



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, February 4, 2025

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. [25-145](#) Acknowledgement of upcoming out-of-state travel by City Council Members
- B. [25-9](#) Approval of the City Council Meeting Minutes of January 21, 2025
- C. [25-137](#) Acceptance of Planning Commission meeting minutes of December 5, 2024
- D. [25-138](#) Acceptance of Planning Commission meeting minutes of December 19, 2024
- E. [25-175](#) Acceptance of Drainage Advisory Committee meeting minutes of October 28, 2024
- F. [24-1502](#) 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
- G. [25-151](#) Award of the most advantageous bid for decommissioned firearms through a store credit system with H&H Shooting Sports pursuant to the Competitive Bidding Process

- H. [25-160](#) Approval of and authorization to execute Change Order No. 2 with Ascend Commercial Builders for the BA Public Works Field Office Project (2217090)
- I. [25-161](#) Approval of and authorization to execute Change Order No. 2 with Mowtown Outdoors for the Gardens at Central Park (2360450)
- J. [25-170](#) Ratification of Dismissal of Condemnation Proceeding, City of Broken Arrow v. Amy L. Williams, et al.; Wagoner County District Court Case No. CJ-2024-462
- K. [25-180](#) Approval of BAZ-001873-2024 (Rezoning), Davis Duplex, 0.41 acres, R-3 (Single-Family Residential) to RD (Residential Duplex), located one half mile north of Houston Street (81st Street), East of Lynn Lane (9th Street)
- L. [25-147](#) Approval of BAZ-001906-2024 (Rezoning), County Line 25, approximately 25 acres, A-1 (Agriculture) to RS-4 (Single-Family Residential), located approximately one-half mile south of Albany Street (61st Street), west of 37th Street (209th E. Avenue)
- M. [25-183](#) Approval of SP-001884-2024, an amendment to SP-299, Church on the Move, 7.55 acres, located south of Kenosha Street (71st Street), east of 9th Street (Lynn Lane/177th E. Avenue)
- N. [25-177](#) Acceptance of a Deed of Dedication for Parcel 1.0, which consists of 1.02 Acres of permanent Right-of-Way, located at 9123 South 177th East Avenue in Broken Arrow, Oklahoma, in the Northwest Quarter of Section 24, Township 18 North, Range 14 East, Tulsa County, Oklahoma, from Cheeneah Maria Armstrong, and authorization of payment in the amount of \$152,400 for the 9th Street widening from Houston Street to Washington Street, Parcel 1.0 (Project No. ST2027)
- O. [25-163](#) Ratification of the Claims List Check Register Dated January 27, 2025

6. Consideration of Items Removed from Consent Agenda

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

- A. [25-167](#) Consideration, discussion and possible action regarding an appeal of PUD-001814-2024 minor amendment, Antler Falls, 45.84 acres, PUD-001242-2023 (Planned Unit Development)/RS-4 (Single-Family Residential), located on the southeast corner of Houston Street (81st Street) and Midway Road (257th East Avenue)
- B. [25-166](#) 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. [25-123](#) Consideration, discussion, and possible approval of a list of the City of Broken Arrow's priorities to present to Oklahoma members of Congress at National League of Cities Advocacy on Capitol Hill Day on Wednesday, March 12, 2025, in Washington, D.C.
- B. [25-153](#) Consideration, discussion and possible approval of the Memorandum of Understanding on Article 27 in the Fiscal Year 2023-2025 collective bargaining agreement (CBA) with the International Association of Fire Fighters Local 2551
- C. [25-158](#) Consideration, discussion, and possible approval of and authorization to execute a Professional Consultant Agreement with CJC Architects, Inc. for the design of the new General Services - Administration Building (Project 2517170)
- D. [25-146](#) Consideration, discussion and possible approval of PUD-001893-2024 (Planned Unit Development) and BAZ-001891-2024 (Rezoning), Aspen Creek Villas, approximately 90 acres, A-1 (Agricultural) to RS-4 (Residential Single Family) with a PUD, located north of Tucson Street (121st Street) and approximately one quarter mile east of Olive Avenue (129th Avenue)
- E. [25-181](#) Consideration, discussion, and possible action regarding a waiver to Section 4.1(n) of the Land Subdivision Code for April Barker, approximately 2.62 acres, A-RE (Annexed Residential Estate) to RE (Residential Estate) via BAZ-001900-2024, located one-half mile north of New Orleans Street (101st Street), one-third mile west of 23rd Street (193rd E. Avenue/County Line Road)
- F. [25-182](#) Consideration, discussion, and possible action regarding BAZ-001900-2024 (Rezoning), April Barker, 2.62 acres, A-RE (Annexed Residential Estate), located one-half mile north of New Orleans Street (101st Street), one-third mile west of 23rd Street (193rd E. Avenue/County Line Road)

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 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 City of Broken Arrow v. Nikel Investments, LLC, v. Lamar Advertising Company, et al., Tulsa County District court, Case No. CJ-17-1470, under 25 O.S. §307(B)(4);

2. A pending investigation and claim, including potential resolution, of a matter involving the tort claim of the Anne & Brian Schouten., Tort Claim No. TRT 1615.2025 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.

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 #: 25-145, Version: 1

**Broken Arrow City Council
Meeting of: 02/04/2025**

Title:

Acknowledgement of upcoming out-of-state travel by City Council Members

Background:

This item comes before the Council to advise of upcoming out-of-state travel by City Council members for March 2025:

Congressional City Conference is the National League of Cities' conference for local leaders to learn more about the common challenges affecting cities during workshops and general sessions. Conference delegates get specialized training to build leadership skills and conduct productive meetings with federal representatives. This group will have an opportunity to visit Arlington National Cemetery, Lincoln Memorial, Smithsonian Museum as well as a meeting on Capital Hill to advocate for local priorities on a federal level.

On March 7, 2025 through March 13, 2025, Mayor Debra Wimpee, Vice Mayor Johnnie Parks, Council Members Lisa Ford, Justin Green and David Pickel will travel to Washington, D.C. to attend this conference.

Also attending are Mike Godefrin and Erin Hoffener from City Manager's Office, and seven (7) Youth City Councilors.

Cost: \$30,000 (approximate)

Funding Source: General Government

Requested By: City Clerk's Office

Approved By: City Manager's Office

Attachments: None

Recommendation:

Acknowledge upcoming out-of-state travel by City Council members.



City of Broken Arrow

Request for Action

File #: 25-9, Version: 1

**Broken Arrow City Council
Meeting of: 02-04-2025**

Title:

Approval of the City Council Meeting Minutes of January 21, 2025

Background:

Minutes recorded for the City Council Meeting.

Cost:

Approximately \$165

Funding Source:

City Clerk Operational Fund

Requested By:

City Clerk's Office

Approved By:

City Manager's Office

Attachments:

January 21,2025 City Council Minutes

Recommendation:

Approve the minutes of the January 21 ,2025 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 21, 2025

Time 6:30 p.m.

Council Chambers

1. Call to Order

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

2. Invocation

Pastor Bob Roche.

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. 25-8 Approval of the City Council Meeting Minutes of January 7, 2025
- B. 25-118 Approval of the Special City Council Meeting Minutes of January 7, 2025
- C. 25-119 Approval of the Special City Council Work Session Meeting Minutes of January 14, 2025
- D. 25-114 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 December 2024
- E. 24-1679 Approval of and authorization to execute Resolution No. 1620, a Resolution declaring the eligibility of the City of Broken Arrow to submit an application to the Indian Nations Council of Governments (INCOG) for use of Transportation Alternatives Program (TAP) Funds set forth by the Infrastructure Investment and Jobs Act (IIJA) for the New Orleans Street Shared Use Path Project along the south side of New Orleans Street from 1st Place South to the west side of 9th Street in Broken Arrow and authorizing the Mayor to sign the application
- F. 25-4 Approval of and authorization to execute Resolution No. 1621, a Resolution declaring the eligibility of the City of Broken Arrow to submit an application to the Indian Nations Council of Governments (INCOG) for use of Transportation Alternatives Program (TAP) Funds set forth by the Infrastructure Investment and Jobs Act (IIJA) for the 9th Street (Lynn Lane) Shared Use Path Project along the west side of 9th Street from Omaha Street south to the intersection of Albany Street in Broken Arrow and authorizing the Mayor to sign the application
- G. 25-85 Approval of and authorization to execute Resolution No. 1627, a Resolution of the City of Broken Arrow, Oklahoma, concerning the commencement of formal renewal proceedings under the Federal Cable Communications Policy Act of 1984, as amended
- H. 25-87 Approval of and authorization to execute an agreement with YWCA for Interpretation and Translation Services
- I. 25-79 Approval of and authorization to declare 2012 Audi A4, Vehicle Identification Number WAUUAFL3CN014964 surplus, and authorize donation to the Town of Gore
- J. 25-94 Approval of and authorization to purchase annual maintenance and support for Cisco telephone equipment through Chickasaw Telecom, Inc
- K. 24-1700 Approval of and authorization to purchase one (1) Ford F350 4WD Supercab and chassis from Joe Cooper Ford, skid unit from Casco Industries, and radio package from L3 Harris Technologies, pursuant to the Oklahoma Statewide Contract SW0035, for Broken Arrow Fire Department
- L. 24-1725 Approval of and authorization to execute Change Order No. 2 with Becco Contractors Inc for the Houston St Widening (ST2028)
- M. 25-76 Approval of and authorization to execute Resolution No. 1624, a Resolution authorizing acceptance of a General Warranty Deed for Parcel 13.0 and Temporary Construction Easement 13.A for the Houston Street: Olive to Aspen Avenue Roadway Improvements

located at 2823 West Houston Street, Broken Arrow, OK 74012 in the Northwest Quarter of Section 16, Township 18 North, Range 14 East, Tulsa County, State of Oklahoma, from the Kyle and Rebecca Hunt Trust, and authorization of payment for \$9,900.00 for the Houston Street: Olive to Aspen Avenue Roadway Improvements, Parcel 13.0, 13. A. (Project No. ST2029)

- N. 25-6 Approval of and authorization to execute Resolution No. 1626, a Resolution authorizing acceptance of a General Warranty Deed for Parcel 10.0, which consists of 0.09 acres of Permanent Right of Way for the Aspen, Tucson Jasper Roadway Improvements, The Parcel is located at 12527 South 145th East Avenue, Broken Arrow, Oklahoma in the Northwest Quarter of Section 3, Township 17 North, Range 14 East, Tulsa County, State of Oklahoma, from Debora Jane Lipford and authorization of payment in the amount of \$100,000.00 for the Aspen, Tucson Jasper Roadway Improvements, Parcel 10.0. (Project No. ST2031)
- O. 25-127 Approval of PT 001962 2025|PR 000768 2024, Conditional Final Plat, Reserve at Pines III, approximately 0.35 acres, 1 Lot, RS 3(Single Family Residential), (via B.A.Z. 2041), located south of Omaha Street (51st Street) and west of 37th Street (209th E. Avenue)
- P. 25-120 Acceptance of a Detention Easement from Forum Properties, LLC on platted property located approximately south of the southeast corner of Albany Street (61st Street) and 23rd Street (County Line Road), shown as Exhibit A (Section 06, T18N, R15E) (EASE 001911 2024)
- Q. 25-121 Acceptance of a Drainage Easement from Forum Properties, LLC on platted property located approximately south of the southeast corner of Albany Street (61st Street) and 23rd Street (County Line Road), shown as Exhibit A (Section 06, T18N, R15E) (EASE 001912 2024)
- R. 25-122 Acceptance of a Utility Easement from 209th Street, LLC on property located approximately one-quarter mile south of Omaha Street (51st Street) and one-quarter mile east of 37th Street (209th East Avenue), shown as Exhibit A (Section 32, T19N, R15E) (EASE 001796 2024)
- S. 25-124 Acceptance of a Utility Easement from 209th Street, LLC on property located approximately one-quarter mile south of Omaha Street (51st Street) and one-quarter mile east of 37th Street (209th East Avenue), shown as Exhibit B (Section 32, T19N, R15E) (EASE 001797 2024)
- T. 25-125 Acceptance of a Utility Easement from 209th Street, LLC on property located approximately one-quarter mile south of Omaha Street (51st Street) and one-quarter mile east of 37th Street (209th East Avenue), shown as Exhibit C (Section 32, T19N, R15E) (EASE 001798 2024)
- U. 25-126 Acceptance of a Utility Easement from 209th Street, LLC on property located approximately one-quarter mile south of Omaha Street (51st Street) and one-quarter mile east of 37th Street (209th East Avenue), shown as Exhibit D (Section 32, T19N, R15E) (EASE 001799 2024)
- V. 25-95 Ratification of the Claims List Check Register Dated January 13, 2025

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

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

- L. 24-1725 Approval of and authorization to execute Change Order No. 2 with Becco Contractors Inc. for the Houston St Widening (ST2028)

Charlie Bright, Director of Engineering and Construction, provided an update on an upcoming road closure related to a construction project at the intersection of Olive Street and Houston Street. Beko Contracting has applied to close Olive Street on both sides of Houston Street to facilitate intersection improvements. The project aims to enhance traffic flow while addressing challenges such as a high-pressure gas line to the north, a significant grade change and creek to the south, and a nearby residential property. The closure will occur in two phases, with the first lasting approximately two months and a potential second phase requiring an additional month. Houston Street will remain open throughout the project as it carries higher traffic volumes. Mr. Bright clarified that the council agenda item concerns a traffic control change order and does not pertain to the road closure decision, which falls under the city manager's authority.

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

Move to approve Item 24-1725 execute Change Order No. 2 with Becco Contractors Inc. for the Houston St Widening (ST2028)

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. 25-129 Recognition of Broken Arrow resident and World War II and Korean War veteran Bishop William J. Cox to commemorate his 104th birthday

Mayor Debra Wimpee announced the recognition of Broken Arrow resident, World War II, and Korean War veteran Bishop William J. Cox in honor of his 104th birthday. Although Bishop Cox passed away recently, Wimpee had the privilege of visiting him last week to present a city coin, a proclamation, and a certificate of recognition. She expressed her honor in recognizing Cox's service to the country and his lasting legacy.

B. 25-112 Presentation of a Certificate of Recognition of Broken Arrow High School Girls Wrestling Team

Council Member Justin Green expressed his appreciation for strong female role models, acknowledging the accomplishments of a local women's wrestling team. He highlighted their impressive rise from an honorable mention to a top-five national ranking and anticipated even higher rankings soon. Green emphasized the importance of recognizing their hard work and invited the team and coaches to share more about their achievements, affirming the need to honor their dedication.

Coach Lyles introduced herself and her husband, both serving as coaches, along with Coach Greg Evans, known as Coach Money. She highlighted their team's dedication, which includes five seniors who have contributed to the program's success, moving from an honorable mention to a top-five national ranking. Coach Lyles emphasized the team's strong work ethic and unity, describing the program as a family where the athletes work hard for themselves and each other. She expressed appreciation for the community's support of wrestling in Broken Arrow and gratitude for the city council's recognition of the girls' wrestling team. Lyles also shared her enthusiasm for being part of the community, noting that this is her third year in Broken Arrow and praising the city's support for the sport.

The wrestling team members introduced themselves, representing a range of grade levels from first-year students to seniors. The seniors include Jade, Jordan, Addie, Annabelle, and Riley. The juniors are Kristen, Sophie, and Sophia. The sophomores are Jalen, Trinity, Tiffany, Brooklyn, Alina, and Emily, while the first-year students are Sonora and Kaia. Their introductions highlighted the diverse mix of experience and talent within the team.

Council Member Justin Green presented a certificate of recognition to the Broken Arrow High School Girls Wrestling Team, acknowledging their impressive achievements. The team has risen to number five in the nation and number two in Oklahoma. Their 2024-2025 season accomplishments include winning multiple championships, including the Jay Wars Team Champion, Wrestle Like a Girl, Girls Cash Team Champion, Diamond Duels in Texas, Wonder Woman in Missouri, and the Alpha Female Tournament. Additionally, team member Emily Beckley is currently ranked 15th nationally. Council Member Green shares a personal connection with some of the athletes through the church, expressed admiration for their dedication, and jokingly admitted he wouldn't want to face them on the mat. He formally presented the certificate on behalf of the city of Broken Arrow in recognition of their hard work and success.

C. 25-131 Presentation by Wagoner County Officials on upcoming sales tax vote

City Manager Michael Spurgeon addressed the council regarding Wagoner County's upcoming special election on February 11th to consider a quarter-cent sales tax increase. The tax is intended to repay a \$13.5 million judgment related to incidents at the county jail. Upon learning about the resolution via social media, City Manager Spurgeon sought clarification from the city attorney. He contacted the Wagoner County Clerk, who arranged for county officials to attend the meeting. He emphasized the importance of transparency, given that around 20% of Broken Arrow lies within Wagoner County. City Manager Spurgeon clarified that while this is not a city issue, the council should be informed to better respond to residents' inquiries. He noted that several county officials were present to explain the measure, and he suggested that public input should be directed to county meetings rather than the city council session.

Additionally, City Manager Spurgeon addressed questions regarding the city's partnership with Notes Live for the amphitheater project. He explained that a sales tax-only TIF (Tax Increment Financing) district was established to help the city recoup its \$30 million investment. Wagoner County agreed to share sales tax revenues for 10 years. The revenue-sharing agreement includes gradually reducing the city's share, eventually allowing the county to retain full sales tax benefits. The project is expected to generate approximately \$1 million annually in sales tax after an entire season, benefiting the city and the county.

Wagoner County Commissioner James Hanning expressed gratitude to the mayor, vice mayor, and council members for the opportunity to discuss the proposed sales tax increase, emphasizing the importance of public awareness and dialogue. He acknowledged the longstanding positive partnership with the city and hoped that future developments would help

overshadow the current financial challenge. The decision to propose a sales tax increase, rather than relying on property taxes, was made to distribute the financial burden across a broader base, including non-residents who purchase in the area. He explained that if the sales tax measure fails, state law mandates reverting to property taxes, which would place a heavier burden on local property owners.

Commissioner James Hanning cited previous successful sales tax initiatives, such as a courthouse expansion project funded by a half-penny sales tax in 2000, which was paid off three years early with an \$8 million surplus. He also referenced Rogers County's recent early payoff of a similar settlement. The proposed quarter-cent sales tax increase would add 25 cents to every \$100 spent, bringing the county sales tax to 1.55%. He acknowledged the financial impact on residents but stressed that spreading the cost over a larger area could lead to an earlier payoff than a property tax solution. Ultimately, he urged thorough communication to ensure residents and business partners understand the benefits of the sales tax option.

