



City of Broken Arrow
Special Meeting Minutes
City Council Meeting

City Hall
220 S 1st Street
Broken Arrow OK
74012

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

Monday, July 14, 2025	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 Council Member David Pickel.

5. Consideration of Consent Agenda

- A. 25-996 Acknowledgement of out-of-state travel by City Council Members**
- B. 25-19 Approval of the City Council Meeting Minutes of June 16, 2025**
- C. 25-994 Approval of the City Council Special Meeting Minutes of June 16, 2025**
- D. 25-995 Approval of the City Council Special Meeting Minutes of June 18, 2025**
- E. 25-1014 Approval of the City Council Meeting Amended Minutes of May 20, 2025**
- F. 25-916 Acceptance Planning Commission meeting minutes of May 22, 2025**
- G. 25-942 Acceptance Planning Commission meeting minutes of June 12, 2025**
- H. 25-1027 Approval of and authorization to execute Resolution No. 1677, a Resolution ratifying, authorizing, and affirming payment in full of a Judgment entered in Case No. CJ 2023 3977, filed in the District Court of Tulsa County, Oklahoma, from surplus monies in the City's Sinking Fund**
- I. 25-929 Approval of and authorization to execute a renewal agreement with Addco Electric, Inc. for electrical services**
- J. 25-951 Approval of and authorization to execute a 5-year contract with Axon Enterprises for Evidence.com for the Police Department pursuant to the Oklahoma Statewide Contract**
- K. 25-999 Approval of and authorization to execute a Professional Services Agreement with Bradley Law, LLC, for providing counsel and legal advice regarding Franchise law**
- L. 25-935 Approval of and authorization to execute a Use Agreement and Services Contract between the City of Broken Arrow and Broken Arrow Seniors, Inc**
- M. 25-1002 Approval of and authorization to execute for Professional Consulting Agreement on design for drainage improvements with CEC Corporation (Project Number 2360450)**
- N. 25-979 Ratify the acceptance of and authorization to accept the IT Services Agreement between the City of Broken Arrow and the City of Bixby**
- O. 25-795 Approval of and authorization to execute a Medical Director Services Agreement between David Gearhart, D.O., and the City of Broken Arrow for services as the Physician Medical Director for the Fire Department**
- P. 25-977 Approval of and authorization to execute a renewal with Granicus for agenda preparation, in meeting, and post-meeting management software and hardware**
- Q. 25-997 Approval of and authorization to execute a Professional Services Agreement with Kivell, Rayment & Francis, P.C. for providing counsel and legal advice regarding right-of-way acquisitions, title opinions, and property law**
- R. 25-991 Approval of and authorization to renew our subscription to KnowBe4 cyber security PhishER and Security Awareness Training**
- S. 25-1024 Approval of and authorization to execute the Professional Services Agreement between the City of Broken Arrow and McAfee & Taft, P.C. for providing counsel and legal advice regarding sovereignty law, employment law, and labor law**
- T. 25-985 Approval of and authorization to execute a renewal of the Enterprise Enrollment Agreement and relevant Amendment with Microsoft Corporation for Microsoft software,**

