWNER SHALL SEEK ALL APPROPRIATE REMEDIES. IF COVENANTS SET FORTH HEREIN FAIL TO COMPLY WITH THE TERMS HEREOF OR OF THE RIGHT TO ENFORCE THESE COVENANTS, THE HOMEOWNER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY REGULATIONS CONCERNING

Subject: Rectangle
Author: JHensley

GENERAL CONSTRUCTION NOTES

- (C-150) SYMBOLS AND LEGENDS ARE DIAGRAMMATIC ONLY AND LOCATIONS SHALL BE ADJUSTED FOR EXISTING FIELD CONDITIONS, BUT NO MAJOR ALTERATIONS OR RELOCATIONS WILL BE MADE WITHOUT FIRST CONSULTING WITH THE CITY OF BROKEN ARROW COMMUNITY DEVELOPMENT ENGINEERING SECTION SUPERVISOR AT 918-259-2400 EXT. 5452.
- (C-151) THIS PROJECT SHALL BE CONSTRUCTED WITHOUT CLOSING THE EXISTING ROAD TO LOCAL AND THROUGH TRAFFIC.
- (C-152) ALL BROKEN CONCRETE, WASTE MATERIAL, AND DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR, AND SHALL BE REMOVED FROM THE LIMITS OF THE PROJECT AND DISPOSED OF IN AN AREA APPROVED BY THE ENGINEER. NO PAYMENT WILL BE MADE FOR THE DISPOSAL OF THIS MATERIAL.
- (C-155) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE HE MAY INFLICT TO THE EXISTING UNDERGROUND UTILITIES WITHIN THE PROJECT AREA AS A RESULT OF HIS DIGGING, TRENCHING, BORING, ETC. PRIOR TO DIGGING NEAR THE UTILITIES. THE CONTRACTOR SHALL CALL FOR A LIST OF ALL UNDERGROUND FACILITIES REGISTERED IN THE AREA OF CONSTRUCTION LISTED WITH THE FOLLOWING AGENCIES:
 OKIE NOTIFICATION CENTER AT 811 OR 1 (800) 522 6543 OR WWW.CALLOKIE.COM OR THE LOCAL COUNTY CLERK'S OFFICE.

DEPTH OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

PAY QUANTITY NOTES

- (TC-25) ALL CONSTRUCTION TRAFFIC CONTROL WILL BE IMPLEMENTED ACCORDING TO CONSTRUCTION PLANS, AND INSTALLED IN A MANNER APPROVED BY THE ENGINEER, IN ACCORDANCE WITH CHAPTER VI OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. (CURRENT EDITION), AND COMPLIANT WITH APPLICABLE O.D.O.T. STANDARD DRAWINGS. PRICE BID FOR THIS ITEM SHALL BE PAYMENT IN FULL FOR THE INSTALLATION, MAINTENANCE, AND SUBSEQUENT REMOVAL OF ALL NECESSARY CONSTRUCTION TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS REQUIRED FOR COMPLETION OF THE PROJECT.

ALL SIGNS AND BARRICADES WHICH ARE SHOWN WITH TYPE "A" LIGHTS IN THE STANDARD DRAWINGS SHALL HAVE THE CORRESPONDING LIGHT ATTACHED DURING NON-DAYLIGHT HOURS.

- (TC-39) THE CONTRACTOR SHALL PROVIDE A PERSON, 24 HOURS A DAY, SEVEN DAYS A WEEK, AT THE CONSTRUCTION SITE TO MAINTAIN AND KEEP ALL TRAFFIC CONTROL DEVICES IN POSITION ANYTIME TRAFFIC IS DIRECTED AWAY FROM THE NORMAL TRAFFIC LANES OR ANYTIME THE ENGINEER DEEMS IT NECESSARY. THIS PERSON SHALL HOLD A CURRENT CERTIFICATION FROM THE AMERICAN TRAFFIC SAFETY SERVICES ASSOCIATION (ATSSA) OR THE OKLAHOMA TRAFFIC ENGINEERING ASSOCIATION (OTEA) AS A TRAFFIC CONTROL TECHNICIAN OR TRAFFIC CONTROL SUPERVISOR.

- (TS-24) QUANTITY SHOWN INCLUDES 1410 L.F. TRAFFIC STRIPE (MULTI-POLYMER)(WHITE) AND 1745 L.F. TRAFFIC STRIPE(MULTI-POLYMER)(YELLOW) AND WILL BE MEASURED BY THE LINEAR FOOT OF FOUR INCH (4") WIDE TRAFFIC STRIPE.

- (TS-26) QUANTITY SHOWN INCLUDES 0 L.F. TRAFFIC STRIPE (MULTI-POLYMER)(WHITE) AND 111 L.F. TRAFFIC STRIPE(MULTI-POLYMER)(YELLOW) AND WILL BE MEASURED BY THE LINEAR FOOT OF EIGHT INCH (8") WIDE TRAFFIC STRIPE.

- (TS-28) QUANTITY SHOWN INCLUDES 529 L.F. TRAFFIC STRIPE (MULTI-POLYMER)(WHITE) AND WILL BE MEASURED BY THE LINEAR FOOT OF TWENTY-FOUR INCH (24") WIDE TRAFFIC STRIPE.

- (TS-32) THE AMOUNT SHOWN IS AN APPROXIMATION AND THE ACTUAL AMOUNT OF REMOVAL, IF NECESSARY, SHALL BE DETERMINED BY THE ENGINEER. PRICE BID FOR PAVEMENT MARKING (TRAFFIC STRIPE) REMOVAL SHALL INCLUDE COST OF REMOVAL OF ARROWS, WORDS, AND SYMBOLS. THE PAVEMENT MARKING TO BE REMOVED SHALL BE CONSIDERED THERMOPLASTIC AND BID ACCORDINGLY.

DURING REMOVAL OF EXISTING STRIPING AND REPLACEMENT WITH NEW STRIPING, PERMANENT STRIPING SHALL BE REPLACED WITHIN 48 HOURS AFTER OLD STRIPING IS REMOVED.

- (TL-35) FOR ADDITIONAL INFORMATION CONCERNING THE SERVICE POLE CONTACT THE FOLLOWING PRIOR TO INSTALLATION:
 UTILITY COMPANY.....AEP/PSO.
 CITY OF BROKEN ARROW.....GARY HARRIS AT (918) 259 7000 EXT. 7384

- (TP-1) PAYMENT FOR THIS ITEM WILL BE BASED ON PLAN QUANTITY. SEE THE 2009 SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

- (I) THE CONTROLLER(S) TO BE FURNISHED ON THIS PROJECT SHALL HAVE A NATURAL ALUMINUM FINISH AND HAVE VEHICLE ACTUATED SOLID STATE DIGITAL CONTROLLER(S) WITH VOLUME DENSITY FEATURES. THE CONTRACTOR SHALL FURNISH THE CONTROLLER(S) AND MOUNTING FRAMES AS FOLLOWS:

INTERSECTION	TYPE	CONFLICT & USER FLASH
E 121ST S (TUCSON ST) & S 3RD ST	8P	ALL RED

A COMPLETE 8-PHASE CONTROLLER AND CABINET IS TO BE FURNISHED FOR THIS PROJECT.

THE CONTROLLER WITH 2P - 4P CAPABILITY SHALL BE FURNISHED WITH 8 LOAD RECEPTACLE BAYS, CONTROLLER(S) WITH 5P - 8P CAPABILITY SHALL BE FURNISHED WITH 16 LOAD SWITCH RECEPTACLE BAYS. ALL CORRESPONDING RECEPTACLE WIRING IN THE CABINET AND FIELD WIRING SHALL BE INSTALLED FOR THE CONTROLLER AS REQUIRED EXCEPT FOR ADDITIONAL DETECTOR CONNECTING CABLES WHEN THE CONTROLLER IS EXPANDED. THE CONTROLLER(S) SHALL BE CAPABLE OF PERFORMING AS SHOWN ON PHASE & SEQUENCE DIAGRAMS, PEDESTRIAN ISOLATION SHALL BE PROVIDED IN THE CONTROLLER CABINET. ALL N.E.M.A. FUNCTIONS SHALL TERMINATE IN THE CONTROLLER CABINET. RIGHT TURN OVERLAPS, IF ANY, ARE TO BE HARDWIRED TO THE COMPATIBLE LEFT TURN PHASE.

CABINET SHALL HAVE A 120V RECEPTACLE INSTALLED INSIDE OF THE CABINET IN ADDITION TO OR IN LIEU OF A RECEPTACLE INSTALLED ON THE DOOR. ALSO, ALL CABINETS THAT ARE TO BE INSTALLED IN A SIGNAL INTERCONNECT SYSTEM SHALL HAVE A PULL- OUT COMPUTER SHELF AND DRAWER INSTALLED FOR LAPTOP USE AT THE CONTROLLER CABINET.

THE CONTROLLER TO BE USED ON THIS PROJECT SHALL BE A SAFETRAN ECONOLITE COBALT RACK MOUNT

CONTROLLER TO BE COMPATIBLE WITH THE SYSTEM CURRENTLY IN USE BY THE CITY. THE LOCAL CONTROLLER SOFTWARE SHALL MEET THE CITY OF BROKEN ARROW SPECIFICATIONS.

CABINET SHALL BE FURNISHED COMPLETE WITH ALL INTERNAL COMPONENTS NECESSARY TO PROVIDE FOR THE INSTALLATION OF ALL FIELD EQUIPMENT. ALL COMPONENTS OR FEATURES NOT SPECIFICALLY MENTIONED WHICH ARE REQUIRED FOR A FULLY FUNCTIONAL 8-PHASE CABINET SHALL BE INCLUDED.

THE CABINET SHALL HAVE THE FOLLOWING FEATURES AND EQUIPMENT. ALL ITEMS FURNISHED SHALL MEET THE CITY STANDARD CABINET SPECIFICATIONS DESIGNED FOR CONTROLLING IN FULL COMPLIANCE WITH THE 2009 CALTRANS TRANSPORTATION ELECTRICAL EQUIPMENT SPECIFICATIONS (TEES):

TYPE ECONOLITE 332D CABINET MEETING THE CITY OF BROKEN ARROW SPECIFICATIONS. WITH ONE EMPTY RACK CONTAINING THREE ADJUSTABLE SHELVES.

CABINET TO BE WIRED AND CONFIGURED FOR AN EDI 2010 CONFLICT MONITOR, 2070E CONTROLLER, VIDEO DETECTION, AND OPTICOM.

- 16 LOAD BAYS.
- 12 CHANNEL MONITOR.
- 8 PHASES WITH 4 PEDESTRIAN MOVEMENTS AND 4 OVERLAPS.
- THERMOSTATICALLY CONTROLLED VENTILATION WITH PLEATED FILTER.
- CABINET EXTERIOR TO BE ANODIZED ALUMINUM, INTERIOR TO BE POWDER COATED WHITE.
- CABINET LIGHTS AND DOOR SWITCHES.
- DOUBLE DOORS FRONT AND BACK WITH THREE POINT POSITIVE LOCK SYSTEM, KEYED TO CORBIN #2.
- POLICE PANEL WITH ON/OFF AND AUTO/FLASH SWITCH AND MANUAL CONTROL OPERATION.
- EDI 2010 CONFLICT MONITOR WITH EXTENDED FEATURES OR APPROVED EQUAL.
- 16 LOAD SWITCHES.
- 6 FLASH TRANSFER RELAYS.
- 4 PEDESTRIAN ISOLATORS MODEL 242.
- AUXILIARY OUTPUT FILES FOR AT LEAST 4 OVERLAPS.
- PREFORMED ALUMINUM ADAPTOR BASE OR BASES FOR MOUNTING THE BOTTOM OF THE CABINET 16" ABOVE THE FOUNDATION FLOOR.
- PDA-2 POWER SUPPLY.
- DUPLEX OUTLET WITH GFI PROTECTION.
- PULL-OUT DRAWER/SHELF.

INNOVATIVE TECHNOLOGIES HS-P SP-120-30A-RJ AC SUPPRESSOR OR APPROVED EQUAL. THIS UNIT TO CARRY THE FULL INTERSECTION LOAD. IT SHALL HAVE A 30 AMP CIRCUIT BREAKER BETWEEN THE HS-P SP-120-30A AND THE PUBLIC UTILITY SERVICE TO PROVIDE THE ABILITY TO DISCONNECT THE CONTROL CABINET FROM THE POWER SOURCE. IT SHOULD BE MOUNTED NEAR THE HS-P SP-120 FOR EASY ACCESS.

THE CABINET SHALL COME PREPARED FOR OPTICOM USING A 764 CARD. IT SHALL INCLUDE AT LEAST TWO RAILROAD PREEMPTION INPUTS AND 4 EMERGENCY VEHICLE PREEMPTION INPUTS.

A TERMINAL STRIP FOR DETECTOR CONNECTIONS TO THE OPTICOM 722 DETECTORS.

THE CABINET SHALL PROVIDE FOR THE USE OF VIDEO DETECTION AND SHALL COME WITH A VIDEO FILTER/POWER PANEL FOR VIDEO DETECTION. THE VIDEO FILTERS SHALL BE EDICO VIDEO FILTER CX06-BNCY OR CX06-M OR APPROVED EQUAL. INDIVIDUAL FUSE PROTECTION SHALL BE PROVIDED FOR EACH CAMERA.

ALL CABINET CONDUCTORS AND TERMINAL STRIPS SHALL BE LABELED. LABELS ATTACHED AT EACH END OF THE CONDUCTOR OR ALONG THE CONDUCTOR SHALL IDENTIFY THE CONDUCTOR.

SCHEMATICS FOR THE CABINET WIRING SHALL BE PROVIDED.

THE CABINET SHALL HAVE ALL INPUT DETECTION DEVICE. OUTPUTS PASS THROUGH A 3-POSITION SWITCH TO ALLOW FOR ISOLATION OF DEVICE OUTPUTS TO THE CONTROLLER. THIS IS TO PROVIDE FOR MANIPULATING THE OUTPUT OF ALL THE INPUT DEVICES. THE 3-POSITION SWITCHES SHALL HAVE AN ON POSITION (ENABLE NORMAL OPERATION) (UP), OFF POSITION (DISABLE INPUT) (CENTER), AND A TEST POSITION (PLACE MOMENTARY CALL) (DOWN). SWITCHES SHALL BE PANEL MOUNTED AT THE TOP OF THE RACK ABOVE THE CONTROLLER FOR EASY ACCESS WHILE BEING ABLE TO VIEW THE CONTROLLER DISPLAY. THE WIRE BUNDLE SHALL BE LONG ENOUGH TO ALLOW FOR MAINTENANCE OF THE SWITCH PANEL FOR SWITCH REPLACEMENT IF NECESSARY. SWITCHES SHALL BE LABELED FOR PHASES 1 THROUGH 8 AND PEDESTRIAN MOVEMENTS 2P, 4P, 6P, AND 8P.

ODD PHASE REDS, PED WALKS, AND PED DON'T WALKS SHALL HAVE SNUBBERS ATTACHED TO THE LOAD SWITCH OUTPUT TO PREVENT GOING TO FLASH FOR A RED, WALK, OR DON'T WALK OUT. THE SNUBBERS SHALL BE GE 42L1151 CAPACITORS RATED AT 1.5 MICROFARADS AT PLUS OR MINUS 5% TOLERANCE, 850VDC RATED, AND HIGH CURRENT OR EQUIVALENT.

A CABINET GUARD IS TO BE FURNISHED AND INSTALLED PER CABINET GUARD DETAIL SHEET INCLUDED IN THE PLANS. NOTE HORIZONTAL DIMENSIONS ARE TO BE ADJUSTED AS NECESSARY TO ASSURE ROOM FOR THE CABINETS, CABINET DOORS, AND WORK AREA WITHIN THE GUARDED AREA.

- (2) POLYMER CONCRETE PULL BOXES SHALL BE USED.

- (3) THIS PROJECT INVOLVES THE INSTALLATION OF VIDEO DETECTION SYSTEMS. THEREFORE, THE CONTRACTOR SHALL FURNISH AND INSTALL THE FOLLOWING :

- A SHELF-MOUNTED VIDEO PROCESSOR VEHICLE DETECTION SYSTEM INCLUDING ALL NECESSARY CABLES, HARNESS, MATERIAL, FITTINGS AND MISCELLANEOUS COMPONENTS NECESSARY TO PROVIDE A COMPLETE AND OPERATIONS SYSTEM AT ONE INTERSECTION.

- THE VIDEO CAMERAS AND PROCESSOR PROVIDED SHALL BE AN ITERIS VANTAGE NEXT SYSTEM CONSISTING OF NEXT CAMERAS AND SHELF MOUNT CCU, OR APPROVED EQUAL. RADAR DETECTION OR COMBINATION VIDEO/RADAR DETECTION CAMERA SHALL NOT BE USED.

- VIDEO POWER CABLE SHALL BE AS PER THE MANUFACTURER'S SPECIFICATIONS.

- VIDEO SHIELDED CAT6 CABLE SHALL BE WEATHER RESILIENT RATED FOR OUTDOOR APPLICATION.

- (4) THE HAND HOLES AT THE BASE OF THE POLES SHALL BE PLACED AT 135 DEGREES CLOCKWISE FROM THE MOST ARMS IN ORDER TO AVOID CONFLICTS WITH THE PEDESTRIAN PUSH BUTTONS AND SIGNS THAT WILL BE INSTALLED IN THE FUTURE.

- (9) RED, YELLOW AND GREEN LED TRAFFIC SIGNAL HEADS SHALL BE FURNISHED AND INSTALLED ON THIS PROJECT. THE LED TRAFFIC MODULES, LENSES, AND ALL ASSOCIATED MATERIAL AND EQUIPMENT SHALL CONFORM TO I.T.E. VEHICLE TRAFFIC CONTROL SIGNAL HEAD (VTCSH) STANDARDS IN EFFECT AT THE TIME THAT THE ORDER

IS PLACED, LED HEADS SHALL BE CAPABLE OF OPERATING WITHOUT A REFLECTOR. THEY SHALL HAVE AN "INCANDESCENT" LOOK.

- (6) REFLECTIVE SHEETING SHALL BE EITHER 3M BRAND DG3 (SERIES 4000) SHEETING OR AN ASTM CLASS XI APPROVED EQUAL. COMPLETE INSTALLATION OF SIGN IS INCLUDED IN PAY ITEM.

- (7) PAY ITEM IS TO BRING POWER TO THE CONTROLLER CABINET FROM THE SERVICE POLE. CABLES SHALL BE WEATHER/SUNLIGHT RESILIENT MEETING ODOT MATERIAL STANDARD 738.

- (8) PAY ITEM FOR ELECTRICAL CONDUCTORS TO STREET LIGHT FIXTURES. CABLES SHALL CONFORM TO ODOT MATERIAL STANDARD 738.

- (9) CONTRACTOR SHALL PROVIDE POLARA 2-WIRE NAVIGATOR ACCESSIBLE PEDESTRIAN SIGNAL PUSH BUTTON OR APPROVED EQUAL. R10-3E PEDESTRIAN PUSH BUTTON SIGNS SHALL BE USED.

- (10) LED INTERNATIONAL HEADS DISPLAYING INCANDESCENT LOOKING FULLY ILLUMINATED SYMBOLS (WALKING PERSON AND UPRAISED HAND) SHALL BE REQUIRED ON THIS PROJECT. PEDESTRIAN HEADS SHALL ALSO BE COUNTDOWN-TYPE.

- (11) PAY ITEM IS TO RUN FROM THE PEDESTRIAN PUSH BUTTON TO THE CABINET.

- (12) THE PREEMPTION CONTROL SYSTEM SHALL INTERFACE WITH THE TRAFFIC CONTROLLER TO GIVE EMERGENCY VEHICLES APPROACHING THE INTERSECTION A GREEN WITH ALL OTHER INDICATIONS BEING RED. THE SYSTEM SHALL BE CAPABLE OF TWO PRIORITY LEVELS AND LOG THE LAST 100 EVENTS WITH TIME DATE STAMP. EMITTER SHALL BE SELECTABLE TO TRANSMIT UP TO 9999 VEHICLE CODES. ALL EQUIPMENT IN THE SYSTEM SHALL MEET NEMA ENVIRONMENTAL STANDARDS.

THE MANUFACTURER OR MANUFACTURER'S REPRESENTATIVES SHALL PROVIDE ASSISTANCE TO THE CONTRACTOR OR AGENCY INSTALLING THE EQUIPMENT AS TO THE BEST LOCATION FOR THE DETECTOR PLACEMENT. ALL EQUIPMENT MUST BE PLAINLY MARKED AS TO THE MANUFACTURER OF THE EQUIPMENT TO PROVIDE CLEAR IDENTIFICATION AS TO THE MANUFACTURER'S MODEL AND SERIAL NUMBER OF EACH UNIT. NEMA CERTIFICATION AND TEST REPORTS SHALL BE PROVIDED UPON REQUEST BY THE ENGINEER.