During the discussion, City Manager Michael Spurgeon inquired about the potential increase in use tax revenue if the proposed sales tax is approved and whether it could be applied to repaying the county's debt. The speaker confirmed his commitment to using any additional revenue, whether from use or sales tax, to pay off the debt sooner. Council Member Justin Green asked whether the impact on property taxes would be the same if the sales tax measure fails, to which the speaker responded that property taxes are calculated differently based on property value and provided estimated yearly increases for homeowners.

Mayor Debra Wimpee raised concerns about the potential for residents to shop outside of Wagoner County to avoid the tax increase, which the speaker acknowledged as a short-term possibility. However, he expressed confidence that long-term shopping habits and population growth would balance out the impact. In response to questions about insurance coverage for lawsuits, the speaker explained that the county's insurance coverage has been significantly reduced, with the current insurer only covering \$1 million. He noted past efforts to establish an emergency fund to address such issues and highlighted challenges in obtaining full coverage from insurance providers.

Regarding the approval process for the proposed sales tax, Commissioner James Hanning confirmed that a simple majority of 50% plus one vote is required for passage. When asked about potential additional lawsuits, he acknowledged their existence but reassured the council that current legal counsel does not anticipate further financial liabilities.

In response to a suggestion about using the Sheriff's budget to cover the debt, Mr. Hanning opposed the idea, emphasizing his long-term efforts to secure more funding for public safety rather than reducing it. He stressed the importance of adhering to state statutes that dictate the process of addressing such financial obligations.

Mayor Debra Wimpee inquired about the county's plans to prevent similar incidents. Commissioner James Hanning described past efforts to secure additional funding for jail safety and introduced the Sheriff to elaborate on the steps taken to improve conditions within the facility.

Chris Elliott, Wagoner County Sheriff, addressed the council, providing an overview of the challenges and improvements made to the Wagoner County jail since he took office in 2016. He explained that the prison was in poor condition, underfunded, and understaffed, particularly in medical care. In response, he initially proposed contracting an external medical provider to the Board of County Commissioners in 2017. Still, the proposal, which came with a significant cost of approximately \$750,000, was not approved. Instead, he was tasked with improving jail medical services internally. Despite making some improvements, a fatality occurred in the jail, which he fully accepted responsibility for, citing staff failures to follow established protocols.

After the incident, Sheriff Elliot again pushed for contracted medical services, but the commissioners disagreed. Instead, he expanded the jail's medical team, including a medical doctor, physician's assistant, licensed practical nurses, emergency medical technicians, and a certified nursing assistant. The Sheriff emphasized compliance with state regulations and improvements in medical care, noting that their efforts have led to a perfect jail inspection in 2024.

Regarding the \$12.5 million settlement, Sheriff Elliot clarified that the county commissioners settled it before it could go before a federal judge for mediation. He compared the case to a similar one in Muskogee County, which settled for a much lower amount after undergoing a settlement conference. He stressed that while he had an opinion, he had no decision-making power in the settlement process.

In response to concerns about future prevention, Sheriff Elliot assured the council and public that new protocols have been implemented, including increased involvement from leadership and stricter oversight. He reiterated his commitment to the county and acknowledged the

weight of responsibility he carries.

Looking forward, Sheriff Elliot supported the proposed sales tax as the best solution to repay the debt, stating that spreading the financial burden across a broader population, including visitors to the county, is preferable to placing it solely on property owners. He concluded by affirming his dedication to the county's well-being and invited questions from the council.

Lori Hendricks, Wagoner County Clerk, addressed the council, providing a frequently asked questions (FAQ) document related to the upcoming sales tax vote. Copies were distributed to council members and made available to residents, addressing common concerns such as why the judgment exists, insurance details, the taxpayers' responsibility, the exact cost, and the timeline for implementation.

One key point emphasized was why the debt cannot be paid using the sheriff's budget. As a constitutional office, the sheriff's office has priority for funding among other elected offices. The Board of County Commissioners is legally required to ensure adequate funding for the sheriff's office. Additionally, most of the sheriff's funds, such as the sheriff service fee and the one-cent sales tax, are restricted by law and cannot be allocated toward debt repayment. However, the additional revenue generated from the use tax could be applied to retire the debt sooner.

Residents were informed that the FAQ document and ballot measure details are available on the county website under the "Newsflash" section. Council members were invited to post the information on their platforms to enhance public awareness. Ms. Hendricks encouraged residents to contact their office with any further questions and assured them that the FAQ document would be updated accordingly. The public was reminded that the special election will occur on February 11th.

During the discussion, Council Member Justin Green acknowledged that similar legal situations have occurred in Broken Arrow, where taxpayers ultimately bear the responsibility. However, he noted that the city has typically addressed such obligations through ad valorem taxes rather than sales tax. Ms. Hendricks clarified that regardless of whether the debt is addressed through sales tax or property tax, the funding mechanism chosen must fully satisfy the debt. The county cannot legally implement a lower tax rate and rely on additional funds like the use tax to cover the shortfall. Still, any surplus collected beyond projections will be used to pay off the debt earlier.

City Manager Michael Spurgeon emphasized that the county commission is committed to using all revenue from the quarter-cent sales tax and any excess use tax funds to accelerate repayment. He expressed optimism that the county's growth could lead to an early payoff, similar to past instances. Council Member Green pointed out that if residents seek alternative solutions, they must advocate for legislative changes at the state level, as local governments cannot alter the statutory repayment process.

City Manager Spurgeon encouraged residents with questions to reach out to the County Clerk, Lori Hendricks, praising her thorough explanations. He thanked the county officials for their cooperation and transparency, recognizing the importance of keeping the council informed, given Broken Arrow's stake in the matter.

Mayor Debra Wimpee highlighted the city's commitment to transparency and public engagement. She noted that hosting such discussions allows city officials to gather accurate information and share it with the community, ensuring residents remain well-informed about significant issues affecting them.

D. 25-91 Presentation of the results of the Connectivity Micro Survey

Aaron McColloch, Director of Communications for the City of Broken Arrow, presented the results of the connectivity micro survey conducted from October 23 to November 13. He explained that the study stemmed from the comprehensive citizen survey conducted nearly a year ago, which identified mobility as an opportunity for the city—the microsurvey aimed to gather additional insights on pedestrian connectivity, walkability, and bikeability in Broken Arrow. Over 2,200 residents participated, answering six questions, including two open-ended responses.

Before sharing the results, Mr. McColloch provided an overview of the city's ongoing efforts to improve pedestrian infrastructure. He highlighted annual budget allocations for sidewalk maintenance and repairs, including an additional \$250,000 from the Series 2024A bond sale approved by the council. He also mentioned nearly \$3 million budgeted for fiscal year 2025 for various trail and pedestrian infrastructure projects and pedestrian-friendly elements incorporated into capital improvement projects such as street widening.

Additionally, Mr. McColloch informed the council about two federal grant applications recently submitted under the Transportation Alternatives Program, which could provide \$3.2 million in funding for 1.5 miles of connectivity improvements. The city's obligation for the required 20% match would amount to approximately \$460,000 to \$480,000.

Presenting the survey findings, Mr. McColloch noted that respondents rated street lighting, sidewalk maintenance, and pedestrian infrastructure as adequate or better by approximately 66%. However, ratings were lower for bicycle infrastructure and ease of bicycling, with an increase in respondents selecting "don't know." He suggested a lack of familiarity with the city's biking infrastructure might contribute to this uncertainty.

Regarding walkability, 74% of respondents agreed that it is safe to walk in their neighborhoods, while 54% agreed that their neighborhood streets are well-lit at night. However, more than half of the respondents disagreed with statements about having places within easy walking distance, the connectivity of sidewalks, and the availability of accessible trails nearby.

Mayor Debra Wimpee acknowledged the varying perspectives based on geographic location, noting that those living in less dense areas might perceive fewer walkable destinations than residents in more developed parts of the city. Mr. McColloch confirmed that survey responses likely reflect the diverse experiences of residents based on their neighborhood locations.

The council and Mr. McColloch discussed the findings of the connectivity microsurvey, with Mayor Wimpy and council members sharing their perspectives on walkability and bikeability in Broken Arrow. Mayor Wimpy pointed out that accessibility varies depending on where residents live, noting that some areas have convenient access to amenities while others do not. She also highlighted the cultural reliance on cars, which often discourages walking even for short distances.

Mr. McColloch presented further survey results, indicating that only 7% of respondents felt they could safely walk or bike to their workplace. This aligns with previous findings that many Broken Arrow residents work outside the city. Access to essential destinations like medical facilities, pharmacies, and grocery stores also received low ratings, with around 57% stating they could not easily reach these locations on foot or by bike. However, 58% of respondents indicated they could safely walk to recreational areas like parks and open spaces.

Regarding preferred transportation methods, the survey revealed that driving remains the top choice at 40%, followed by walking at 36%. Biking was not commonly considered, likely contributing to many "don't know" responses regarding cycling infrastructure.

One of the key findings from open-ended responses was a strong desire for sidewalk connectivity in specific areas, including Aspen Ridge, Tucson, and New Orleans Street. Respondents preferred bike trails over bike lanes, particularly noting the underutilization of existing lanes such as those on Main Street.

Council members emphasized the importance of awareness, with Mayor Wimpee suggesting that many residents might not be aware of the city's existing trail systems. Council Member Justin Green pointed out that having bike lanes and trails contributes to a city's appeal to businesses and grants eligibility, even if usage appears low.

City Manager Michael Spurgeon discussed ongoing and upcoming projects to improve connectivity, including infill sidewalk projects funded through the 2018 bond package. He highlighted the importance of addressing gaps in sidewalks and trails, citing examples such as Aspen between 91st and 101st streets and New Orleans from Aspen to New Orleans Square.

Looking ahead, Mr. McColloch announced plans for a future micro survey focusing on parks and recreation. The survey will cover amenities for Elam Park the city's trail system, and gauge public interest in a community center in South Broken Arrow. City Manager Spurgeon stressed the significance of gathering community input to shape the 2026 bond package, which may include substantial funding for transportation and recreational facilities.

The council agreed on the importance of continuing efforts to enhance pedestrian and bicycle infrastructure while ensuring public awareness and engagement in upcoming city planning initiatives.

E. 24-1687 Presentation updating the Council on the status of the Police and Fire crisis prevention and mitigation program

Mark Steward, Assistant Fire Chief, provided a six-month update on the city's mental health pilot program, which partners with two local mental health agencies to enhance community support and reduce negative interactions with law enforcement and emergency services. The program consists of two initiatives: Care Link, a partnership between the fire department and Family and Children's Services, and a crisis response team with Grand Mental Health.

The program's primary goal is to prevent individuals in crisis from ending up in jail or emergency rooms unnecessarily, thereby reducing strain on first responders and ensuring people receive appropriate care. The fire department's Care Link program connects individuals with essential services by embedding a caseworker, Riley, within the department. Riley, a certified caseworker with a social work degree, collaborates with firefighters and other emergency responders to identify needy individuals and provide them with a "warm handoff" to services. After the initial assessment, she coordinates with the individual's family and support system to identify gaps and provide necessary assistance.

Since the program's launch, referrals primarily come from firefighters, but anyone, including council members, can make referrals. Each referral undergoes a multi-step process, starting with an assessment and followed by continuous follow-up from Family and Children's Services. The data presented showed a steady increase in new referrals and follow-up contacts over the first five months, demonstrating the program's reach and effectiveness.

Assistant Fire Chief Stewart emphasized the program's uniqueness in leveraging existing mental health resources rather than creating new infrastructure within the fire or police departments. This collaboration allows for a more efficient use of resources, providing round-the-clock support even when city staff are off duty.

The council praised the program's proactive approach and the level of care provided through ongoing follow-ups, which ensure that clients remain engaged with their treatment and support systems.

Major Stephen Garrett, from the police department, provided an update on the crisis response program, highlighting its focus on crisis mitigation at the time of police response. The program features two dedicated crisis response teams that operate during different shifts to address mental health crises and substance abuse issues in the community. The day shift team, working from 7 a.m. to 5 p.m., consists of Officer Ryan Tyson and Mick Wood. In contrast, the evening shift team includes Officer Tiffany Arborough and Caitlin Ray, with an additional care coordinator recently hired to provide coverage when needed.

Major Garrett acknowledged acting Captain Brian Bandy's key role in supporting the program's implementation. The data presented covered 120 days since the program's launch, showing that the day shift team handled 116 calls for service, including 33 crisis calls and 29 contacts with homeless individuals. Seven individuals with opioid-related issues were assisted, and a total of 129 follow-ups were conducted. The evening shift team responded to 219 calls, with 11 individuals already enrolled in Grand Mental Health services and 14 new clients signing up for support.

A significant benefit of the program has been the ability to clear police officers from crisis scenes more quickly, allowing them to respond to other calls. In contrast, the crisis response team provides specialized care. Major Garrett emphasized that each case is tracked monthly to monitor progress and outcomes, ensuring that individuals in need are connected to appropriate services. The initiative's success is reflected in the number of community members signing up for services they previously were unaware of, aligning with the program's goal of expanding access to critical mental health and substance abuse resources.

The council received an update on the city's crisis response program, highlighting its successes and the potential for future expansion. Over the past 120 days, the crisis response teams have handled 335 calls, including 40 cases where individuals were taken into protective custody due to danger to themselves or others. Additionally, 23 community members accepted services, and 39 homelessness-related cases were addressed. Despite some initial staffing challenges, the teams have successfully connected individuals to critical mental health and substance abuse services, preventing crises from escalating.

Council members, particularly Mayor Wimpee, strongly supported the program, emphasizing its effectiveness in providing real solutions rather than just "checking boxes." They highlighted how the collaboration between police, fire, and mental health professionals ensures individuals receive appropriate care rather than unnecessarily being placed in jail or emergency rooms.

Major Garrett and Assistant Fire Chief Stewart acknowledged the program's positive impact on the community and first responders, noting that officers and firefighters now have additional support to focus on other emergency needs. They also shared success stories, such as helping homeless individuals find stable housing and employment, illustrating the program's tangible benefits.

Looking ahead, the council was assured that no immediate action was required but agreed to revisit the program in three to four months to evaluate its progress further. Plans to expand the program to a midnight shift were discussed, as data showed a similar volume of protective custody cases occurring during late-night hours.

Funding for the program currently comes from opioid settlement funds, with approximately \$1.4 million available to sustain it for up to 10 years. The city is also exploring additional grant opportunities to ensure its long-term viability.

City Manager Michael Spurgeon committed to providing quarterly updates to the council and mentioned ongoing efforts to secure more funding and resources for the program. He emphasized the importance of sustaining and expanding the initiative, potentially adding future dispatch support and youth-focused services.

The council expressed gratitude for the leadership of the police and fire departments in making the program successful and reiterated their commitment to supporting its continuation and growth.

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

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

Move to Recess from Council

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

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

Move to approve and enter BAMA

The motion carried by the following vote:

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

Enter BAMA at 8:07 p.m.

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

Move to Return to Council

The motion carried by the following vote:

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

Return to Council at 8:09 p.m.

A. 25-135 Consideration, discussion, and possible approval of and authorization to declare Unit 0712, a 2007 Kubota U45 Mini excavator, as surplus and authorize the transfer of ownership of this item to the City of Nowata in exchange for labor on a future City of Broken Arrow Project

Ryan Baze, Maintenance Services Director, and the council discussed the proposed transfer of a 2007 Kubota excavator from the City of Broken Arrow's utility department to the City of Nowata. The excavator, which has served Broken Arrow since 2007 and has been replaced, was declared surplus and offered to Nowata for future labor assistance once they recover from their current crisis.

Mr. Baze emphasized the significance of inter-city cooperation, highlighting how such exchanges of resources and support strengthen relationships between communities, especially in times of need. The proposed trade reflects Broken Arrow's commitment to aiding neighboring cities and fostering collaboration.

Council Member Justin Green expressed enthusiasm for the partnership, sharing his connections to Nowata through his years of teaching at Tri County Technology Center and past community service efforts. He recounted experiences working with Nowata students and city officials, noting Nowata's instrumental role in inspiring Broken Arrow's recycling program. Green also reminisced about the historical ties between the two cities, recalling past sporting events when they were of similar size and stature.

Mayor Debra Wimpee echoed the sentiment, emphasizing that collaborative efforts between cities contribute to the strength of the state as a whole. The council appreciated the partnership and recognized the mutual benefits of such resource-sharing agreements.

Dean Bridges – Nowata Council expressed deep gratitude for Broken Arrow's offer to transfer a surplus excavator to aid their recovery following a devastating fire. On January 13th at approximately 1:15 a.m., Nowata's city barn was destroyed by fire despite a rapid response from the nearby fire station. The fire resulted in the complete loss of the facility, including seven vehicles, a mini excavator, a backhoe, and a significant inventory of repair parts for sewer and water systems, among other essential items.

Mr. Bridges, a former Army veteran accustomed to handling crises, described the immediate

actions to seek assistance. He contacted Kenny Schwab, Assistant City Manager for Operations, to inquire about potential support. Mr. Schwab promptly communicated with the city manager and council, leading to the offer of the surplus excavator. He expressed heartfelt appreciation for the generosity and support, emphasizing the significant impact the excavator will have in helping Nowata rebuild and move forward.

Acknowledging the challenges ahead, Mr. Bridges remained optimistic and committed to using the situation to strengthen and improve their operations. The council was receptive to arranging media coverage to highlight the partnership and support, ensuring the public is informed of the inter-city cooperation. He concluded with sincere gratitude, struggling to hold back tears, and reiterated how much the assistance meant to their community.

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

Move to approve Item 25-135 to declare Unit 0712, a 2007 Kubota U45 Mini excavator, as surplus and authorize the transfer of ownership of this item to the City of Nowata in exchange for labor on a future City of Broken Arrow Project

The motion carried by the following vote:

Aye: 5 -

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

B. 24-1654 Consideration, discussion, and possible approval of and authorization to execute a Memorandum of Understanding between the City of Broken Arrow and the Board of County Commissioners of the County of Tulsa regarding the Tulsa County Court Clerk's satellite office in Broken Arrow

Jennifer Rush, Economic Development Director for Broken Arrow, provided an update on the successful partnership between the city and the Tulsa County Court Clerk's office, establishing a satellite office in the Rose District in 2020; the initiative aimed to enhance the district's appeal as a full-service wedding destination, offering marriage licenses and other civil services locally instead of requiring residents to travel to downtown Tulsa.