- products, and licenses through SHI
- U. 25-1021 Approval of and authorization to execute an Order Form, and other necessary documents with NeoGov for the Attract Subscription through June 30, 2027
 - V. 25-841 Approval of and authorization to execute Firefighter Brady West's and Firefighter Nolan Jameson's application for participation on Oklahoma Taskforce 1 Urban Search and Rescue Team and renewal for Firefighters Jeremy Roberts, Jo'Es Okotoghaide, Stephen Heins, Chris Rivera, and Jill Boeckman, to participate on the Oklahoma Taskforce 1 Urban Search and Rescue Team for fiscal year 2026
 - W. 25-1008 Approval of and authorization to execute an annual renewal with Questys for software maintenance
 - X. 25-986 Approval of and authorization to engage with Blue Voyant as our MDR (Managed Detection and Response) provider through SHI pursuant to the Oklahoma Statewide Purchasing Contract
 - Y. 25-989 Approval of and authorization to renew the City's subscription to SolarWinds Orion Network Manager HCO through SHI, pursuant to the Oklahoma State Purchasing Contract
 - Z. 25-878 Approval of and authorization to renew agreement with Termax Pest Control for Pest Control Services for the various City-owned facilities
 - AA. 25-918 Approval of and authorization to execute a memorandum of understanding with Union Public Schools authorizing Union Public Schools security personnel to assist with traffic direction on roadways adjacent to school property before and after school and during special district events
 - AB. 25-798 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
 - AC. 25-980 Approval of and authorization to refurbish and remount two (2) 2019 AEV ambulance bodies from the Fire Department's existing fleet by Professional Ambulance Service DBA SERV'S and declare two Ford F550 cab/chassis from unit 1970 and unit 1975 surplus for the purpose of trade-in
 - AD. 25-806 Award the most advantageous bid to Nextlevel Redi Mix as primary and award Twin Cities Ready Mix, Inc. and Greenhill Concrete as backup bidders for Concrete as needed
 - AE. 25-1022 Award the most advantageous quote to Kirby Smith Machinery, Inc. of Tulsa for the purchase of one (1) 2025 International MV Chassis with a 2,000-gallon water Tank for the Streets Department
 - AF. 25-1023 Award the most advantageous quote to Kirby Smith Machinery, Inc. of Tulsa for the purchase of one (1) Used 2024 Wirtgen WR200XLI Cold Recycle Soil Stabilizer for the Streets Department
 - AG. 25-1017 Award the most advantageous quote to Premier Truck Group of Tulsa for the purchase of one (1) 2026 Western Star 49 X Series Chassis with Dump Body Truck equipped with snowplow and spreader for the Streets Department
 - AH. 25-911 Approval of and authorization to amend Eaton Electronic Concepts purchase order previously approved by council on 12 03 24 for installation of police equipment in eight new patrol Ford Explorers, seven patrol Chevy Tahoes, two CID Chevy Traverses, one PRU Chevy Traverse, one SIU Ford F150, and one K9 Ford F150
 - AI. 25-1015 Approval of and authorization to purchase 40 Dell Pro Rugged, RB14250 XCTO laptops and applicable spacers from Dell pursuant to the NASPO ValuePoint Cooperative Purchasing Organization
 - AJ. 25-1016 Approval of and authorization to purchase forty-two handheld radios from L3Harris Technologies Inc. for the use by the City of Broken Arrow's Fire Department pursuant to the Oklahoma Statewide Contract and NASPO ValuePoint Pricing
 - AK. 25-993 Approval of and authorization to purchase one (1) Kubota M4D 071HDC12 Utility Cab Tractor from Stewart Martin Kubota of Broken Arrow, pursuant to the Sourcewell purchasing contract quote#2855547 for Battle Creek Golf Course
 - AL. 25-1010 Approval of and authorization to purchase one (1) Asphalt Cold Planer Attachment, from Warren Caterpillar Inc., pursuant to the Sourcewell Cooperative Purchasing contract (formerly NJPA)
 - AM. 25-1013 Approval of and authorization to purchase one (1) Track Dozer equipped with grading blade and 2D Earth System, from Warren Caterpillar Inc., pursuant to the Sourcewell Cooperative Purchasing contract (formerly NJPA)
 - AN. 25-1011 Approval of and authorization to purchase one (1) Wheel Motor Grader equipped with GPS 2D Earth System, from Warren Caterpillar Inc., pursuant to the Sourcewell Cooperative Purchasing contract (formerly NJPA)
 - AO. 25-947 Approval of BAZ 002194 2025 (Rezoning), Realty One Group Dreamers, 0.24 acres, R 3 (Single Family Residential) & DM (Downtown Mixed Use)/DROD (Downtown Residential Overlay District) Area 6 to DM/DROD Area 6, located at the northeast corner of Broadway Avenue and Date Avenue
 - AP. 25-940 Approval of BAZ 002200 2025 (Rezoning), Lynn Corner, approximately 28.35 acres, A 1 (Agricultural) to RS 4 (Single Family Residential) and CN (Commercial Neighborhood), located at the northeast corner of Washington Street (91st Street) and 9th Street (Lynn Lane Road)
 - AQ. 25-956 Approval of BAZ 002217 2025 (Rezoning), 21060 E 45th Street, 2.32 acres, A RMH