THE PREEMPTION CONTROL SYSTEM PROVIDED SHALL BE OPTICOM TO BE COMPATIBLE WITH THE CITY'S EXISTING SYSTEM.

- (14) OLD ODOT SIGNAL POLE STANDARD (PMAP1-1-00) AND FOUNDATION STANDARD (C FD1-1-0-1) SHALL BE USED FOR THIS PROJECT IN ORDER TO MATCH THE EXISTING POLES BEING USED IN THE CITY. ONE EXCEPTION IS THE LOWER HAND HOLE IS TO BE 3/8" FROM THE BOTTOM OF THE HAND HOLE TO THE BOTTOM OF THE BASE PLATE. ALL SIGNAL POLES, MAST ARM, PEDESTALS AND ASSEMBLIES SHALL BE POWDER COATED BLACK. ALL VISIBLE HARDWARE INCLUDING BRACKETS, MOUNTING HARDWARE, SUPPORTS, ELECTRICAL SERVICE HARDWARE, ETC. SHALL BE POWDER COATED BLACK.

- (15) LED ROADWAY LUMINAIRES SHALL BE FURNISHED ON THIS PROJECT. THE LUMINAIRES FURNISHED SHALL BE ROADSTAR MODEL GPLM-64L700N-W-G2-R3M-UNV-DMG-RCD-PH8-BK MANUFACTURED BY LUMEC, OR APPROVED EQUAL. THE LUMINAIRE COLOR SHALL BE BLACK.

- (16) VEHICLE HEADS SHALL HAVE YELLOW HOUSINGS, BLACK DOORS, AND BLACK VISORS.

- (17) PED HEADS SHALL HAVE YELLOW HOUSINGS.

- (18) CONTROLLER SHALL BE EQUIPPED WITH AN UNINTERRUPTIBLE POWER SUPPLY (UPS). IT SHALL PROVIDE 400 WATTS OF CONTINUOUS POWER FOR A MINIMUM OF 4 HOURS. THE UNIT SHALL INCLUDE BATTERIES, CABINET AND WIRING. THERE SHALL BE AN INTERCHANGEABLE HARD DISK THAT IS CAPABLE OF STORING AND RETRIEVING ALL ACTIVITY DATA SUCH AS TIME, DATE, AND DURATION OF EVENTS. THE SURGE PROTECTOR FURNISHED SHALL BE INNOVATIVE TECHNOLOGY MODE HS-P SP-120A-30A-RJ OR APPROVED EQUAL. THE UPS SHALL BE ALPHA BRAND PER CITY OF BROKEN ARROW REQUIREMENTS.

- (19) THE STREET NAME SIGNS FOR THIS PROJECT SHALL BE "CLEAN PROFILE" SINGLE SIDED INTERNALLY ILLUMINATED LED SIGNS BY SOUTHERN MANUFACTURING. THE SIGNS SHALL BE MOUNTED ON THE MAST ARM (NOT SUSPENDED) IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. THE PRICE BID FOR THIS ITEM SHALL INCLUDE ALL CONDUIT, CONNECTORS, WIRE AND INCIDENTAL EQUIPMENT TO MAKE THE SIGNS OPERATIONAL.

THE BODY SHALL BE POWDER COATED BLACK. LEGEND DETAILS AND LAYOUT SHALL BE FURNISHED BY THE CITY SIGN SHOP. LETTERING AND BORDER ARE TO BE WHITE ON BLUE BACKGROUND. THE SIGNS SHALL HAVE A VIEWABLE DIMENSION OF 72"X24". A PHOTOCCELL SHALL BE PROVIDED ON EACH SIGN (2-HOLE COVER PLATE).

- (20) BACKPLATES SHALL MEET ODOT STANDARDS, EXCEPT THEY SHALL BE ALUMINUM RATHER THAN VACUUM FORMED PLASTIC WITH A DURABLE, FACTORY APPLIED, NON-REFLECTIVE FINISH (POWDER COATED, BAKED ENAMEL, OR OTHER FINISH APPROVED BY THE CITY) WITH LOUVERS IN THE BACKPLATE. ALL SIGNAL HEAD BACKPLATES SHALL HAVE RETRO-REFLECTIVE YELLOW BORDER.

- (21) THE NB/SB PUSH BUTTONS SHALL BE PROGRAMMED WITH THE FOLLOWING VERBAL MESSAGES:
 DURING FLASHING DON'T WALK AND STEADY DON'T WALK....
 "WAIT TO CROSS TUCSON STREET AT 3RD STREET"
 DURING WALK....
 * TUCSON STREET - WALK SIGN IS ON TO CROSS TUCSON STREET*

THE EB/WB PUSH BUTTONS SHALL BE PROGRAMMED WITH THE FOLLOWING VERBAL MESSAGES:
 DURING FLASHING DON'T WALK AND STEADY DON'T WALK....
 "WAIT TO CROSS 3RD STREET AT TUCSON STREET"
 DURING WALK....
 * 3RD STREET - WALK SIGN IS ON TO CROSS 3RD STREET*

- (22) EXISTING LIGHT POLE ASSEMBLY LOCATED AT THE SW CORNER OF THE INTERSECTION INCLUDING POLE, LUMINAIRE ARM, LUMINAIRE AND ASSOCIATED WIRING SHALL BE REMOVED.

- (23) TWO SIGNAL AHEAD WARNING SIGNS W3-3 (36"X36") SHALL BE INSTALLED APPROXIMATELY 500' ADVANCE OF EASTBOUND AND WESTBOUND APPROACHES. SIGNS SHALL BE INSTALLED PER ODOT STANDARD PLANS SBS1-1, SSP1-1, AND GMST-1.

- (24) SCHOOL INGRESS AND EGRESS MOVEMENTS SHALL BE MAINTAINED DURING SCHOOL DROP-OFF AND PICK-UP TIMES. SEE STANDARD SPECIFICATIONS OR MAINTENANCE OF LOCAL AND THROUGH TRAFFIC.

REVISIONS		
REV. NO.	DESCRIPTION	DATE
△	REVISED NOTE	03/03/2025

PAY QUANTITIES

0300 TRAFFIC				
ITEM	DESCRIPTION	REF.	UNIT	TOTAL
802(B) 0324	2" PVC SCH. 40 PLASTIC CONDUIT TRENCHED		LF	100
802(B) 0332	3" PVC SCH. 40 PLASTIC CONDUIT TRENCHED		LF	300
802(C) 0435	3" PVC HIGH DENSITY PE PIPE - BORED		LF	840
803(A) 1220	PULL BOX (SIZE II)	(2)	EA	4
804(A) 2200	STRUCTURAL CONCRETE		CY	7.7
804(B) 2300	REINFORCING STEEL		LB	1160
805(A) 3244	(PL) REMOVAL OF GROUND MOUNTED SIGNS		LSUM	1
805(A) 3228	(PL)REMOVAL OF LIGHT POLE	(22)	EA	1
806(A) 4248	32' MH POLE 35' TS & 10' LMA (G.STL.)	(4, 14)	EA	1
806(A) 4252	32' MH POLE 40' TS & 10' LMA (G.STL.)	(4, 14)	EA	1
806(A) 4256	32' MH POLE 45' TS & 10' LMA (G.STL.)	(4, 14)	EA	1
806(A) 4264	32'MH POLE, 55' TS & 10' LMA (G.STL.)	(4, 14)	EA	1
806(B) 4408	10' MTG. HT. TS PED. POLE (G.STL.)	(14)	EA	4
809(A) 7200	ROADWAY LUMINAIRE	(15)	EA	4
810(A) 8200	SERVICE POLE	(TL-35)	EA	1
811 9125	1/C NO. 6 ELECT. COND.	(TP-1)(7)	LF	840
811 9130	1/C NO. 10 ELECT. COND.	(TP-1)(8)	LF	1874
825 8100	TRAFFIC SIGNAL CONTROLLER ASSEMBLY	(1, 18)	EA	1
828 0100	(PL) DETECTION SYSTEM (VIDEO)	(3)	LSUM	1
830 2100	PEDESTRIAN PUSHBUTTON	(9, 21)	EA	8
831 3116	1WAY 2SEC. ADJ. PED SIG. HD. S-20	(10, 17)	EA	8
831 3120	1WAY 3SEC. ADJ. SIG. HD. S-6	(5, 16)	EA	7
831 3144	1WAY 4SEC. ADJ. SIG. HD. S-13	(5, 16)	EA	4
831 3156	1WAY 5SEC. ADJ. SIG. HD. S-19	(5, 16)	EA	1
833 5100	BACKPLATE	(20)	EA	12
834(A) 6205	5/C TRAFFIC SIGNAL ELECTRICAL CABLE	(TP-1)	LF	370
834(A) 6210	7/C TRAFFIC SIGNAL ELECTRICAL CABLE	(TP-1)	LF	305
834(A) 6235	21/C TRAFFIC SIGNAL ELECTRICAL CABLE	(TP-1)	LF	775
834(B) 6300	2/C SHIELDED LOOP DETECTOR LEAD-IN CABLE	(TP-1)(11)	LF	1550
840(B) 0300	E.P.S OPTICAL DETECTOR	(12)	EA	4
840(C) 0400	E.P.S OPTICAL DETECTOR CABLE	(TP-1)(12)	LF	445
840(D) 0500	E.P.S 2 CHANNEL PHASE SELECTOR	(12)	EA	2
850(C) 1400	MAST ARM MOUNTED SIGN (ALUM.)	(6)	SF	55
850(A) 1200	SHEET ALUMINUM SIGNS	(6, 23)	SF	18
851(C) 2415	2" SQUARE TUBE POST	(23)	LF	24
890 1100	(PL)TRAFFIC ITEMS (ILLUMINATED STREET NAME SIGNS)	(19)	LSUM	1
856(A) 8200	TRAFFIC STRIPE(MULTI-POLY.)(4" WIDE)	(TS-24)	LF	3155
856(A) 8208	TRAFFIC STRIPE(MULTI-POLY.)(8" WIDE)	(TS-26)	LF	111
856(A) 8216	TRAFFIC STRIPE(MULTI-POLY.)(24" WIDE)	(TS-28)	LF	529
856(B) 8304	TRAFFIC STRIPE(MULTI-POLY.)(ARROWS)		EA	14
857(F) 9700	PAVEMENT MRKNG.REMOVAL(TRAF.STRP)	(TS-32)	LF	2603
880(J) 7110	CONSTRUCTION TRAFFIC CONTROL	(TC-25), 24	LSUM	1

Mar/13/2025
 CITY OF BROKEN ARROW
**NO EXCEPTIONS
 TAKEN**

**Submitted
 March 12, 2025**

Jimmie A. Sitz
 JIMMIE A. SITZ, P.E. NO. 17377
 C.A. NO. 9325

03-03-2025
 DATE

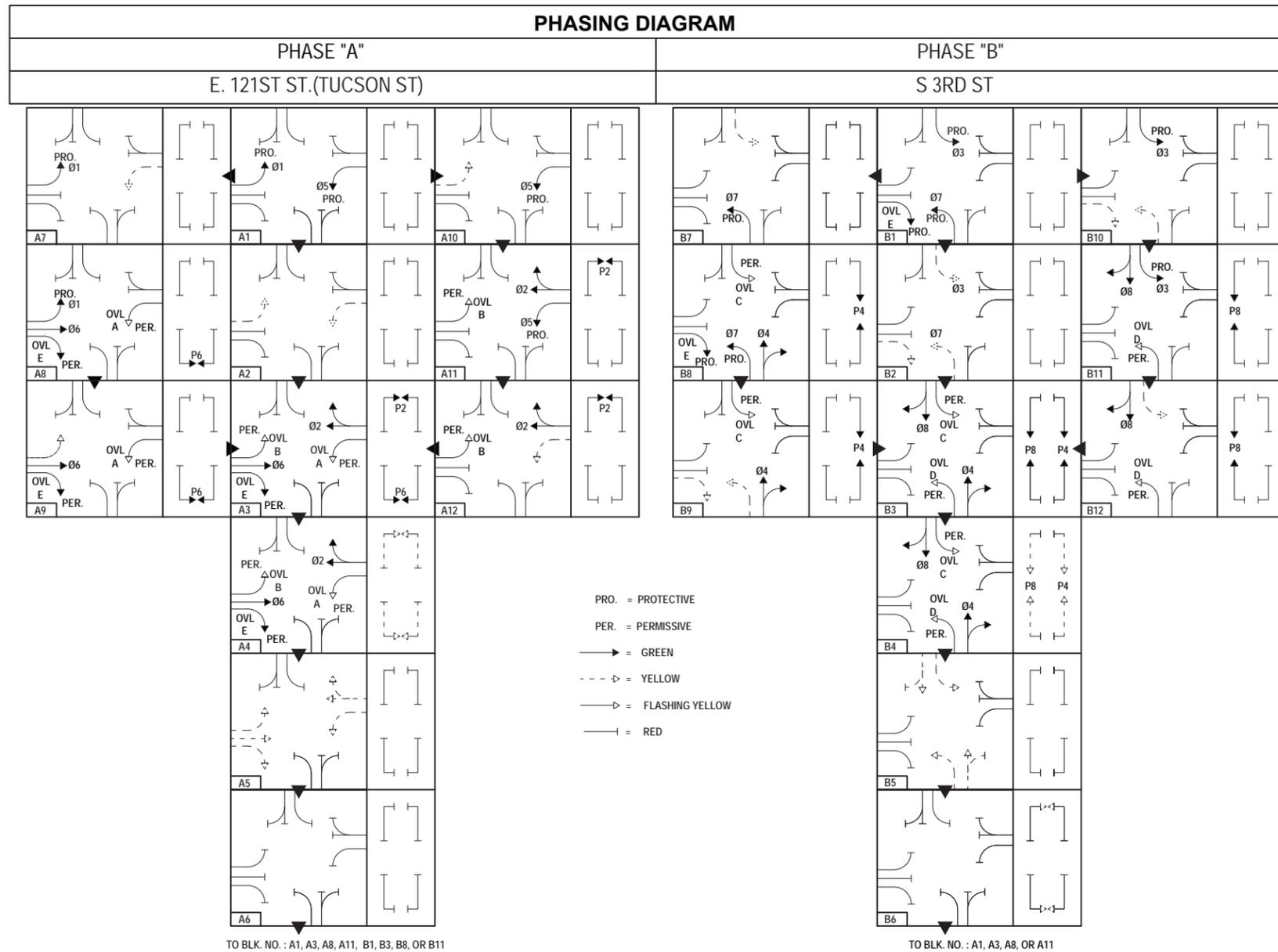


E. 121ST ST. S. (E. TUCSON ST.)
 AND S. 3RD ST. INTERSECTION

**SIGNAL PAY QUANTITIES
 AND NOTES**

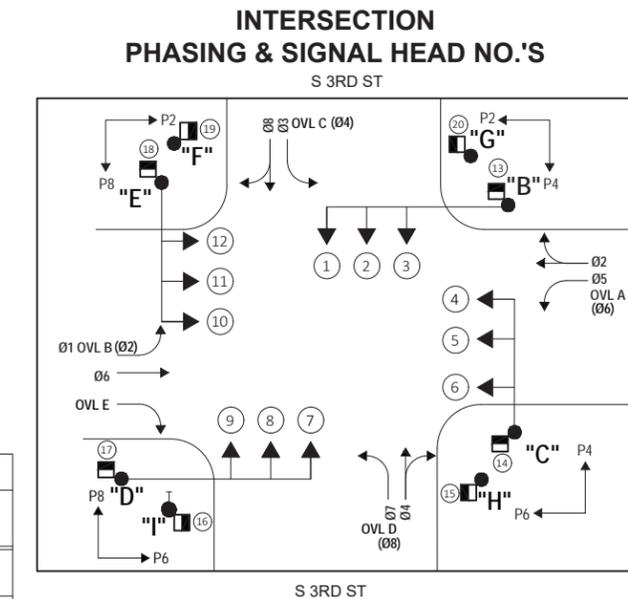
PROFILE SCALE:	DESIGN	DATE	DRAFTED	DATE
	HORZ. --	JAS	02/20/2025	MA
VERT. --	REVIEWED	DATE	APPROVED	DATE
DRAWING NAME:	SHEET 01 OF 07		PROJECT NO. 24002	

692 2/12/2024



SEQUENCE CHART

DIRECTION	BLOCK NO.	PHASE															
		05 OVL A	02	07 OVL D	04	01 OVL B	06	01 OVL E	03 OVL C	08	P2	P4	P6	P8			
		SIGNAL HEAD NO.															
		10	11,12	1	2,3	4	5	6	7	8,9	19,20	13,14	15,16	17,18			
01, 05 ROW	A1	←	R	←	R	←	R	←	R	R	DW	DW	DW	DW			
01, 05 CL	A2	←	R	←	R	←	R	←	R	R	DW	DW	DW	DW			
02, OVL A, 06, OVL B P2, P6 ROW	A3	←	G	←	R	←	G	G	←	R	W	DW	W	DW			
02, OVL A, 06, OVL B ROW & P2, P6 CL	A4	←	G	←	R	←	G	G	←	R	FDW	DW	FDW	DW			
02, OVL A, 06, OVL B CL	A5	←	Y	←	R	←	Y	Y	←	R	DW	DW	DW	DW			
ALL RED	A6	←	R	←	R	←	R	←	R	R	DW	DW	DW	DW			
01 ROW & 05 CL	A7	←	R	←	R	←	R	←	R	R	DW	DW	DW	DW			
01, 06, OVL A, & P6 ROW	A8	←	R	←	R	←	G	G	←	R	DW	DW	W	DW			
06, P2 ROW & 01 CL	A9	←	R	←	R	←	Y	G	←	R	DW	DW	W	DW			
05 ROW & 01 CL	A10	←	R	←	R	←	Y	R	←	R	DW	DW	DW	DW			
02, OVL B, 05 & P2 ROW	A11	←	G	←	R	←	R	←	R	R	W	DW	DW	DW			
02, OVL B, P2 ROW & 05 CL	A12	←	G	←	R	←	R	←	R	R	W	DW	DW	DW			
03, 07 ROW	B1	←	R	←	R	←	R	←	R	R	DW	DW	DW	DW			
03, 07 CL	B2	←	R	←	R	←	R	←	R	R	DW	DW	DW	DW			
04, OVL C, 08, OVL D, P4, P8 ROW	B3	←	R	←	Y	G	←	R	←	R	DW	W	DW	W			
04, OVL C, 08, OVL D ROW & P4, P8 CL	B4	←	R	←	Y	G	←	R	←	R	DW	FDW	DW	FDW			
04, OVL C, 08, OVL D CL	B5	←	R	←	Y	R	←	R	←	R	DW	DW	DW	DW			
ALL RED	B6	←	R	←	R	←	R	←	R	R	DW	DW	DW	DW			
07 ROW & 03 CL	B7	←	R	←	R	←	R	←	R	R	DW	DW	DW	DW			
07, 04, OVL C & P4 ROW	B8	←	R	←	G	←	R	←	R	R	DW	W	DW	DW			
04, OVL C, P4 ROW & 07 CL	B9	←	R	←	G	←	R	←	R	R	DW	W	DW	DW			
03 ROW & 07 CL	B10	←	R	←	R	←	R	←	R	R	DW	DW	DW	DW			
03, 08, OVL D & P8 ROW	B11	←	R	←	Y	R	←	R	←	R	DW	DW	DW	W			
08, OVL D, P8 ROW & 03 CL	B12	←	R	←	Y	R	←	R	←	R	DW	DW	DW	W			
FLASHING OPERATION	-	←	FR	FR	←	FR	FR	←	FR	FR	-	-	-	-			



OVERALL SIZE 75 INCH LONG
VIEWABLE SIZE 72 INCH



OVERALL SIZE 75 INCH LONG
VIEWABLE SIZE 72 INCH



STREET NAME SIGNS WHITE ON BLUE

SUMMARY OF MAST ARM MOUNTED SIGNS

MESSAGE	POLE LOCATION	NO. OF SIGN	LENGTH (IN.)	HEIGHT (IN.)	SIGN AREA (SQ.FT.)	TOTAL SIGN AREA (SQ.FT.)
E Tucson St E 121st St	B, D	2	72	24	12.00	24.00
S 3rd St	C, E	2	72	24	12.00	24.00
R10-12ML	B, C, D, E	4	30	36	7.50	30.00
R10-15 (R)	B, C, D, E	4	30	30	6.25	25.00
TOTAL						103.00