Now entering its fourth year, the program has been highly successful, attracting first-time visitors and couples returning to celebrate anniversaries and take photos. The partnership has inspired interest from other cities looking to replicate the model. The city also facilitates monthly weddings, with ordained staff performing ceremonies, further integrating the initiative into the community.

The presented agreement is a memorandum of understanding with the Tulsa County Court Clerk's Office, set to run through late 2024. Lease negotiations for the office's continuation are ongoing. The director expressed excitement about the program's growth and impact, introducing Second Deputy Randy Proffitt from the Tulsa County Clerk's office to share more details on the program's success and service numbers.

Randy Proffitt, Tulsa County Clerk's Office, shared the partnership's success with Broken Arrow, which began in mid-2020. Initially uncertain about the outcome, the collaboration quickly proved highly successful. The goal was to achieve 25% of Tulsa County's total marriage license applications at the Broken Arrow satellite office. Still, within months, that number exceeded expectations, eventually reaching 42% of the county's total 4,953 marriage licenses in the past year.

The satellite office at 123 North Main in the Rose District has continued to experience growth, with local staff aiming to achieve 50% of total marriage licenses in the future. In addition to marriage licenses, the office has expanded its services to include civil filings, benefiting local law firms by saving time and reducing costs for their clients. The office also offers property tax payment services, deed printing, and other county-related functions in collaboration with the county clerk, treasurer, and assessor's offices.

Mr. Proffitt expressed enthusiasm for the continued partnership, emphasizing its convenience and positive impact on residents and businesses. He reaffirmed Tulsa County's commitment to maintaining and expanding the initiative in the future.

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

Move to approve Item 24-1654 and execute a Memorandum of Understanding between the City of Broken Arrow and the Board of County Commissioners of the County of Tulsa regarding the Tulsa County Court Clerk's satellite office in Broken Arrow.

The motion carried by the following vote:

Aye: 5 -

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

C. 24-1558 Consideration, discussion, and possible appointment of one Council member to serve on the Broken Arrow Drainage Advisory Committee

Charlie Bright, Director of Engineering and Construction, discussed the background and current status of the Drainage Advisory Committee, which was established following the

passage of the 2018 general obligation bond. This bond included Proposition Six, marking the first time the city of Broken Arrow was authorized to allocate taxpayer dollars for improvements on private property, provided there was a clear public benefit.

In 2019, the city council established the Drainage Advisory Committee to review applications and determine the public benefit of proposed projects, ultimately making recommendations to the council for fund allocation. Property owners must submit applications demonstrating the public benefit, which the committee evaluates before recommending funding.

In 2023, Vice Mayor Parks and former Vice Mayor Gillespie were added to the committee. However, with Gillespie no longer serving on the council, her position on the committee is now vacant. According to the ordinance, the committee must include one appointed member from each council member, approved by a majority vote, and two council members.

The agenda item under consideration is to appoint a new council representative to fill the vacant position and ensure the committee operates per the established guidelines.

Mayor Debra Wimpee nominated Council Member David Pickel to fill the vacant seat on the Drainage Advisory Committee, highlighting their prior service. Council Member Justin Green supported the nomination, emphasizing the committee's valuable role in addressing drainage issues where public dollars can be spent on private property if a public benefit is demonstrated. He noted that the committee meets infrequently, around once every two to three months, and offers members the opportunity to learn from experts and evaluate critical infrastructure projects.

Mr. Bright clarified that the committee aims to hold quarterly meetings and praised staff and applicants for their thorough project presentations. A staff member provided additional clarification, explaining that while public funds are used on private property, property owners are typically required to dedicate a stormwater or sewer easement to ensure the city has a property interest.

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

Move to approve Item 24-1558 possible appointment of one Council member to serve on the Broken Arrow Drainage Advisory Committee.

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

10. Preview Ordinances - NONE

11. Ordinances

- A. 25-116 **Consideration, discussion, and possible adoption of Ordinance No. 3848, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ 001788 2024, along with PUD 001787 2024 generally located one-half mile north of East Houston Street (81st Street) and one-quarter mile east of 9th street (177th East Avenue/ Lynn Lane Road), granting RM (Residential Multi-Family) zoning classification upon the tract along with PUD 001787 2024, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency**

Rocky Henkel, Director of Community Development, presented the possible adoption of Ordinance 3848, which amends the zoning ordinance to approve B.A.Z. 1788-2024 and P.U.D. 1787-2024. The council reviewed and approved the case on January 7, 2025. Staff recommended the adoption of the ordinance and the approval of the accompanying emergency clause.

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

Move to approve Item 25-116 adoption of Ordinance No. 3848, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ 001788 2024, along with PUD 001787 2024 generally located one-half mile north of East Houston Street (81st Street) and one-quarter mile east of 9th street (177th East Avenue/ Lynn Lane Road), granting RM (Residential Multi-Family) zoning classification upon the tract along with PUD 001787 2024, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency

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

- B. 25-117 **Consideration, discussion, and possible approval of an emergency clause for Ordinance No. 3848**

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

Move to approve Item 25-117 approval of an emergency clause for Ordinance No. 3848

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

12. Remarks and Inquiries by Governing Body Members

Mayor Debra Wimpee shared her recent experiences in Washington, D.C., where she attended the U.S. Mayor's Conference and the 60th inauguration of the 47th president. Although she could not attend the outdoor event as initially planned, she participated in a watch party with a senator, which provided a comfortable indoor setting, given the cold weather. She also mentioned unexpected encounters with notable figures such as Franklin Graham and Lee Greenwood, making the experience memorable. Mayor Wimpee noted that Senator Langford provided excellent hospitality during the visit, including breakfast and snacks, to which the mayor agreed.

Council Member Justin Green highlighted local events attended by the council members who remained in town, including the fire department's awards banquet, where they honored dedicated public servants. The previous week, they also attended the police department's awards banquet to recognize the efforts of law enforcement personnel. Mayor Wimpee expressed her appreciation for these events, adding that she wore a red dress on Saturday to support the fire department, even though she could not attend in person.

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

City Manager Michael Spurgeon provided updates on several important topics. Regarding personnel matters, it was reported that the arbitration hearing for a terminated police officer occurred last week, with a decision expected within 60 to 90 days. Additionally, three arbitrations for officers terminated concerning ammunition issues will begin next week.

On infrastructure concerns, a meeting with Commissioner Stan Salee highlighted the deteriorating condition of off-system bridges, including two Tulsa County bridges built in 1920 and 1912 that have exceeded their useful lifespan. Efforts are underway to seek state funding to address these aging structures, with potential legislative action being considered.

Several upcoming events were also discussed. The Oklahoma Municipal League (OML) dinner originally scheduled at Cattleman's was postponed to February 6 due to weather conditions, and council members were encouraged to attend for networking opportunities. The Broken Arrow Chamber's annual gala on February 1 was noted as a key community event, with excitement expressed about the chamber's achievements.

A potential partnership with the Tulsa County City Library for a new South Broken Arrow Library was introduced. Discussions are ongoing to explore the feasibility of including the project in the upcoming general obligation bond package, with legal and planning aspects under review. The library, recognized for its high usage, is considered part of a mixed-use development, which could serve as an economic driver for South Broken Arrow.

Additionally, council members were reminded of the extensive bond package agenda distributed for review. A meeting with Build a Better Broken Arrow is scheduled for early February to discuss the campaign strategy for the bond initiative. The meeting concluded by acknowledging the collaborative efforts and planning involved in these various initiatives.

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

Move to Recess to BAEDA

The motion carried by the following vote:

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

Recess into BAEDA Session at 8:42 p.m.

MOTION: A motion was made by Lisa Ford, seconded by Debra Wimpee.

Move to clear room

The motion carried by the following vote:

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

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

Move to enter Executive Session

The motion carried by the following vote:

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

Enter Executive Session at 9:05 p.m.

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

Move to vote Executive Session Necessary

The motion carried by the following vote:

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

14. 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 is known as City of Broken Arrow v. Nikel Investments, LLC, v. Lamar Advertising Company, et al., Tulsa County District Court, Case No. CJ 17 1470, under 25 O.S. §307(B)(4);

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

Move to return to open session

The motion carried by the following vote:

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

Returned to Open Session at 9:25 p.m.

15. Adjournment

The meeting was adjourned at approximately 9:26 p.m.

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

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 #: 25-137, **Version:** 1

Broken Arrow City Council
Meeting of: 02-04-2025

Title:

Acceptance of Planning Commission meeting minutes of December 5, 2024

Background:

The minutes of the Planning Commission meeting held December 5, 2024 were approved by the Planning Commission on January 16, 2025.

Cost: Approximately \$30.00

Funding Source: Community Development Operational Fund

Requested By: Rocky Henkel, Community Development Director

Approved By: City Manager Office

Attachments: 12-5-2024 Planning Commission Minutes

Recommendation:

Accept minutes of Planning Commission meeting held December 5, 2024.



City of Broken Arrow

Minutes
Planning Commission

City Hall
220 S 1st Street
Broken Arrow OK
74012

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

Thursday, December 5, 2024 Time 5:30 p.m. Council Chambers

1. Call to Order

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

2. Roll Call

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

3. Old Business

A. 24-1598 Public hearing, consideration, and possible action regarding PUD-001814-2024 minor amendment, Antler Falls, 45.84 acres, PUD-001242-2023(Planned Unit Development)/RS-4 (Single-Family Residential), located on the southeast corner of Houston Street (81st Street) and Midway Road (257th East Avenue)

Joel Hensley, Senior Planner, presented a minor amendment to Planned Unit Development (PUD) 1242-2023 for the Antler Falls residential project on 45.84 acres at the southeast corner of Houston Street and Midway Road. The proposed amendment, designated as PUD 1814-2024, involves creating a master-planned, zero-lot line single-family development with up to 160 lots, gated private streets meeting city standards, and entry points on Houston Street and Midway Road. The project includes landscaped reserve areas with amenities and aligns with RS4 zoning requirements, with adjustments to side setbacks allowing a minimum of eight feet between buildings. Staff found no significant deviation from the approved plan and recommended approval, noting the development is consistent with the comprehensive plan and is not in a floodplain.

The commission discussed concerns about the proposed changes to the Antler Falls PUD amendment, specifically reducing side yard setbacks from one foot and nine feet (10 feet between houses) to one foot and seven feet (8 feet between houses). Questions arise regarding the rationale behind this change, with some suspecting it may relate to the lot and house size planning process. A minor correction is needed in the PUD document, where "Kenosha Street" is mentioned instead of "Houston Street."

The commission further discussed that the architectural features cited as justification for the change might not align with typical definitions, which are more akin to wall extensions than proper architectural elements. Staff had recommended reducing the setback through the PUD process for simplicity, though some commissioners expressed concern that this effectively waives the zoning ordinance. The item is continued to allow the applicant to provide further explanation.

The applicant was not present.

MOTION: A motion was made by Robert Goranson, seconded by Mindy Payne. Move to continue Item 24-1598 PUD-001814-2024 minor amendment, Antler Falls, 45.84 acres, PUD-001242-2023(Planned Unit Development)/RS-4 (Single-Family Residential), located on the southeast corner of Houston Street (81st Street) and Midway Road(257th East Avenue)

The motion carried by the following vote:

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

4. Consideration of Consent Agenda

- A. 24-1623 Approval of Planning Commission meeting minutes of October 24, 2024
B. 24-1624 Approval of Planning Commission meeting minutes of November 21, 2024

MOTION: A motion was made by Jaylee Klempa, seconded by Jonathan Townsend. Move to approve consent agenda Items 24-1623 and 24-1624 per staff recommendation.

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

A. 24-1622 Public hearing, consideration, and possible action regarding BAZ-001842-2024 (Rezoning), Promise Land Rezoning, 1.04 acres, A-1 (Agricultural) to RS-2 (Single-Family Residential), located approximately one-third mile north of Houston Street (81st Street), west of Oak Grove Road (273rd E. Avenue)

Joel Hensley, Senior Planner, presented Item 24-1622, a proposal to rezone 1.04 acres of unplatted land about one-third mile north of Houston Street and west of Oak Grove Road. The applicant seeks to change the zoning from A-1 to RS-2 to enable a future lot split and construct a single-family home. While part of the land lies in a 100-year floodplain, the proposal aligns with the Level 1 designation of the comprehensive plan, and a rural water district will provide water. Based on the plan, property location, and surrounding land uses, staff recommends approval of the rezoning request.

Commissioner Jonathan Townsend asked for clarification of water districts. Joel Hensley, Senior Planner, explained that city water is provided to properties within city limits, while areas further east, such as in Wagner County, rely on rural district water sources. These rural water systems serve areas outside the city's infrastructure and are managed differently from municipal water supplies.

Chairman Robert Goranson asked if there would be enough frontage if there were a lot split. The Planning and Development Manager, Amanda Yamaguchi, explained that the remaining lot exceeds the A-1 zoning frontage requirement. In contrast, the newly created lot was explicitly designed to meet the frontage requirements for RS-2 zoning. This careful consideration ensures compliance with the respective zoning regulations for both parcels.

The applicant did not wish to speak.

MOTION: A motion was made by Jason Coan, seconded by Jonathan Townsend.
Move to approve Item 24-1622 BAZ-001842-2024 (Rezoning), Promise Land Rezoning, 1.04 acres, A-1 (Agricultural) to RS-2 (Single-Family Residential), located approximately one-third mile north of Houston Street (81st Street), west of Oak Grove Road (273rd E. Avenue)

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

B. 24-1625 Public hearing, consideration, and possible action regarding PUD-001845-2024 (Planned Unit Development) and BAZ-001851-2024 (Rezoning), Tiger Crossing, 17.66 acres, A-1 (Agricultural) to CG (Commercial General) and CM (Community Mixed-Use), located at the northwest corner of Albany Street (61st Street) and 23rd Street (193rd E. Avenue/County Line Road)

Henry Bibelheimer, Planner II, presented Item 24-1625. The public hearing addresses PUD 1845 and BAZ 1851 for the proposed Tiger Crossing development, encompassing 17.66 acres at the northwest corner of Albany Street and County Line Road. The site, currently unplatted and undeveloped, seeks rezoning from Agricultural (A-1) to Commercial General (CG) and Community Mixed-Use (CM). The property is designated as Level 4 in the comprehensive plan, supporting both zoning types. Development Area A, along the frontage, is proposed for commercial use with reduced front and rear setbacks from 50 to 25 feet, a maximum height limit of 35 feet, and allowances for specific signage. Development Area B, located behind Area A, supports office, residential, and mixed-use development with a maximum of 150 dwelling units, enhanced masonry requirements, and a northern landscape buffer of 35 feet. Development Area C is planned for future growth with flexibility for commercial or residential uses based on established standards. Access will be provided via driveways on Albany Street and County Line Road, though some variances for driveway spacing may be needed. The property is not within a 100-year floodplain and has access to city water and sewer. Staff recommends approval of the rezoning and PUD, subject to the property being platted, citing its alignment with the comprehensive plan and surrounding land uses.

Vice Chairman Jason Coan asked if there is anything on a city aspect that the Planning Commission should be considering or considering because of its location. Amanda Yamaguchi, Planning and Development Manager, explained the proposed parking lot is private, and the property owners can put up signs indicating that parking is for business use only, similar to the signage at Domino's across the street, which states "no event parking." Enforcement of these parking restrictions would be the responsibility of the property owners.

Further discussion regarding a Planned Unit Development (PUD) clarified that property owners in a privately owned parking lot can put up signage to restrict parking to business patrons only, as seen in similar cases like the Domino's on the east side of the County Line. This enforcement is up to the property owners. Additionally, there was a recap of the development's progress: originally part of a comprehensive plan changes in July of this year, the PUD covers developments A, B, and C. Currently, only the plan for development A is being proposed, though it sets the framework for B and C. The initial proposal for developments B and C included a conceptual layout of townhouses or duplexes. However, the current PUD documentation is intentionally vague about these specifics to allow for flexibility in future development.

Natalie Cornett, the applicant's representative for Eller & Detrich, was present.

MOTION: A motion was made by Jason Coan, seconded by Jaylee Klempa.
Move to approve Item 24-1625 PUD-001845-2024 (Planned Unit Development) and BAZ-001851-2024 (Rezoning), Tiger Crossing, 17.66 acres, A-1 (Agricultural) to CG (Commercial General) and CM (Community Mixed-Use), located at the northwest corner of Albany Street (61st Street) and 23rd Street (193rd E. Avenue/County Line Road)

The motion carried by the following vote:

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

7. Appeals - NONE

8. General Commission Business

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

10. Adjournment

The meeting was adjourned at approximately 5:50 p.m.

MOTION: A motion was made by Robert Goranson, seconded by Mindy Payne.
Move to adjourn.

The motion carried by the following vote:

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

DRAFT



City of Broken Arrow

Request for Action

File #: 25-138, **Version:** 1

Broken Arrow City Council
Meeting of: 02-04-2025

Title:

Acceptance of Planning Commission meeting minutes of December 19, 2024

Background:

The minutes of the Planning Commission meeting held December 19, 2024 were approved by the Planning Commission on January 16, 2025.

Cost: Approximately \$166.50

Funding Source: Community Development Operational Fund

Requested By: Rocky Henkel, Community Development Director

Approved By: City Manager Office

Attachments: 12-19-2024 Planning Commission Minutes

Recommendation:

Accept minutes of Planning Commission meeting held December 19, 2024.



City of Broken Arrow

City Hall
220 S 1st Street
Broken Arrow OK
74012

Minutes Planning Commission

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

Thursday, December 19, 2024

Time 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: 4 - Mindy Payne, Jaylee Klempa, Jason Coan, Robert Goranson

Late: 1 - Jonathan Townsend

Item 6D was considered first on the agenda, due to the applicant's request to continue the item.

D. 24-1668 Public hearing, consideration, and possible action regarding COMP-001746-2024 (Comprehensive Plan Change), College Street Development, 30.14 acres, Level 6 to Level 3, located west of County Line Road (23rd Street) and half a mile north of Houston Street (81st Street)

MOTION: A motion was made by Jason Coan, seconded by Jaylee Klempa.
Move to continue Item 6D COMP-001746- 2024 (per applicant request) College Street Development, 30.14 acres, Level 6 to Level 3, located west of County Line Road (23rd Street) and half a mile north of Houston Street (81st Street)

The motion carried by the following vote:

Aye: 4 - Mindy Payne, Jaylee Klempa, Jason Coan, Robert Goranson

Absent: 1 - Jonathan Townsend

Commissioner Jonathan Townsend arrived at 5:35 PM.