- (Annexed Residential Mobile Home) to RS 4 (Single Family Residential), located approximately one half mile south of Dearborn Street (41st Street), one eighth mile west of 37th Street (209th E. Avenue)
- AR. 25-959 Approval of PR 000741 2024 | PT 002230 2025, Conditional Final Plat, Brook Chase Phase IV, 9.98 acres, 47 proposed lots, A 1 (Agricultural) to RS 4 (Single Family Residential), located one third mile north of Washington Street (91st Street), one eighth mile west of 23rd Street (193rd E. Avenue/County Line Road)
- AS. 25-575 Approval of and authorization to execute Resolution No. 1648, a Resolution authorizing acceptance of a Special Warranty Deed for Parcel 10.0, consisting of 704.89 square feet of permanent Right of Way, and Parcel 11.0, consisting of 1,409.95 square feet of permanent Right of Way, and Parcel 11.1, consisting of 335.95 square feet of Temporary Construction Easement for the 23rd Street: Albany to Omaha Street Roadway Improvements located in the Southwest Quarter of Section 31, Township 19 North, Range 15 East, Tulsa County, State of Oklahoma, from Verizon Business Network Services, LLC, a Delaware limited liability company, and authorization of payment for \$9,510.00 for the 23rd Street: Albany to Omaha Street Roadway Improvements, Parcels 10.0, 11.0 and 11.1 (Project No. ST1931)
- AT. 25-937 Approval of and authorization to execute Resolution No. 1671, A resolution authorizing acceptance of a General Warranty Deed for Parcel 7.0, which consists of 0.19 acres of Permanent Right of Way, located at 12824 South 145th East Avenue, Broken Arrow, Oklahoma in the Southeast Quarter of Section 4, Township 17 North, Range 14 East, Tulsa County, State of Oklahoma, from Dennis Almy and Amanda Almy for the Aspen Widening Shreveport to Tucson, Parcel 7.0 (Project No. ST2031)
- AU. 25-952 Approval of and authorization to execute Resolution No. 1672, a Resolution authorizing acceptance of a General Warranty Deed for Parcel 12.0, consisting of 7,651 square feet of permanent right-of-way and one Temporary Construction Easement for Parcel 12.A consisting of 60 square feet of temporary construction easement, located at 4625 South 209th East Avenue in Broken Arrow, Oklahoma, in the Southwest Quarter of Section 29, Township 19 North, Range 15 East, Tulsa County, Oklahoma, from Michael Furrey and Annette Furrey for the 37th Street Roadway Widening from Omaha Street to Dearborn Street, Parcels 12.0 and 12.A (Project No. ST21390)
- AV. 25-1018 Approval of and authorization to execute Resolution No. 1674, A resolution authorizing acceptance of a General Warranty Deed for Parcel 4.0, consisting of 0.07 acres of Permanent Right of Way, and Parcel 4.A consisting of 0.02 Acres of Temporary Construction Easement and Parcel 4.B consisting of 0.01 Acres of Temporary Construction Easement, located at 12808 South 145th East Avenue, Broken Arrow, Oklahoma in the Southeast Quarter of Section 4, Township 17 North, Range 14 East, Tulsa County, State of Oklahoma, from Daniel Matthew Lewis and Jill Lewis for the Aspen Widening Shreveport to Tucson, Parcels 4.0, 4.A and 4.B (Project No. ST2031)
- AW. 25-1020 Approval of and authorization to execute Resolution No. 1675, A resolution authorizing acceptance of a General Warranty Deed for Parcel 6.0, consisting of 0.19 acres of Permanent Right of Way located at 12820 South 145th East Avenue, Broken Arrow, Oklahoma in the Southeast Quarter of Section 4, Township 17 North, Range 14 East, Tulsa County, State of Oklahoma, from John T. McLemore III and Christine W. McLemore for the Aspen Widening Shreveport to Tucson, Parcel 6.0 (Project No. ST2031)
- AX. 25-1019 Approval of and authorization to execute Resolution No. 1676, A resolution authorizing acceptance of a General Warranty Deed for Parcel 5.0, consisting of 0.27 acres of Permanent Right of Way, and Parcel 5.C consisting of 0.01 Acres of Temporary Construction Easement and Parcel 5.D consisting of 0.02 Acres of Temporary Construction Easement, located at 12910 South 145th East Avenue, Broken Arrow, Oklahoma in the Southeast Quarter of Section 4, Township 17 North, Range 14 East, Tulsa County, State of Oklahoma, from Virgil Raymond Van Dusen and Susan Denise Van Dusen, Trustees of the Van Dusen Family Trust, dated January 31, 2022, for the Aspen Widening Shreveport to Tucson, Parcels 5.0, 5.C and 5.D (Project No. ST2031)
- AY. 25-938 Acceptance of a Drainage Easement for Parcel 9.A, consisting of 313 square feet of permanent Drainage Easement, located at 8504 S Lynn Lane Road, Broken Arrow, OK 74012, in the Southeast Quarter of Section 14, Township 18 North, Range 14 East, Tulsa County, Oklahoma, from Michael J. Walker and Ronda A. Walker, and authorization of payment in the amount of \$200.00 for the 9th Street widening from Houston Street to Washington Street, Parcel 9.A (Project No. ST2027)
- AZ. 25-917 Acceptance of a Temporary Construction Easement consisting of 0.009 acres from Marcus L. Terry and Jade N. May, the owners, on property located at 800 East Natchez Street, Broken Arrow, Oklahoma 74011, in the Northeast Quarter of Section 11, Township 17 North, Range 14 East, Tulsa County, State of Oklahoma for the 8th Street & Natchez Culvert Replacement, Parcel 2.A (Project No. SW21020)
- BA. 25-965 Approval of and authorization of Final Acceptance for the public improvements at Bruno's Restaurant, Bricktown Commercial Center, located at 2712 West Kenosha Street
- BB. 25-966 Approval of and authorization of Final Acceptance for the public improvements at Hatfield & Company located at 1625 South 37th Court
- BC. 25-967 Approval of and authorization of Final Acceptance for the public improvements at Pine Valley Ranch & Villas located at 3200 South Olive Avenue

- BD. 25-968** **Approval of and authorization of Final Acceptance for the public improvements at St. Anne Catholic Church Parish Life Center located at 301 South 9th Street**
- BE. 25-969** **Approval of and authorization of Final Acceptance for the public improvements at Timber Ridge Industrial Division located at 650 North 45th Place**
- BF. 25-970** **Approval of and authorization of Final Acceptance for the public improvements at Village @ 1Eleven Flats located at 426 South Chestnut Avenue**
- BG. 25-1005** **Ratification of the Claims List Check Register Dated July 07, 2025**

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

Move to Approve Consent Agenda Minus Item AR

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

- AR. 25-959** **Approval of PR 000741 2024 | PT 002230 2025, Conditional Final Plat, Brook Chase Phase IV, 9.98 acres, 47 proposed lots, A 1 (Agricultural) to RS 4 (Single Family Residential), located one third mile north of Washington Street (91st Street), one eighth mile west of 23rd Street (193rd E. Avenue/County Line Road)**

Rocky Henkel, Director of Community Development, presented Item 25-959, the conditional final plat for Brookchase 4, a 10-acre property with 47 lots, located north of Washington Street and west of County Line. The land was rezoned to RS4 in March 2025, contingent on platting, and the preliminary plat was approved in September 2024. On June 26, 2025, the Planning Commission unanimously recommended approval of the final plat. No public comments were made, and staff supports approval subject to the attached checklist.

Council Member Justin Green explained that he requested the item be moved from the Consent Agenda to regular business to ensure transparency regarding ongoing development in Broken Arrow. Given the public interest and sensitivity around development issues, Council Member Green emphasized the importance of making these discussions accessible to the public for awareness and input and thanked staff for presenting the item.