Submitted
March 12, 2025

Jimmie A. Sitz
 JIMMIE A. SITZ, P.E. NO. 17817
 C.A. NO. 9325



Mar/13/2025
CITY OF BROKEN ARROW
**NO EXCEPTIONS
TAKEN**

02-22-2025
DATE

DATE	REVISIONS



E. 121ST ST. S. (E. TUCSON ST.)
AND S. 3RD ST. INTERSECTION

SIGNAL DETAIL

PROFILE SCALE:	DESIGN	DATE	DRAFTED	DATE
	HORIZ. --	JAS	02/20/2025	MA
VERT. --	REVIEWED	DATE	APPROVED	DATE
DRAWING NAME:	SHEET 03 OF 07		PROJECT NO. 24002	

4/20/2025 2:27

2/22/2024

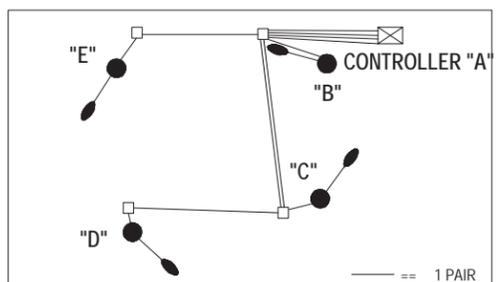
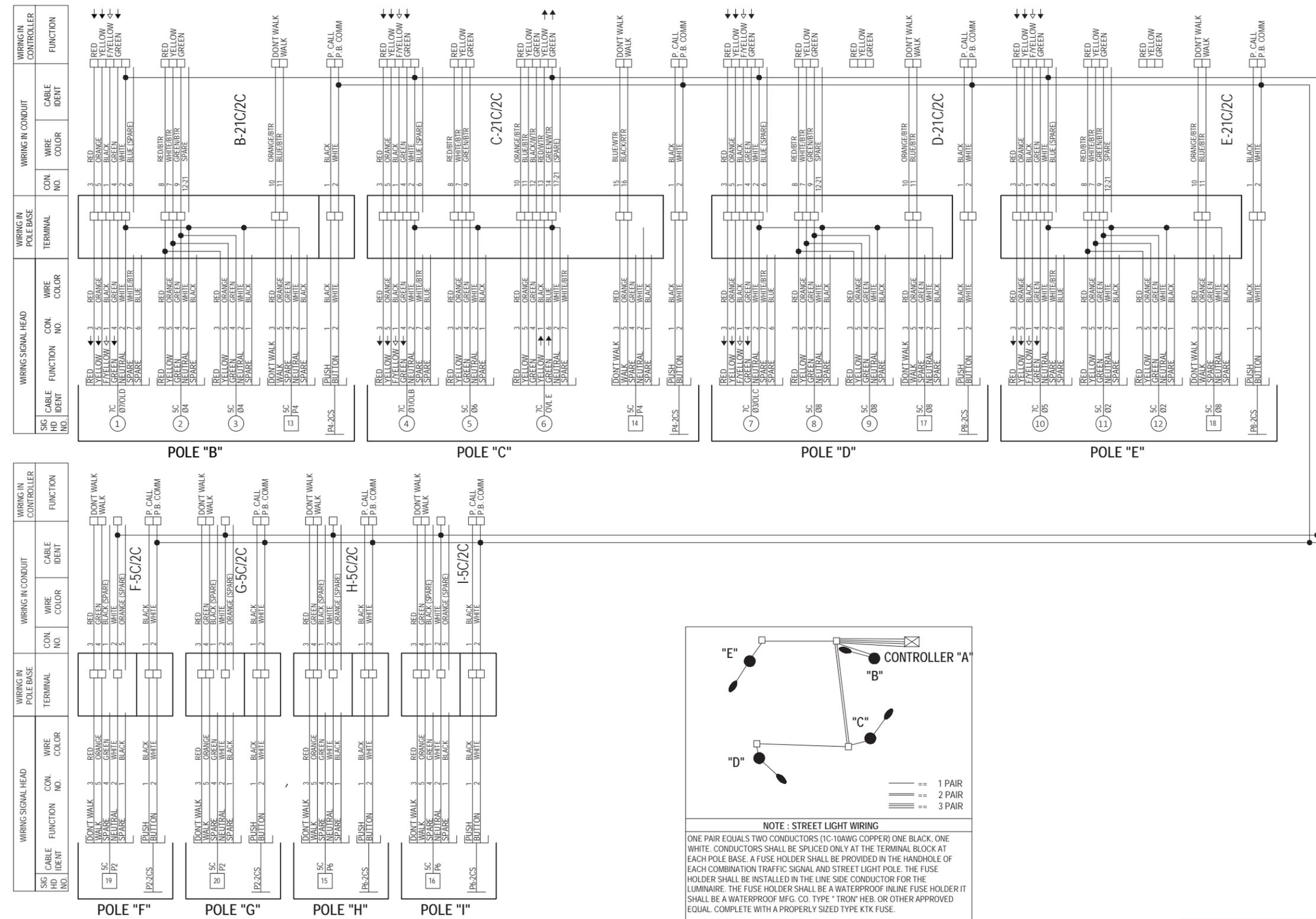
DATE	REVISIONS



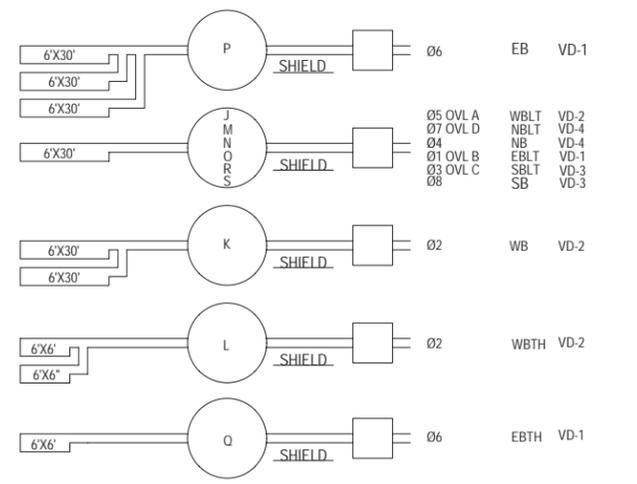
E. 121ST ST. S. (E. TUCSON ST.)
AND S. 3RD ST. INTERSECTION

SIGNAL WIRING DIAGRAM

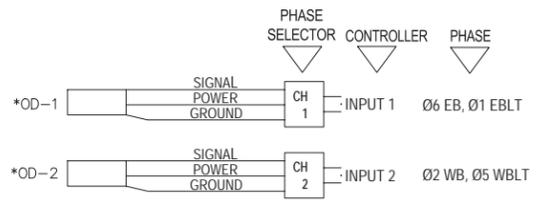
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	JAS	02/20/2025	MA	01/15/2025
HORIZ. -	REVIEWED	DATE	APPROVED	DATE
VERT. -				
DRAWING NAME:	SHEET 04 OF 07		PROJECT NO. 24002	



NOTE : STREET LIGHT WIRING
ONE PAIR EQUALS TWO CONDUCTORS (1C-10AWG COPPER) ONE BLACK, ONE WHITE. CONDUCTORS SHALL BE SPICED ONLY AT THE TERMINAL BLOCK AT EACH POLE BASE. A FUSE HOLDER SHALL BE PROVIDED IN THE HANDHOLE OF EACH COMBINATION TRAFFIC SIGNAL AND STREET LIGHT POLE. THE FUSE HOLDER SHALL BE INSTALLED IN THE LINE SIDE CONDUCTOR FOR THE LUMINAIRE. THE FUSE HOLDER SHALL BE A WATERPROOF INLINE FUSE HOLDER IT SHALL BE A WATERPROOF MFG. CO. TYPE "TRON" HEB. OR OTHER APPROVED EQUAL. COMPLETE WITH A PROPERLY SIZED TYPE KTK FUSE.

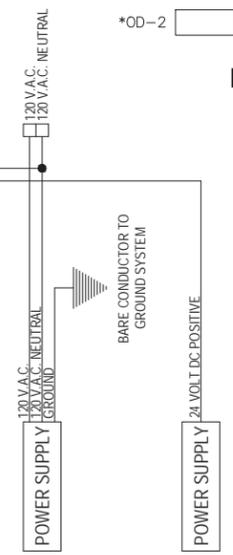


VIDEO DETECTION AREAS



PRE-EMPTOR DETAILS

*OPTICAL DETECTOR



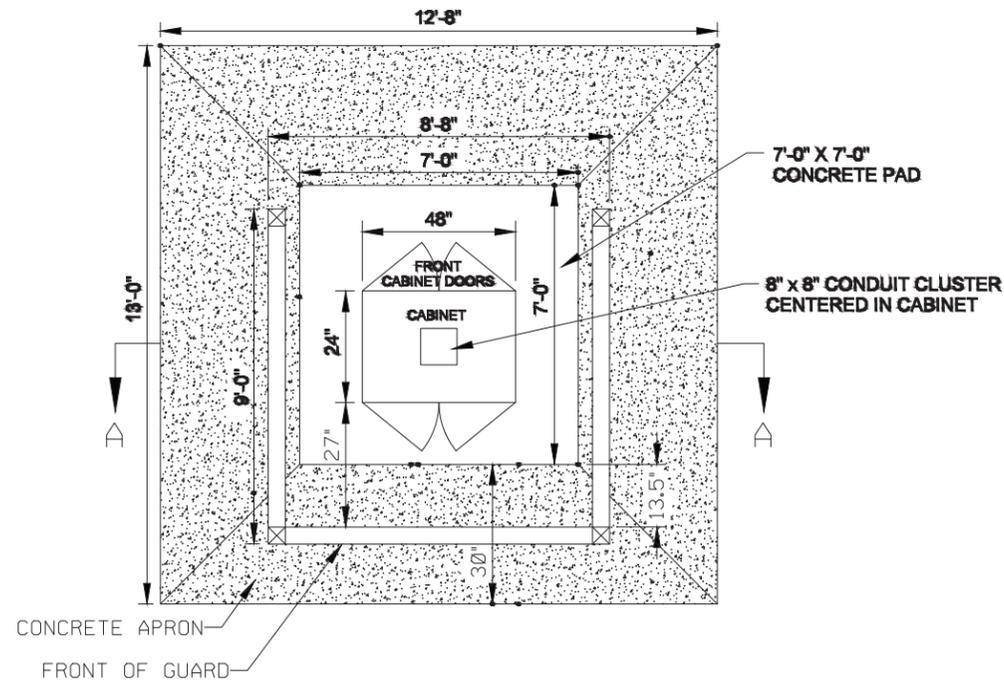
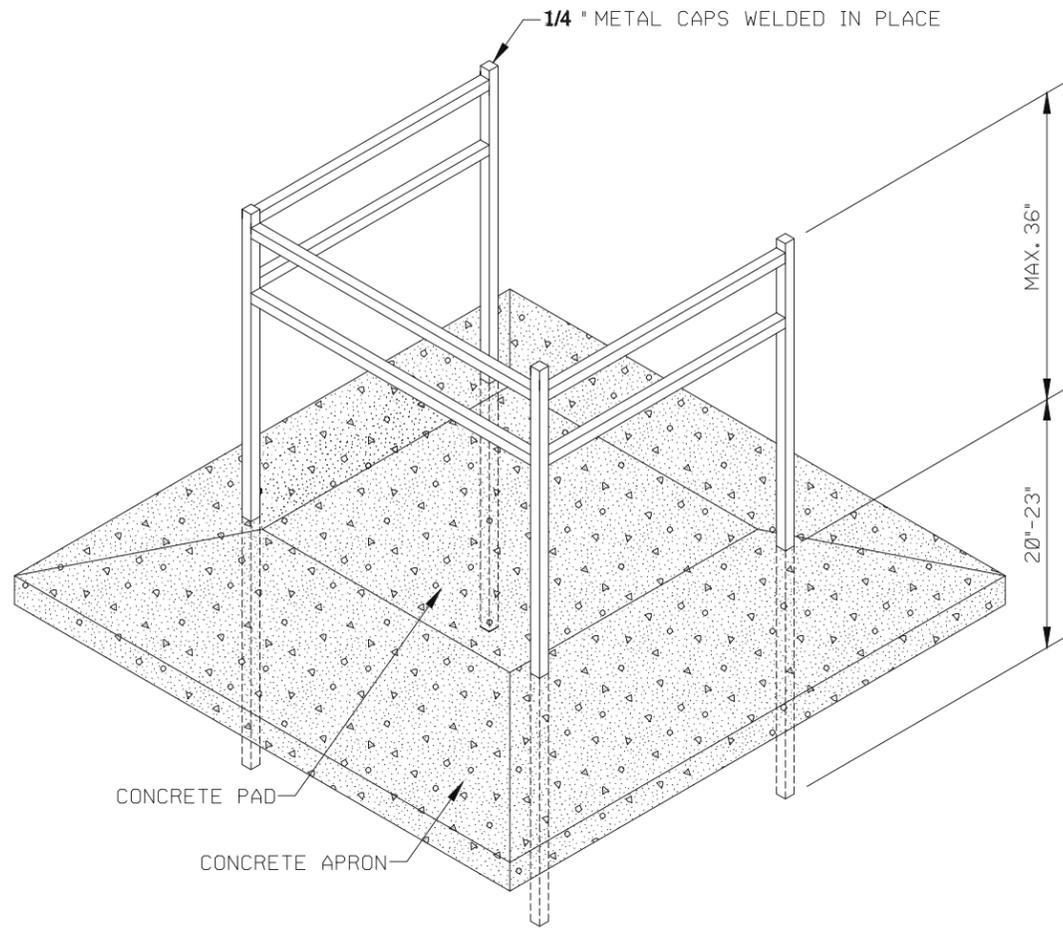
Mar/13/2025
CITY OF BROKEN ARROW
**NO EXCEPTIONS
TAKEN**

Jimmie A. Sitz
JIMMIE A. SITZ, P.E. NO. 17877
C.A. NO. 9325

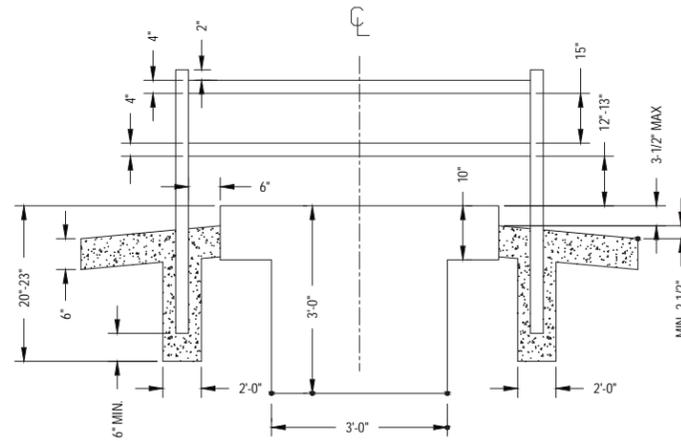


Submitted
March 12, 2025

02-22-2025
DATE



PLACEMENT TOP VIEW - CABINET GUARD



**SECTION A-A
PLACEMENT FRONT VIEW**

NOTE: HORIZONTAL DIMENSIONS MUST BE CHECKED AND ADJUSTED BY CONTRACTOR AS NECESSARY TO ASSURE THAT THE CONTROLLER CABINET AND BATTERY BACKUP CABINET DOORS HAVE ROOM TO OPEN AND A PERSON HAS ROOM TO WORK WITHIN GUARDED AREA. GUARD SHALL NOT BE SMALLER THAN 8'-8"X9'-0", AS SHOWN. APRON TO BE FORMED AND FINISHED CONCRETE.

NOTES:

1. TOLERANCE OF CABINET GUARD SHALL BE $\frac{1}{4}$ " MEASURED FROM DIAGONAL. HORIZONTAL MEMBERS SHALL BE PLUMB AND LEVEL. GUARD SHALL BE CENTERED AROUND CONTROLLER BASE.
2. LOCATION AND ORIENTATION OF CABINET AND CABINET GUARD TO BE APPROVED BY THE GENERAL SERVICES SUPERINTENDENT PRIOR TO INSTALLATION.
3. GUARD TO BE FABRICATED FROM 4" SCHEDULE 80 SQUARE STEEL TUBING.
4. COMPLETED CABINET GUARD SHALL BE PAINTED WITH TWO COATS OF "BRONZE" RUSTOLEUM EXTERIOR PAINT, OR APPROVED EQUAL.

DATE	REVISIONS

Mar/13/2025
CITY OF BROKEN ARROW
**NO EXCEPTIONS
TAKEN**

**Submitted
March 12, 2025**

Jimmie A. Sitz
JIMMIE A. SITZ, P.E. NO. 17377
C.A. NO. 9325

02-22-2025
DATE



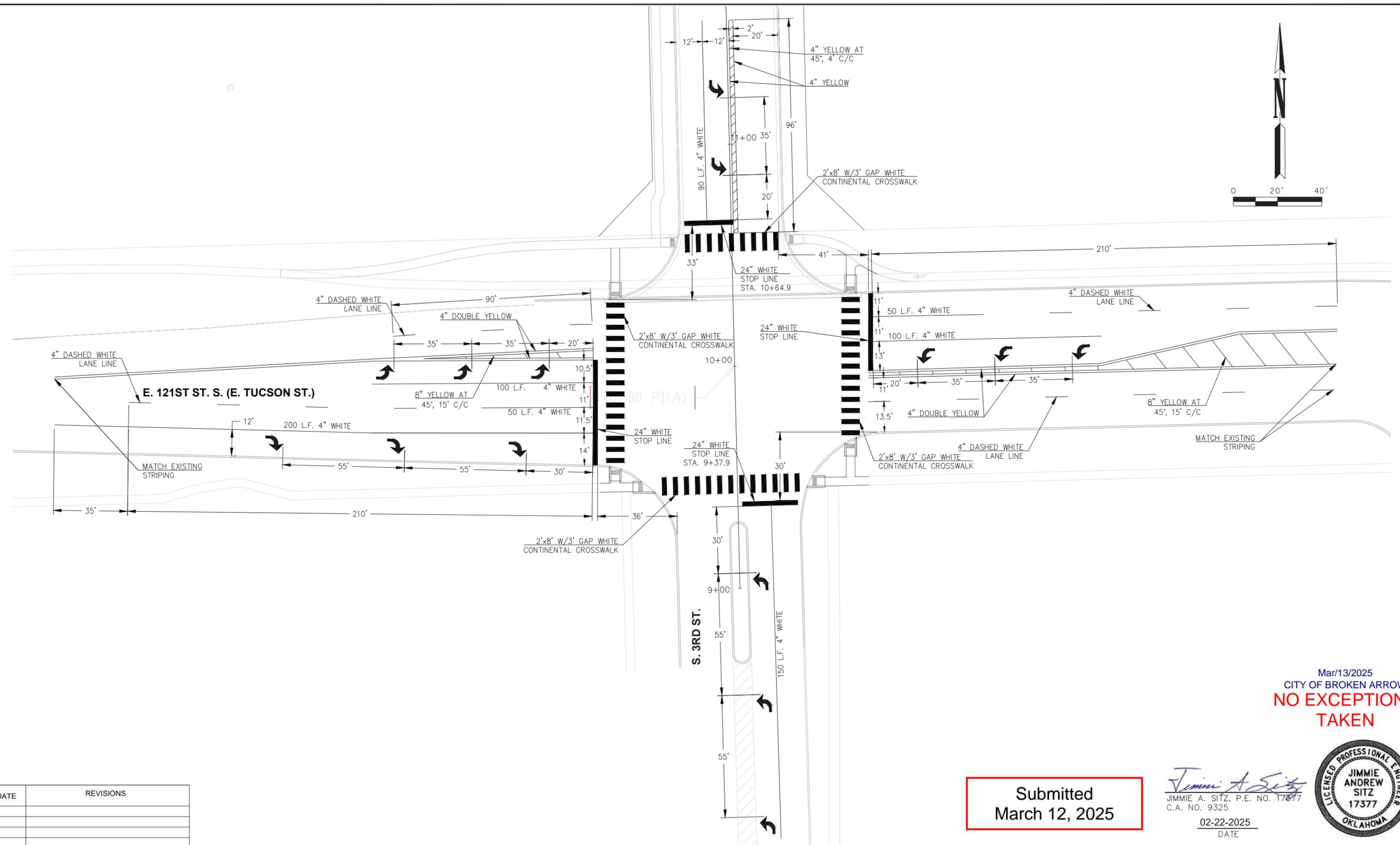
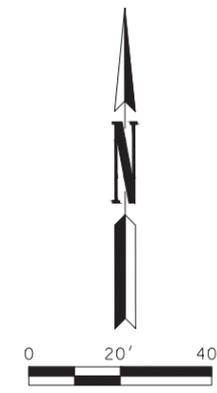
2/21/2024 273