3. Old Business

A. 24-1658 Public hearing, consideration, and possible action regarding PUD-001814- 2024 minor amendment, Antler Falls, 45.84 acres, PUD-001242-2023 (Planned Unit Development)/RS-4 (Single-Family Residential), located on the southeast corner of Houston Street (81st Street) and Midway Road (257th East Avenue)

Joel Hensley, Senior Planner, presented Item 3A concerning a minor amendment (PUD-001814-2024) to a previously approved plan (PUD-001242-2023) for Antler Falls, a single-family residential development on 45.84 acres at Houston Street and Midway Road. The amendment involves reduced side setbacks, creating a master-planned zero-lot-line development with up to 160 lots, gated private streets, and landscaped areas with amenities. The proposal aligns with RS4 zoning and the comprehensive plan, with no floodplain issues, and staff recommends approval due to minimal deviations from the original plan.

The applicants, Justin Debruin, represented Wallace Design Collective, and Brad Hoffman, Hoffman Custom Homes, were present for questions.

Chairman Robert Goranson questioned the decision-making process behind the proposed changes, noting the shift from RS-4 zoning to a PUD with initially proposed one- and nine-foot side yards, now reduced to one and five feet. They also inquired about the decrease in the maximum number of lots from 160 to 149 and sought clarification on how these adjustments were determined.

Mr. Debruin stated the houses in the proposed development will not be larger than initially planned and will follow the same floor plans and site designs used in the Lakes at Rabbit Run. The adjustments primarily address clarifying architectural elements, such as bay windows, to avoid ambiguity during permitting. These changes do not affect the site's density, but if denied, modifications to lot width and frontage may be required depending on staff interpretations of the current designs.

Chairman Goranson questioned the progression of changes to the side yard setbacks, noting

that under straight RS-4 zoning, such adjustments would require a variance or waiver through the Board of Adjustments. They express concern that the PUD process has allowed deviations, initially approved as one- and nine-foot setbacks, now reduced to one and seven feet. While acknowledging that each case is judged on merit, they express uncertainty about whether this approach is appropriate.

Mr. Debruin explained that the PUD was initiated to create a master-planned community with enhancements beyond standard zoning requirements, including gated, privately maintained amenities managed by a property owner association, reducing the city's responsibilities. The development is at the conditional final plat stage and was designed to streamline progress and avoid issues.

Concerns about the appearance of tightly spaced lots from Houston Street and Midway Road were raised. While fences between houses are not planned, high-quality perimeter fencing (Trex and ornamental styles) will ensure an appealing streetscape.

Mr. Brad Hoffman of Hoffman Custom Homes explained that the purpose of the amendment is to align building permits with existing floor plans, avoiding confusion regarding architectural elements. With over 200 floor plans at Lakes at Rabbit Run, features like fireplaces, bay windows, Murphy bed niches, and dining room furniture bays often extend two feet outward. The amendment ensures these pop-outs are accommodated without ambiguity during permitting, streamlining the process for the builder and city staff while maintaining the same floor plans and designs.

Mr. Hoffman and Chairman Goranson discussed concerns about the recurring use of PUDs to modify zoning requirements instead of following strict zoning standards. Brad Hoffman confirmed the situation is similar to his Bella Rose project near Oklahoma City, where the same floor plans are used. He explained that the decision to pursue a PUD came after its acceptance. It was driven by the need to clarify the interpretation of architectural elements to align with existing floor plans. While acknowledging that the development meets fire codes and maintains density, the speaker questioned why stricter zoning, such as RS3, was not pursued initially. They noted that under strict zoning, side yard waivers would require a hardship to be approved through the Board of Adjustments, emphasizing that the PUD process appears to bypass this step.

Vice Chairman Jason Coan expressed concerns about the proximity of homes with setbacks less than 10 feet, specifically regarding the placement of condensing units. He noted that units would need to be installed on the larger setback side, potentially leaving very little clearance between homes. Mr. Hoffman clarified that pop-outs like Murphy beds, dining room niches, and fireplaces would only occupy about 20% of the home's length, preserving the original setback (e.g., one and nine feet) for the main structure. He suggested specifying conditions for pop-outs, such as limiting them to 30% of the home's length. Still, he cautioned that this might complicate the building permit process and create interpretation challenges for the city.

Vice Chairmen Coan and Chairman Goranson acknowledged concerns about reduced setbacks and the placement of HVAC units. It was suggested that, if approved, a motion could require condensing units to be installed on the nine-foot side for both houses, avoiding placement on the seven-foot setback side. Mr. Hoffman clarified that the seven-foot measurement applies only to areas with architectural bump-outs, maintaining nine feet for the main structure's setback.

Mr. Hoffman explained that the PUD design prioritizes creating usable side yard spaces by pushing homes to one side, resulting in nine feet between houses for the main structure, with occasional two-foot bump-outs (e.g., Murphy beds, bay windows, or fireplaces). Condensing units would be placed within the nine-foot spaces, ensuring at least 10 feet between homes, except where bump-outs occur, which reduce the distance to seven feet. This clarification ensures consistency with Rabbit Run developments and maintains the functional and aesthetic value of the floor plans.

Vice Chairman Coan emphasized understanding this approach and confirmed that only about 20% of a home's side length would feature bump-outs, leaving 80% of the wall available for condensing unit placement, minimizing crowding, and maintaining usable space between homes.

The discussion concerned lot sizes, setbacks, and maintenance logistics. Chairman Goranson questioned whether the development would have been better served with larger lot sizes initially, simplifying the current issues. Mr. Hoffman emphasized the commitment to maintaining the same concept and design principles as previous successful developments, like Rabbit Run and Lakes at Rabbit Run, focusing on preserving the established floor plans and community aesthetic. He noted that widening the lots would deviate from this concept.

Hoffman clarified that the design includes Trex fencing along the property edges and between homes, providing durability and maintaining community value. He addressed concerns about zero-lot-line maintenance, explaining that covenants include provisions allowing homeowners to access the neighboring property for maintenance with 24-hour notice, ensuring practicality and cooperation among residents.

MOTION: A motion was made by Jason Coan, seconded by Jaylee Klempa.

Move to approve Item 3A PUD-001814- 2024 minor amendment, Antler Falls, 45.84 acres, PUD-001242-2023 (Planned Unit Development)/RS-4 (Single-Family Residential), located on the southeast corner of Houston Street (81st Street) and Midway Road (257th East Avenue) with a maximum of 20% bump out.

The motion carried by the following vote:

Aye: 3 - Jonathan Townsend, Jaylee Klempa, Jason Coan
Nay: 2 - Robert Goranson, Mindy Payne

4. Consideration of Consent Agenda

- A. 24-1652 Approval of LOT-001888-2024, Midway Cottages, 1 lot to 2 lots, 0.18 acres, DROD Area 2 / R-3 (Downtown Residential Overlay District Area 2 / Residential Single-Family 3) / PUD-001249-2023 (Planned Unit Development), one-eighth mile south of Kenosha St (71st Street) and one-third mile west of 9th Street (177th Avenue/Lynn Lane Road)
- B. 24-1667 Approval of PT-001886-2024|PR-000784-2024, Preliminary Plat for Aspen Market, 30.54 acres, 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, generally located on the northeast corner of Tucson Street (121st Street) and Aspen Avenue (145th East Avenue)
- C. 24-1670 Approval of LOT-001887-2024, Catlett Lot Split, 1 lot to 2 lots, 2.44 acres, R-1 (Single Family Residential), located approximately one-quarter mile west of Elm Place (161st E Ave), and one-third mile north of Houston Street (81st street).

MOTION: A motion was made by Jaylee Klempa, seconded by Mindy Payne.

Move to approve Item 4B PT-001886-2024|PR-000784-2024, Preliminary Plat for Aspen Market, 30.54 acres, CN (Commercial Neighborhood), CG (Commercial General), RD (Residential Duplex) and R-2 (Single-Family Residential) to CH (Commercial Heavy). And Item 4C LOT-001887-2024, Catlett Lot Split, 1 lot to 2 lots, 2.44 acres, R-1 (Single Family Residential), located approximately one-quarter mile west of Elm Place (161st E Ave), and one-third mile north of Houston Street (81st street) of Consent Agenda.

The motion carried by the following vote:

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

5. Consideration of Items Removed from Consent Agenda

Joel Hensley, Senior Planner, presented Item 4A, a request to split Lot 1888-2024, a 0.18-acre parcel in the DROD Area 2/R3/PUD 1249-2023 zoning district, into two lots to accommodate the construction of single-family homes. The property near Kenosha Street and 9th Street meets the minimum requirements for lot frontage (35 feet) and land area (4,000 square feet). Utilities are available, and there are no objections from relevant agencies. Staff recommends approval of the lot split, contingent on the simultaneous submission of new warranty deeds to the planning and development division for stamping before recording in Tulsa County.

Public Comments: Nancy Beasley and Jeff Beasley, in opposition, did not wish to speak. (After the meeting Nancy and Jeff Beasley clarified they meant to oppose item 6C.) The applicant chose not to speak.

MOTION: A motion was made by Jonathan Townsend, seconded by Jason Coan.

Move to approve Item 4A LOT-001888-2024, Midway Cottages, 1 lot to 2 lots, 0.18 acres, DROD Area 2 / R-3 (Downtown Residential Overlay District Area 2 / Residential Single-Family 3) / PUD-001249-2023 (Planned Unit Development), one-eighth mile south of Kenosha St (71st Street) and one-third mile west of 9th Street (177th Avenue/Lynn Lane Road).

The motion carried by the following vote:

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

6. Public Hearings

- A. 24-1660 Public hearing, consideration, and possible action regarding COMP- 001761-2024 (Comprehensive Plan Change), 510M, 3.46 acres, Level 3 (Transition Area) & Level 6 (Regional Employment/Commercial) to Level 3, located approximately one-third mile north of Kenosha Street (71st Street), east of Elm Place (161st E. Avenue).

Joel Hensley, Senior Planner, presented Comp 1761-2024, a request to amend the comprehensive plan designation of a 3.46-acre property located north of Kenosha Street and east of Elm Place from Levels III and VI to Level III. The change is intended to facilitate future commercial development and is accompanied by a pending rezoning request to Office Neighborhood (ON). The amendment aligns with surrounding land uses and zoning, and no part of the property lies within a 100-year floodplain, although a blue line stream crosses the eastern side. Utilities are available, and staff recommends approval based on the property's location and compatibility with nearby developments.

Chairman Robert Goranson inquired whether the proposed amendment for Comp 1761-2024 is connected to nearby developments, including the housing addition to the east and the furniture factory, suggesting a potentially more significant overall plan for the area. Mr. Hensley clarified that this application is separate and submitted by a different applicant. While the proposed Office Neighborhood zoning indicates a likely office use, it does not preclude other permitted uses, and no broader plan linking this project to surrounding developments is known. Chairman Goranson acknowledged that the proposal seemed a good fit but was curious about potential connections.

MOTION: A motion was made by Jaylee Klempa, seconded by Mindy Payne.
Move to approve Item 6A COMP- 001761-2024 (Comprehensive Plan Change), 510M, 3.46 acres, Level 3 (Transition Area) & Level 6 (Regional Employment/Commercial) to Level 3, located approximately one-third mile north of Kenosha Street (71st Street), east of Elm Place (161st E. Avenue).

The motion carried by the following vote:

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

B. 24-1661 Public hearing, consideration, and possible action regarding COMP- 001872-2024 (Comprehensive Plan Change), Furniture Row Lot Split, 1.63 acres, Level 3 (Transition Area) to Level 6 (Regional Employment/Commercial), located approximately one-half mile north of Kenosha Street (71st Street), one-third mile east of Elm Place (161st E. Avenue).

Joel Hensley, Senior Planner, presented Item 6B COMP 1872-2024 involves a request to amend the comprehensive plan designation of a 1.63-acre unplatted property from Level III to Level VI, located about one-half mile north of Kenosha Street and one-third mile east of Elm Place. The change aims to facilitate future rezoning and planned unit development (PUD), although no draft PUD documents or conceptual plans have been provided. The amendment would allow for potential rezoning to any district permitted under the Level VI designation, as outlined in the comprehensive plan. The property is not within a 100-year floodplain, and utilities are available. Staff recommends approval based on its location and compatibility with surrounding land uses.

The applicant, Lou Reynolds, explained that the request to amend the comprehensive plan for COMP 1872-2024 is to facilitate the purchase of the property from Furniture Row to expand the Ferguson car dealership. The dealership plans to use the site for a new facility. Recently, Oakland Street was installed in front of the property through a public-private improvement process. The amendment is necessary to proceed with rezoning and align with the project's timeline, which includes constructing a new Furniture Row store and the dealership on the site.

MOTION: A motion was made by Jaylee Klempa, seconded by Mindy Payne.
Move to approve Item 6B COMP- 001872-2024 (Comprehensive Plan Change), Furniture Row Lot Split, 1.63 acres, Level 3 (Transition Area) to Level 6 (Regional Employment/Commercial), located approximately one-half mile north of Kenosha Street (71st Street), one-third mile east of Elm Place (161st E. Avenue).

The motion carried by the following vote:

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

C. 24-1665 Public hearing, consideration, and possible action regarding COMP- 001874-2024 (Comprehensive Plan Change), Bel Lago, 17.2 acres, Level 2 (Urban Residential) to Level 3 (Transition Area), located approximately one-quarter mile north of Houston Street (81st Street), one-half mile west of Evans Road (225th E. Avenue).

Joel Hensley, Senior Planner, presented Item 6C COMP 1874-2024, a request to amend the comprehensive plan designation of a 17.2-acre unplatted property from Level II to Level III, located about a quarter mile north of Houston Street and half a mile west of Evans Road. This amendment aims to enable potential residential development, with an anticipated subsequent rezoning request and PUD submission. While no draft PUD documents or conceptual plans have been provided, Level III zoning could accommodate various residential and mixed-use designations outlined in the comprehensive plan. The property is surrounded by residential and undeveloped land, with a blue line stream along its eastern boundary but no presence in

the 100-year floodplain. Utilities are available, and staff recommends approval based on the property's location and compatibility with surrounding land uses.

Applicant Tom Vogt of Jones Gotcher Attorneys clarified that the request concerns a change to the comprehensive plan, not rezoning, and addressed potential concerns from the community. He stated that the property owner, Pat McGuire, has partnered with Glenwood Homes, a builder specializing in single-family homes, not apartments. Glenwood Homes recently acquired adjacent Level III property to the west and plans to combine it with the current property for potential RM zoning development.

The envisioned development would include increased-density housing, such as duplexes or single-story detached homes, rather than multi-story apartment complexes. Glenwood Homes intends to avoid connecting new development streets to the stubbed-out roads of adjacent single-family neighborhoods, alleviating traffic concerns. The nearby creek and flood zone will remain unaffected due to existing platted easements and natural barriers. Additionally, RM zoning would require increased buffering between the new development and the single-family neighborhoods to the east, ensuring minimal impact on those communities.

Chairman Robert Goranson raised concerns about the flexibility of zoning options under a comprehensive plan change from Level II to Level III. They emphasized that while RM zoning has been discussed, approval of the change would not limit future development to RM; any zoning type permitted within Level III could be pursued, including options like RD (duplex) or RS4 (single-family).

Chairman Goranson also noted that policies in the comprehensive plan suggest RD and RM zoning should typically be adjacent to arterial streets, raising doubts about the compatibility of such zoning in this location, as it sits deeper within the Bel Lago area than near an arterial. They referred to page 77 of the comprehensive plan to clarify policy guidelines, inviting Joel to confirm or provide additional insight into whether the proposed changes align with the plan's requirements.

Mr. Vogt clarified that the proposed change aims to align this tract's designation with the adjacent Level III property recently purchased for a combined PUD development. This approach may address concerns about adherence to arterial street adjacency policies, as the combined PUD would connect the tracts into a unified plan.

Chairman Goranson acknowledged the public's interest and emphasized that the current focus is on the comprehensive plan change from Level II to Level III, which expands potential zoning options. They requested visual clarification of the table outlining permissible zoning under Level III. Despite prior assurances to the contrary, they expressed concerns that development might still connect to existing stub streets.

Further discussion centered on the implications of the comprehensive plan change from Level II to Level III for the proposed development and the surrounding area. Concerns were highlighted about opening the property to zoning types that may not align with the comprehensive plan's intent or the neighborhood's character, explicitly questioning the appropriateness of higher-density zoning (like RM or RD) in a location not directly adjacent to an arterial. They emphasized the lack of a conceptual layout and the potential connectivity of the development to existing stub streets, which could impact traffic in adjacent neighborhoods.

Mr. Vogt clarified that the intent is to match the Level III designation of the adjacent property to the west, allowing for a unified PUD. He explained that the envisioned development involves detached, single-family homes or duplex-style structures on a single lot, similar to newer community designs like the Twill development in Jenks. He acknowledged that this type of development wouldn't fit traditional RS4 zoning but could be addressed through a PUD. Mr. Vogt also addressed concerns about ecological impacts, explaining that water runoff would be managed through a detention pond already on the property, which may require modifications to ensure proper containment and prevent issues like erosion or pollution of nearby creeks.

Mr. Hensley clarified that the comprehensive plan change intends to allow the property to match the adjacent tract to the west, which has frontage on 81st Street, an arterial. While stub streets in the area are shown, connectivity between the development and existing neighborhoods would depend on the development's design and approval process. Curtis emphasized that the recommendation for the comprehensive plan change is based on ensuring the combined properties have arterial frontage and are consistent with planning guidelines.

The discussion concluded with acknowledging the community's concerns and a reminder that details regarding the development, including connectivity and zoning, would be addressed during the rezoning and PUD processes.

Carl Knutson is in opposition but did not speak.

Doug Campbell is in opposition but did not speak.

Johnny Walker, a Bel Lago resident, expressed concerns regarding the proposed comprehensive plan change and the potential introduction of condensed housing near his neighborhood. He acknowledged Broken Arrow's growth and the benefits of increased rooftops, including revenue and school support. Still, he emphasized the importance of maintaining the quality of existing developments like Bel Lago and the Villas of Bel Lago.

