



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, April 15, 2025

6:30 PM

Council Chambers
220 South 1st Street
Broken Arrow, OK

AMENDED AGENDA

- 1. Call to Order**
- 2. Invocation**
- 3. Roll Call**
- 4. Pledge of Allegiance to the Flag**
- 5. Administration of Oaths of Office**
- 6. Election of the Mayor**
- 7. Election of the Vice Mayor**
- 8. Consideration of Consent Agenda**

- A. [25-14](#) Approval of the City Council Meeting Minutes of April 01, 2025
- B. [25-525](#) Approval of and authorization to execute Resolution No. 1640, a Resolution of the Broken Arrow City Council to purchase property located at 1819 South Main Street, Broken Arrow, OK and approval and authorization to execute a Purchase and Sales Agreement with Griffith Contracting LLC for the sum of \$700,000.00 with \$15,000.00 earnest money and by paying one-half of the 5% sales commission at closing
- C. [25-476](#) Approval of and authorization to execute Resolution No. 1645, a Resolution of Necessity to Condemn Property located at 12338 South 145th East Avenue, Broken Arrow, OK 74011, located in Section 4, Township 17 North, Range 14 East of the Indian Meridian, Tulsa County, Oklahoma, for the Aspen - Shreveport to Tucson Roadway Improvements, Parcel 8.0 and 8.A (Project No. ST2031)

- D. [25-538](#) Approval of and authorization to execute Budget Amendment Number 22 for Fiscal Year 2025
- E. [25-528](#) Acknowledgement of the submittal of the Financial Statements for General Fund, Broken Arrow Municipal Authority, Police Sales Tax Fund, Fire Sales Tax Fund, and Visit Broken Arrow for February 2025
- F. [25-482](#) Approval of the appointment of Matt Litterell to the Broken Arrow Economic Development Corporation (BAEDC) Board of Directors for a term beginning April 30, 2025, and expiring December 31, 2027
- G. [25-420](#) Approval of and authorization to execute the Tulsa County Urban County Community Development Block Grant (CDBG) Application for Federal Fiscal Year 2025 (FFY2025) Funds
- H. [24-1507](#) Approval of and authorization to execute a Professional Consultant Agreement with Monte R. Lee and Company for design of a new Radio Communications Tower (Project 191793)
- I. [25-518](#) Notification of Quarterly Enterprise Resource Planning (ERP) Systems Status Report for City Council
- J. [25-425](#) Notification of City Manager's and Assistant City Manager's execution of Professional Consultant Agreements and Amendments to an Agreement, as well as public Construction Contracts not subject to the Competitive Bid Act, with a Contract value of less than \$50,000
- K. [25-524](#) Approval of and authorization to issue a 15 day extension to award bids for good cause for Scissor Tail Construction for the Renovation of the Public Safety Complex - EMS Building (Project Number 191711)
- L. [25-530](#) Approval of and authorization to purchase the Unify software product from CentralSquare to enhance the mutual automatic aid agreement between the City of Broken Arrow and the City of Coweta
- M. [25-455](#) Approval of and authorization to purchase seventy-three (73) Glock G45 A-cut Aimpoint COA combo pistols from H&H Shooting Sports, pursuant to Oklahoma Statewide Contract #0900000488
- N. [25-531](#) Approval of and authorization to amend Purchase Order 22501126 for the purchase of one (1) Caterpillar C4.4 GCABR 80kW stationary generator from Warren CAT pursuant to the Sourcewell Purchasing Cooperative
- O. [25-526](#) Approval of and authorization to waive prohibited construction activities during specified times and allow for temporary 24-hour per day availability for various intersection striping (ST25140) by Action Safety Supply pursuant to Broken Arrow Code of Ordinances, Chapter 16, Section 12