E. 121ST ST. S. (E. TUCSON ST.)
AND S. 3RD ST. INTERSECTION

**CABINET GUARD
DETAIL**

PROFILE SCALE: HORZ. -- VERT. --	DESIGN	DATE	DRAFTED	DATE
	JAS	02/20/2025	MA	01/15/2025
DRAWING NAME:	SHEET	DATE	APPROVED	DATE
	05			
OF	07			PROJECT NO. 24002



Mar/13/2025
 CITY OF BROKEN ARROW
**NO EXCEPTIONS
 TAKEN**

Submitted
 March 12, 2025

Jimmie A. Sitz
 JIMMIE A. SITZ, P.E. NO. 17877
 C.A. NO. 9325



02-22-2025
 DATE

DATE	REVISIONS

4/22/2024



E. 121ST ST. S. (E. TUCSON ST.)
 AND S. 3RD ST. INTERSECTION

STRIPING PLAN

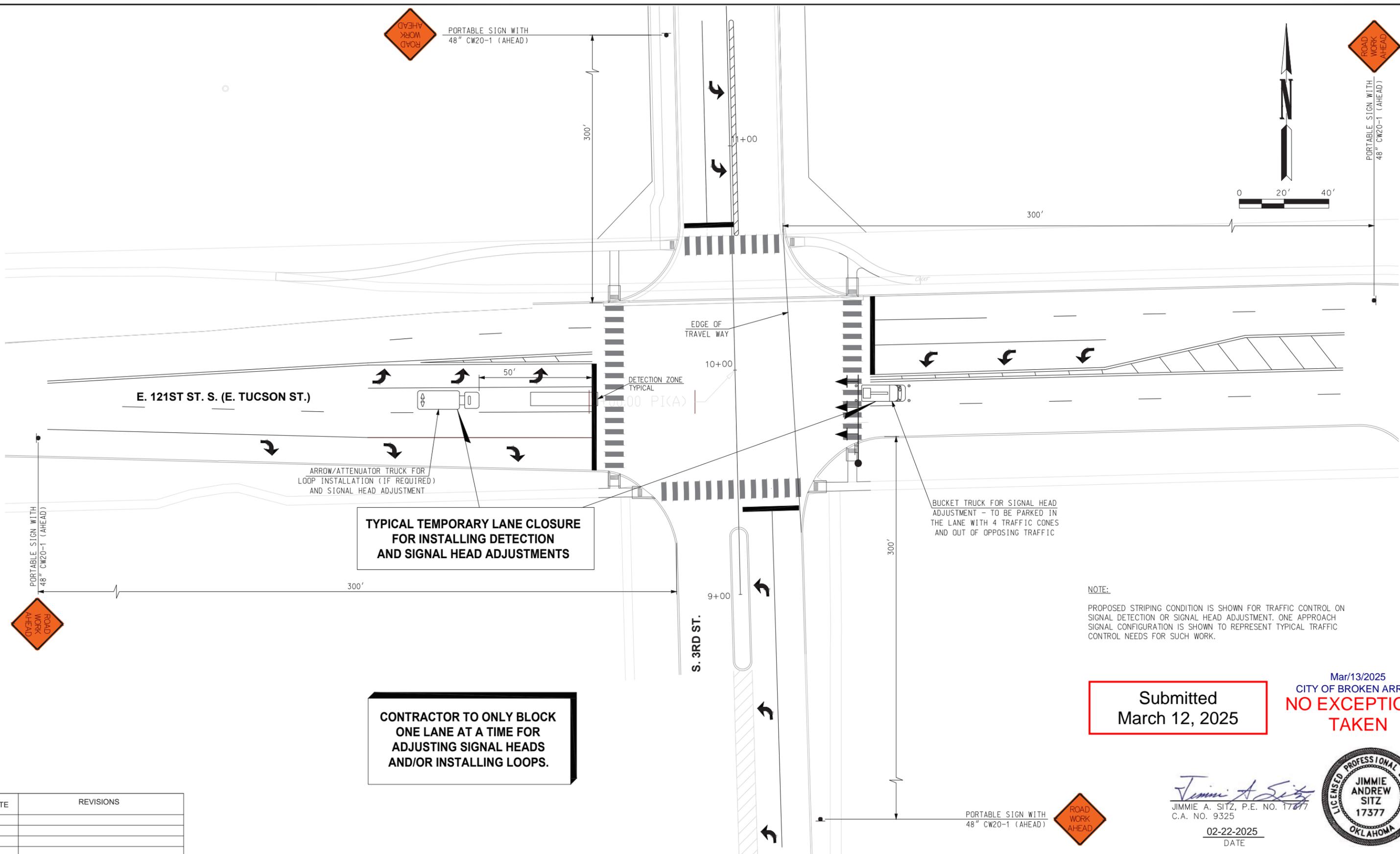
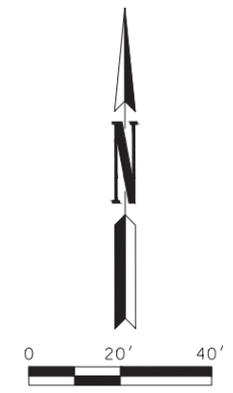
PROFILE SCALE: HORZ. -- VERT. --	DESIGN	DATE	DRAFTED	DATE
	JAS	02/20/2025	MA	01/15/2025
DRAWING NAME:	REVIEWED	DATE	APPROVED	DATE
	SHEET 06 OF 07			PROJECT NO. 24002



PORTABLE SIGN WITH 48" CW20-1 (AHEAD)



PORTABLE SIGN WITH 48" CW20-1 (AHEAD)



TYPICAL TEMPORARY LANE CLOSURE FOR INSTALLING DETECTION AND SIGNAL HEAD ADJUSTMENTS

BUCKET TRUCK FOR SIGNAL HEAD ADJUSTMENT - TO BE PARKED IN THE LANE WITH 4 TRAFFIC CONES AND OUT OF OPPOSING TRAFFIC

NOTE:
PROPOSED STRIPING CONDITION IS SHOWN FOR TRAFFIC CONTROL ON SIGNAL DETECTION OR SIGNAL HEAD ADJUSTMENT. ONE APPROACH SIGNAL CONFIGURATION IS SHOWN TO REPRESENT TYPICAL TRAFFIC CONTROL NEEDS FOR SUCH WORK.

CONTRACTOR TO ONLY BLOCK ONE LANE AT A TIME FOR ADJUSTING SIGNAL HEADS AND/OR INSTALLING LOOPS.

Submitted March 12, 2025

Mar/13/2025
CITY OF BROKEN ARROW
NO EXCEPTIONS TAKEN

Jimmie A. Sitz
JIMMIE A. SITZ, P.E. NO. 17377
C.A. NO. 9325



02-22-2025
DATE

DATE	REVISIONS

2/12/2024



E. 121ST ST. S. (E. TUCSON ST.) AND S. 3RD ST. INTERSECTION

TYPICAL SIGNAL TRAFFIC CONTROL

PROFILE SCALE: HORZ. -- VERT. --	DESIGN	DATE	DRAFTED	DATE
	JAS	02/20/2025	MA	01/15/2025
DRAWING NAME:	SHEET	DATE	APPROVED	DATE
	07	07		
PROJECT NO. 24002				



City of Broken Arrow

Request for Action

File #: 26-143, Version: 1

**Broken Arrow City Council
Meeting of: 01-20-2026**

Title:

Consideration, discussion, and possible approval of COMP-002532-2025, (Comprehensive Plan Change), Oneta71, LLC, 8.8 acres from Level 1 (Rural Residential/Greenway/Floodplain) to Level 4 (Commercial/Employment Nodes) located approximately one-tenth mile north of the northwest corner of E. Kenosha Street (71st Street) and Oneta Road (241st E. Avenue)

Background:

COMP-002532-2025 is a request to amend the Comprehensive Plan designation from Level 1 to Level 4 on approximately 8.8 acres which is currently unplatted. The property is located approximately one-tenth mile north of the northwest corner of E. Kenosha Street (71st Street) and Oneta Road (241st E. Avenue).

The applicant is requesting this change to the comprehensive plan for the purpose of commercial development. Pending approval of this amendment to the comprehensive plan, the applicant intends to submit a rezoning request to change the zoning from AG (Agricultural) to CG (Commercial General). This request is congruent with the three parcels to the south of this property which are designated as Level 4 (Commercial/Employment Nodes) in the Comprehensive Plan. The project site would include four contiguous parcels on the northwest corner totaling 16.875 acres. The anticipated CG (Commercial General) is in conformance with Level 4.

During the December 18, 2025 Planning Commission meeting, two opposition forms were received and a surrounding property owner voiced concerns regarding increased traffic, pedestrian safety, noise & light pollution, depreciating property values, nearby competition of other stores, increased litter, and a decreased quality of life. The applicant stated that the development would adhere to all city development standards, codes, and ordinances, that a Traffic Impact Analysis had been performed for the site, and that sidewalks would be installed along both Kenosha Street & Oneta Road for pedestrian safety. Planning Commission recommended approval (5-0) of COMP-002532-2025.

The proposed development has had a 94-page Traffic Impact Analysis (TIA) completed for this development. A copy of the full analysis is available for review in the Community Development Department. Right-in, right-out turn lanes are requested for the Kenosha Street driveway to promote left-hand turns at the stoplight. The Zoning Ordinance addresses exterior lighting standards in Section 4-4-2, the Traffic Impact Analysis (TIA) determined no change in Level of Service during peak hours for the site, litter or property maintenance issues can be addressed by the Code Enforcement Division if they arise, and sidewalks along Kenosha & Oneta will be required addressing pedestrian safety. Although gas stations and a discount variety store are in close proximity, the nearest grocery store is over two miles away.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following zoning designation, land use, and Comprehensive Plan future development guide levels:

Location	Comprehensive Plan	Zoning	Land Use
North	Level 1	A-1 (Agriculture)	Residential Estate
East	Level 4	A-1 (Agriculture)	Residential Estate
South	Level 4	A-1 (Agriculture)	Agriculture
West	Level 1	A-1 (Agriculture)	Power Substation

According to FEMA Maps, the western portion of this property is located within the 100-year floodplain (Zone AE). Water and Sanitary Sewer are available from the City of Broken Arrow.

Cost: \$0

Funding Source: -

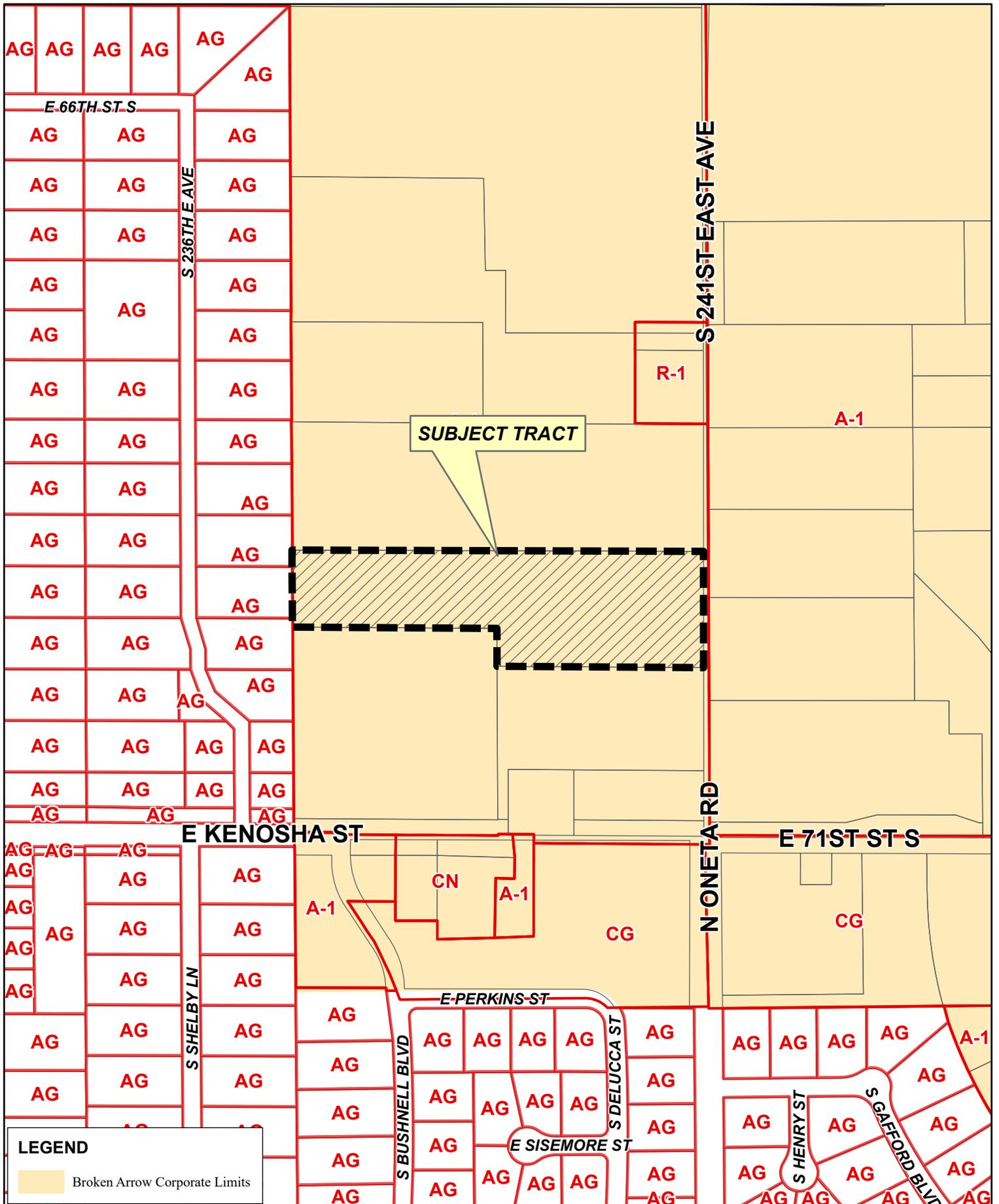
Requested By: Rocky Henkel, Community Development Director

Approved By: City Manager's Office

Attachments: Case Map
Aerial Map
Comprehensive Plan Map

Recommendation:

Based on the Comprehensive Plan, the location of the property, and surrounding land uses, Staff recommends COMP-002532-2025 be approved, subject to the property being platted.



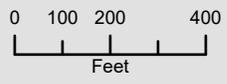
SUBJECT TRACT

LEGEND

- Broken Arrow Corporate Limits



COMP-002532-2025



04 18-15





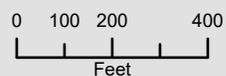
SUBJECT TRACT

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2025



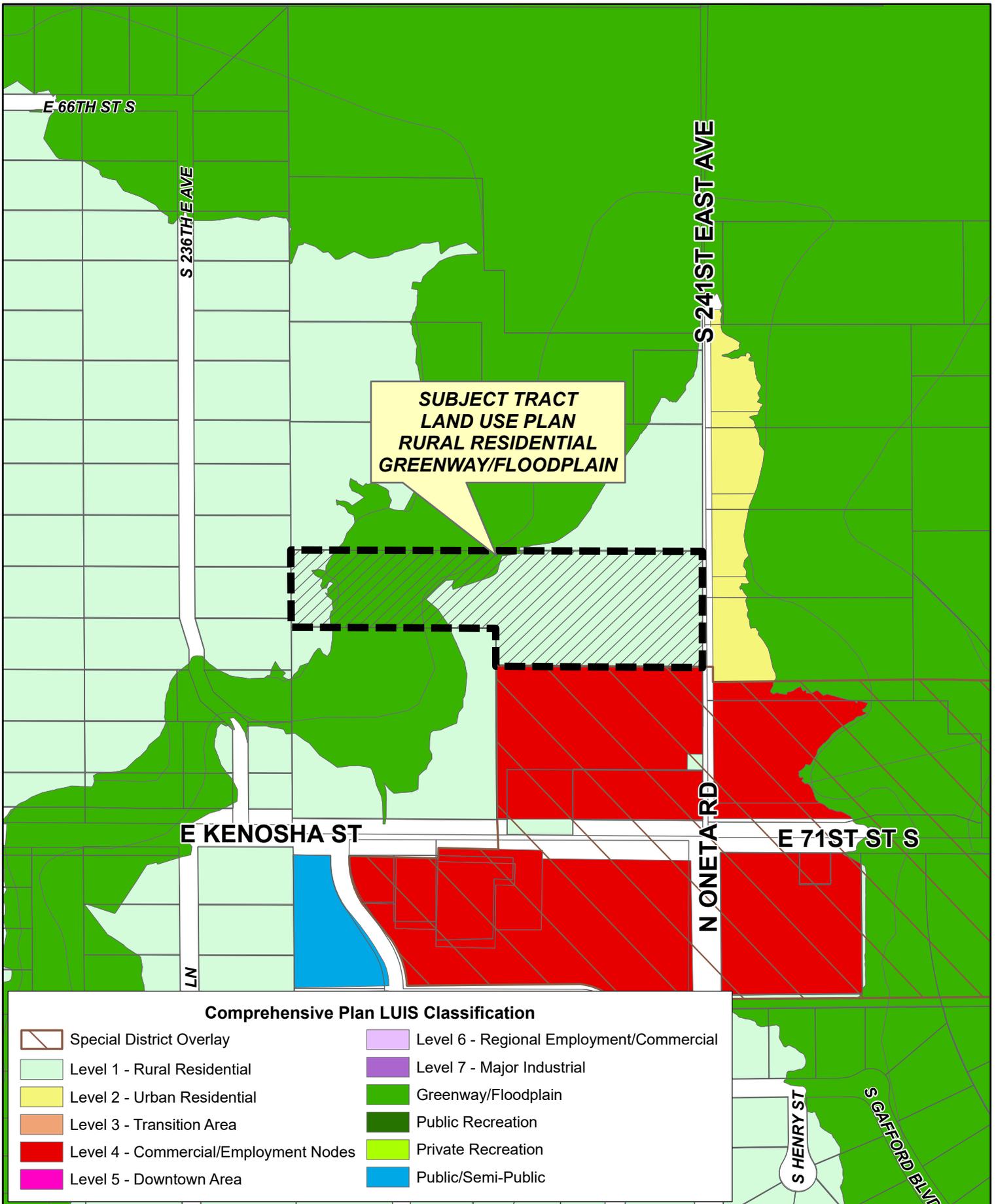
Subject Tract

COMP-002532-2025



04 18-15

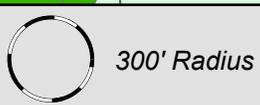




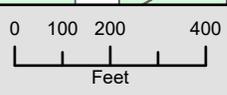
**SUBJECT TRACT
LAND USE PLAN
RURAL RESIDENTIAL
GREENWAY/FLOODPLAIN**

Comprehensive Plan LUIS Classification

- | | |
|--|--|
|  Special District Overlay |  Level 6 - Regional Employment/Commercial |
|  Level 1 - Rural Residential |  Level 7 - Major Industrial |
|  Level 2 - Urban Residential |  Greenway/Floodplain |
|  Level 3 - Transition Area |  Public Recreation |
|  Level 4 - Commercial/Employment Nodes |  Private Recreation |
|  Level 5 - Downtown Area |  Public/Semi-Public |



COMP-002532-2025



04 18-15





City of Broken Arrow

Request for Action

File #: 26-156, **Version:** 1

Broken Arrow City Council
Meeting of: 01-20-2026

Title:

Consideration, discussion, and possible approval of the re-appointment of Kamara Washington to the City of Broken Arrow Board of Adjustment for a three-year term to expire May 1, 2029

Background:

Board of Adjustment (BOA) members are appointed to serve three-year terms. The term for Board of Adjustment member Kamara Washington expired on March 21, 2025. Mr. Washington was appointed to the Board of Adjustment on March 21, 2022 by City Council to fill a vacancy created by the resignation of Max Grunhof, whose term expired on March 5, 2022. Mr. Washington has expressed his willingness to continue to serve on the Board for another term.

Kamara Washington has been recommended by Mayor Debra Wimpee to be reappointed for a three-year term to expire May 1, 2029.

Cost: \$0

Funding Source: None

Requested By: Rocky Henkel, Community Development Director

Approved By: City Manager's Office

Attachments: None

Recommendation:

Approve the appointment of Kamara Washington to serve a three-year term on the Board of Adjustment, to expire May 1, 2029.