Walker noted that Bel Lago, initially built by Home Creations (now part of Glenwood Homes), reflects a higher standard of housing compared to the densely packed developments being proposed. He cautioned that such housing, with minimal space between structures, may detract from the character and value of the existing community. He urged the city to uphold the neighborhood's standards by requiring new construction to align with Bel Lago's quality and design, arguing that Broken Arrow is in a strong position to prioritize the interests of its current residents while still benefiting from new development.

Rick Helm, a resident, expressed concerns about potential ingress and egress plans for the area under discussion, mainly a proposed road he believed could run through his property.

Chairman Goranson clarified that the road may have been part of a prior East Side Study on Kenosha, which included trails and roadways. Still, he emphasized that this was unrelated to the current proposal.

Mr. Helm further stated his opposition to the development of apartments in the area, reinforcing his concerns about maintaining the neighborhood's character. He humorously referenced the possibility of protected wildlife in the area, like a snail or pocket gopher, as an additional consideration for limiting development impacts.

Chairman Goranson and Hensley discussed the reasoning behind the comprehensive plan's land use intensities, emphasizing the importance of transitioning between different land use types. Joel explained that this approach avoids placing high-intensity uses, like industrial or large apartment complexes, directly next to low-intensity uses, such as single-family homes, as this could negatively impact both residential quality of life and the viability of higher-intensity developments.

The plan transitions from lower-intensity areas, like agricultural or single-family residential (yellow on the map), to higher-intensity uses, like apartments or offices (purple on the map), often near highways or significant roads for accessibility. Joel noted that the hashed yellow area aligns with single-family housing like Bel Lago. Still, while avoiding apartments, the request seeks to reclassify it to support slightly denser residential uses, such as smaller-lot homes or duplexes. This ensures a smoother progression of land uses and maintains continuity in planning.

Chairman Goranson clarified that the proposed change aims to accommodate denser housing without crossing into high-density categories like apartments, aligning with the goal of thoughtful and gradual land-use transitions. They ensured everyone understood the proposed shift and its implications for the area's development.

Kathleen Halloran, a Bel Lago resident, voiced significant concerns about water management and Glenwood Homes' track record. She noted frequent flooding along a creek behind her property, which affects her yard and creates substantial water accumulation during rains, even though the area is not officially designated as a flood zone. She questioned the accuracy of this classification and the impact of development on water flow and accumulation.

Ms. Halloran expressed concern about the proposal to convert an existing clear-water pond into a retention pond, fearing it would degrade the area's aesthetic and functionality. She cited issues with retention ponds in other Glenwood Homes developments, including Bel Lago, where costly repairs were required, and another retention pond graded incorrectly has become problematic. Additionally, Ms. Halloran highlighted communication issues and misinformation from Glenwood Homes, further eroding her confidence in their ability to manage future development effectively. She strongly opposed changing the zoning, arguing that the current zoning already supports single-family homes, which would align with the existing community.

Chairman Goranson acknowledged her concerns and suggested she contact the city to address current water issues. He noted that while development could include engineered improvements, her immediate issues shouldn't wait for future growth. Chairman Goranson emphasized that development is likely inevitable regardless of the zoning outcome, making it essential to address existing concerns proactively.

Linda Montgomery, representing residents of Bel Lago and nearby neighborhoods, opposed the proposed comprehensive plan change and presented a petition with significant neighborhood support for maintaining the current Level II designation. She emphasized concerns about overdevelopment, the lack of clarity in the proposal, and the potential environmental impact of changing the area to Level III.

Ms. Montgomery highlighted issues with water supply, noting the area's reliance on District Four water, which has faced shortages and rationing. She also raised concerns about removing trees near the creek, a migration route for birds and wildlife. She pointed out that federal wildlife regulations prohibit disturbing vegetation within 50 feet of the creek and stressed the importance of preserving this natural buffer.

Additionally, she expressed worry about the impact of increased concrete surfaces from new development on water runoff and the creek's health. Ms. Montgomery reiterated the community's preference for single-family homes that align with the existing Level II designation and cautioned against higher-density developments that could include apartments or multi-story buildings.

Ms. Montgomery emphasized the residents' desire for thoughtful, sustainable progress and submitted the petition to support their case against the proposed change.

Phillip Scott, a Bel Lago resident, opposed the proposed change to Level III zoning for the property abutting his residence. He highlighted that the adjacent property, cited as part of the development plan, does not yet have a recorded deed of purchase according to Wagner County records as of the previous day. This raised questions about its legitimacy in the rezoning proposal, especially since the area lacks direct frontage on an arterial street as required for such zoning changes.

Chairman Goranson noted that developers often conditionally acquire property, finalizing purchases only after receiving necessary approvals, which might explain the absence of a recorded deed. Scott acknowledged this possibility but maintained his objection, emphasizing the irregularity of the situation. He concluded without further remarks, reiterating his opposition to the rezoning request.

Applicant Tom Vogt addressed questions and concerns raised during the hearing, emphasizing the following points:

Water Supply: He countered claims about water availability from District Four, stating that his engineer disagreed with the assertion of insufficient water resources but acknowledged this issue would need resolution during the development phase.

Tree Tagging: Mr. Vogt denied any connection to the tagging of trees and explained that the eastern creek bank is within the existing subdivision and protected from development. Trees on the western side are similarly undevelopable in a flood zone. He added that the zoning and site planning stages would address tree-related actions. He also noted reports of unhealthy trees causing hazards in the area, potentially leading to unrelated tagging or removal efforts.

Community Engagement: Mr. Vogt assured attendees that before rezoning or PUD submissions, his team would engage with the community to present and discuss detailed plans.

Buffers and Natural Features: Mr. Hensley highlighted that if the property were rezoned for residential multifamily, buffers would be mandated by the city. Additionally, the creek, identified as a "blue line stream," is a natural buffer protected by regulations. He explained that modifying or removing the stream would be costly and challenging for any developer.

Chairman Goranson acknowledged residents' frustrations, noting the limited information provided by public notices. He clarified that concerns like buffers and development impacts would be addressed more thoroughly during the PUD process.

Mr. Vogt and Mr. Hensley reiterated that while current discussions focus on the comprehensive plan change, future phases would involve more detailed plans addressing resident concerns, regulatory requirements, and environmental protection.

Vice Chairman Jason Coan and Chairman Goranson expressed reservations about approving the comprehensive plan change from Level II to Level III for the property in question due to concerns about traffic, connectivity, and alignment with planning guidelines.

Vice Chairman Coan emphasized the lack of direct access to the proposed development and the potential for traffic to funnel through existing neighborhoods, particularly Bel Lago, via stub streets. He noted discomfort with changing the comprehensive plan without a defined

plan or PUD that clearly outlines the developer's intentions and connectivity solutions. Chairman Goranson echoed these concerns, pointing out that, based on the comprehensive plan, higher-density zoning (like RD or duplexes) should be adjacent to arterial roads, not embedded within a residential neighborhood.

They further clarified that a comprehensive plan change is an all-or-nothing decision and cannot include stipulations, unlike PUDs or rezoning requests. Chairman Goranson highlighted the table outlining land use allowances for Level II and Level III designations, explaining that Level II already allows for various residential developments, including smaller lots, with appropriate planning through a PUD.

Vice Chairman Coan and Chairman Goranson questioned the benefits of changing to Level III, emphasizing that the proposed change doesn't meet the city's comprehensive plan requirements, particularly regarding adjacency to arterial roads. They agreed that more detailed plans or a combined layout with the adjacent property would be needed to justify such a change.

MOTION: A motion was made by Jason Coan, seconded by Mindy Payne.

Move to deny Item 6C COMP- 001874-2024 (Comprehensive Plan Change), Bel Lago, 17.2 acres, Level 2 (Urban Residential) to Level 3 (Transition Area), located approximately one-quarter mile north of Houston Street (81st Street), one-half mile west of Evans Road (225th E. Avenue).

The motion carried by the following vote:

Aye: 5 -

Mindy Payne, Jonathon Townsend, Jaylee Klempa, Jason Coan, Robert Goranson
Staff stated they would send a courtesy notice if the applicant chooses to appeal the decision to the City Council.

- E. 24-1669 Public hearing, consideration, and possible action regarding BAZ-001873-2024 (Rezoning), Davis Duplex, 0.41 acres, R-3 (Single-Family Residential) to RD (Residential Duplex), located one-half mile north of Houston Street (81st Street), East of Lynn Lane (9th Street)**

Henry Bibelheimer, Planner II, presented BAZ 1873, a rezoning request for a 0.41-acre property currently zoned R3 (single-family residential) to RD (residential duplex). The property, located half a mile north of Houston Street and east of Lynn Lane, is unplatted. The property owner has also applied for a lot split (Lot 1877) and plans to construct a duplex on each resulting lot, creating four total dwelling units.

The property falls under comprehensive plan Level II, which supports RD zoning when located along an arterial street. This project meets that requirement and aligns with the comprehensive plan. Staff supports the rezoning based on the comprehensive plan, the property's location, and compatibility with surrounding land uses.

Staff recommends approval of BAZ 1873, with plating requirements waived, provided the ultimate right-of-way is dedicated along Lynn Lane and College Avenue and all required easements are filed before approving Lot 1877.

Applicant Trent Harris explained the challenges with the lot split and access plans for the rezoned property under BAZ 1873. Initially, the plan was to avoid curb cuts on Lynn Lane and provide access via a shared drive off College Avenue. However, meeting the city's frontage and square footage requirements for the lot split necessitated changes to the original design.

Chairman Robert Goranson raised concerns about potential sightline issues at the intersection of College Avenue and Lynn Lane, noting the importance of ensuring safe ingress and egress. Mr. Harris acknowledged the problem but stated that discussions or assessments of the sight triangle had not yet occurred. He emphasized their intention to design a layout that accommodates residents' access needs without exacerbating traffic issues on Lynn Lane.

Mr. Harris confirmed that the redesign aims to balance city requirements and practical access for future residents while minimizing disruptions to traffic flow. The conversation touched on the interconnectedness of rezoning, lot splits, and access plans, with Chairman Goranson emphasizing the need to consider all these elements holistically before proceeding further. It was clarified that the lot split is not currently under discussion but would come up in a future hearing.

MOTION: A motion was made by Mindy Payne, seconded by Jaylee Klempa.

Move to approve Item 6E BAZ-001873-2024 (Rezoning), Davis Duplex, 0.41 acres, R-3 (Single-Family Residential) to RD (Residential Duplex), located one-half mile north of Houston Street (81st Street), East of Lynn Lane (9th Street).

The motion carried by the following vote:

Aye: 5 - Mindy Payne, Jonathon 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)

Commissioner Jaylee Klempa wished all a Merry Christmas. Commissioner Mindy Payne urged applicants to attend Planning Commission meetings for their items. Chairman Robert Goranson asked about requiring draft PUDs for all Comprehensive Plan changes, and Farhad Daroga, Special Projects Manager, clarified the current policy.

10. Adjournment

MOTION: A motion was made by Mindy Payne, seconded by Jason Coan.

Move to adjourn.

The motion carried by the following vote:

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

The meeting adjourned at 7:21 p.m.



City of Broken Arrow

Request for Action

File #: 25-175, Version: 1

**Broken Arrow City Council
Meeting of: 02-04-2025**

Title:

Acceptance of Drainage Advisory Committee meeting minutes of October 28, 2024

Background:

The minutes of the Drainage Advisory Committee meeting held October 28, 2024 were approved by the Drainage Advisory Committee on January 27, 2025.

Approximate Cost: Approx. \$110.00

Funding Source: N/A

Requested By: Charlie Bright, Director of Engineering and Construction

Approved By: City Manager's Office

Attachments: Drainage Advisory Committee Minutes

Recommendation:

Accept the Drainage Advisory Committee meeting minutes of October 28, 2024



City of Broken Arrow
Minutes
Drainage Advisory Committee

City Hall
220 S 1st Street
Broken Arrow OK
74012

Chair Lori Hendricks
Denise Mason – Vice Chair
Donna Wiedenhour
Amber Hamilton
Donna Wallace
Johnnie Parks
Christi Gillespie

Monday, October 28, 2024

Time 6:00 p.m.

Council Chambers

1. Call to Order

Chair Lori Hendricks called the meeting to order.

2. Roll Call

Present: 7 - Lori Hendricks, Denise Mason, Donna Wiedenhour, Amber Hamilton, Donna Wallace, Johnnie Parks, Christi Gillespie

3. Consideration of Consent Agenda

A. 24-1464 Approval of Drainage Advisory Committee meeting minutes of July 29, 2024

MOTION: Christi Gillespie moved to approve the consent agenda, seconded by Donna Wallace.

Move to approve consent agenda

The motion carried by the following vote:

Aye: 7 - Lori Hendricks, Denise Mason, Donna Wiedenhour, Amber Hamilton, Donna Wallace, Johnnie Parks, Christi Gillespie

4. Consideration of Items Removed from Consent Agenda - NONE

5. Presentations

A. 24-1462 Presentation summarizing the projects and funds spent to date of Proposition 6 of the 2018 General Obligation Bond

Pat Wilson, Stormwater Division Manager of the Engineering and Construction Department, gave an update on the progress and plans for drainage improvements funded by Proposition Six. He reviewed completed projects, current ones, and plans, emphasizing the legal allowance to use bond funds for drainage improvements on private property with a vested public interest marked by permanent easements. So far, 50 projects have been managed: 31 are closed, six are near closure, two are in permitting, three are in construction, and eight are in design.

Mr. Wilson detailed financials, showing how funds are allocated and managed across various drainage basins. Some funds show discrepancies due to project closures and reallocation. He noted about \$700,000 remains of sold funds, with an additional \$2.5 million to be sold in

future fiscal years.

Mr. Wilson recommended looking into more significant projects to utilize the remaining funds effectively, including channel clearing and improvements in specific areas needing structural repairs. He concluded by expressing a commitment to supporting drainage capacity and flow improvements citywide for the benefit of residents.

In further discussion with the Committee, Mr. Wilson explored ways to proactively identify and fund necessary drainage projects, particularly those that protect critical infrastructure and address stormwater issues on private property. The team highlighted several cases where city-initiated projects could be justified, such as repairing culverts or fixing drainage channels that impact public and private property. The concern was raised about spending Proposition Six funds efficiently before proposing future bonds, with the potential for a 2026 bond measure.

Suggestions included proactively identifying problem areas based on insights from engineering and stormwater teams, police, and fire departments, who often encounter flood-prone sites. The team emphasized the importance of community awareness so that property owners know the program. Outreach ideas included leveraging public workshops and city expositions to share information on stormwater solutions and partnerships. This proactive approach aims to expedite the spending of existing funds while aligning with the intent of Proposition Six, ensuring public benefit through these public-private drainage improvements.

Vice-chairperson Denise Mason praised the city of Broken Arrow's progressive approach, especially its willingness to partner with citizens on infrastructure projects, setting it apart from other cities. They emphasized that city officials understand problem areas better than anyone, including older neighborhoods likely to face issues in the future. Highlighting this collaborative approach could be beneficial in publicizing the city's commitment to citizen partnership, as it fosters a better quality of life for residents.

Vice-chairperson Denis Mason suggested using stories, possibly through media coverage, to communicate the city's proactive work, such as before-and-after project outcomes, which can demonstrate Broken Arrow's unique community-focused initiatives. A specific project on Dallas and Fourth was identified for a potential feature story, showing the city's ongoing efforts. This type of storytelling could enhance public understanding of these initiatives and attract positive attention to the city.

6. General Committee Business

A. 24-1465 **Consideration, discussion, and possible action to recommend to City Council to expend funds to investigate and design erosion control measures in the Bristol Ponds south detention pond and in the channel between Bristol Ponds and Elm Place (Case No 24-016)**

Mr. Wilson presented a potential public-private drainage improvement project near 91st and Elm Place, involving the city's stormwater system near a Big Lots store and the adjacent Bristol Ponds subdivision. He outlined the flow path where stormwater travels from Elm Place through a city-owned concrete channel into a pond on private property. The concrete channel requires maintenance due to erosion and breakage.

Mr. Wilson noted that the high velocity of stormwater (13.2 feet per second) erodes the banks, whereas a safe flow velocity should be below 6 feet per second. An investigation revealed that a developer had not installed required energy dissipators, resulting in higher-than-expected water velocity.

The project proposes a partnership with the Homeowners Association (HOA) to stabilize the

channel and pond bank, aiming to reduce the flow velocity and ensure proper drainage capacity. Since the area is outside a regulatory floodplain, permitting would be handled by the city, not federal agencies. Wilson recommended that the committee approve \$50,000 for the project's design phase and welcomed questions.

In this discussion, committee members and city staff discussed a proposed drainage improvement project involving a detention pond and drainage channel near Big Lots and Arvest Bank on Elm Place. This project aims to reduce stormwater velocity and prevent erosion in a concrete channel leading to Bristol Ponds. Staff clarified that the original developer had not installed energy dissipators as required, but limitations on liability prevented action against the developer due to the project's completion in 2005. Today, the city has stricter oversight processes for similar projects.

Committee members emphasized the importance of ensuring developers follow through on drainage and infrastructure requirements and suggested potentially implementing a point or tracking system for developers. The group agreed that this project could benefit from energy dissipators to effectively manage water flow, with design funding sought before requesting construction funds. The city will address additional design features and assess costs in the following stages, ensuring compliance and enhancing drainage capacity in the area.

Patty Pitcock, a citizen, expressed gratitude to the city for their responsiveness and commitment to addressing stormwater issues. As a former educator and administrator, they took the initiative to research and document the problem, using the city's resources, such as the website and the Click Fix platform, to report it. They noted that while many residents bring issues to light, fewer are willing to partner to resolve them. Living near the pond, they had observed an increase in erosion over the past two years, with large chunks of land eroding, which indicated an issue beyond natural erosion.

The citizen commended Patrick from the city's team for understanding the situation's severity and knowing precisely what to investigate. They felt reassured by the city's expertise and thorough approach. Additionally, they appreciated the committee's dedication to the "spirit of intent" in their work and joked about becoming knowledgeable on energy dissipators through their research. They concluded by emphasizing the importance of having skilled professionals to address complex issues like these.

Ms. Pitcock, a longtime resident of Broken Arrow since 1977 and a current homeowner in Bristol Ponds, shared her support and appreciation for the city's efforts on stormwater management. They humorously noted their decision to move to a more manageable property, anticipating future needs as they and their spouse age. Acknowledging the city's need to prioritize projects, they understood their issue might not be top priority. However, they emphasized their willingness and other homeowners' willingness to support the city's efforts, especially if initial design and investigation lead to further actions. They concluded with gratitude for the hard work of the board members, appreciating their dedication to community issues.