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

Move to Approve Item AR

The motion carried by the following vote:

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

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

- A. 25-998** **Presentation and discussion of upcoming micro survey about the South Broken Arrow Library**

Aaron McColloch, Director of Communications, presented Item 25-998, an update on the South Broken Arrow Library project during a City Council meeting. He explained that the Tulsa City–County Library plans to build a new, larger facility next to the existing one at Aspen and New Orleans. Initially constructed in 1993 and only modestly renovated since, the current 6,100-square-foot library is the fifth busiest in the county system, serving over 150,000 items annually—more than half of which are children's materials—and accommodating over 20 homeschool groups. Visitor numbers are projected to rise 67% from 2021 to 2026, reaching nearly 89,000. The proposed new facility will be roughly twice the size. It will include community meeting rooms, classrooms, a tech hub, a children's amphitheater, an outdoor reading area, and a drive-up window. The project is estimated to cost \$12 million, with \$6.65 million already raised, leaving a remaining gap of \$5.34 million. To gauge public support for potential city funding, a survey will launch on July 28 and remain open for three weeks, asking residents how much, if anything, the city should contribute. Results will be shared in mid-August, prior to a scheduled public forum on August 28.

- B. 25-272** **Update on the 2026 General Obligation Bond Package**

City Manager Michael Spurgeon presented a follow-up to Aaron McColloch's presentation, emphasizing the importance of public input in shaping upcoming bond propositions, similar to past efforts for streets and public safety. He noted that results from the public safety survey will be presented at the August 4th council meeting. He thanked the council for the June 18th meeting, where extensive discussions were held, and looked ahead to three public forums scheduled for August 28, September 3, and September 25. These forums will provide residents with an opportunity to comment on potential projects. In August, council members will appear in a promotional video discussing specific propositions to encourage community interest and participation. The city's Steering Committee is continuing its work. It is expected that they will meet again before the forums to finalize a recommendation of priority projects for the bond package, which will be presented to the council.

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) - NONE

9. General Council Business

A. 25-978 Consideration, discussion, and possible approval of a film incentive rebate in an amount not to exceed \$59,000

Erin Hofener, Marketing & Communications Coordinator, presented Item 25-978, enthusiastically presenting the first application for Broken Arrow's newly approved film incentive rebate, which was initially recommended by the Visit Broken Arrow Board and approved by the City Council earlier this year. The rebate, funded by lodging tax revenue from hotel stays, aims to promote economic growth, job creation, and tourism. The inaugural applicant is a horror film titled Horrified, set to be filmed at Stony Creek. The production is expected to generate over 500 hotel nights and substantial local spending on services such as catering and dry cleaning. The rebate amount, not to exceed \$59,000, was approved by the Visit Broken Arrow Board on July 1. Supporting documentation outlines the qualifying expenses, and the film's producer, Randy Wayne, was present for questions.

Randy Wayne, the producer of the upcoming film Horrified, introduced himself as an Oklahoma native from Moore who spent 17 years acting in Los Angeles before returning to the state to start Rebellion Films with his wife. Since relocating, they've produced 16 feature films in Oklahoma across various genres. He clarified that 'Horrified' is actually a meta-horror comedy that pokes fun at horror film stereotypes, featuring a strong cast and an experienced director. The production, which will film for 17 days at locations including Stony Creek, Mighty Mart, and possibly the soon-to-be-remodeled Clarion Hotel, will use a primarily Oklahoma-based crew. Wayne emphasized his commitment to hiring local talent. He praised Broken Arrow as an ideal filming location, citing its convenience, resources, and quality accommodations, especially for visiting talent like actor Ron Perlman. He added that their move from Oklahoma City to Tulsa was inspired by the area's beauty and growing film incentives, noting Broken Arrow now provides a strong, appealing alternative to filming elsewhere.

Council member Ford expressed enthusiasm and appreciation for the upcoming film Horrified and its selection of Broken Arrow as a filming location. They highlighted the economic benefits of the project, including the requirement that production spending—such as materials from local stores like Home Depot or Lowe's—remains within the community. Producer Randy Wayne confirmed that spending is closely monitored with receipts and accounting to ensure compliance with rebate guidelines. Mayor Wimpee also reassured the public that any modifications made to locations, such as temporary set changes, must be fully restored. The film will showcase Broken Arrow, fictionalized as "Golden Arrow," and the filmmakers are committed to portraying the city in a positive light. The City Council unanimously supported the project, and the film's lighthearted, comedic tone helped ease concerns for those less familiar with the horror genre. Overall, the mood was enthusiastic, supportive, and optimistic about the project's impact.

MOTION: A motion was made by Lisa Ford, seconded by David Pickel.
Move to Approve Item 25-978, a film incentive rebate in an amount not to exceed \$59,000
The motion carried by the following vote:
Aye: 5 - David Pickel, Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

B. 25-1012 Consideration, discussion, and possible approval to accept the Drainage Advisory Committee's recommendation to approve expenditure of 2018 General Obligation funds to design drainage improvements in the South Fork Estates subdivision

Charlie Bright, Director of Engineering and Construction, presented Item 25-1012, an update on a longstanding drainage issue in the Spring Creek addition near Childers Middle School, east of Elm. The matter, previously discussed in Council chambers and reviewed by the Drainage Advisory Committee (DAC), was put on hold due to pending litigation between residents and the developer. Despite the legal situation, recent rainfall has worsened the problem, prompting the city to move forward with a design phase to explore potential solutions, though not necessarily construction. The drainage problem stems from a 30-year-old issue caused by the original South Fork developer or homebuilders, who built over a natural channel, resulting in water now flowing through residential areas. With nearby development intensifying the problem, the city believes it's appropriate to intervene. The proposed solution may involve routing water through or around the South Fork neighborhood, potentially requiring access to private property, though no easements have been secured. The design phase will evaluate feasible options, and the project will only proceed if viable solutions and willing property owners can be identified.