City of Broken Arrow

Request for Action

File #: 26-139, Version: 1

**Broken Arrow City Council
Meeting of: 1-20-2026**

Title:

Consideration, discussion, and possible approval of and authorization to award to the lowest responsible bidder, Diversified Civil Contractors, LLC, a construction contract for Aspen Avenue and Tucson Street Intersection Improvements (Project No. ST2031 - Phase 4)

Background:

The project was designed by CEC for construction including rehabilitation and widening of the existing paving to five (5) lanes on Aspen Avenue south of Tucson Street and four (4) lanes on Tucson Street west of Aspen Avenue at the intersection. The project includes 9" of portland cement concrete widening adjoining the existing concrete pavement on either side. The project also includes construction of sidewalk, ADA curb ramps at intersections, concrete work at driveway returns, and new pedestrian signals, signage, striping and pavement markings at the Aspen Avenue and Tucson Street intersection.

The project was advertised on December 2nd, 2025. Bids were opened on January 6th, 2026 with four (4) bids received and all being responsive. The Certified Bid Tabulation is attached. The bids submitted were composed of fifty-seven (57) pay items to form the Total Base Bid. The lowest responsible bidder was Diversified Civil Contractors, LLC, with a Total Bid of \$517,535.50. The engineer's estimate for widening and improvement of this arterial intersection was \$544,622.50.

Cost: \$517,535.50

Funding Source: 2018 GO Bond - Proposition 1

Requested By: Charlie Bright, Director of Engineering and Construction

Approved By: City Manager's Office

Attachments: Certified Bid Tabulation

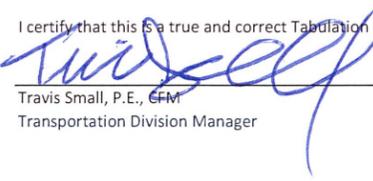
Recommendation:

Approve and authorize award to the lowest responsible bidder, Diversified Civil Contractors, LLC, for a construction contract for Aspen Avenue and Tucson Street Intersection Improvements (Project No. ST2031 - Phase 4)

BID TABULATION
ASPEN AVENUE AND TUCSON STREET INTERSECTION IMPROVEMENTS
PROJECT NO. ST2031 (PHASE 4) BID NO. 26.127 QUEST CDN NO. 9951216
2:00 P.M. BID OPENING 1/6/26 AT THE CITY OF BROKEN ARROW OPERATIONS BUILDING VIA VIRTUAL BID OPENING

Section Title	Line Item	Item Code	Item Description	Unit of Measure	Quantity	Engineer Estimate		Diversified Civil Contractors, LLC		Cherokee Pride Construction Inc.		Grade Line Construction, LLC		Paragon Contractors LLC	
						Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
Base Bid - Paving, Drainage, Waterline, Erosion Control & Temporary Traffic Control							\$377,120.00		\$286,665.50		\$372,832.00		\$398,725.70		\$519,617.31
	1	201(A)	CLEARING AND GRUBBING	LSUM	1	\$5,000.00	\$5,000.00	\$39,000.00	\$39,000.00	\$10,000.00	\$10,000.00	\$31,500.00	\$31,500.00	\$9,426.17	\$9,426.17
	2	202(A)	UNCLASSIFIED EXCAVATION	CY	636	\$40.00	\$25,440.00	\$25.00	\$15,900.00	\$30.00	\$19,080.00	\$50.00	\$31,800.00	\$57.74	\$36,722.64
	3	205(A)	TYPE A SALVAGED TOPSOIL	LSUM	1	\$20,000.00	\$20,000.00	\$2,500.00	\$2,500.00	\$7,500.00	\$7,500.00	\$12,000.00	\$12,000.00	\$5,911.76	\$5,911.76
	4	221(B)	TEMPORARY SILT FENCE	LF	385	\$4.00	\$1,540.00	\$3.00	\$1,155.00	\$2.00	\$770.00	\$7.00	\$2,695.00	\$4.49	\$1,728.65
	5	221(C)	TEMPORARY SEDIMENT FILTER	EA	4	\$350.00	\$1,400.00	\$250.00	\$1,000.00	\$250.00	\$1,000.00	\$500.00	\$2,000.00	\$608.15	\$2,432.60
	6	230(A)	SOLID SLAB SODDING	SY	403	\$8.00	\$3,224.00	\$7.00	\$2,821.00	\$6.00	\$2,418.00	\$8.50	\$3,425.50	\$15.59	\$6,282.77
	7	303(A)	AGGREGATE BASE TYPE A	CY	154	\$65.00	\$10,010.00	\$18.00	\$2,772.00	\$65.00	\$10,010.00	\$135.00	\$20,790.00	\$154.04	\$23,722.16
	8	307(C)	PORTLAND CEMENT	TON	6	\$300.00	\$1,800.00	\$290.00	\$1,740.00	\$250.00	\$1,500.00	\$250.00	\$1,500.00	\$467.13	\$2,802.78
	9	307(E)	CEMENTITIOUS STABILIZED SUBGRADE	SY	464	\$15.00	\$6,960.00	\$16.00	\$7,424.00	\$5.00	\$2,320.00	\$25.00	\$11,600.00	\$30.85	\$14,314.40
	10	325	SEPARATOR FABRIC	SY	676	\$3.00	\$2,028.00	\$2.00	\$1,352.00	\$2.00	\$1,352.00	\$2.50	\$1,690.00	\$7.76	\$5,245.76
	11	326(B)	GEOGRID REINFORCEMENT	SY	403	\$5.00	\$2,015.00	\$4.00	\$1,612.00	\$3.00	\$1,209.00	\$3.75	\$1,511.25	\$13.09	\$5,275.27
	12	414(B)	DOWEL JOINTED P.C. CONCRETE PAVEMENT (PLACEMENT)	SY	403	\$40.00	\$16,120.00	\$33.00	\$13,299.00	\$40.00	\$16,120.00	\$85.00	\$34,255.00	\$88.93	\$35,838.79
	13	414(G)	P.C. CONCRETE FOR PAVEMENT	CY	101	\$225.00	\$22,725.00	\$265.00	\$26,765.00	\$250.00	\$25,250.00	\$325.00	\$32,825.00	\$206.87	\$20,893.87
	14	609(B)	COMBINED CURB AND GUTTER (6" BARRIER)	LF	338	\$45.00	\$15,210.00	\$35.00	\$11,830.00	\$35.00	\$11,830.00	\$75.00	\$25,350.00	\$66.54	\$22,490.52
	15	610(A)	4" CONCRETE SIDEWALK	SY	173	\$100.00	\$17,300.00	\$75.00	\$12,975.00	\$85.00	\$14,705.00	\$175.00	\$30,275.00	\$174.77	\$30,235.21
	16	610(A)	4" DECORATIVE CONCRETE SIDEWALK	SY	40	\$150.00	\$6,000.00	\$117.00	\$4,680.00	\$350.00	\$14,000.00	\$300.00	\$12,000.00	\$232.71	\$9,308.40
	17	610(I)	TACTILE WARNING DEVICE	SF	64	\$50.00	\$3,200.00	\$98.00	\$6,272.00	\$30.00	\$1,920.00	\$50.00	\$3,200.00	\$29.36	\$1,879.04
	18	619(A)	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	LSUM	1	\$20,000.00	\$20,000.00	\$15,000.00	\$15,000.00	\$7,500.00	\$7,500.00	\$10,000.00	\$10,000.00	\$10,499.63	\$10,499.63
	19	619(B)	REMOVAL OF FENCE	LF	38	\$2.00	\$76.00	\$7.00	\$266.00	\$20.00	\$760.00	\$25.00	\$950.00	\$44.02	\$1,672.76
	20	619(B)	REMOVAL OF CURB AND GUTTER	LF	419	\$15.00	\$6,285.00	\$4.00	\$1,676.00	\$20.00	\$8,380.00	\$15.00	\$6,285.00	\$37.11	\$15,549.09
	21	641	MOBILIZATION	LSUM	1	\$87,000.00	\$87,000.00	\$70,000.00	\$70,000.00	\$75,000.00	\$75,000.00	\$68,000.00	\$68,000.00	\$122,129.05	\$122,129.05
	22	642(B)	CONSTRUCTION STAKING LEVEL II	LSUM	1	\$15,000.00	\$15,000.00	\$9,700.00	\$9,700.00	\$15,000.00	\$15,000.00	\$13,000.00	\$13,000.00	\$18,366.67	\$18,366.67
	23	805(A)	(PL)REMOVAL OF EXSITING SIGNS	EA	2	\$300.00	\$600.00	\$72.00	\$144.00	\$50.00	\$100.00	\$55.00	\$110.00	\$61.22	\$122.44
	24	856(A)	TRAFFIC STRIPE (MULTI-POLY) (4" WIDE)	LF	1096	\$1.50	\$1,644.00	\$2.00	\$2,192.00	\$5.00	\$5,480.00	\$1.65	\$1,808.40	\$6.12	\$6,707.52
	25	856(A)	TRAFFIC STRIPE (MULTI-POLY) (8" WIDE)	LF	70	\$3.00	\$210.00	\$4.00	\$280.00	\$11.00	\$770.00	\$3.25	\$227.50	\$12.24	\$856.50
	26	856(A)	TRAFFIC STRIPE (MULTI-POLY) (24" WIDE)	LF	528	\$25.00	\$13,200.00	\$9.00	\$4,752.00	\$25.00	\$13,200.00	\$7.00	\$3,696.00	\$29.39	\$15,517.92
	27	856(B)	TRAFFIC STRIPE (MULTI-POLY) (ARROWS)	EA	6	\$250.00	\$1,500.00	\$216.00	\$1,296.00	\$500.00	\$3,000.00	\$160.00	\$960.00	\$612.22	\$3,673.32
	28	857(C)	REMOVABLE PAVEMENT MARKING TAPE(4" WIDE)	LF	2312	\$1.50	\$3,468.00	\$2.00	\$4,624.00	\$2.00	\$4,624.00	\$1.30	\$3,005.60	\$2.45	\$5,664.40
	29	857(F)	PAVEMENT MRKNG.REMOVAL(TRAF.STRP)	LF	977	\$1.00	\$977.00	\$0.50	\$488.50	\$2.00	\$1,954.00	\$0.35	\$341.95	\$2.45	\$2,393.65
	30	857(F)	PAVEMENT MARKNG.REMOVAL(ARROWS)	EA	3	\$110.00	\$330.00	\$72.00	\$216.00	\$250.00	\$750.00	\$55.00	\$165.00	\$612.22	\$1,836.66
	31	880(B)	CONSTRUCTION SIGNS 0 TO 6.25 SF	SD	1560	\$1.00	\$1,560.00	\$1.00	\$1,560.00	\$2.00	\$3,120.00	\$0.80	\$1,248.00	\$2.45	\$3,822.00
	32	880(B)	CONSTRUCTION SIGNS 6.26 TO 15.99 SF	SD	480	\$1.00	\$480.00	\$3.00	\$1,440.00	\$3.00	\$1,440.00	\$2.15	\$1,032.00	\$3.67	\$1,761.60
	33	880(B)	CONSTRUCTION SIGNS 16.0 TO 32.99 SF	SD	180	\$2.00	\$360.00	\$4.00	\$720.00	\$4.00	\$720.00	\$4.00	\$720.00	\$4.90	\$882.00
	34	880(F)	DRUMS	SD	14	\$1.00	\$14.00	\$3.00	\$42.00	\$3.00	\$42.00	\$2.75	\$38.50	\$2.45	\$34.30
	35	880(G)	TUBE CHANNELIZERS	SD	44	\$1.00	\$44.00	\$3.00	\$132.00	\$2.00	\$88.00	\$2.75	\$121.00	\$1.22	\$53.68
	36	880(N)	(SP) TEMP. TRAFF. SIGNAL SPAN WIRE EQUIP	LSUM	1	\$50,000.00	\$50,000.00	\$14,000.00	\$14,000.00	\$64,000.00	\$64,000.00	\$25,000.00	\$25,000.00	\$61,222.23	\$61,222.23
	36A	882(A)	PORTABLE CHANGEABLE MESSAGE SIGN	SD	720	\$20.00	\$14,400.00	\$7.00	\$5,040.00	\$36.00	\$25,920.00	\$5.00	\$3,600.00	\$17.14	\$12,340.80
Base Bid: Traffic							\$167,502.50		\$230,870.00		\$155,295.00		\$169,902.25		\$194,539.11
	37	802(B)	2" PVC SCH. 40 PLASTIC CONDUIT TRENCHED	LF	110	\$50.00	\$5,500.00	\$50.00	\$5,500.00	\$32.00	\$3,520.00	\$38.00	\$4,180.00	\$31.22	\$3,434.20
	38	802(B)	3" PVC SCH. 40 PLASTIC CONDUIT TRENCHED	LF	30	\$55.00	\$1,650.00	\$80.00	\$2,400.00	\$65.00	\$1,950.00	\$49.00	\$1,470.00	\$64.28	\$1,928.40
	39	802(C)	3" HIGH DENSITY PE PIPE - BORED	LF	182	\$80.00	\$14,560.00	\$125.00	\$22,750.00	\$90.00	\$16,380.00	\$60.00	\$10,920.00	\$93.67	\$17,047.94
	40	803(A)	PULL BOX (SIZE I)	EA	3	\$3,000.00	\$9,000.00	\$5,000.00	\$15,000.00	\$2,200.00	\$6,600.00	\$3,000.00	\$9,000.00	\$2,326.44	\$6,979.32
	41	804(A)	STRUCTURAL CONCRETE	CY	10.6	\$1,100.00	\$11,660.00	\$900.00	\$9,540.00	\$2,050.00	\$21,730.00	\$925.00	\$9,805.00	\$2,301.96	\$24,400.78
	42	804(B)	REINFORCING STEEL	LB	1475	\$3.50	\$5,162.50	\$3.00	\$4,425.00	\$3.00	\$4,425.00	\$3.50	\$5,162.50	\$3.06	\$4,513.50
	43	805(A)	(PL) REMOVAL OF TRAFFIC SIGNAL EQUIPMENT	LSUM	1	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$3,800.00	\$3,800.00	\$5,000.00	\$5,000.00	\$3,979.45	\$3,979.45
	44	806(A)	POLE AND 45' TS MST. ARM (G.STL)	EA	1	\$40,000.00	\$40,000.00	\$36,000.00	\$36,000.00	\$2,700.00	\$2,700.00	\$42,500.00	\$42,500.00	\$30,513.16	\$30,513.16
	45	806(B)	10' MTG. HT. TS PED. POLE (G.STL.)	EA	8	\$2,000.00	\$16,000.00	\$1,200.00	\$9,600.00	\$1,750.00	\$14,000.00	\$1,000.00	\$8,000.00	\$1,934.62	\$15,476.96
	46	830	PEDESTRIAN PUSH BUTTON	EA	8	\$2,000.00	\$16,000.00	\$2,100.00	\$16,800.00	\$2,200.00	\$17,600.00	\$1,600.00	\$12,800.00	\$2,289.71	\$18,317.68
	47	831	1WAY 2SEC. ADJ. PED. SIG. HD. S-20	EA	8	\$1,000.00	\$8,000.00	\$1,200.00	\$9,600.00	\$950.00	\$7,600.00	\$900.00	\$7,200.00	\$1,040.78	\$8,326.24
	48	831	1WAY 3SEC. ADJ. SIG. HD. S-6	EA	1	\$1,200.00	\$1,200.00	\$1,500.00	\$1,500.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,285.67	\$1,285.67
	49	833	BACKPLATE	EA	14	\$400.00	\$5,600.00	\$360.00	\$5,040.00	\$330.00	\$4,620.00	\$300.00	\$4,200.00	\$367.33	\$5,142.62
	50	834(A)	5/C TRAFFIC SIGNAL ELECTRICAL CABLE	LF	1265	\$6.00	\$7,590.00	\$7.00	\$8,855.00	\$6.00	\$7,590.00	\$5.15	\$6,514.75	\$6.12	\$7,741.80
	51	834(A)	15/C TRAFFIC SIGNAL ELECTRICAL CABLE	LF	300	\$11.00	\$3,300.00	\$18.00	\$5,400.00	\$11.00	\$3,300.00	\$13.50	\$4,050.00	\$11.02	\$3,306.00
	52	840(C)	E.P.S. OPTICAL DETECTOR CABLE	LF	480	\$5.00	\$2,400.00	\$69.00	\$33,120.00	\$5.00	\$2,400.00	\$6.25	\$3,000.00	\$4.90	\$2,352.00
	53	890	(PL) TRAFFIC ITEMS (ILLUMINATED STREET SIGNS)	LSUM	1	\$5,000.00	\$5,000.00	\$25,000.00	\$25,000.00	\$29,000.00	\$29,000.00	\$22,000.00	\$22,000.00	\$33,060.01	\$33,060.01
	54	SPECIAL	RELOCATE SIGNAL HEADS	LSUM	1	\$5,000.00	\$5,000.00	\$6,500.00	\$6,500.00	\$1,600.00	\$1,600.00	\$4,900.00	\$4,900.00	\$1,346.89	\$1,346.89
	55	SPECIAL	RELOCATE DETECTION SYSTEM	LSUM	1	\$2,000.00	\$2,000.00	\$5,000.00	\$5,000.00	\$2,400.00	\$2,400.00	\$5,000.00	\$5,000.00	\$2,448.89	\$2,448.89
	56	SPECIAL	VIDEO COAXIAL CABLE	LF	480	\$6.00	\$2,880.00	\$8.00	\$3,840.00	\$6.00	\$2,880.00	\$6.25	\$3,000.00	\$6.12	\$2,937.60
Base Bid Total:							\$544,622.50		\$517,535.50		\$528,127.00		\$568,627.95		\$714,156.42

I certify that this is a true and correct Tabulation of Bids received at 1:45 P.M. on January 6, 2026. This document does not imply that the contract will be awarded to any particular bidder. The City reserves the right to accept or reject any and all bids.



Travis Small, P.E., CFM
 Transportation Division Manager



City of Broken Arrow

Request for Action

File #: 26-140, **Version:** 1

Broken Arrow City Council
Meeting of: 01-20-2026

Title:

Consideration, discussion, and possible action for approval of and authorization to award to the lowest responsible bidder, D-Kerns Construction, Inc, a construction contract for the Melinda Park Pavement Rehabilitation Project (ST22270)

Background:

Melinda Park is a residential neighborhood within Broken Arrow city limits and located near the southeast corner of the Albany Street and 113th East Avenue intersection. The underground infrastructure within Melinda Park has been rehabilitated over the last several years. In an effort to complete the final phase of the neighborhood rehabilitation, the Engineering and Construction Department advertised a contract for pavement rehabilitation.

The project was advertised December 16 and December 23, 2025. Bids were opened January 13, 2026 with five bids received, all of which were responsive. A certified bid tabulation is attached. The bids submitted were composed of thirty-two (32) pay items to form the total base bid. The lowest responsible bidder was D-Kerns Construction, Inc with a total bid of \$2,658,490.00. The total engineer's estimate for this project was \$2,768,522.15.