Lori Hendricks, Chair, emphasized the importance of clearly communicating the public benefit of this stormwater project. The public benefit lies in maintaining a consistent stormwater flow through the channel and pond, preventing public and private property issues. The city owns the incoming and outgoing parcels of the stormwater system, ensuring continuity in managing water flow and minimizing potential flooding or erosion impacts on nearby properties.

MOTION: Christi Gillespie motioned to expend funds for Case No 24-016, seconded by Donna Wiedenhour.

Move to approve Case No 24-016.

The motion carried by the following vote:

Aye: 7 - Lori Hendricks, Denise Mason, Donna Wiedenhour, Amber Hamilton, Donna Wallace, Johnnie Parks, Christi Gillespie

B. 24-1466 Consideration, discussion, and possible action to recommend to City Council to expend funds to construct erosion mitigation and repair the leaking pond spillway at Shenandoah Valley at Battle Creek (Case No 24-015)

Pat Wilson, Stormwater Division Manager of the Engineering and Construction Department, reviewed a case initially presented in August 2022, which involved studying a leaking spillway at a detention pond between the Extended Doe Valley subdivisions. The study, funded by the city, aimed to address erosion and protect a nearby 10-inch sanitary sewer line. Since then, the Property Owners Association (POA) hired an engineering firm to create construction plans, completed in September 2024, that propose a polyurethane injection to seal the spillway and prevent leakage.

The project location is east of Aspen Avenue and north of Omaha, near Battle Creek Golf Course. Photos showed saturated ground around the spillway, visible water seepage through concrete, and proximity to the golf course's cart path. Protecting the sewer line is a crucial public benefit, ensuring the infrastructure remains safe from water damage.

City staff recommended the committee approve a \$45,000 expenditure for erosion control and spillway repairs. This amount includes contingency but will not be disclosed publicly to ensure fair bidding. The committee was invited to ask questions regarding the proposal.

Mr. Wilson and the committee discussed the proposed \$45,000 mitigation project for the leaking spillway and its broader impacts, including protection of the sewer line and the cart path on the publicly owned Battle Creek Golf Course. While the ideal long-term solution would be completely removing and replacing the spillway, this would cost around half a million dollars. Instead, the proposed repair uses a pressure injection system with state-specified materials, which provides a middle-ground solution, though the exact lifespan is uncertain.

The committee noted that if this mitigation were to fail, costs to repair the sewer line alone would likely exceed \$45,000, especially considering excavation and spillway protection requirements. They emphasized the importance of maintaining the golf course's path and the sewer line. They supported proceeding with the mitigation measure as a cost-effective way to protect city assets.

MOTION: Johnny Parks motioned to approve Case No 24-015, seconded by Denise Mason. **Move to approve Case No. 24-015.**

The motion carried by the following vote:

Aye: 7 - Lori Hendricks, Denise Mason, Donna Wiedenhour, Amber Hamilton, Donna Wallace, Johnnie Parks, Christi Gillespie

C. 24-1469 Consideration, discussion, and possible action to recommend to City Council to expend funds to design improvements to the retaining wall holding back a private pond on Aspen Avenue between New Orleans Street and Florence Avenue (Case No. 24-014)

Mr. Wilson presented a case for addressing a retaining wall issue adjacent to a private pond near Aspen Avenue, approximately half a mile south of New Orleans. The pond itself is private property and dates back to at least 1955. However, when Aspen Avenue was widened in 2008, a public retaining wall was built within the city's right of way to accommodate the pond. The wall now faces problems, with water and sediment seeping through and spilling onto the sidewalk and street, creating hazards and adding sediment to the drainage system.

Additionally, a 12-inch city water line runs parallel to the retaining wall.

Photos showed the seepage, sediment accumulation, and erosion at the wall, as well as evidence of a nearby sheet pile wall and slope movement toward the pond. In this project, the city's public benefit is keeping the sidewalk and road clear of sediment and water to maintain safety and prevent further infrastructure deterioration.

Mr. Wilson recommended a \$100,000 budget for investigating the cause and a design for mitigation. Although structural engineering costs are currently high, any unused funds will be returned to the project budget. The committee was invited to ask questions.

Mr. Wilson and the committee discussed the complexities of addressing a retaining wall issue near a private pond adjacent to Aspen Avenue. While multiple property owners privately own the pond, the city is responsible for installing a retaining wall during a road expansion in 2008. This wall has been prone to leakage, causing water and sediment to flow onto the sidewalk and road, which could become hazardous, especially in winter.

The pond is part of a system that flows into Aspen Creek through the city's storm sewer. The committee considered possible solutions, including lowering the water level to reduce pressure on the retaining wall. However, the private property owners who control the pond level denied the city's request to drop the pond's outfall, limiting options. Additionally, water pressure behind the wall remains high, with a sheet pile installed temporarily during construction in 2008 as a stopgap.

Committee members suggested further evaluation, potentially including a drainage system behind the wall to redirect water. The proposed \$100,000 for investigation would enable the city to explore options with structural engineers to address the seepage and reduce wall pressure. However, the final solution may require complex coordination with multiple property owners.

MOTION: Christi Gillespie motioned to approve \$100,000 in design costs, seconded by Amber Hamilton.

Move to approve the expenditure.

The motion carried by the following vote:

Aye: 7 - Lori Hendricks, Denise Mason, Donna Wiedenhour, Amber Hamilton, Donna Wallace, Johnnie Parks, Christi Gillespie

7. Adjournment

MOTION: A motion was made to adjourn and seconded.

Move to adjourn.

The motion carried by the following vote:

Aye: 7 - Lori Hendricks, Denise Mason, Donna Wiedenhour, Amber Hamilton, Donna Wallace, Johnnie Parks, Christi Gillespie


Chairperson


Deputy City Clerk



City of Broken Arrow

Request for Action

File #: 24-1502, **Version:** 1

**Broken Arrow City Council
Meeting of: 02-04-25**

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 less than \$50,000

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 construction contracts not subject to the State of Oklahoma Public Competitive Bid Act, for notification purposes only.

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

- Professional Consultant Services Agreement to perform construction staking for the Highland Park Water Line (196024)

No further action is required by Council.

Cost: 1. \$2,500.00 Professional Services

Funding Source: 1: STCI

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

Approved By: City Manager's Office

Attachments: 1: GEODECA LLC - AE Agreement

Recommendation:
No Action Required

**CITY OF BROKEN ARROW
PROFESSIONAL SERVICES AGREEMENT
HIGHLAND PARK WATERLINE CONSTRUCTION STAKING
PROJECT NUMBER: 196024**

1. PROFESSIONAL SERVICE PROVIDER:

- a. Name: GEODECA LLC
- b. Telephone No.: 918.949.4064
- c. Address: P.O. Box 33012, Tulsa, OK 74153

2. PROJECT TITLE AND LOCATION: HIGHLAND PARK WATERLINE CONSTRUCTION IN BROKEN ARROW LOCATED AT 25235 E 91ST PL S, BROKEN ARROW, OK 74014

3. Contract for: Providing professional survey services associated with public works projects for the City of Broken Arrow. Professional services to include providing construction staking 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 Two Thousand Five Hundred and No/100 (\$2,500.00) 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 seven (7) 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. 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

11. 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.

12. 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.

13. 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.

14. 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
HIGHLAND PARK WATERLINE CONSTRUCTION STAKING
PROJECT NUMBER: 196024**

ATTACHMENT A

SP - 1.0 SCOPE OF THE PROJECT:

1.1. Providing Professional Construction Staking and Related Support Services associated with Broken Arrow Highland Park in the City of Broken Arrow. Services performed to include a full construction staking for the construction of a waterline to Highland Park in 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:

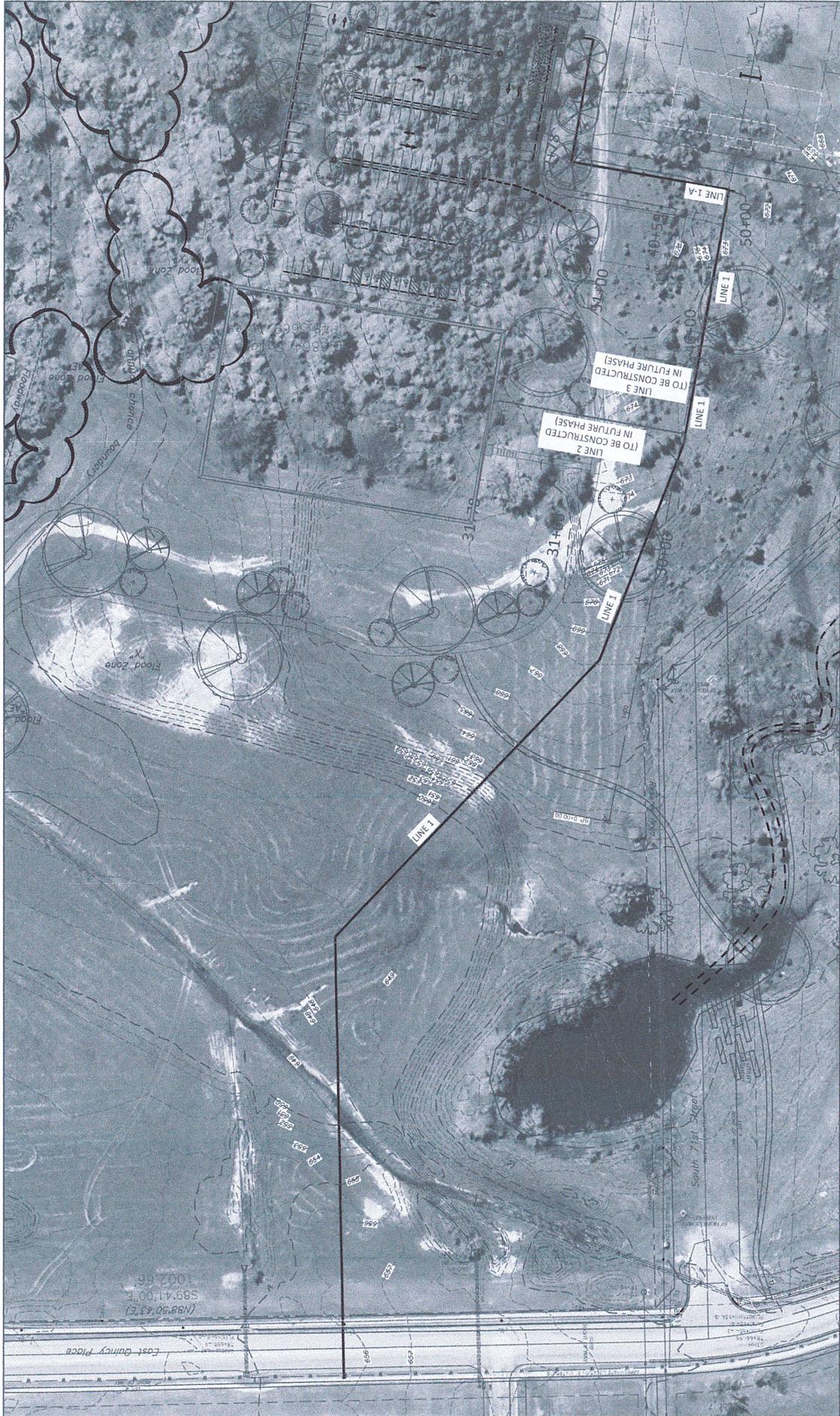
3.1 The Professional Service Provider shall provide a construction staking for the construction of the Highland Park water line. This waterline will connect to an existing waterline and extend south into Highland Park to support the new irrigation system. See attached Exhibit 1 for construction plans.

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
HIGHLAND PARK WATERLINE CONSTRUCTION STAKING
PROJECT NUMBER: 196024**

Exhibit 1



DESIGN	DRAWN	DATE
COBA	COBA	01/20/24
REVIEWED	PROJECT NO.	
COBA	19024	
APPROVED/SHEET	OF	
COBA	3	8

REVISIONS	DATE

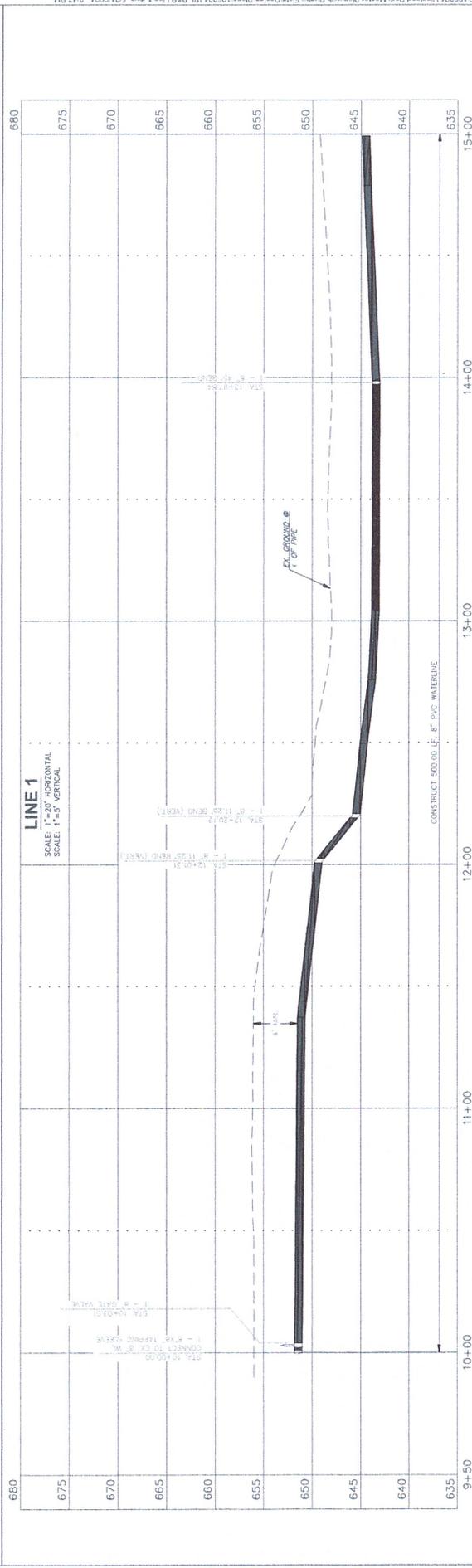
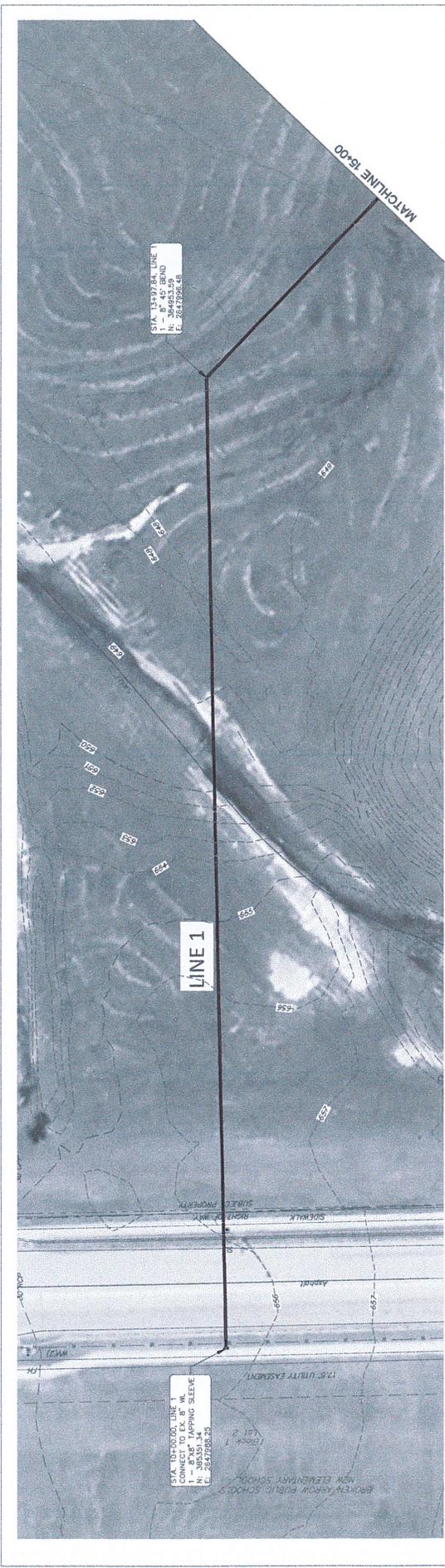
OVERALL PLAN VIEW