- P. [25-292](#) 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)
- Q. [25-540](#) Approval of PT-002050-2025|PR-000784-2024, Hackberry Market, Conditional Final Plat, 30.54 acres, 6 lots, CN (Commercial Neighborhood), CG (Commercial General), RD (Residential Duplex), and R-2 (Single Family Residential) to CH (Commercial Heavy) and PUD-001818-2024 via BAZ-001817-2024, northeast corner of Tucson Street (121st Street) and Aspen Avenue (145th E. Avenue)
- R. [25-302](#) Acceptance of a Right-of-Way Dedication from Great Plains Land and Wildlife Conservation Corporation, on property located west of the northwest corner of 9th Street (Lynn Lane) and Florence Street (111th Street), Tulsa County, State of Oklahoma, (Section 26, T18N, R14E) (EASE-002010-2025)
- S. [25-337](#) Acceptance of a Right-of-Way Dedication from Oakmont Hills, LLC, on property located north and west of the northwest corner of 9th Street (Lynn Lane) and Florence Street (111th Street), Tulsa County, State of Oklahoma, (Section 26, T18N, R14E) (EASE-002009-2025)
- T. [25-514](#) Approval of and authorization to execute the United States Army Corps of Engineers Permit No. SWT-2021-0053 to construct erosion control measures along the banks of a tributary to Covington Creek, City project No. SW2006
- U. [25-535](#) Approval of and authorization to execute Change Order No. 1 with Muscat Co for the Paint Existing Traffic Signals (9399350)
- V. [25-536](#) Approval of and authorization to execute Change Order No. 1 with Anytime Roofing Inc. for the Old Fire Station No. 7 Roof Replacement (2417020)
- W. [25-474](#) Acceptance of a Temporary Construction Easement consisting of 0.28 acres from the Shenandoah Valley at Battle Creek Property Owners Association, the owner, on property located in the Southeast Quarter of Section 27, Township 19 North, Range 14 East, Tulsa County, State of Oklahoma for the Shenandoah Valley at Battle Creek Pond Outlet Structure, Parcel 2.A. (Project No. SW23030)
- X. [25-475](#) Acceptance of a Temporary Construction Easement consisting of 0.33 acres from the Shenandoah Valley at Battle Creek Property Owners Association, the owner, on property located in the Southeast Quarter of Section 27, Township 19 North, Range 14 East, Tulsa County, State of Oklahoma for the Shenandoah Valley at Battle Creek Pond Outlet Structure, Parcel 1.A. (Project No. SW23030)

- Y. [25-487](#) Acceptance of a Utility Easement from Jason W. Camp, the owner, on property located at 11806 East 64th Street, Broken Arrow, Oklahoma 74012, located in the Northwest Quarter of Section 5, Township 18 North, Range 14 East, Tulsa County, State of Oklahoma. Parcel 17.0 for the Melinda Park Sanitary Sewer Improvements Project No. S.23030
- Z. [25-499](#) Approval of and authorization of Final Acceptance for the public improvements at Anthem Church located at 7777 South Garnett Road
- AA. [25-501](#) Approval of and authorization of Final Acceptance for the public improvements at Aspen Ridge Commercial Development Driveway located at 5601 South Aspen Avenue
- AB. [25-502](#) Approval of and authorization of Final Acceptance for the public improvements at Broken Arrow High School (BAHS) Fencing & Security located at 1901 East Albany Street
- AC. [25-503](#) Approval of and authorization of Final Acceptance for the public improvements at Legacy Shops at Aspen Ridge located at 1810 West Norfolk Drive
- AD. [25-504](#) Approval of and authorization of Final Acceptance for the public improvements at Sequoyah Middle School - 8th Grade Academy located at 2701 South Elm Place
- AE. [25-521](#) Ratification of the Claims List Check Register Dated April 07, 2025

9. Consideration of Items Removed from Consent Agenda

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

- A. [25-517](#) Presentation of the results of the Parks and Recreation Micro-Survey
- B. [25-357](#) Presentation and annual programming update by the Broken Arrow Genealogy Society
- C. [25-364](#) Presentation and annual programming update by the Broken Arrow Veterans Center
- D. [25-267](#) Update on the 2026 General Obligation Bond Package

11. 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)

12. General Council Business

- A. [25-468](#) Consideration, discussion, and possible appointment of two (2) Trustees to the Oklahoma Municipal Assurance Group Board and approval of and authorization for the Mayor to execute the official ballot casting votes for the two (2) Trustee appointments with three year terms commencing July 1, 2025