Cost: \$2,658,490.00

Funding Source: 2018 GO Bond Proposition 1

Requested By: Charlie Bright, PE, Director of Engineering and Construction

Approved By: City Manager's Office

Attachments: Certified bid tabulation

Recommendation:

Approve and authorize award to the lowest responsible bidder, D-Kerns Construction, Inc, a construction contract for the Melinda Park Pavement Rehabilitation Project (ST22270)

BID TABULATION
Melinda Park Pavement Rehabilitation
PROJECT NO. ST22270, BID NO. 26.126, QUESTCDN NO. 9936736
BID OPENING 01/13/2026 02:00 PM

Line Item	Item Code	Item Description	UofM	Quantity	Engineer Estimate		DKerns Construction Inc		Cherokee Pride Construction Inc./ Sapulpa, ok		Grade Line Construction, LLC		BECCO CONTRACTORS, INC.		Tri-Star Construction, LLC	
					Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
1	202(A)	Unclassified Excavation	CY	2850.0	\$30.50	\$ 86,925.00	\$ 71.00	\$ 202,350.00	\$ 40.00	\$ 114,000.00	\$ 45.00	\$ 128,250.00	\$ 10.00	\$ 28,500.00	\$ 50.00	\$ 142,500.00
2	202(D)	Unclassified Borrow	CY	100.0	\$12.88	\$ 1,288.00	\$ 70.00	\$ 7,000.00	\$ 65.00	\$ 6,500.00	\$ 50.00	\$ 5,000.00	\$ 10.00	\$ 1,000.00	\$ 35.00	\$ 3,500.00
3	221(B)	Temporary Silt Fence	LF	100.0	\$3.40	\$ 340.00	\$ 6.00	\$ 600.00	\$ 5.00	\$ 500.00	\$ 8.00	\$ 800.00	\$ 4.00	\$ 400.00	\$ 1.00	\$ 100.00
4	221(G)	Temporary Fiber Log	LF	280.0	\$5.96	\$ 1,668.80	\$ 3.00	\$ 840.00	\$ 10.00	\$ 2,800.00	\$ 15.00	\$ 4,200.00	\$ 9.00	\$ 2,520.00	\$ 12.00	\$ 3,360.00
5	230(A)	Solid Slab Sodding	SY	2600.0	\$5.30	\$ 13,780.00	\$ 8.00	\$ 20,800.00	\$ 10.00	\$ 26,000.00	\$ 4.60	\$ 11,960.00	\$ 7.00	\$ 18,200.00	\$ 7.00	\$ 18,200.00
6	303(A)	Aggregate Base Type A	CY	2700.0	\$62.00	\$ 167,400.00	\$ 71.50	\$ 193,050.00	\$ 60.00	\$ 162,000.00	\$ 85.00	\$ 229,500.00	\$ 62.00	\$ 167,400.00	\$ 80.00	\$ 216,000.00
7	310(B)	Subgrade, Method B	SY	15200.0	\$3.80	\$ 57,760.00	\$ 3.30	\$ 50,160.00	\$ 1.25	\$ 19,000.00	\$ 2.50	\$ 38,000.00	\$ 0.50	\$ 7,600.00	\$ 1.75	\$ 26,600.00
8	325	Separator Fabric	SY	18125.0	\$1.90	\$ 34,437.50	\$ 2.00	\$ 36,250.00	\$ 3.00	\$ 54,375.00	\$ 2.25	\$ 40,781.25	\$ 1.00	\$ 18,125.00	\$ 3.00	\$ 54,375.00
9	326(B)	Geogrid	SY	12600.0	\$8.00	\$ 100,800.00	\$ 2.00	\$ 25,200.00	\$ 3.00	\$ 37,800.00	\$ 3.60	\$ 45,360.00	\$ 4.00	\$ 50,400.00	\$ 2.50	\$ 31,500.00
10	411(C)	Superpave, Type S4 (PG 64-22 OK)	TON	6275.0	\$124.00	\$ 778,100.00	\$ 123.00	\$ 771,825.00	\$ 110.00	\$ 690,250.00	\$ 119.00	\$ 746,725.00	\$ 90.00	\$ 564,750.00	\$ 118.00	\$ 740,450.00
11	411(H)	Superpave, Type S3 (Patch) (PG 64-22 OK)	TON	4225.0	\$99.00	\$ 418,275.00	\$ 143.00	\$ 604,175.00	\$ 200.00	\$ 845,000.00	\$ 165.00	\$ 697,125.00	\$ 90.00	\$ 380,250.00	\$ 200.00	\$ 845,000.00
12	412	Cold Milling Pavement	SY	34300.0	\$3.50	\$ 120,050.00	\$ 2.70	\$ 92,610.00	\$ 2.25	\$ 77,175.00	\$ 3.50	\$ 120,050.00	\$ 4.00	\$ 137,200.00	\$ 4.00	\$ 137,200.00
13	414(B)	Dowel Jointed P.C.C. Pavt. (Placement)	SY	675.0	\$28.92	\$ 19,521.00	\$ 35.00	\$ 23,625.00	\$ 40.00	\$ 27,000.00	\$ 100.00	\$ 67,500.00	\$ 55.00	\$ 37,125.00	\$ 40.00	\$ 27,000.00
14	414(G)	P.C. Concrete for Pavement	CY	110.0	\$209.86	\$ 23,084.60	\$ 200.00	\$ 22,000.00	\$ 200.00	\$ 22,000.00	\$ 265.00	\$ 29,150.00	\$ 190.00	\$ 20,900.00	\$ 180.00	\$ 19,800.00
15	609(B)	Combined Curb & Gutter (6" Barrier)	LF	3475.0	\$33.75	\$ 117,281.25	\$ 30.00	\$ 104,250.00	\$ 30.00	\$ 104,250.00	\$ 55.00	\$ 191,125.00	\$ 80.00	\$ 278,000.00	\$ 68.00	\$ 236,300.00
16	609(B)	Combined Curb & Gutter (6" Mountable)	LF	3100.0	\$36.00	\$ 111,600.00	\$ 30.00	\$ 93,000.00	\$ 30.00	\$ 93,000.00	\$ 55.00	\$ 170,500.00	\$ 80.00	\$ 248,000.00	\$ 68.00	\$ 210,800.00
17	610(A)	4" Concrete Sidewalk	SY	2500.0	\$77.00	\$ 192,500.00	\$ 55.00	\$ 137,500.00	\$ 85.00	\$ 212,500.00	\$ 106.00	\$ 265,000.00	\$ 75.00	\$ 187,500.00	\$ 120.00	\$ 300,000.00
18	610(B)	6" Concrete Driveway (H.E.S.)	SY	150.0	\$95.00	\$ 14,250.00	\$ 150.00	\$ 22,500.00	\$ 100.00	\$ 15,000.00	\$ 135.00	\$ 20,250.00	\$ 135.00	\$ 20,250.00	\$ 195.00	\$ 29,250.00
19	610(I)	Tactile Warning Device - New	SF	450.0	\$34.00	\$ 15,300.00	\$ 30.00	\$ 13,500.00	\$ 25.00	\$ 11,250.00	\$ 35.00	\$ 15,750.00	\$ 30.00	\$ 13,500.00	\$ 25.00	\$ 11,250.00
20	611(G)	Inlet CI DES. 2 (STD) (6" Barrier)	EA	11.0	\$7,300.00	\$ 80,300.00	\$ 4,500.00	\$ 49,500.00	\$ 4,000.00	\$ 44,000.00	\$ 6,600.00	\$ 72,600.00	\$ 10,000.00	\$ 110,000.00	\$ 8,200.00	\$ 90,200.00
21	611(G)	Inlet CI DES. 2B (STD) (6" Barrier)	EA	4.0	\$7,850.00	\$ 31,400.00	\$ 5,500.00	\$ 22,000.00	\$ 6,000.00	\$ 24,000.00	\$ 7,500.00	\$ 30,000.00	\$ 12,000.00	\$ 48,000.00	\$ 9,400.00	\$ 37,600.00
22	611(G)	Inlet CI DES. 3 (STD) (6" Barrier)	EA	2.0	\$8,200.00	\$ 16,400.00	\$ 5,500.00	\$ 11,000.00	\$ 8,000.00	\$ 16,000.00	\$ 7,600.00	\$ 15,200.00	\$ 13,000.00	\$ 26,000.00	\$ 9,300.00	\$ 18,600.00
23	611(I)	Replacement of Inlet Frame and Grate	EA	10.0	\$1,200.00	\$ 12,000.00	\$ 600.00	\$ 6,000.00	\$ 1,000.00	\$ 10,000.00	\$ 2,400.00	\$ 24,000.00	\$ 600.00	\$ 6,000.00	\$ 1,100.00	\$ 11,000.00
24	612(E)	Valve Boxes Adjust to Grade	EA	25.0	\$440.00	\$ 11,000.00	\$ 450.00	\$ 11,250.00	\$ 200.00	\$ 5,000.00	\$ 400.00	\$ 10,000.00	\$ 400.00	\$ 10,000.00	\$ 500.00	\$ 12,500.00
25	612(G)	Fire Hydrant Reset	EA	3.0	\$4,500.00	\$ 13,500.00	\$ 3,500.00	\$ 10,500.00	\$ 1,500.00	\$ 4,500.00	\$ 3,500.00	\$ 10,500.00	\$ 5,000.00	\$ 15,000.00	\$ 2,500.00	\$ 7,500.00
26	613(A)	24" RC Pipe Class III	LF	64.0	\$140.00	\$ 8,960.00	\$ 120.00	\$ 7,680.00	\$ 200.00	\$ 12,800.00	\$ 165.00	\$ 10,560.00	\$ 150.00	\$ 9,600.00	\$ 215.00	\$ 13,760.00
27	619(A)	Removal of Structures and Obstructions	LS	1.0	\$60,000.00	\$ 60,000.00	\$ 9,000.00	\$ 9,000.00	\$ 5,000.00	\$ 5,000.00	\$ 28,000.00	\$ 28,000.00	\$ 510,530.00	\$ 510,530.00	\$ 5,130.00	\$ 5,130.00
28	641	Mobilization	LS	1.0	\$250,000.00	\$ 250,000.00	\$ 75,000.00	\$ 75,000.00	\$ 200,000.00	\$ 200,000.00	\$ 187,000.00	\$ 187,000.00	\$ 295,000.00	\$ 295,000.00	\$ 199,500.00	\$ 199,500.00
29	805(D)	Remove and Reset (Existng Signs)	EA	2.0	\$348.00	\$ 696.00	\$ 350.00	\$ 700.00	\$ 500.00	\$ 1,000.00	\$ 275.00	\$ 550.00	\$ 500.00	\$ 1,000.00	\$ 300.00	\$ 600.00
30	880(J)	Construction Traffic Control	LS	1.0	\$105.00	\$ 105.00	\$ 20,000.00	\$ 20,000.00	\$ 15,000.00	\$ 15,000.00	\$ 65,000.00	\$ 65,000.00	\$ 165,000.00	\$ 165,000.00	\$ 26,000.00	\$ 26,000.00
31	Special	Project Sign	EA	3.0	\$2,000.00	\$ 6,000.00	\$ 2,500.00	\$ 7,500.00	\$ 1,500.00	\$ 4,500.00	\$ 1,400.00	\$ 4,200.00	\$ 1,500.00	\$ 4,500.00	\$ 850.00	\$ 2,550.00
32	Special	Sidewalk Grinding	LF	475.0	\$8.00	\$ 3,800.00	\$ 15.00	\$ 7,125.00	\$ 20.00	\$ 9,500.00	\$ 35.00	\$ 16,625.00	\$ 10.00	\$ 4,750.00	\$ 25.00	\$ 11,875.00
		TOTALS				\$ 2,768,522.15		\$ 2,658,490.00		\$ 2,871,700.00		\$ 3,301,261.25		\$ 3,387,000.00		\$ 3,490,000.00

I certify that this is a true and correct Tabulation of Bids received at 1:45pm on January 13, 2026. This document does not imply that the contract will be awarded to any particular bidder. The City reserves the right to accept or reject any and all bids.


 Jake Ketner
 Transportation Project Manager



City of Broken Arrow

Request for Action

File #: 26-141, Version: 1

**Broken Arrow City Council
Meeting of: 01-20-2026**

Title:

Consideration, discussion, and possible approval of and authorization to award the lowest responsible bid to Scissortail Construction, and execution of construction contract for the Grain Silo Improvements Project (Project No. 2417300)

Background:

In April 2024, the historic grain silo, weigh station, and surrounding land, just West of the farmers market, was purchase by the City of Broken Arrow. This contract is make minor improvements to the Grain Silo, to paint the Grain Silo, and add a City of Broken Arrow logo to the east and west faces of the silo.

The project was advertised December 2, 2025 and December 9, 2025. An optional pre-bid meeting was held on December 9, 2025. There were three bids received on January 13, 2026. The Certified Bid Tabulation is attached. This project includes only the base bid to paint the silo, remove the mid-height platform, and grain chutes, repair any visual cracks in the silo, and to add the Rose District Logo to the east and west faces of the silo. The lowest responsible bid was from Scissortail Construction for \$169,938.00. The Engineer's Estimate was for \$115,200.00.

Cost: \$169,938.00

Funding Source: STCI

Requested By: Charlie Bright, P.E., Director of Engineering & Construction

Approved By: City Manager's Office

Attachments: Certified Bid Tab

Recommendation:

Approve and authorize the award of the lowest responsible bid to Scissortail Construction, and execution of construction contract for the Grain Silo Improvements Project (Project No. 2417300)

Grain Silo Improvements (#9963237)

Owner: Broken Arrow, City of

Solicitor: Broken Arrow, City of

01/13/2026 01:45 PM CST

Section Title	Line Item	Item Code	Item Description	Engineer Estimate Extension	Scissor Tail Construction Extension	Reynolds Renovations and Custom Building Extension	Mid-Continental Restoration Company, Inc Extension
Base Bid				\$115,200.00	\$169,938.00	\$319,000.00	\$489,495.00
	1	1	Demolition	\$5,000.00	\$18,500.00	\$36,000.00	\$20,344.50
	2	2	General Conditions	\$3,000.00	\$25,987.00	\$60,000.00	\$35,000.00
	3	3	Paint Grain Silo	\$105,000.00	\$120,791.00	\$126,000.00	\$422,955.90
	4	4	Concrete Repair	\$200.00	\$3,960.00	\$61,000.00	\$8,994.60
	5	5	Chute Penetration Cover	\$2,000.00	\$700.00	\$36,000.00	\$2,200.00
Base Bid Total:				\$115,200.00	\$169,938.00	\$319,000.00	\$489,495.00

Shannon Marshall

1/13/2026

Shannon Marshall, Special Projects Division Manager

Date



City of Broken Arrow

Request for Action

File #: 26-190, Version: 1

**Broken Arrow City Council
Meeting of: 1-20-2026**

Title:

Consideration, discussion, and possible approval of a Noise Ordinance waiver for Cowan Construction to work before 0700 on two different dates at the Aspen Ridge Apartment Complex

Background:

Cowan Construction is working on the Aspen Ridge Apartments near Norfolk Dr. They are requesting a waiver to work outside the normal 7:00 AM - 10:00 PM working hours. The Aspen Ridge Apartment complex encompasses 8 total buildings, each of which has its own concrete slab ranging between 7500 square feet and 10500 square feet. There is no accurate way to accurately calculate the exact time needed to place these slabs, but based on a previous pouring it took a crew of 20 skilled workers 16 hours for all necessary procedures to be completed.

Cowan Construction is requesting to move the start time to 3:00 AM for a road safety issue as well. Historically transit time from start of concrete batching to permanent placement should be no more than 90 minutes. More than 90 minutes results in the rejection of concrete. Typical early morning transit times for concrete slab pours of this size are pre-sunrise, between 3:00 -7:00 AM to avoid school, commuter, and workforce traffic. This nets better success for the concrete slab pour and results in safer transit conditions for all roadway users.

For these reasons, Cowan Construction and its business partner Contech, Inc are asking to construct outside of normal business hours exclusively at the Aspen Ridge Apartments on or about the dates of Monday, February 16th, 2026 and Monday, March 2nd, 2026. Hours of operation requested are 3:00 AM-10:00 PM on or around these dates. Requested dates are non-specific due to unforeseen conditions such as rain or freezing temperatures, during which concrete placement is not possible. Careful consideration is made to provide the least impact to neighboring communities during these hours, including the following:

1. Access to the site from the west which is uninhabited overnight.
2. Vehicle and equipment staging locations on the west side of project
3. Artificial lighting pointing in the west direction, keeping light from the houses to the east.

The noises related to construction placement include concrete pump truck, concrete trucks, and back up alarms (Beeping).

Cowan Construction group has re-arranged to place all other work during normal business hours; however, Cowan is requesting permission from the council to work outside of the normal noise ordinance hours, specifically for concrete placement.

The City of Broken Arrow staff has reviewed the attached and the information above. The city staff does not recommend the waiver to the early morning hours of 3:00 AM. The City staff recommends that the waiver be

granted to extend the hours into the evening to 2:00 AM.

Cost: \$0

Funding Source: Source

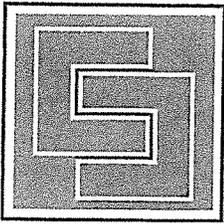
Requested By: Charlie Bright, Director, Engineering and Construction

Approved By: City Manager's Office

Attachments: Aspen Ridge Apartments-Hours of Operation Memo

Recommendation:

Deny a Noise Ordinance waiver for Cowan Construction to work before 7:00 AM on two different dates at the Aspen Ridge Apartment Complex.



ESTABLISHED 1896

Date: January 12, 2026

Attn: Broken Arrow City Council

Re: Aspen Ridge Apartments Construction Project (5356 S Redbud Place)

To whom it may concern,

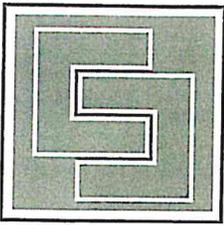
Cowen Construction has been made aware by city officials and respectfully acknowledges City of Broken Arrow working hours as 7AM-10PM Sunday through Thursday and 7AM-11PM Friday through Saturday.

The following is information intended to inform the city council of reasons working outside of normal business hours, on minimal occasions, is vital to the success of concrete slab construction for this project. The Aspen Ridge Apartment complex encompasses 8 total buildings, each of which has its own concrete slab ranging between 7500 sq ft and 10500 sq ft. Placement of concrete slabs of this size during the winter months requires specific procedure including pre-pour equipment setup at time of pour, placement of concrete, concrete setting(hardening), concrete finishing to steel trowel surface by trowel and machine, saw cutting (to prevent cracking), and curing procedures (weather dependent, typical winter curing procedure is weighted blanketing.) Industry standard for building slabs is that all items be completed in the same day, failure to do so can result in excessive shrinkage resulting in cracking, loss of finished slab, extensive re-work costs and scheduling impacts. For this reason, to uphold best practice and industry standard, it is common for concrete slab pours to begin in the early morning hours. Unfortunately, there is no way to calculate exact time for a slab placement as the concrete setting time has many unpredictable variables that influence its duration including temperature, humidity, sun light, wind, etc.. For instance, a slab of the smaller size on this project recently took 16 hours for all procedures to be completed by a crew of over 20 skilled workers. This slab was fortunate that concrete setting time was moderate and curing procedures were unnecessary due to mild winter temperatures, otherwise 2-3 hours would have been added to the duration. As concrete is impossible to remediate once it is set, it is imperative we plan for the worst-case scenario.

Further reason for early morning concrete placement is due to uncontrollable factors related to concrete transit from the concrete batch plant to the job site. Historically transit time from start of concrete batching to permanent placement should be no more than 90 minutes. More than 90 minutes results in the rejection of concrete. This window is established by the American National Standards Institute (ASTM) and referenced by the American Concrete Institute (ACI), governing bodies widely recognized by the construction industry worldwide. Typical early morning transit times for concrete slab pours of this size

2200 SOUTH UTICA PL
 SUITE 100 (741 14-7070)
 PO Box 3465
 TULSA OKLAHOMA
 74101-3465
 918-582-2220
 FAX 918-584-8922
 WWW.COWENCONSTRUCTION.COM





ESTABLISHED 1896

are pre-sunrise, between 3-7AM to avoid school, commuter, and workforce traffic. This nets better success for the concrete slab pour and results in safer transit conditions for all roadway users.

For these reasons, Cowen Construction and its business partner Contech, Inc are asking to construct outside of normal business hours exclusively at the Aspen Ridge Apartments on or about the dates of Monday, February 16th 2026 and Monday, March 2nd 2026. Hours of operation requested are 3am-10pm on or around these dates. Requested dates are non-specific due to unforeseen conditions such as rain or freezing temperatures, during which concrete placement is not possible. Careful consideration is made to provide the least impact to neighboring communities during these hours, including the following:

1. Access to the site from the west which is uninhabited overnight.
2. Vehicle and equipment staging locations on the west side of project.
3. Artificial lighting pointing in the west direction, keeping light from the houses to the east.

The noises related to concrete placement include concrete pump truck, concrete trucks, and back up alarms (beep).

Cowen's construction schedule has been re-arranged to place all other work during normal business hours; however, we are requesting that we have permission from the city council to work outside of the normal noise ordinance hours, specifically for concrete placement, which is common construction practice to achieve industry standards.

Thank you for your consideration.