Council members and city staff clarified that Spring Creek remains responsible for addressing

the drainage issues it has directly caused; however, the issue being discussed is a separate, longstanding problem originating from the South Fork development. The South Fork neighborhood was built in the mid-1990s, just before the city's current drainage regulations and design standards were enacted in 1994. As a result, homes were constructed directly over a natural creek channel without proper detention systems, causing water to flow through and around residential properties. Although the channel was rerouted and the ground compacted, the development failed to meet modern standards, and increased runoff from Spring Creek has made the drainage issues more visible and severe. The city is exploring design solutions to redirect water, potentially, but will only move forward with construction if viable options and necessary easements are secured. Council members emphasized the importance of having a plan in place, even if its implementation is uncertain, and reaffirmed that the Drainage Advisory Committee and Proposition 6 funds were established precisely to address legacy infrastructure problems like this one.

Gary Benuzzi, a 24-year resident of the South Fork subdivision, expressed concern over worsening drainage issues affecting his property since the development of the neighboring Spring Creek subdivision. While his backyard had manageable water flow in the past, he now experiences significant flooding and mud with each rainfall, contrary to suggestions that overall rain totals are lower. He acknowledged learning more about the city's intentions at the meeting, including the possibility of routing a drainage solution through his yard. While initially open to the idea, Benuzzi has since reconsidered and strongly opposes any plan that would require digging up his yard or granting an easement over it. He urged the city to explore alternate solutions that would not negatively impact his property.

Vice Mayor Parks and Charlie Bright reassured Mr. Benuzzi that the city's intent is not to pursue construction immediately but to fund a study to explore all possible drainage solutions, including alternatives that would avoid impacting his property. They acknowledged his concerns about granting access and the potential disruption to his yard. They emphasized that the purpose of the design phase is to identify viable options, not to force any specific outcome. Benuzzi expressed appreciation for the clarification and reiterated his hope that an alternative solution can be found. The conversation concluded amicably, with mutual understanding and a commitment to exploring the best path forward.

During the discussion, council members and staff clarified that the current item under consideration is not the previously tabled conditional final plat tied to the Spring Creek development, which remains on hold due to unresolved issues. Instead, this item concerns initiating a design study to explore drainage solutions for longstanding problems affecting the South Fork neighborhood. The study was previously delayed due to pending litigation and the consultant's reluctance to proceed, as they were named in the lawsuit. Since then, the consultant has indicated a willingness to move forward after consulting legal counsel.

City leadership, including City Manager Michael Spurgeon, recommended proceeding with the design phase now, due to the continued rain events and their ongoing impact on residents, regardless of the litigation outcomes. Council members emphasized that this step is strictly for design and surveying purposes, not construction, and is crucial to identifying all potential solutions, including those that avoid impacting private properties, such as Mr. Benuzzi's yard.

Officials explained that starting the design process now is urgent, as it will take time and help determine whether alternative drainage routes are feasible based on topography and property access. Moving forward now also offers the possibility of addressing the issue before new homes are built, which would make future mitigation more complicated. Ultimately, the Council expressed support for acting proactively to help residents, even though the city was not responsible for the original problem.

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

Move to Approve expenditure of 2018 General Obligation funds to design drainage improvements in the South Fork Estates

The motion carried by the following vote:

Aye: 5 -

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

- C. 25-948 **Consideration, discussion, and possible approval of and authorization to award to the lowest responsible bidder, Cherokee Pride Construction Inc., a construction contract for the Carriage Crossing Residential Roadway Rehabilitation project located northeast of Albany Street and 9th Street (Project No. ST25310)**

Travis Small from the Engineering and Construction Department presented Item 25-948, the Carriage Crossing Residential Roadway Rehabilitation Project, which also includes a portion of Morrow Ridge. The project involves repairing city streets in those neighborhoods, along with some additional improvements. The project was advertised on May 27, and bids were received on June 3. The lowest responsible bidder was Cherokee Pride, with a bid of \$1,427,226.75, which is significantly below the engineer's estimate of \$1,966,581.10. Staff

recommended awarding the project to Cherokee Pride, and Small invited any questions from the Council.

MOTION: A motion was made by Lisa Ford, seconded by David Pickel
Move to Approve Item 25-948 authorization to award to the lowest responsible bidder, Cherokee Pride Construction Inc., a construction contract for the Carriage Crossing Residential Roadway Rehabilitation project located northeast of Albany Street and 9th Street (Project No. ST25310)

The motion carried by the following vote:

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

D. 25-946 Consideration, discussion, and possible approval of BAZ 002205 2025 (Rezoning), The Villas at Battle Creek, approximately 7.39 acres, CG (Commercial General) to RS P (Single Family Residential Preservation), located south of Omaha Street (51st Street), one eighth mile east of Aspen Avenue (145th East Avenue)

Rocky Henkel, Director of Community Development, presented Item 25-946, BAZ 2205-2025, a request to rezone 7.39 acres from Commercial General (CG) to Residential Single-family Patio Home (RSP), located just south of Omaha Street and 1/8 mile east of Aspen. The property is currently unplatted. The Planning Commission recommended approval of the rezoning by a 3-0 vote on June 12, 2025, with staff supporting the recommendation contingent on the property being platted. During the public comment period, three nearby residents expressed concerns about increased traffic on Aspen and Omaha. The proposed development includes 35 residential lots, and staff emphasized that single-family homes represent a less intensive land use than commercial development. It was also noted that the widening of 51st Street between Aspen and Elm is expected to be included in the upcoming 2026 bond package. Staff recommended approval in line with the Planning Commission's findings.