HIGHLAND PARK WATERLINE

City of

BROKEN ARROW

Where opportunity lives



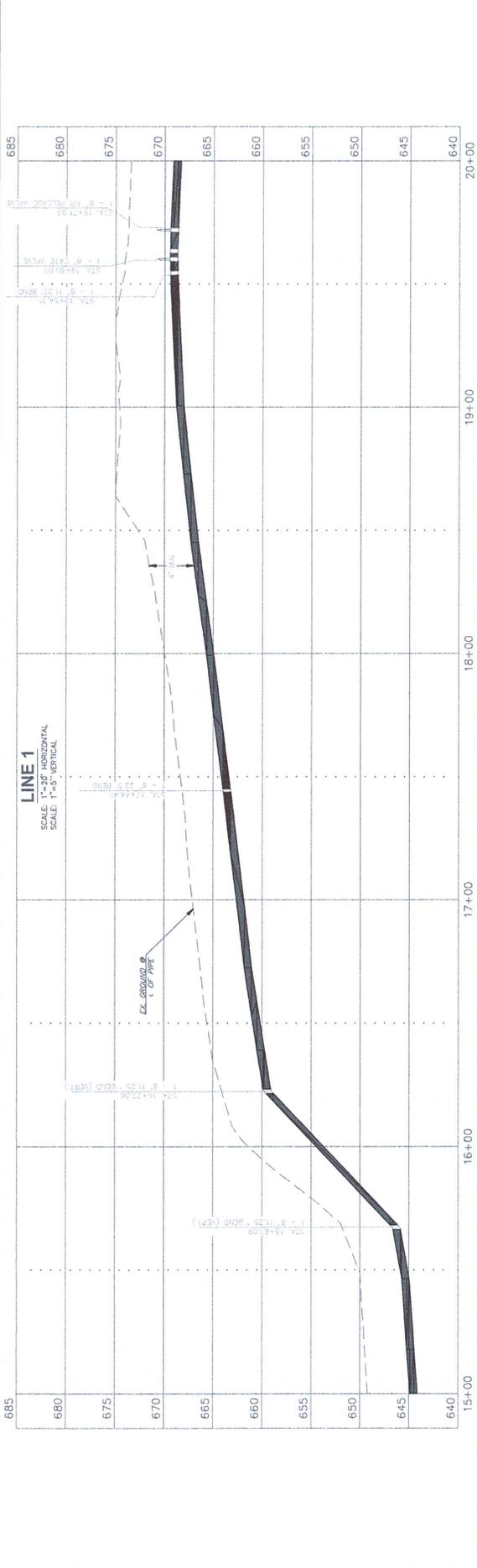
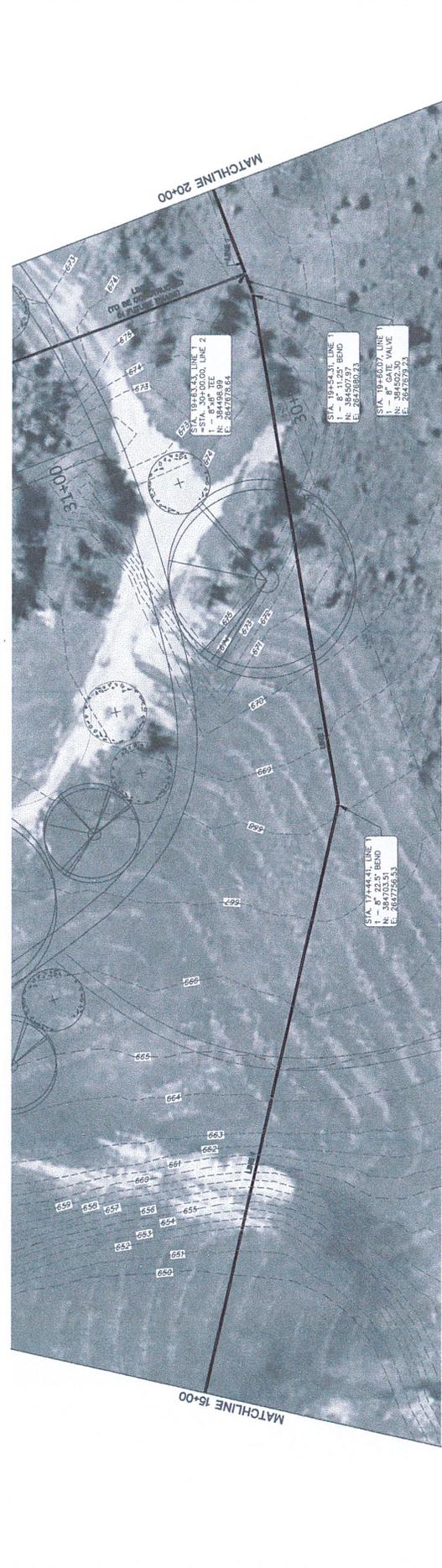
CITY OF BROKEN ARROW
Where opportunity lives

HIGHLAND PARK WATERLINE

WATERLINE 1 P&P (1 OF 3)

SCALE: 1"=20' HORIZONTAL
SCALE: 1"=5' VERTICAL

DESIGN	DRAWN	DATE
COBA	COBA	01/20/24
REVISIONS	PROJECT NO.	PROJECT SHEET
	190924	4
	APPROVED SHEET	8
	COBA	OF



WATERLINE 1 P&P (2 OF 3)

HIGHLAND PARK WATERLINE

DESIGN	DRAWN	DATE
CORA	CORA	01/20/24

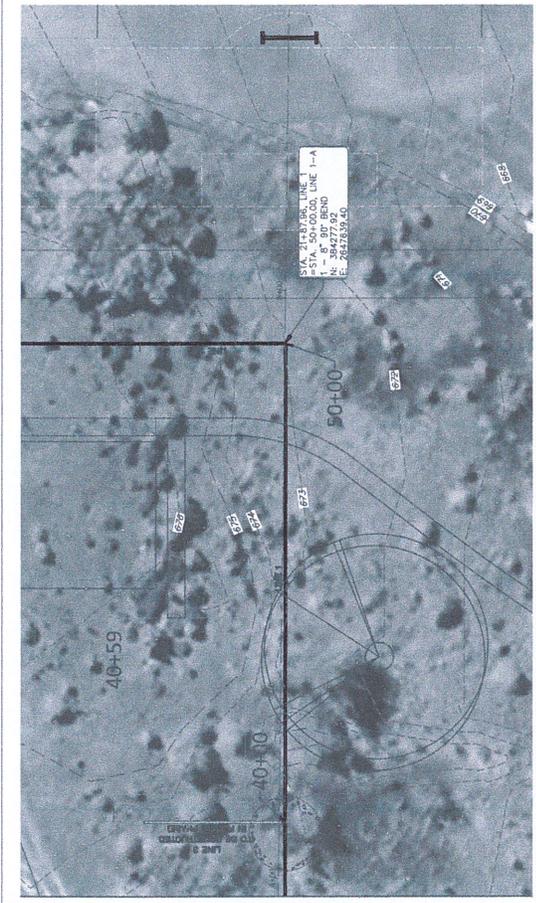
REVISIONS	DATE

REVIEWED	PROJECT NO.
CORA	190924

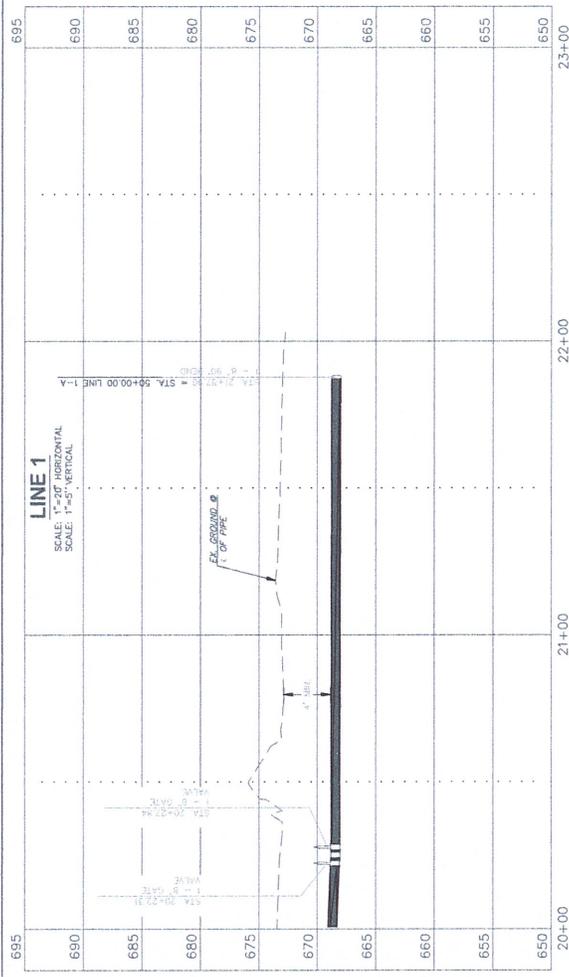
APPROVED/SHEET	SHEET
CORA	5

OF
5

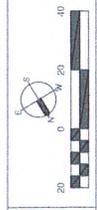
CITY OF BROKEN ARROW
Where opportunity lives



MATCHLINE 20+00



LINE 1
SCALE: 1"=20' HORIZONTAL
SCALE: 1"=5' VERTICAL

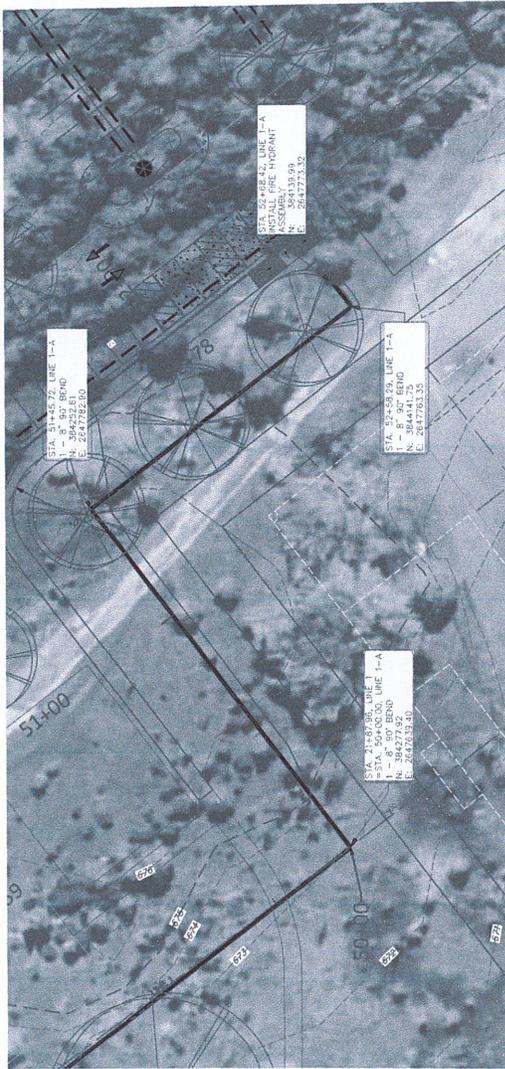



CITY OF BROKEN ARROW
 Where opportunity lives

HIGHLAND PARK WATERLINE

WATERLINE 1 P&P (3 OF 3)

REVISIONS	DATE	DESIGN	DRAWN	DATE
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		REVIEWED	PROJECT NO.	190924
		COBA	APPROVED SHEET	5
		COBA	OF	8

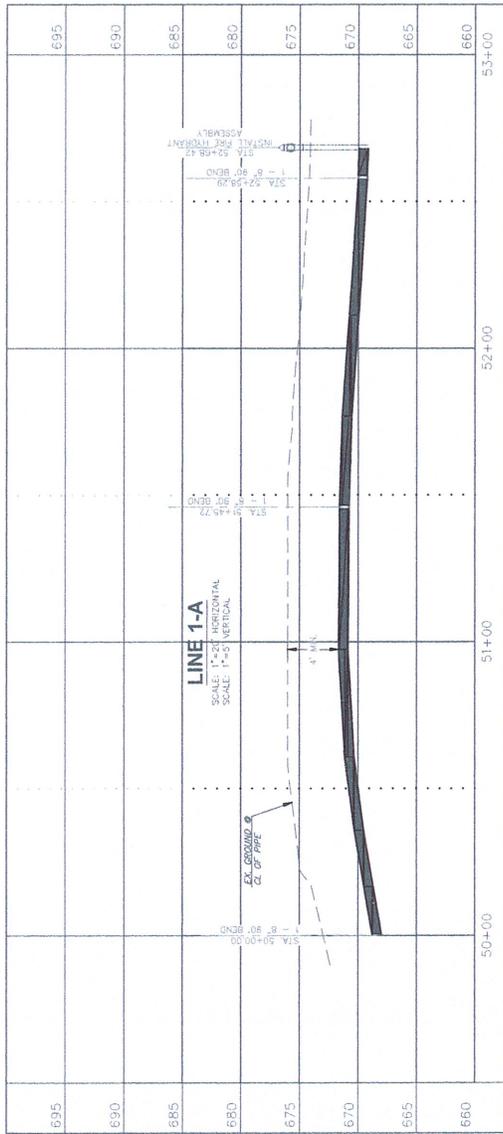


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 E. 2547785.60

STA. 52+88.42, LINE 1-A
 1 - 8' 50" BEND
 N. 3594335.99
 E. 2547773.32

STA. 50+00.00, LINE 1-A
 1 - 8' 50" BEND
 N. 3594335.99
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STA. 57+58.29, LINE 1-A
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 E. 2547783.35



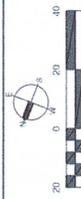
STA. 50+00.00
 90° BEND
 N. 3594335.99
 E. 2547783.30

LINE 1-A
 SCALE: 1"=50' HORIZONTAL
 SCALE: 1"=5' VERTICAL

STA. 51+45.72
 90° BEND
 N. 3594232.81
 E. 2547785.60

STA. 52+88.42
 90° BEND
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 E. 2547773.32

STA. 57+58.29
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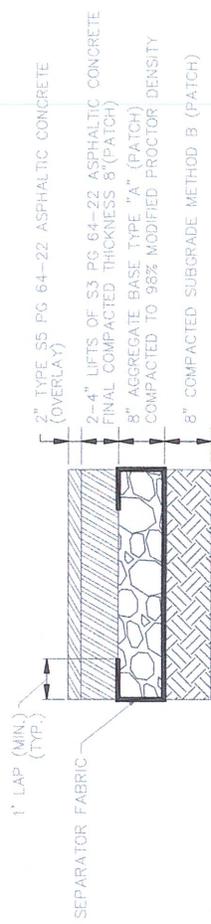


CITY OF
BROKEN ARROW
Where opportunity lives

HIGHLAND PARK WATERLINE

WATERLINE 1-A P&P (1 OF 1)

DATE	REVISIONS	DESIGN	DRAWN	DATE
		COBA	COBA	01/20/24
		REVIEWED	PROJECT NO.	190924
		APPROVED	SHEET	7
		COBA	OF	8



**ASPHALT STREET PATCH
(ARTERIAL)**

SCALE: NOT TO SCALE

	<p>HIGHLAND PARK WATERLINE</p>	<p>DETAILS</p>	REVISIONS NO. DATE DESCRIPTION
			DESKIN DRAFTED DATE COBA CAL 01/2024
PROJECT NO. 19024			REVIEWED PROJECT NO. COBA 19024
SHEET 8			APPROVED SHEET COBA 8
DATE			DATE COBA 01/2024



City of Broken Arrow

Request for Action

File #: 25-151, Version: 1

**Broken Arrow City Council
Meeting of: 02-04-2025**

Title:

Award of the most advantageous bid for decommissioned firearms through a store credit system with H&H Shooting Sports pursuant to the Competitive Bidding Process

Background:

Trading in old firearms for new weapons is a strategic decision. It helps reduce the cost of buying firearms out of the budget. It allows the police department to stay up to date with the latest firearm technology. Older firearms require more frequent repairs, replacement parts, leading to higher operational costs. Newer weapon systems offer better reliability. This is an efficient way to modernize our weapon systems, ensuring officer readiness, accuracy, safety, while optimizing budget utilization. This will continue to allow the police department to maintain and operate at a high standard

There were two bids for Police Trade-in Buy/Back. H&H bid to give store credit in the amount of \$62,900.00 and the second bid, GT Distributors bid the amount of \$54,315.00. No other vendors returned a bid. H&H has submitted the most advantageous bid to the City of Broken Arrow.

The store credit will allow the Police Department the purchase of Sionic Rifles, Patrol Rifle Aimpoint Pros, suppressors (manufacturers: Yankee Hill, Huxwrx, Sionics, or SilencerCo), Glock 45 MOS factory packages with Aimpoint Acro and co-witness sights, and accompanying equipment. The Police Department has begun the process of transitioning to the new operating systems. This will aid in the purchase of these times without cost.

This process does not have an impact of the police operational budget.

Cost: (\$62,900.00) Store Credit

Funding Source: None Store Credit

Requested By: Lance Arnold, Chief of Police

Approved By: City Manager's Office

Attachments: City of Broken Arrow Bid#25.131 and Buy-Back Bid table

Recommendation:

Award the most advantageous bid to H&H Shooting Sports for the compensation of decommissioned firearms pursuant to the Competitive Bidding Process.

Bid 25.131 Firearm Buy-Back		GT Distibuters	H&H Shooting Sports	
	Description	Compensation	Compensation	
1	AR - 15 (With Listed Specifications)	\$1,711.33	\$1,730.00	
2	Suppressors			
3	Yankee Hil		\$470.00	
4	Huxwrx	\$950.00	\$985.00	
5	Sionics *Direct Thread	\$555.50	DT	\$662.00
6	SilencerCo		QD	\$544.00
			Velos K	\$814.80
7			Velos	\$821.80
8	Glock 45 MOS Factory Package	\$904.96	\$904.96	
9	*Aimpoint Acro			
#	*Co-witness sights			
		\$54,315.00	\$62,900.00	

NOTES: Request for Bid #25.131 was sent out to two (2) Vendors with two (2) Vendors responding. This was advertised on the City Website as well as the Tulsa World.

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

Monday, January 13, 2025

x *Ryan Baze*

1/14/2025

 Ryan Baze, General Services Director



City of Broken Arrow

Request for Action

File #: 25-160, Version: 1

**Broken Arrow City Council
Meeting of: 2-4-2025**

Title:

Approval of and authorization to execute Change Order No. 2 with Ascend Commercial Builders for the BA Public Works Field Office Project (2217090)

Background:

The BA Public Works Field Office project is to renovate the building for field services personnel

Change Order #2 addresses the following additions/deletions/changes to the contract:

- To Demolish the existing insulation and add in Spray foam insulation. The insulation will be an 8 inch open cell foam on the roofline for an R-30 Value.
- There is a 5-day change in contract time.

The total cost for Change Order #2 amounts to \$28,503.29

The additional cost associated with these changes is as follows:

Previous Change Orders:	\$102,670.57
This Change Order(s):	\$28,503.29
Total Cost of Change Orders:	\$131,173.86
Original Contract Amount:	\$1,700,314.98
Revised Contract Amount:	\$1,831,488.84
Percent Change in Contract:	7.71%
Applicable to Comp. Bid Act:	7.71%

Cost: \$1,831,488.84

Funding Source: 2018 GO Bond

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

Approved By: City Manager's Office

Attachments: BA Public Works Field Office Change Order 2

Recommendation:

File #: 25-160, Version: 1

Approve and authorize execution of Change Order #2 with Ascend Commercial Builders for the BA Public Works Field Office Project (2217090)

Contract Change Order #2

Project Name: Public Works Field Office Renovations Project Number: 2217090
 Project Location: 2301 S. 1st Pl Date of Application: Tuesday, January 21st, 2025
 Contractor: Ascend Builders LLC Submitted By: Travis Ohnemus

Summary of Change in Scope of Work

The following scope of work consisting of work location, work description, established quantities, and timeline for completion has been reviewed and agreed upon by the contractor, the origin funding department, and the Engineering and Construction Department.