ACI 301 – Specification for concrete construction
 ACI 304R – Guide for Measuring, Mixing, Transporting and Placing Concrete
 ACI 302.1R – Guide for Concrete Floor and Slab Construction
 ACI 306.1 – Specification for Cold Weather Concreting
 ACI 308.1 – Specification for Curing Concrete
 ASTM C94 – Standard Specification for Ready-Mixed Concrete

Kind Regards,

COWEN CONSTRUCTION

Christian Cormier
 Project Manager

Cc: file, field

2200 SOUTH UTICA PL
 SUITE 100 (74114-7070)
 PO Box 3465
 TULSA OKLAHOMA
 74101-3465
 918-582-2220
 FAX 918-584-8922
 WWW.COWENCONSTRUCTION.COM



Grain Silo Improvements (#9963237)

Owner: Broken Arrow, City of

Solicitor: Broken Arrow, City of

01/13/2026 01:45 PM CST

Section Title	Line Item	Item Code	Item Description	Engineer Estimate Extension	Scissor Tail Construction Extension	Reynolds Renovations and Custom Building Extension	Mid-Continental Restoration Company, Inc Extension
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	2	2	General Conditions	\$3,000.00	\$25,987.00	\$60,000.00	\$35,000.00
	3	3	Paint Grain Silo	\$105,000.00	\$120,791.00	\$126,000.00	\$422,955.90
	4	4	Concrete Repair	\$200.00	\$3,960.00	\$61,000.00	\$8,994.60
	5	5	Chute Penetration Cover	\$2,000.00	\$700.00	\$36,000.00	\$2,200.00
Base Bid Total:				\$115,200.00	\$169,938.00	\$319,000.00	\$489,495.00

Shannon Marshall

1/13/2026

Shannon Marshall, Special Projects Division Manager

Date



Bid 26.128 - Police Department Office Furniture	Bidders			
Description: This will be a firm fixed-price contract for the purchase, delivery, and installation of furniture as specified in the bid documents. The awarded vendor shall provide all items, materials, delivery, and installation services for the total price proposed.	ICON Office Environments	Indoff-Oklahoma	LM Office Furniture	Admiral Express
Notary Public Commission Expires	12/3/2027	2/13/2027	12/18/2027	2/6/2029
Additional Comments	COMMENTS	COMMENTS	COMMENTS	COMMENTS
*Please Note: ICON Office Environments is bidding on using their brand ICON furniture. They state their products are engineered the same as HON products	*Using ICON Furniture	Using HON Furniture	Using HON Furniture	Using HON Furniture
Price Summary - Rates and Charges	\$66,500.00	\$71,680.77	\$72,788.49	\$74,723.38

Bid 26.128 - Police Department Office Furniture

This was advertised on the City Website as well as the Tulsa World.

Bid was sent out to (5) five Vendors with (4) six Vendors responding.

This bid tabulation is true and accurate to the best of my knowledge.

X Ryan Baze
 Ryan Baze, General Services Director

Date: 12/29/2025

**CITY OF BROKEN ARROW
PROFESSIONAL SERVICES AGREEMENT
RADIO COMMUNICATION TOWER
PROJECT NUMBER: 191713**

1. PROFESSIONAL SERVICE PROVIDER:

- a. Name: White Buffalo Environmental Inc.
- b. Telephone No.: (918) 660-0999
- c. Address: 7707 E. 111th St. #101, Tulsa, OK 74133

2. PROJECT TITLE AND LOCATION: BROKEN ARROW RADIO COMMUNICATIONS TOWER LOCATED ON THE SOUTHWEST CORNER OF E 131ST STREET SOUTH AND S ASPEN AVE.

3. Contract for: Providing professional survey services associated with public works projects for the City of Broken Arrow. Professional services to include providing Environmental Report and related support services. The Professional Service Provider shall perform all duties, responsibilities and requirements set out in Attachment A hereto. The Professional Service Provider agrees that this professional service shall be treated as an important service to the City and also agrees to commit the time necessary to perform the professional services in a professional manner.

4. Compensation: Professional Service Provider shall be compensated a lump sum under this contract is Not to Exceed Seven Thousand Four Hundred and No/100 (\$7,400.00) for the entire Scope of the Professional Services rendered. The parties agree that the Professional Service Provider's position is not a traditional City employee position; therefore, the foregoing constitutes all the benefits and other forms of compensation due the Professional Service Provider, acting in the role of an independent contractor, and therefore ineligible for all other benefits paid to regular full-time City employees. The Professional Service Provider shall be responsible for his own vehicle expenses and any other indirect costs incurred in fulfilling the stated contract requirements. The Professional Service Provider agrees to abide by and comply with all of the City's Administrative Policies.

5. Invoicing and Payment: The Professional Service Provider shall submit invoices requesting payment for services rendered to the City monthly in accordance with actual progress of the work on each work item. The invoices shall be in a format satisfactory to the City. Payment will be made within 30 days following the first eligible City Council meeting occurring after the date on the invoice.

6. Time for Performance: These duties, responsibilities and requirements shall begin upon the execution of this Contract and shall be completed within ninety (90) calendar days after the date the Notice to Proceed is issued. The City will issue a Notice to Proceed for each item of work identified under this agreement, following mutual agreement between the Professional Service Provider and the City on the hours required for the work item.

7. Insurance: The Professional Service Provider shall acquire all insurance policies required for professional liability insurance, general liability, auto insurance, workers' compensation and/or health insurance. The Professional Service Provider shall provide proof of general liability and professional liability insurance coverage to the City on or before the effective date of this Agreement.

During the performance of the services under this Professional Services Contract, the Professional Service Provider shall maintain the insurance coverage required below and the City shall be named as an Additional Insured on each required policy:

- (1) General Liability Insurance, with a combined single limit of \$1,000,000 for each occurrence and \$1,000,000 in the aggregate;
- (2) Automobile Liability Insurance, with a combined single limit of not less than \$1,000,000 for each person, not less than \$1,000,000 for each accident and not less than \$1,000,000 for property damage; and
- (3) Professional Liability Insurance, with a limit of \$1,000,000 annual aggregate.

8. Indemnification: The Professional Services Provider agrees to defend, indemnify, and hold harmless the City, and its agents and employees, from and against legal liability for all claims, losses, damages, and expenses to the extent such claims, losses, damages, or expenses are caused by the negligent or intentional acts, errors, or omissions of The Professional Services Provider, its agents or employees.

9. Immigration Compliance: The Professional Service Provider shall comply in all respects with all immigration-related laws, statutes, ordinances and regulations including without limitation, the Immigration and Nationality Act, as amended, the Immigration Reform and Control Act of 1986, as amended, and the Oklahoma Taxpayer and Citizen Protection Act of 2007 (Oklahoma HB 1804) and any successor laws, ordinances or regulations (collectively, the Immigration Laws”).

10. Firearms Industry Nondiscrimination: Professional Service Provider certifies, pursuant to 21 O.S. § 1289.31, that it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and that it will not so discriminate during the term of this Agreement. This clause applies only if Professional Service Provider is a company with at least ten (10) full-time employees and the Agreement value is at least \$100,000 paid in whole or in part from BAMA funds.

11. Governing Documents: The parties agree to perform this contract in strict accordance with the clauses, provisions, and the documents identified as follows, all of which are made part of this contract. In the event of conflict, these documents shall be interpreted in the following order:

- a. This Contract
- b. Attachment A to this Contract

c. Duly Authorized Amendments arising out of this Contract

12. Electronic Signatures:

The Parties agree this transaction may be completed by electronic means and an electronic signature on this Contract will be given the same legal effect as a handwritten signature and cannot be denied enforceability solely because is it in electronic form. If the Professional Services Provider signs this Contract electronically and/or submits documents electronically, the Professional Services Provider agrees to comply with the City's requirements for submission of electronically signed and/or submitted documents.

13. Governing Law: This agreement shall be governed by the laws of the State of Oklahoma and venue for any action concerning this Agreement shall be in the District Court of Tulsa County, Oklahoma.

14. Entirety of Agreement: The foregoing Professional Services Contract supersedes all previous negotiations and may not be modified except by a written order executed by the parties hereto.

15. Effective Date: This Contract is effective shall be effective upon signature of both parties.

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**CITY OF BROKEN ARROW
PROFESSIONAL SERVICES AGREEMENT
RADIO COMMUNICATION TOWER
PROJECT NUMBER: 191713**

ATTACHMENT A

SP - 1.0 SCOPE OF THE PROJECT:

1.1. Providing Professional Surveying, Environmental Report, and Related Support Services associated with Broken Arrow Radio Tower Communication in the City of Broken Arrow. Work performed under the contract shall be performed on a not to exceed contract as requested by the City.

SP- 2.0 SERVICES OF THE CITY: THE CITY WILL:

2.1. Furnish to Professional Service Provider all data in its possession, and needed engineering guidance as necessary for the service provider to complete the contract requirements.

2.2. Designate in writing a person to act as its representative in respect to the work to be performed under this agreement. Such person shall have complete authority to transmit instructions, receive information, interpret and define the City's policies and decisions with respect to materials, equipment, elements and systems pertinent to the services covered by this agreement.

SP - 3.0 SCOPE OF SERVICES: THE PROFESSIONAL SERVICE PROVIDER SHALL:

3.1 The Professional Service Provider shall provide a Environmental Report for the proposed location of Broken Arrow Radio Communication Tower. This includes NEPA EIC items, SHO & THPO consultations, Cultural Resources Archeological Field Survey, and Public Notices, and Agency Fees. See attached Exhibit 1 for location of proposed tower.

3.2 Work will be a not to exceed contract all costs associated with the performance of the work, including any support and supervision cost required from the Professional Service Provider.

[END OF ATTACHMENT A]

[PROPOSED TOWER LOCATION]



**CITY OF BROKEN ARROW
PROFESSIONAL SERVICES AGREEMENT
PRESERVE PARK SPILLWAY IMPROVEMENTS
PROJECT NUMBER: SW26180
Agenda Item 26-75**

1. PROFESSIONAL SERVICE PROVIDER:

- a. Name: Tulsa Engineering and Planning Associates, Inc.
- b. Telephone No.: 918.252.9621
- c. Address: 9810 E. 42nd St., Suite 100, Tulsa, OK 74146

2. PROJECT TITLE AND LOCATION: PRESERVE PARK SPILLWAY IMPROVEMENTS LOCATED AT THE PRESERVE PARK REGIONAL DETENTION FACILITY LOCATED NORTH OF E. ALBANY ST. AND WEST OF S. 209TH E. AVE.

3. Contract for: Providing professional survey services associated with public works projects for the City of Broken Arrow. Professional services to include providing surveying and related support services. The Professional Service Provider shall perform all duties, responsibilities and requirements set out in Attachment A hereto. The Professional Service Provider agrees that this professional service shall be treated as an important service to the City and also agrees to commit the time necessary to perform the professional services in a professional manner.

4. Compensation: Professional Service Provider shall be compensated at the hourly rate in accordance with attached hourly rate schedule and the total compensation under this contract is Not to Exceed One Thousand Eight Hundred and No/100 (\$1,800.00) for the entire Scope of the Professional Services rendered. The parties agree that the Professional Service Provider's position is not a traditional City employee position; therefore, the foregoing constitutes all the benefits and other forms of compensation due the Professional Service Provider, acting in the role of an independent contractor, and therefore ineligible for all other benefits paid to regular full-time City employees. The Professional Service Provider shall be responsible for his own vehicle expenses and any other indirect costs incurred in fulfilling the stated contract requirements. The Professional Service Provider agrees to abide by and comply with all of the City's Administrative Policies.

5. Invoicing and Payment: The Professional Service Provider shall submit invoices requesting payment for services rendered to the City monthly in accordance with actual progress of the work on each work item. The invoices shall be in a format satisfactory to the City. Payment will be made within 30 days following the first eligible City Council meeting occurring after the date on the invoice.

6. Time for Performance: These duties, responsibilities and requirements shall begin upon the execution of this Contract and shall be completed within thirty (30) calendar days after the date the Notice to Proceed is issued. The City will issue a Notice to Proceed for each item of work identified under this agreement, following mutual agreement between the Professional Service Provider and the City on the hours required for the work item.

7. Insurance: The Professional Service Provider shall acquire all insurance policies required for professional liability insurance, general liability, auto insurance, workers' compensation and/or health insurance. The Professional Service Provider shall provide proof of general liability and professional liability insurance coverage to the City on or before the effective date of this Agreement.

During the performance of the services under this Professional Services Contract, the Professional Service Provider shall maintain the insurance coverage required below and the City shall be named as an Additional Insured on each required policy:

- (1) General Liability Insurance, with a combined single limit of \$1,000,000 for each occurrence and \$1,000,000 in the aggregate;
- (2) Automobile Liability Insurance, with a combined single limit of not less than \$1,000,000 for each person, not less than \$1,000,000 for each accident and not less than \$1,000,000 for property damage; and
- (3) Professional Liability Insurance, with a limit of \$1,000,000 annual aggregate.

8. Indemnification: The Professional Services Provider agrees to defend, indemnify, and hold harmless the City, and its agents and employees, from and against legal liability for all claims, losses, damages, and expenses to the extent such claims, losses, damages, or expenses are caused by the negligent or intentional acts, errors, or omissions of The Professional Services Provider, its agents or employees.

9. Immigration Compliance: The Professional Service Provider shall comply in all respects with all immigration-related laws, statutes, ordinances and regulations including without limitation, the Immigration and Nationality Act, as amended, the Immigration Reform and Control Act of 1986, as amended, and the Oklahoma Taxpayer and Citizen Protection Act of 2007 (Oklahoma HB 1804) and any successor laws, ordinances or regulations (collectively, the Immigration Laws”).

10. Firearms Industry Nondiscrimination: Professional Service Provider certifies, pursuant to 21 O.S. § 1289.31, that it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and that it will not so discriminate during the term of this Agreement. This clause applies only if Professional Service Provider is a company with at least ten (10) full-time employees and the Agreement value is at least \$100,000 paid in whole or in part from BAMA funds.

11. Governing Documents: The parties agree to perform this contract in strict accordance with the clauses, provisions, and the documents identified as follows, all of which are made part of this contract. In the event of conflict, these documents shall be interpreted in the following order:

- a. This Contract
- b. Attachment A to this Contract
- c. Duly Authorized Amendments arising out of this Contract

12. Electronic Signatures:

The Parties agree this transaction may be completed by electronic means and an electronic signature on this Contract will be given the same legal effect as a handwritten signature and cannot be denied enforceability solely because is it in electronic form. If the Professional Services Provider signs this Contract electronically and/or submits documents electronically, the Professional Services Provider agrees to comply with the City's requirements for submission of electronically signed and/or submitted documents.

13. Governing Law: This agreement shall be governed by the laws of the State of Oklahoma and venue for any action concerning this Agreement shall be in the District Court of Tulsa County, Oklahoma.

14. Entirety of Agreement: The foregoing Professional Services Contract supersedes all previous negotiations and may not be modified except by a written order executed by the parties hereto.

15. Effective Date: This Contract is effective shall be effective upon signature of both parties.

REMAINDER OF PAGE INTENTIONALLY BLANK

IN WITNESS WHEREOF, the parties hereto have caused this Contract to be executed by their duly authorized officers or representatives on the dates set forth below.

City of Broken Arrow, a municipal corporation:

Professional Service Provider:
Tulsa Engineering and Planning Associates, Inc.

By: Kenneth D. Schwab
Kenneth D. Schwab, Assistant City
Manager-Operations

By: Russell K. Fischer

Name: Russell K. Fischer
Title: President

Date: 1-6-2026

Date: Dec 30, 2025

Attest: Curtis Green
City Clerk [Seal]



Attest: Kirk Richardson
Name: Kirk Richardson
Title: Secretary/Treasurer

Date: 1/8/2026

Date: 12/30/2025

Approved as to form:

D. Graham Parker
Assistant City Attorney

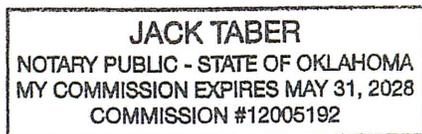


VERIFICATIONS

State of Oklahoma)
) §
County of Tulsa)

Before me, a Notary Public, on this 30th day of December 2025, personally appeared Russell K. Fischer, known to me to be the President of the Company to be the identical person who executed the within and foregoing instrument, and acknowledged to me that s/he executed the same as his/her free and voluntary act and deed for the uses and purposes therein set forth.

Jack Taber
Notary Public



**CITY OF BROKEN ARROW
PROFESSIONAL SERVICES AGREEMENT
PRESERVE PARK SPILLWAY IMPROVEMENTS
PROJECT NUMBER: SW26180**

ATTACHMENT A

SP - 1.0 SCOPE OF THE PROJECT:

1.1. Providing Professional Surveying and Related Support Services associated with the Preserve Park Regional Detention Facility in the City of Broken Arrow. Services performed to include a full topographic survey of specified topo limits attached in Attachment B, specifically the spillway of the detention facility. Work performed under the contract shall be performed on a not to exceed contract as requested by the City.

SP- 2.0 SERVICES OF THE CITY: THE CITY WILL:

2.1. Furnish to Professional Service Provider all data in its possession, and needed engineering guidance as necessary for the service provider to complete the contract requirements.

2.2. Designate in writing a person to act as its representative in respect to the work to be performed under this agreement. Such person shall have complete authority to transmit instructions, receive information, interpret and define the City's policies and decisions with respect to materials, equipment, elements and systems pertinent to the services covered by this agreement.

SP - 3.0 SCOPE OF SERVICES: THE PROFESSIONAL SERVICE PROVIDER SHALL:

3.1 The Professional Service Provider shall provide:

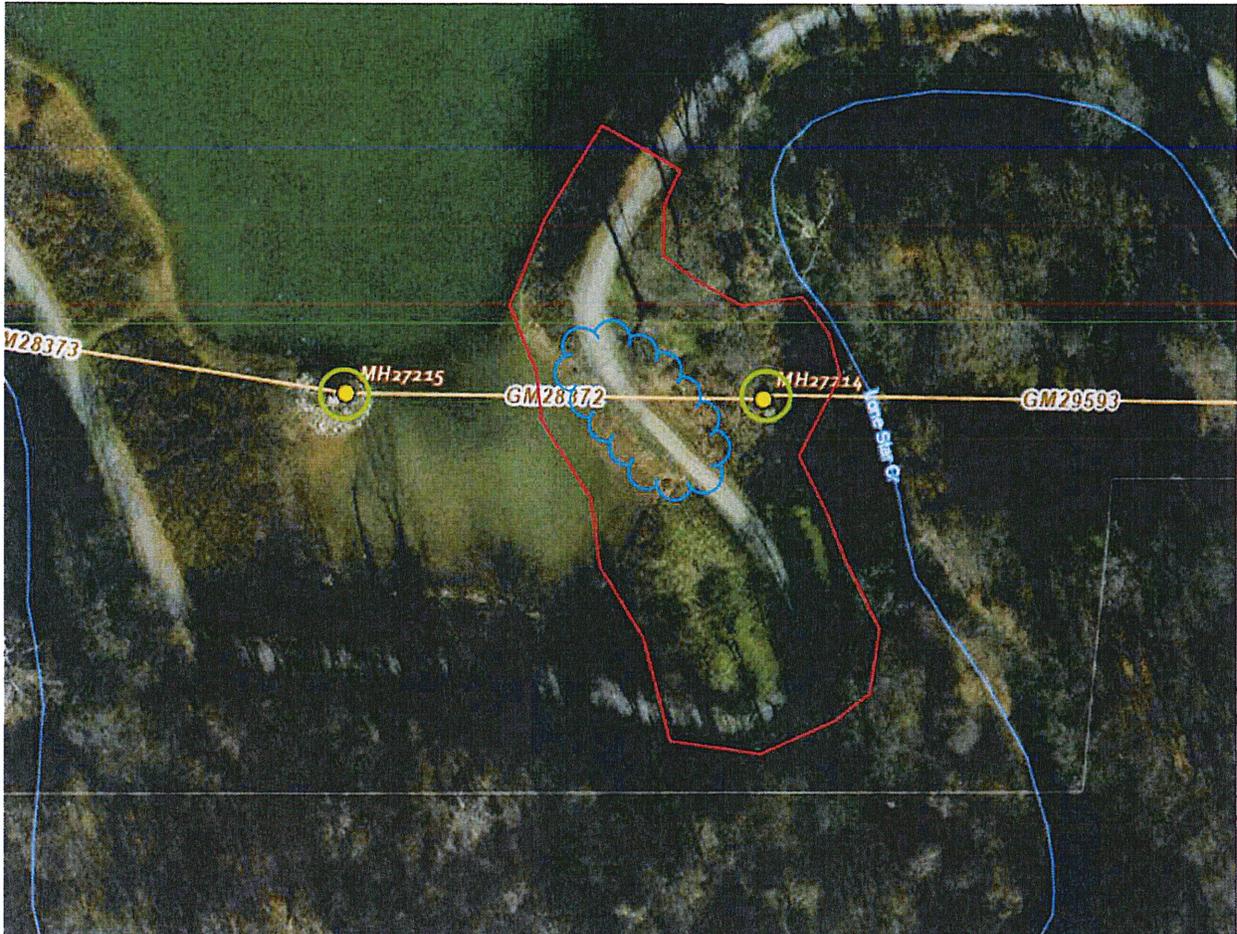
- Electronic files in AutoCAD 2013 or newer
- Two Control Points, minimum
- Establish One Benchmark, minimum
- Include utilities, both City and franchise (water, sanitary sewer, electric, gas, telephone/cable, etc.) Include all visible drainage structures and flow lines, and visible and marked utilities.
- Contours at 1.0' minimum density

3.2 Work will be a not to exceed contract all costs associated with the performance of the work, including any support and supervision cost required from the Professional Service Provider.