Sattar Hussein, a resident, expressed strong concerns about worsening traffic near 54th and 51st Streets, particularly in light of ongoing residential development, including multiple new apartment complexes between 129th and 145th Streets. He explained that he moved from South Tulsa to Broken Arrow to escape traffic, but now faces similar congestion, especially during school drop-off times when traffic backs up from Elm to Aspen. He acknowledged and appreciated the city's infrastructure improvements in other areas, such as the work completed near 209, and urged the Council to prioritize road widening—specifically along 51st Street—before approving additional housing developments. The resident also voiced frustration over his experience at the June 12 Planning Commission meeting, where he felt that citizen input was dismissed and the process felt like a rubber stamp. He concluded by requesting that the city address traffic infrastructure first and consider the need for additional traffic controls, such as a light at Oak Street, before approving more development.

Council members discussed traffic concerns related to the proposed rezoning of 7.39 acres from Commercial General (CG) to Residential Single-family Patio Home (RSP) for a development called The Villas at Battle Creek. A resident had previously expressed concerns about the increased traffic near 51st Street, particularly during school hours. Staff clarified that access to the new neighborhood would be available via North Oak Avenue and Aspen, with the main exit likely being Aspen, given current traffic patterns.

City officials emphasized that 51st Street, where much of the concern is centered, is shared jurisdictionally with Tulsa and Tulsa County, making improvements more complex. However, they confirmed that this road is a top priority in the upcoming 2026 general obligation bond package and has already been included in a funded traffic study.

Council members also addressed a common misconception: the proposed development is for 35 single-family homes, not apartments. They pointed out that a prior apartment proposal for the site was denied, and the shift to single-family use represents a lower-intensity traffic impact than commercial development would. Staff also reminded the public that if the rezoning were rejected, the developer could still proceed with higher-impact commercial construction under the existing zoning.

Although Mr. Hussein suggested that commercial development might spread traffic more evenly throughout the day, council members ultimately supported the rezoning, citing the reduced long-term traffic burden and the road improvements planned through the bond package.

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

Move to Approve rezoning to RSP for The Villas at Battle Creek

The motion carried by the following vote:

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

E. 25-957 Consideration, discussion, and possible action regarding COMP 002154-2025 (Comprehensive Plan Change), Tower Corner, 11.40 acres, Levels 4 & 3 to Level 4, located on the northeast corner of New Orleans Street (101st Street) and 9th Street (Lynn Lane)

Rocky Henkel, Director of Community Development, presented Item 25-957, a request to amend the comprehensive plan designation for approximately 11.4 acres at the northeast corner of 101st and Lynn Lane, changing it from a mix of Levels 3 and 4 to entirely Level 4. The purpose of the change is to allow for the construction of a water tower and to prepare the remaining land for future commercial development. If approved, the applicant plans to submit a rezoning request to designate the area as Commercial General. The Planning Commission reviewed the request on June 26, 2025, and unanimously approved it 5-0 based on staff recommendations. One resident raised questions during the meeting, and another submitted a letter opposing the proposal, primarily due to concerns about the lack of a detailed development plan. Staff supports the approval of the amendment.

It was clarified that the 11.4-acre site in question, located at 101st and Lynn Lane, is owned by the city and is currently being developed to house a new water tower and detention pond. The city does not plan to utilize the remaining land and envisions it for future commercial use, although no specific development is currently scheduled. The comprehensive plan amendment to change the entire site to Level 4 is a procedural step to facilitate future economic development funding, allowing utilities to be extended to the intersection and benefiting all four corners, not just the city-owned parcel.

It was emphasized that, since the city owns the property, any future development will be brought before the Council for approval as part of the sale process, giving the city complete control over what is built. The current request is only for a comprehensive plan amendment, not a zoning change; a rezoning request may follow later. It was also noted that this type of designation is consistent with how similar hard-corner properties are treated in the city's comprehensive plan.

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

Move to Approve Comprehensive Plan Change

The motion carried by the following vote:

Aye: 5 -

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

F. 25-958 Consideration, discussion, and possible approval of BAZ 002238 2025 (Rezoning), Harvest Church, approximately 6.45 acres, A 1 (Agricultural) to CG (Commercial General), located at the northwest corner of Washington Street (91st Street) and 9th Street (Lynn Lane Road)

This Item was tabled until the August 4 Council Meeting.

G. 25-1030 Consideration, discussion, and possible approval of and authorization to execute a 3-year Promotional License agreement with Scotfest, Inc.

Rocky Henkel, Director of Community Development, presented Item 25-1030, the proposed three-year promotional license agreement between the City of Broken Arrow and ScotFest Incorporated, highlighting ScotFest as a popular and culturally rich celebration of Scottish, Irish, and Celtic heritage. The festival features music, dance, athletics, whiskey tastings, traditional food and drink, and various vendors. Generally held at Broken Arrow Events Park, this year's event—its 45th—will relocate to Central Park from September 19 to 21, 2025, due to ongoing construction at the original venue.