- B. [25-469](#) Consideration, discussion and possible approval of selection of Clarity of Place as the consultant for the Visit Broken Arrow Five-Year Strategic Plan
- C. [25-438](#) Consideration, discussion, and possible approval of and authorization to execute Agreement, Gas Facilities Safety Improvement, between Enable Oklahoma Intrastate Transmission, LLC and the City of Broken Arrow, for Houston Street Widening from Garnett Road to Olive Avenue (Project ST2028)

13. Preview Ordinances

- A. [25-471](#) Consideration, discussion, and possible preview of an Ordinance closing a utility and drainage easement from Heritage BA, on property located one-eighth mile east of Evans Road (225th East Avenue) and north of Kenosha Street (71st Street), Wagoner County, State of Oklahoma, (Section 04, T18N, R15E), repealing all ordinances to the contrary; and declaring an emergency (EASE-002069-2025)

14. Ordinances

- A. [25-448](#) Consideration, discussion and possible adoption of Ordinance No. 3856, closing a waterline easement from Independent School District No. 3 of Tulsa County, on property located one-quarter mile south of Albany Street (61st Street) and one-quarter mile west of 23rd Street (County Line Road), Tulsa County, State of Oklahoma, (Section 01, T18N, R14E), repealing all ordinances to the contrary; and declaring an emergency (EASE-002103-2025)
- B. [25-449](#) Consideration, discussion and possible approval of an emergency clause for Ordinance No. 3856; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist
- C. [25-457](#) Consideration, discussion, and possible adoption of Ordinance No. 3857, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ-1825, along with PUD-199A generally located south and west of the southwest corner of Elm Place (161st East Avenue) and Tucson Street (121st Street), granting CN (Commercial Neighborhood) zoning classification upon the tract along with PUD-199A, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency
- D. [25-458](#) Consideration, discussion and possible approval of an emergency clause for Ordinance No. 3857; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist

- E.** [25-459](#) Consideration, discussion, and possible adoption of Ordinance No. 3858, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ-1958, along with PUD-118E generally located one-quarter mile north of Kenosha Street, one-quarter mile east of Aspen Avenue, granting RM (Residential Multi-Family) zoning classification upon the tract along with PUD-118E, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency
- F.** [25-460](#) Consideration, discussion and possible approval of an emergency clause for Ordinance No. 3858; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist
- G.** [25-461](#) Consideration, discussion, and possible adoption of Ordinance No. 3859, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ-1966, along with PUD-156 generally located one-quarter mile south of the southwest corner of Albany Street (61st Street) and Elm Place (161st E. Avenue), granting CH (Commercial Heavy) zoning classification upon the tract along with PUD-156, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency
- H.** [25-462](#) Consideration, discussion and possible approval of an emergency clause for Ordinance No. 3859; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist
- I.** [25-480](#) Consideration, discussion, and possible adoption of Ordinance No. 3861, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ-2064, along with PUD-318 generally located one-quarter mile north of Kenosha Street (71st Street), one-quarter mile west of Aspen Avenue (145th E. Avenue), granting RS-4 (Single-Family Residential) zoning classification upon the tract along with PUD-318, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency
- J.** [25-481](#) Consideration, discussion and possible approval of an emergency clause for Ordinance No. 3861; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist

- K.** [25-483](#) Consideration, discussion, and possible adoption of Ordinance No. 3862, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ-001334-2024, along with SP-001335-2024 generally located north of West Kenosha Street (East 71st Street South), and one quarter mile west of South Olive Avenue (South 129th East Avenue), granting A-1 (Agricultural) zoning classification upon the tract along with SP-001335-2024, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency
- L.** [25-484](#) Consideration, discussion and possible approval of an emergency clause for Ordinance No. 3862; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist
- M.** [25-485](#) Consideration, discussion, and possible adoption of Ordinance No. 3863, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ-001873-2024, generally located one-half mile north of Houston Street (81st Street), East of Lynn Lane (9th Street), granting RD (Residential Duplex) zoning classification upon the tract, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency
- N.** [25-486](#) Consideration, discussion and possible approval of an emergency clause for Ordinance No. 3863; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist
- O.** [25-488](#) Consideration, discussion, and possible adoption of Ordinance No. 3864, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ-2078, along with PUD-322 generally located at the northeast corner of Main Street and Washington Street (91st Street), granting CN (Commercial Neighborhood) zoning classification upon the tract along with PUD-322, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency
- P.** [25-491](#) Consideration, discussion and possible approval of an emergency clause for Ordinance No. 3864; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist
- Q.** [25-496](#) Consideration, discussion, and possible adoption of Ordinance No. 3865, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ-2096, along with PUD-326 generally located one-half mile north of New Orleans Street (101st Street) and west of Olive Avenue (129th East Avenue), granting RS-3 (Single-Family Residential) zoning classification upon the tract along with PUD-326, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency

- R. [25-497](#) Consideration, discussion and possible approval of an emergency clause for Ordinance No. 3865; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist
- S. [25-494](#) Consideration, discussion, and possible adoption of Ordinance No. 3867, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ-1972, generally located at the southeast corner of Washington Street (91st Street) and First Place, granting RS-2 (Single-Family Residential), repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency
- T. [25-495](#) Consideration, discussion and possible approval of an emergency clause for Ordinance No. 3867; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist
- U. [25-492](#) Consideration, discussion, and possible adoption of Ordinance No. 3868, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ-1948, along with PUD-315, generally located one-half mile north of New Orleans Street (101st Street) and east of 9th street (177th East Avenue/ Lynn Lane Road), granting RS-3 (Single-Family Residential) zoning classification upon the tract along with PUD-315, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency
- V. [25-493](#) Consideration, discussion and possible approval of an emergency clause for Ordinance No. 3868; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist
- W. [25-506](#) Consideration, discussion, and possible adoption of Ordinance No. 3869, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ-2070, along with PUD-316A generally located one-quarter mile south of New Orleans Street (101st Street), east of Olive Avenue (129th E. Avenue), granting RS-4 (Single-Family Residential) zoning classification upon the tract along with PUD-316A, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency
- X. [25-507](#) Consideration, discussion and possible approval of an emergency clause for Ordinance No. 3869; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist

- Y.** [25-508](#) Consideration, discussion, and possible adoption of Ordinance No. 3870, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ-1732, generally located one-half mile south of New Orleans Street (101st Street), one-half mile west of Aspen Avenue (145th East Avenue), granting RS-3 (Single-Family Residential) zoning classification upon the tract, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency
- Z.** [25-509](#) Consideration, discussion and possible approval of an emergency clause for Ordinance No. 3870; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist
- AA.** [25-510](#) Consideration, discussion, and possible adoption of Ordinance No. 3871, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ-2024, along with PUD-288, generally located north of the northwest corner of Florence Street (111th Street) and Aspen Avenue (145th E Avenue), granting CM (Community Mixed-Use) zoning classification upon the tract along with PUD-288, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency
- AB.** [25-511](#) Consideration, discussion and possible approval of an emergency clause for Ordinance No. 3871; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist
- AC.** [25-512](#) Consideration, discussion, and possible adoption of Ordinance No. 3872, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ-2097, along with PUD-110C generally located south of Omaha Street (51st Street), one-quarter mile west of 23rd Street (193rd E. Avenue/County Line Road), granting RM (Residential Multi-Family) zoning classification upon the tract along with PUD-110C, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency
- AD.** [25-513](#) Consideration, discussion and possible approval of an emergency clause for Ordinance No. 3872; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist

15. Remarks and Inquiries by Governing Body Members

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

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

1. A pending litigation known as Carmen Thompson v. City of Broken Arrow, Tulsa County District Court, Case No. CJ-23-3977, under 25 O.S. §307(B)(4);

2. A pending condemnation case known as City of Broken Arrow v. Roland Investments, LTD, et al, Tulsa County Court, Case No. CJ-2024-2455, under 25 O.S. §307(B)(4).

3. Litigation, including potential resolution and settlement, of a matter involving the worker's compensation claim of Patrick Sills, WCC #CM3-2024-02831Q, including possible authorization to settle this claim, 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 claims and litigation, and disclosure will seriously impair the ability of the public body to process the proceeding in the public interest. Moreover, that the Executive Session is necessary to protect the confidentiality of the investigation and potential litigation. 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.

18. 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