[END OF ATTACHMENT A]

CITY OF BROKEN ARROW
PROFESSIONAL SERVICES AGREEMENT
PRESERVE PARK SPILLWAY IMPROVEMENTS
PROJECT NUMBER: SW26180

ATTACHMENT B – SURVEY LIMITS



[END OF ATTACHMENT B]

**CITY OF BROKEN ARROW
PROFESSIONAL SERVICES AGREEMENT
ASPEN CREEK REGIONAL DETENTION POND
PROJECT NUMBER: SW25090**

Agenda Item 26-75

1. PROFESSIONAL SERVICE PROVIDER:

- a. Name: Tulsa Engineering and Planning Associates, Inc.
- b. Telephone No.: 918.252.9621
- c. Address: 9810 E. 42nd St., Suite 100, Tulsa, OK 74146

2. PROJECT TITLE AND LOCATION: ASPEN CREEK REGIONAL DETENTION POND SURVEY IN RESERVE B OF ASPEN RIDGE BUSINESS PARK LOCATED AT 1911 W. NORFOLK DR., BROKEN ARROW, OK.

3. Contract for: Providing professional survey services associated with public works projects for the City of Broken Arrow. Professional services to include providing surveying and related support services. The Professional Service Provider shall perform all duties, responsibilities and requirements set out in Attachment A hereto. The Professional Service Provider agrees that this professional service shall be treated as an important service to the City and also agrees to commit the time necessary to perform the professional services in a professional manner.

4. Compensation: Professional Service Provider shall be compensated at the hourly rate in accordance with attached hourly rate schedule and the total compensation under this contract is Not to Exceed Three Thousand Five Hundred and No/100 (\$3,500.00) for the entire Scope of the Professional Services rendered. The parties agree that the Professional Service Provider's position is not a traditional City employee position; therefore, the foregoing constitutes all the benefits and other forms of compensation due the Professional Service Provider, acting in the role of an independent contractor, and therefore ineligible for all other benefits paid to regular full-time City employees. The Professional Service Provider shall be responsible for his own vehicle expenses and any other indirect costs incurred in fulfilling the stated contract requirements. The Professional Service Provider agrees to abide by and comply with all of the City's Administrative Policies.

5. Invoicing and Payment: The Professional Service Provider shall submit invoices requesting payment for services rendered to the City monthly in accordance with actual progress of the work on each work item. The invoices shall be in a format satisfactory to the City. Payment will be made within 30 days following the first eligible City Council meeting occurring after the date on the invoice.

6. Time for Performance: These duties, responsibilities and requirements shall begin upon the execution of this Contract and shall be completed within thirty (30) calendar days after the date the Notice to Proceed is issued. The City will issue a Notice to Proceed for each item of work identified under this agreement, following mutual agreement between the Professional Service Provider and the City on the hours required for the work item.

7. Insurance: The Professional Service Provider shall acquire all insurance policies required for professional liability insurance, general liability, auto insurance, workers' compensation and/or health insurance. The Professional Service Provider shall provide proof of general liability and professional liability insurance coverage to the City on or before the effective date of this Agreement.

During the performance of the services under this Professional Services Contract, the Professional Service Provider shall maintain the insurance coverage required below and the City shall be named as an Additional Insured on each required policy:

- (1) General Liability Insurance, with a combined single limit of \$1,000,000 for each occurrence and \$1,000,000 in the aggregate;
- (2) Automobile Liability Insurance, with a combined single limit of not less than \$1,000,000 for each person, not less than \$1,000,000 for each accident and not less than \$1,000,000 for property damage; and
- (3) Professional Liability Insurance, with a limit of \$1,000,000 annual aggregate.

8. Indemnification: The Professional Services Provider agrees to defend, indemnify, and hold harmless the City, and its agents and employees, from and against legal liability for all claims, losses, damages, and expenses to the extent such claims, losses, damages, or expenses are caused by the negligent or intentional acts, errors, or omissions of The Professional Services Provider, its agents or employees.

9. Immigration Compliance: The Professional Service Provider shall comply in all respects with all immigration-related laws, statutes, ordinances and regulations including without limitation, the Immigration and Nationality Act, as amended, the Immigration Reform and Control Act of 1986, as amended, and the Oklahoma Taxpayer and Citizen Protection Act of 2007 (Oklahoma HB 1804) and any successor laws, ordinances or regulations (collectively, the Immigration Laws”).

10. Firearms Industry Nondiscrimination: Professional Service Provider certifies, pursuant to 21 O.S. § 1289.31, that it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and that it will not so discriminate during the term of this Agreement. This clause applies only if Professional Service Provider is a company with at least ten (10) full-time employees and the Agreement value is at least \$100,000 paid in whole or in part from BAMA funds.

11. Governing Documents: The parties agree to perform this contract in strict accordance with the clauses, provisions, and the documents identified as follows, all of which are made part of this contract. In the event of conflict, these documents shall be interpreted in the following order:

- a. This Contract
- b. Attachment A to this Contract
- c. Duly Authorized Amendments arising out of this Contract

12. Electronic Signatures:

The Parties agree this transaction may be completed by electronic means and an electronic signature on this Contract will be given the same legal effect as a handwritten signature and cannot be denied enforceability solely because is it in electronic form. If the Professional Services Provider signs this Contract electronically and/or submits documents electronically, the Professional Services Provider agrees to comply with the City's requirements for submission of electronically signed and/or submitted documents.

13. Governing Law: This agreement shall be governed by the laws of the State of Oklahoma and venue for any action concerning this Agreement shall be in the District Court of Tulsa County, Oklahoma.

14. Entirety of Agreement: The foregoing Professional Services Contract supersedes all previous negotiations and may not be modified except by a written order executed by the parties hereto.

15. Effective Date: This Contract is effective shall be effective upon signature of both parties.

REMAINDER OF PAGE INTENTIONALLY BLANK

IN WITNESS WHEREOF, the parties hereto have caused this Contract to be executed by their duly authorized officers or representatives on the dates set forth below.

City of Broken Arrow, a municipal corporation:

Professional Service Provider:
Tulsa Engineering and Planning Associates,
Inc.

By: Kenneth D. Schwab
Kenneth D. Schwab, Assistant City
Manager-Operations

By: Russell K. Fischer

Date: 1-6-2026

Name: Russell K. Fischer
Title: President

Attest: Curtis Green
City Clerk [Seal]

Date: 12/30/2025

Date: 1/8/2026

Attest: Kirk Richardson
Name: Kirk Richardson
Title: Secretary/Treasurer

Approved as to form:

D. Graham Parker
Assistant City Attorney

Date: 12/30/2025

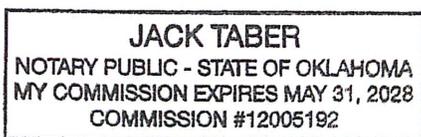


VERIFICATIONS

State of Oklahoma)
) §
County of Tulsa)

Before me, a Notary Public, on this 30th day of December 2025, personally appeared Russell K. Fischer, known to me to be the President of the Company to be the identical person who executed the within and foregoing instrument, and acknowledged to me that s/he executed the same as his/her free and voluntary act and deed for the uses and purposes therein set forth.

Jack Taber
Notary Public



**CITY OF BROKEN ARROW
PROFESSIONAL SERVICES AGREEMENT
ASPEN CREEK REGIONAL DETENTION POND
PROJECT NUMBER: SW25090**

ATTACHMENT A

SP - 1.0 SCOPE OF THE PROJECT:

1.1. Providing Professional Surveying and Related Support Services associated with the Aspen Ridge Business Park Regional Detention Facility in the City of Broken Arrow. Services performed to include a full topographic survey of specified topo limits attached in Attachment B. Work performed under the contract shall be performed on a not to exceed contract as requested by the City.

SP- 2.0 SERVICES OF THE CITY: THE CITY WILL:

2.1. Furnish to Professional Service Provider all data in its possession, and needed engineering guidance as necessary for the service provider to complete the contract requirements.

2.2. Designate in writing a person to act as its representative in respect to the work to be performed under this agreement. Such person shall have complete authority to transmit instructions, receive information, interpret and define the City's policies and decisions with respect to materials, equipment, elements and systems pertinent to the services covered by this agreement.

SP - 3.0 SCOPE OF SERVICES: THE PROFESSIONAL SERVICE PROVIDER SHALL:

3.1 The Professional Service Provider shall provide:

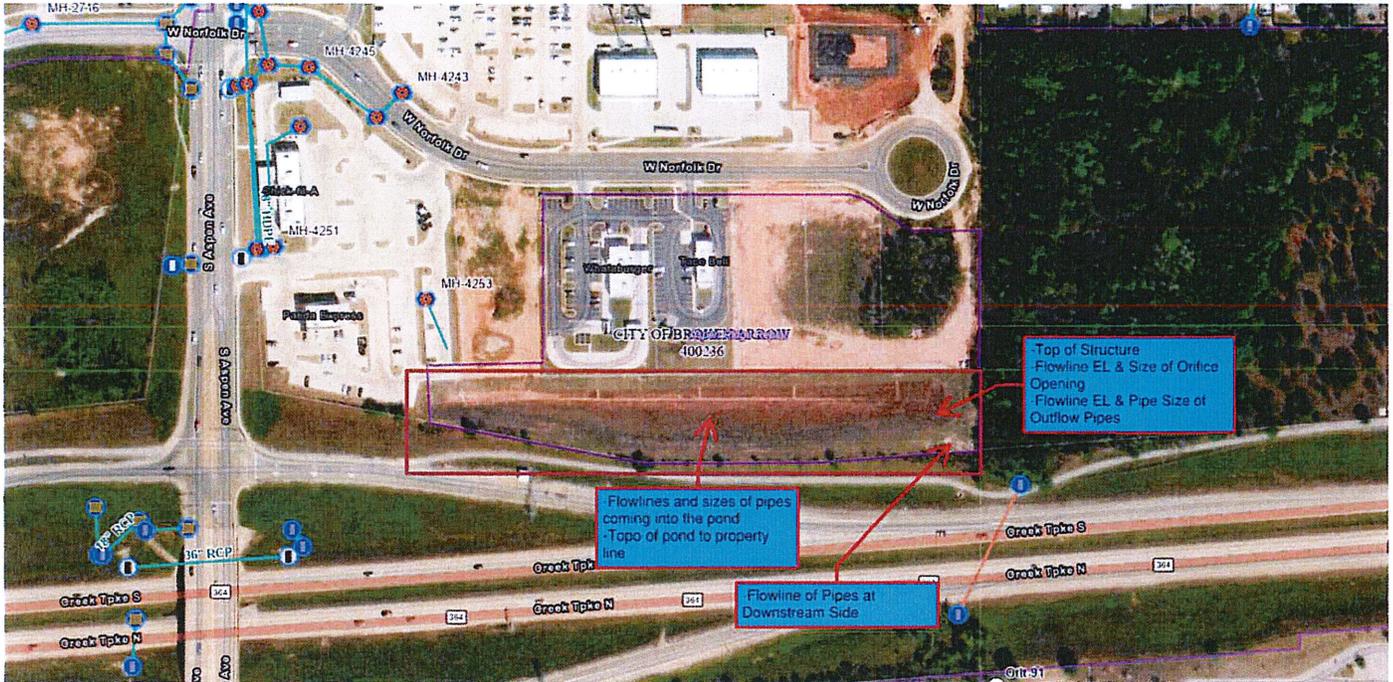
- Electronic files in AutoCAD 2013 or newer
- Two Control Points, minimum
- Establish One Benchmark, minimum
- Include utilities, both City and franchise (water, sanitary sewer, electric, gas, telephone/cable, etc.) Include all visible drainage structures and flow lines, and visible and marked utilities.
- Contours at 1.0' minimum density

3.2 Work will be a not to exceed contract all costs associated with the performance of the work, including any support and supervision cost required from the Professional Service Provider.

[END OF ATTACHMENT A]

CITY OF BROKEN ARROW
PROFESSIONAL SERVICES AGREEMENT
ASPEN CREEK REGIONAL DETENTION POND
PROJECT NUMBER: SW25090

ATTACHMENT B – SURVEY LIMITS



[END OF ATTACHMENT B]

**THE CITY OF BROKEN ARROW &
INDUSTRIAL/ORGANIZATIONAL SOLUTIONS
MASTER CONSULTING AGREEMENT**

This agreement made and entered into January _____, 2026, by and between the City of Broken Arrow, Oklahoma, an Oklahoma municipal corporation, hereinafter designated as the “City”, and Industrial/Organizational Solutions, Inc., of Oak Brook, Illinois, hereinafter designated as “IOS.”.

RECITAL

WHEREAS, the City desires to contract with IOS from time to time to provide personnel selection consulting service[s], and the City and IOS desire to establish a master consultant agreement to define terms that will govern all personnel selection consulting services that are required including without limitation promotional processes for the Broken Arrow Fire Department (“BAFD”).

A. Task Order Request and Proposal

As the City requires specific consulting services, the City will submit a task order request (TOR) to IOS describing the requested services. IOS will provide a project plan and cost proposal in response to the TOR for the City’s consideration. The City will have the option to engage the services of IOS based on the terms of this agreement and the project plan and cost specified in response to the TOR, or to reject IOS’ proposal. No services shall be performed, and no payment shall be owed, unless and until the City has approved a written proposal or task order in writing (which may include a purchase order).

B. Compensation

Should the City accept IOS’ proposal, IOS will perform the terms the tasks as enumerated in the proposal for the fee set forth in the proposal. IOS will submit invoices according to the following schedule: one-third upon project inception, one-third at project midpoint, and one-third upon project completion, and all undisputed amounts shall be due and payable within thirty (30) days after City’s receipt and approval of each invoice.

II. Duties of the City

1. Provide full cooperation by City staff and fire department employees as may be necessary to complete the assigned tasks.
2. Provide the necessary facilities in which to conduct the candidate orientation and the assessment center.
3. Pay any and all costs associated with independent contractors/assessors; such as, honorariums, lodging, mileage reimbursement, and meals. The City will provide lunch and refreshment during the assessment center process for assessors and role-players.

III. Term

This agreement shall be effective as of the date written above and shall continue for no longer than one year. The agreement may be renewed for up to three additional one-year periods based on the mutual agreement of the parties, subject to annual appropriation of funds as provided herein. City may terminate this Agreement, in whole or in part, for convenience or for cause as set forth in the “Termination” section below.

IV. Governing Law

This Agreement shall be construed in accordance with, and governed by, the laws of the State of Oklahoma. Venue shall lie exclusively in Tulsa County, Oklahoma.

V. Assignment

IOS shall not delegate IOS duties under this agreement without the prior written consent of the City, and shall not assign this Agreement or subcontract material obligations hereunder without such consent.

VI. Indemnify

IOS shall indemnify and hold harmless the City, its officials, officers, employees, departments, agents and officials from any and all claims, suits, damages, liabilities, expenses, or demands including reasonable attorney fees which may be made against the City, its employees, agents or officials resulting from any error or omission, willful misconduct, or negligent acts committed in the performance of the duties imposed by and performed under the terms of this agreement by IOS, its officers, employees, agents, or subcontractors or anyone under agreement with IOS to perform duties under this agreement.

VII. Confidentiality

IOS shall not disclose any documentation and information disclosed to the IOS in the course of its performance of duties hereunder with respect to the past, present and future City business, services and clients without the express consent of the City, except as may be required by law. IOS acknowledges that City is subject to the Oklahoma Open Records Act, 51 O.S. § 24A.1 et seq., and nothing in this Agreement shall be construed to restrict City’s compliance with that Act or any other applicable law. All records and data provided by City or created for City under this Agreement shall be City Records and shall be returned or delivered to City upon request or upon termination of this Agreement.

VIII. Complete Agreement and Amendment

This Agreement contains the entire agreement between the parties hereto with respect to the matters covered herein. This Agreement shall not be modified in any way except in writing signed by both parties and stating expressly that it constitutes a modification of this Agreement.

IX. Severability

If any term or provision of this Agreement shall be found to be illegal or otherwise unenforceable, the same shall not invalidate the whole of this Agreement, but such term or provision shall be deemed modified to the extent necessary by the adjudication to render such term or provision enforceable, and the rights and obligations of the parties shall be construed and enforced accordingly, preserving to the fullest permissible extent the intent and agreements of the parties herein set forth.

X. Non-Appropriation

Notwithstanding any other provision of this Agreement, the parties acknowledge and agree that the City of Broken Arrow, an Oklahoma municipal corporation (“City”), is a public entity subject to the budget and appropriation process of its governing body. City’s obligations under this Agreement are contingent upon the lawful appropriation of sufficient funds for the services contemplated herein. If, for any fiscal year during the Term, sufficient funds are not appropriated or are otherwise unavailable to satisfy City’s payment obligations, City may terminate this Agreement, in whole or in part, by providing written notice to IOS. Such termination shall be effective on the last day for which funds were appropriated, and City shall have no further obligation to make payments after that date other than payment for services properly performed and accepted prior to the effective date of termination.

XI. Termination

(a) Termination for Convenience. City may terminate this Agreement, in whole or in part, without cause upon thirty (30) days’ prior written notice to IOS. Upon such termination, City shall pay IOS for services properly performed and accepted through the effective date of termination, together with any reasonable, documented, non-cancellable obligations incurred with City’s prior written consent. No early termination or cancellation fees shall be owed.

(b) Termination for Cause. Either party may terminate this Agreement upon written notice if the other party materially breaches any provision of this Agreement and fails to cure such breach within thirty (30) days after receipt of written notice describing the breach in reasonable detail. City may terminate immediately upon written notice if IOS engages in fraud, gross negligence, willful misconduct, or any act that materially compromises examination security or candidate integrity.

(c) Effect of Termination. Upon any termination, IOS shall cease work, deliver to City all work-in-progress and deliverables (in whatever stage of completion), and cooperate in good faith to transition services as reasonably requested by City.

XII. Insurance.

IOS shall, at its own expense, procure and maintain in full force and effect during the Term of this Agreement the following insurance, issued by insurance companies licensed to do business in the State of Oklahoma and rated not less than A-, VII by A.M. Best:

1. Commercial General Liability insurance on an occurrence basis, with limits of not less than \$1,000,000 per occurrence and \$2,000,000 aggregate, covering bodily injury, property damage, personal and advertising injury, and contractual liability.
2. Automobile Liability insurance covering owned, hired, and non-owned vehicles, with limits of not less than \$1,000,000 combined single limit per accident.
3. Workers' Compensation and Employers' Liability insurance as required by Oklahoma law, with Employers' Liability limits of not less than \$500,000 each accident / disease.
4. Umbrella/Excess Liability insurance providing not less than \$2,000,000 per occurrence and aggregate excess of the above policies.
5. Professional Liability (Errors & Omissions) insurance covering IOS's professional services under this Agreement, with limits of not less than \$1,000,000 per claim and in the aggregate.

City shall be named as additional insureds on the Commercial General Liability, Automobile Liability, and Umbrella/Excess policies on a primary and non-contributory basis, with waivers of subrogation in favor of City. IOS shall provide City with certificates of insurance and copies of additional insured endorsements prior to commencing services and upon renewal or replacement of any policy.

XIII. Data Security and Privacy

IOS shall implement and maintain commercially reasonable administrative, technical, and physical safeguards designed to protect the security, confidentiality, and integrity of any personally identifiable information or other sensitive information of City employees or candidates that IOS receives or accesses in connection with this Agreement ("City Data"). IOS shall use City Data solely for the purpose of performing services under this Agreement and shall not sell, disclose, or use City Data for any other purpose without City's prior written consent. IOS shall promptly notify City upon becoming aware of any actual or suspected unauthorized access, use, or disclosure of City Data and shall cooperate with City in investigating and remediating any such incident.

XIV. Records and Audit

IOS shall maintain complete and accurate books and records relating to the services performed and amounts billed under this Agreement for a period of not less than five (5) years after final payment. City, or its designated representatives, shall have the right, upon reasonable advance notice and during normal business hours, to inspect and audit such books and records for the purpose of verifying charges and compliance with this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed by their duly authorized officers on the day and year written below.

Industrial/Organizational Solutions, Inc.

By: CHRIS LEGEL

Title: President

Date: 12/11/2025

CITY OF BROKEN ARROW:

By: _____

Title: _____

Date: _____

Attest:

Approved as to Form:

D. Graham Parker

D. Graham Parker Assistant City Attorney
12/12/2025