To reinforce the city's partnership with ScotFest, the Visit Broken Arrow (VBA) board recommended a three-year agreement, approved at their July 1 meeting. The deal allows for two additional renewals if all terms are met. Year one will be funded by the city's general fund, which may be reimbursed through hotel tax rebates, depending on the number of hotel rooms filled. Future VBA funding for years two and three will also depend on hotel occupancy performance in the preceding years. City staff recommended approval of the agreement.

Kris Morrison, the promoter of ScotFest, a native of Scotland now living in Broken Arrow, addressed the Council to express his appreciation for the city's continued support of the festival. He shared how he initially had no intention of getting involved with ScotFest upon moving to Oklahoma, but was quickly inspired by the joy and cultural pride the event brought to the community. After starting in Tulsa, the festival found a home in Broken Arrow in 2018 through a fortuitous conversation with city leadership and has remained committed to the city since.

The festival is organized by a nonprofit, volunteer-led team with no paid staff, and its focus is on celebrating Scottish and Celtic culture while supporting the local community. Most materials and services used for the event are sourced locally whenever possible, further

benefiting Broken Arrow's economy. The event attracts performers and participants from across the country, including pipe bands, Highland dancers, and athletes.

Mr. Morrison acknowledged a dip in attendance last year, which he attributed to the temporary relocation of the festival to Central Park due to construction at Events Park. He confirmed that the 2025 event will remain at Central Park but expressed hope for a return to Events Park in future years. Ultimately, he emphasized the festival's strong roots in Broken Arrow and the organizers' commitment to remaining part of the community.

Following an extensive discussion, the City Council expressed broad support for ScotFest while raising essential concerns about attendance, financial transparency, and the return on investment for city funding, particularly given that the event is held at Central Park instead of the Events Park. Councilors noted that attendance in 2023 was down significantly, likely due to the location change, confusion over logistics, and late-stage planning. The festival's organizer acknowledged those issues and detailed improvements for 2024, including earlier advertising, better shuttle service coordination, and a new marketing partnership with Sports Illustrated Tickets to enhance outreach.

ScotFest, a volunteer-run nonprofit celebrating Scottish and Celtic culture, was previously granted a three-year agreement designating it a "signature event." While many council members praised its community impact, they also noted that it is the largest private event to receive city support, encompassing both direct funding and in-kind services. Some councilors questioned whether that level of support was warranted, given the lower attendance in the most recent year, and compared it to other city-supported events that are free to attend.

In response, the city manager and other staff clarified the structure of the proposed agreement: \$25,000 in direct funding and \$25,000 in in-kind support per year, with the first year funded from the general fund and potentially reimbursed via hotel occupancy revenue. Future years would be eligible for tourism funding (VBA) if hotel room usage justifies it.

Ultimately, the Council, with the agreement of ScotFest organizers, moved to approve a two-year agreement instead of three, with the intention of revisiting the arrangement once the event returns to the Events Park and has an opportunity to rebuild attendance. The amended motion was for a two-year promotional license agreement, with a combined funding and services cost of \$50,000 per year, contingent upon performance metrics and subject to future review. The motion passed with strong support.

MOTION: A motion was made by Johnnie Parks, seconded by David Pickel
**Move to Approve authorization to execute a 2-year Promotional License agreement with
 Scotfest, Inc.**

The motion carried by the following vote:

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

10. Preview Ordinances

- A. 25-992** Consideration, discussion, and possible preview of Ordinance No. 3883, an amendment to Broken Arrow Code of Ordinances Section 26 9. "Limitation of obligation of city", providing reimbursement for out-of-pocket expenses up to one thousand five hundred dollars (\$1,500) or forty percent (40%) for non-insurance holders, and authorizing the City Manager to approve additional reimbursement for extenuating circumstances

Trevor Dennis, City Attorney, presented Item 25-992, an amendment to the LifeRide program addressing a gap in coverage for members who are billed for out-of-network ambulance services. Currently, LifeRide does not reimburse members if a non-City of Broken Arrow ambulance, such as IMSA, responds to a call. This issue came to light after an incident in which all city ambulances were in use, and dispatch had to request service from an outside provider, resulting in the LifeRide member receiving a bill despite having paid for the program.

The proposed amendment would allow the city to cover up to \$1,500 for insured members or 40% of the bill for uninsured members in cases where a non-city ambulance is dispatched at the city's request and the member is not at fault. Additionally, in extenuating circumstances, the city manager would be authorized to exceed those limits. The intent is to ensure fairness and maintain trust in the LifeRide program by protecting members from unexpected out-of-network charges when service limitations are beyond their control. Chief Stewart was also present to answer any operational questions.

Council members clarified that the proposed amendment to the LifeRide program would allow the city to reimburse or credit LifeRide members who are billed by an out-of-network ambulance provider—such as IMSA—only when the town dispatched that provider due to all city ambulances being unavailable. In a recent case, the affected resident received a bill from IMSA and was given a credit on their utility account equivalent to the out-of-pocket cost, which they chose to apply toward irrigation usage. The new amendment formalizes this

reimbursement process and establishes defined limits: up to \$1,500 for insured members and 40% of the bill for uninsured members, with the flexibility for the city manager to exceed these amounts in exceptional cases. It was also confirmed that this policy does not apply when residents voluntarily choose to use non-city ambulance services.

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

Move to preview Ordinance and set it for adoption

The motion carried by the following vote:

Aye: 5 -

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

- B. 25-1009 Consideration, discussion, and possible preview of Ordinance No. 3884, an amendment to Broken Arrow Code of Ordinances Section 5-7 Signs, providing an exception for billboards on City-owned property and allowing said billboards to exceed the maximum height and size otherwise applicable to signs**

Trevor Dennis, City Attorney, presented Item 25-1009, a proposed amendment to Section 5.7 of the city code, aiming to create an exception to the current prohibition on new billboards. The change would allow privately owned billboard signs to be placed on city-owned property, provided they are governed by a valid lease agreement approved by the City Council. These billboards must comply with all existing requirements of Section 5.7, such as rules for illumination, maintenance, and aesthetics, and must also meet the standards of the Oklahoma Department of Transportation.

The amendment would allow these billboards to exceed standard height and size limits, provided that this is explicitly permitted in the terms of the individual lease agreements. This flexibility is intended to accommodate unique projects, such as one recently requested by Engineering and Construction Director Mr. Bright. Staff confirmed they are available to address any questions from the Council.

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

Move to preview Item 25-1009

The motion carried by the following vote:

Aye: 5 -

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

11. Ordinances

- A. 25-880 Consideration, discussion, and possible adoption of Ordinance No. 3880 amending Chapter 23, Traffic, Article IV, Stopping, Standing and Parking, of the Broken Arrow Code of Ordinances, by adding Section 23-149, Reserved Parking for Designated City Officials; providing for enforcement, including towing of unauthorized vehicles; and declaring an emergency**

Trevor Dennis, City Attorney, presented Item 25-880, the ordinance up for final adoption. The ordinance concerns Resort Parking for City and City-Key officials, a measure that has already been reviewed in previous meetings. Staff recommended that the Council formally adopt the ordinance and approve the accompanying emergency clause to ensure its immediate effect.

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

Move to Adopt Ordinance 3880

The motion carried by the following vote:

Aye: 5 -

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

- B. 25-1004 Consideration, discussion, and possible approval of an emergency measure for Ordinance No. 3880; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist**

MOTION: A motion was made by Johnnie Parks, seconded by David Pickel

Move to Approve an emergency clause for Ordinance No. 3880

The motion carried by the following vote:

Aye: 5

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

- C. 25-944 Consideration, discussion, and possible adoption of Ordinance No. 3881, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ 2067 along with PUD 94W, generally located south of the southeast corner of Aspen Avenue (145th E. Avenue) and Dearborn Street (41st Street), granting RS 3 (Single Family Residential) zoning classification upon the tract along with PUD 94W, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency**

Rocky Henkel, Director of Community Development, presented Item 25-944, a request to amend the zoning ordinance and approve BAZ 2067 along with Planned Unit Development (PUD) 94W for a property located at the southeast corner of Dearborn and Aspen. The request includes the adoption of the zoning change and the approval of an emergency clause to allow

the ordinance to take immediate effect.

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

Move to Approve Item 25-944, adoption of Ordinance No. 3881, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ 2067 along with PUD 94W, generally located south of the southeast corner of Aspen Avenue (145th E. Avenue) and Dearborn Street (41st Street), granting RS 3 (Single Family Residential) zoning classification upon the tract along with PUD 94W, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency

The motion carried by the following vote:

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

- D. 25-945 Consideration, discussion, and possible approval of an emergency measure for Ordinance No. 3881; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist**

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

Move to Approve an emergency clause for Ordinance No. 3881

The motion carried by the following vote:

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

- E. 25-949 Consideration, discussion, and possible adoption of Ordinance No. 3882, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ 2050, along with PUD 306 generally located one quarter mile east of Garnett Road (113th East Avenue) and one quarter mile south of Tucson Street (121st Street), granting RS 3 (Single Family Residential) zoning classification upon the tract along with PUD 306, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency**

Rocky Henkel, Director of Community Development, presented Item 25-949, a request to amend the zoning ordinance and approve BAZ 2050 along with PUD 306 for a property located approximately one-quarter mile east of Garnett and one-quarter mile south of Tucson. The amendment grants RS3 single-family residential zoning to the tract and includes approval of the Planned Unit Development (PUD 306) as well as the accompanying emergency clause to ensure immediate effect.

MOTION: A motion was made by Johnnie Parks, seconded by David Pickel.

Move to Approve Ordinance No. 3882

The motion carried by the following vote:

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

- F. 25-950 Consideration, discussion, and possible approval of an emergency measure for Ordinance No. 3882; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist**

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

Move to Approve an emergency clause for Ordinance No. 3882

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 Debra Wimpee shared that they and Council Member Lisa Ford will be traveling to Ohio this week. The speaker will be attending the National League of Cities National Board meeting. At the same time, Lisa will participate in the First-Year City Council program and also serve on the Women's Board.

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

City Manager Michael Spurgeon thanked the Council for holding the special meeting and for their thoughtful questions and guidance. He also expressed appreciation to city staff for compiling the information and acknowledged the Council's detailed discussion on special events, which mirrored recent conversations at the tourism board meeting. Spurgeon noted the importance of having these discussions and mentioned that the special events document—though challenging to read on a beach smartphone—was well-prepared. Moving forward, staff will regularly update this document on an event-by-event basis to keep the Council informed. He concluded by thanking Councilor Ford and the tourism board for initiating the conversation and, in light of the lengthy discussions, kept his comments brief.

14. Executive Session - NONE

15. Adjournment

The meeting was adjourned at approximately 8:13 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