Change of Work Items Included in this Change Order:

- 1) Demo of existing insulation and spray 8" open cell foam on roofline for an R-30 value.
- 2)

Change in Contractual Project Time:

- 1) Includes 5 day increase in contract time for work listed above.
- 2)

Plan Sheets or Additional Documents Attached: Yes No Other: _____

Work Order Quantities

Item#	(Spec)	Item Description	Units	Price	Quantity	Total Amount
1		Demo of existing insulation, spray new 8" open cell foam on roofline	LS	\$25,912.08	1	\$ 25,912.08
2		Contractor Markup	LS	\$2,591.21	1	\$ 2,591.21
Total Change Cost:						\$ 28,503.29

Summary of Project Costs

Total Previous Change Orders:	<u>\$102,670.57</u>	Original Contract Amount:	<u>\$ 1,700,314.98</u>
Current Change Order:	<u>\$28,503.29</u>	Amended Contract Amount:	<u>\$1,831,488.84</u>
Total Cost of Change Orders:	<u>\$131,173.86</u>	Percent Change in Contract:	<u>7.71%</u>
Total Cost Applicable to CBA:	<u>\$131,173.86</u>	Percent Change Applicable to CBA:	<u>7.71%</u>

Change Order Authorization

Change Order # <u>2</u> in the sum of: \$ <u>28,503.29</u> has been reviewed by all parties and is recommended for approval by:
Contractor Submitting Change Order: <u>Travis Ohnemus</u> <i>Travis Ohnemus</i> 1/21/2025 Name Signature Date
Construction Division Manager: <u>Nathanael T. Kohl, PE</u> <i>Nathanael Kohl</i> 1/23/2025 Name Signature Date
Director of Engineering & Construction: <u>Charlie Bright, PE</u> <i>Charlie Bright</i> 1/23/2025 Name Signature Date
Assistant City Manager - Operations: <u>Kenneth D Schwab, PE</u> <i>Kenneth Schwab</i> 1/24/2025 Name Signature Date
City Manager: <u>Michael Spurgeon</u> _____ 1/24/2025 Name Signature Date

This Change is Executed Through:

- This change to the contract documents is authorized by the City Manager's authority in accordance with the applicable state statutes and COBA Code of Ordinances.
 or
 This change to the contract documents was approved at the City Council/BAMA meeting held on : _____



Ascend Commercial Builders LLC
 Powered by RedTeam

COST ESTIMATE
 Summary by Cost Division

71 - 08 - Spray Insulation

Manager: Travis Ohnemus

As of 1/15/2025

Potential Change 08

	Cost Division	Labor (\$)	Material (\$)	Subcontract (\$)	Equipment (\$)	Other (\$)	Total (\$)
01	Administrative and Other Costs	0.00	0.00	1,092.08	0.00	0.00	1,092.08
07	Thermal & Moisture Protections	0.00	0.00	24,820.00	0.00	0.00	24,820.00
SUBTOTAL DIRECT COSTS		0.00	0.00	25,912.08	0.00	0.00	25,912.08
	Indirect Costs	0.00	0.00	0.00	0.00	0.00	
	Indirect Cost Allocation Rates	0.00%	0.00%	0.00%	0.00%	0.00%	
TOTAL DIRECT & INDIRECT COSTS		0.00	0.00	25,912.08	0.00	0.00	25,912.08
	Profit Margin					9.09%	2,591.21
TOTAL PRICE							28,503.29



City of Broken Arrow

Request for Action

File #: 25-161, Version: 1

**Broken Arrow City Council
Meeting of: 02-04-2025**

Title:

Approval of and authorization to execute Change Order No. 2 with Mowtown Outdoors for the Gardens at Central Park (2360450)

Background:

The Gardens at Central Park will add a Rose Garden to the Rose District. This project will beautify the area and provide a landscaped area to visit and reflect

Change Order #2 addresses the following additions/deletions/changes to the contract:

- To install PVC conduit from existing transformer to new pole location to supply power to new meter and install new electric rack and all electrical connections necessary.
- There is a 5-day add to the contract time.

The total cost for Change Order #2 amounts to \$8,875.00

The additional cost associated with these changes is as follows:

Previous Change Orders:	\$10,000.00
This Change Order(s):	\$8,875.00
Total Cost of Change Orders:	\$18,875.00
Original Contract Amount:	\$467,793.00
Revised Contract Amount:	\$486,668.00
Percent Change in Contract:	4.03%
Applicable to Comp. Bid Act:	4.03%

Cost: \$486,668.00

Funding Source: 2018 GO Bond

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

Approved By: City Manager's Office

Attachments: Garden at Central Park CO 2

File #: 25-161, Version: 1

Recommendation:

Approve and authorize execution of Change Order #2 with Mowtown Outdoors for the Gardens at Central Park (2360450)

Contract Change Order # 2

Project Name: Gardens At Central Park Project Number: 2360450
 Project Location: Section 1, T-18-N, R-14-E, Tulsa County Date of Application: Tuesday, January 21, 2025
 Contractor: Mow Town Outdoors LLC Submitted By: Chad Walker

Summary of Change in Scope of Work

The following scope of work consisting of work location, work description, established quantities, and timeline for completion has been reviewed and agreed upon by the contractor, the origin funding department, and the Engineering and Construction Department.

Change of Work Items Included in this Change Order:

- 1) Install pvc from existing transformer to new pole location to supply power to new meter.
- 2) Install new electric rack and all electrical connections necessary.

Change in Contractual Project Time:

- 1) 5 days

Plan Sheets or Additional Documents Attached: Yes No Other: _____

Work Order Quantities

Item#	(Spec)	Item Description	Units	Price	Quantity	Total Amount
		Electrical Instalation	LS	\$ 8,875.00	1	\$ 8,875.00
						\$ -
						\$ -
Total Change Cost:						\$ 8,875.00

Summary of Project Costs

Total Previous Change Orders:	\$ 10,000.00	Original Contract Amount:	\$ 467,793.00
Current Change Order:	\$ 8,875.00	Amended Contract Amount:	\$ 486,668.00
Total Cost of Change Orders:	\$ 18,875.00	Percent Change in Contract:	4.03%
Total Cost Applicable to CBA:	\$ 18,875.00	Percent Change Applicable to CBA:	4.03%

Change Order Authorization

Change Order # <u>2</u> in the sum of: \$ <u>8,875.00</u> has been reviewed by all parties and is recommended for approval by:			
Contractor Submitting Change Order:	<u>Gabriel Walker</u> Name	<u>[Signature]</u> Signature	<u>1/21/25</u> Date
Construction Division Manager:	Nathanael T. Kohl, PE Name	<u>[Signature]</u> Signature	1/23/2025 Date
Director of Engineering & Construction:	Charlie Bright, PE Name	<u>[Signature]</u> Signature	1/23/2025 Date
Assistant City Manager - Operations:	Kenneth D Schwab, PE Name	<u>[Signature]</u> Signature	1/27/2025 Date
City Manager:	Michael Spurgeon Name	<u>[Signature]</u> Signature	<u> </u> Date

This Change is Executed Through:

- This change to the contract documents is authorized by the City Manager's authority in accordance with the applicable state statutes and COBA Code of Ordinances.
 or
 This change to the contract documents was approved at the City Council/BAMA meeting held on : _____



City of Broken Arrow

Request for Action

File #: 25-170, Version: 1

**Broken Arrow City Council
Meeting of: 02-04-2025**

Title:

Ratification of Dismissal of Condemnation Proceeding, City of Broken Arrow v. Amy L. Williams, et al.; Wagoner County District Court Case No. CJ-2024-462

Background:

On November 5, 2024, the Broken Arrow City Council determined and declared, through Resolution Number 1613, the public necessity of taking, appropriating, condemning, and acquiring permanent right-of-way and temporary construction easements in and upon the following described real property in Wagoner County, Oklahoma, to wit:

**PARCEL 3.0
FEE SIMPLE:**

A subdivision of the Northeast Quarter (NE1/4) of the Northwest Quarter, (NW/4), Section 29, Township 18 North, Range 15 East of the Indian Meridian, Wagoner County, Oklahoma and further described as follows:

Lot 5, Block 1, Whispering Hills Estates

This was necessary for the public purpose of completing the Events Park Infrastructure project and was authorized under the authority of 11 O.S. § 22-104. However, since then, City staff has determined that this property would be best suited for economic development. In Oklahoma, condemnation is not available for economic development, as it is not a public purpose. The proceeding was set for hearing on Monday, February 3, 2025, to appoint Commissioners to appraise the value of the property to be acquired. The case needed to be dismissed to not further inconvenience the property owner.

Cost: \$0

Funding Source: N/A

Requested By: Charlie Bright, Director of Engineering & Construction

Approved By: City Manager's Office

Attachments: None

Recommendation:

Ratify Dismissal of Condemnation Proceeding, City of Broken Arrow v. Amy L. Williams, et al.; Wagoner County District Court Case No. CJ-2024-46.



City of Broken Arrow

Request for Action

File #: 25-180, Version: 1

**Broken Arrow City Council
Meeting of: 02-04-2025**

Title:

Approval of BAZ-001873-2024 (Rezoning), Davis Duplex, 0.41 acres, R-3 (Single Family Residential) to RD (Residential Duplex), located one half mile north of Houston Street (81st Street), East of Lynn Lane (9th Street)

Background:

BAZ-001873-2024 is a request to change the zoning designation on 0.41 acres from R-3 (Single Family Residential) to RD (Residential Duplex). The property is one half mile north of Houston Street (81st Street), East of Lynn Lane (9th Street), and is currently unplatted.

The property owner has applied for a lot split (LOT-001877-2024), and intends to build a duplex on each of the lots. This would have 4 total dwelling units on the property.

The subject property is Comprehensive Plan Level 2, which labels RD as possible. In the Land Use Intensity System (attached) it explains that rezoning to RD is supported by the comprehensive plan level 2 as long as it is done along an arterial street, which this project is. This means that BAZ-001873-2024 is supported by the comprehensive plan.

Planning Commission recommended approval, per staff recommendation, of BAZ-001873-2024 on December 19, 2024, per staff recommendation with a 5-0 vote. During the December 19th planning commission meeting, there were no public comments.

Cost: \$0

Funding Source: -

Requested By: Rocky Henkel Community Development Director

Approved By: City Manager's Office

Attachments: Planning Commission Staff Report
Case Map
Aerial
Land Use Intensity System

Recommendation:

Approve BAZ-001873-2024 per Planning Commission and staff recommendation, and platting be waived subject to ultimate Right of Way being dedicated along Lynn Lane and College Avenue, and all required easements being filed before LOT-001877-2024 is approved.



City of Broken Arrow

Request for Action

File #: 24-1669, Version: 1

**Broken Arrow Planning Commission
12-19-2024**

To: Chair and Commission Members
From: Community Development Department
Title:

Public hearing, consideration, and possible action regarding BAZ-001873-2024 (Rezoning), Davis Duplex, 0.41 acres, R-3 (Single-Family Residential) to RD (Residential Duplex), located one half mile north of Houston Street (81st Street), East of Lynn Lane (9th Street)

Background:

Applicant: Trent Harris
Owner: Jacob Davis
Developer: N/A
Engineer: N/A
Location: One half mile north of Houston Street (81st Street), East of Lynn Lane (9th Street)
Size of Tract 0.41 acres
Number of Lots: 1
Present Zoning: R-3 (Single-Family Residential)
Proposed Zoning: R-D (Residential Duplex)
Comp Plan: Level 2 (Urban Residential)

BAZ-001873-2024 is a request to change the zoning designation on 0.41 acres from R-3 (Single Family Residential) to RD (Residential Duplex). The property is one half mile north of Houston Street (81st Street), East of Lynn Lane (9th Street), and is currently unplatted.

The property owner has applied for a lot split (LOT-001877-2024), and intends to build a duplex on each of the lots. This would have 4 total dwelling units on the property.

The subject property is Comprehensive Plan Level 2, which labels RD as possible. In the Land Use Intensity System (attached) it explains that rezoning to RD is supported by the comprehensive plan level 2 as long as it is done along an arterial street, which this project is. This means that BAZ-001873-2024 is supported by the comprehensive plan.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Comprehensive Plan	Zoning	Land Use
North	Level 2	R-3	Single-Family Residential
East	Level 3	RM	Multi-Family
South	Level 2	R-3	Single-Family Residential
West	Public/Semi-Public	R-3	School

According to FEMA’s National Flood Hazard Layer, none of the property is located in the 100-year floodplain.

Attachments: Case Map
Aerial
Land Use Intensity System

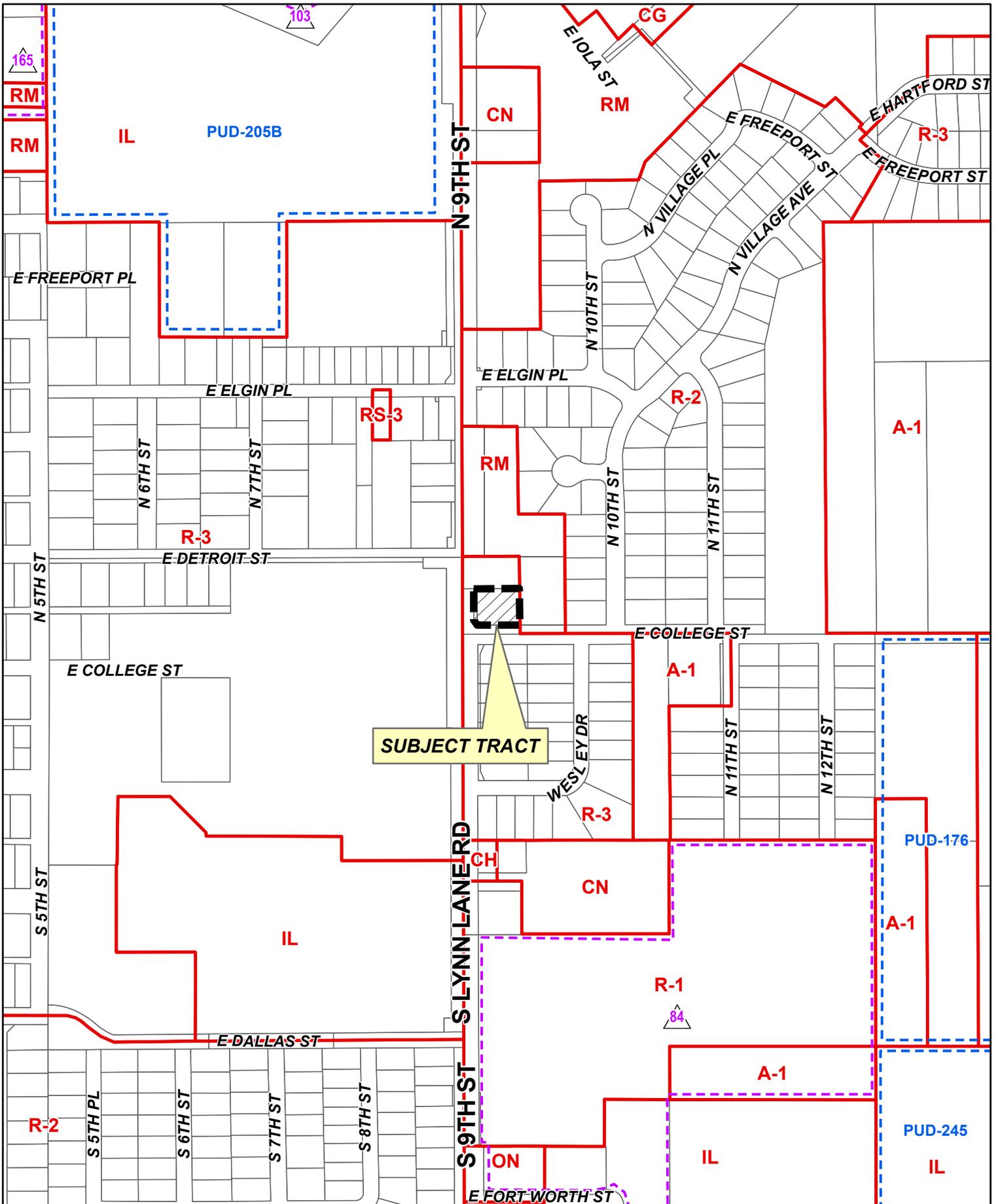
Recommendation:

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-001873-2024 be approved. Staff recommends platting be waived subject to ultimate Right of Way being dedicated along Lynn Lane and College Avenue, and all required easements being filed before LOT-001877-2024 is approved.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

HMB

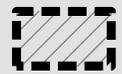


SUBJECT TRACT

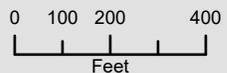
BAZ-001873-2024



300' Radius



Subject Tract



12 18-14



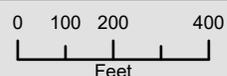


Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2023



Subject Tract

BAZ-001873-2024



12 18-14



FUTURE DEVELOPMENT GUIDE

The Future Development Guide serves as a tool for the City to communicate the intended future land uses throughout Broken Arrow. Since 1997, the City has used a 'Land Use Intensity System' (LUIS) that provides structure for the Future Development Guide. This system recognizes that land uses with similar intensities (density of development on a site) are more likely compatible than land uses with different intensities. The LUIS system has seven levels of land use intensities: Rural Residential, Urban Residential, Transition Area, Commercial/Employment Nodes, Downtown Area, Regional Commercial/Employment, and Major Industrial.

Figure 4-6 represents the prototypical LUIS model for a typical one-mile section in the urbanized area of Broken Arrow. Numeric designations show the appropriate LUIS Level that would be permitted and the concept of transitioning from more intensive uses at the intersections of arterial streets to less intensive uses towards the center of each one-mile section.

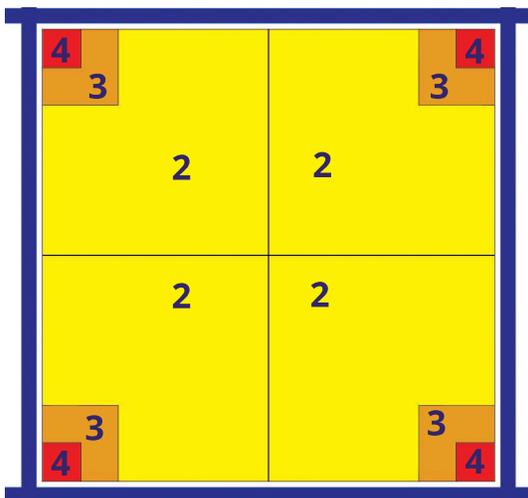


FIGURE 4-6: LUIS Prototypical Model

Each of the seven LUIS categories are described in the following section with the change since the 2012 update in **bold text**.

Land Use Intensity Level 1 Rural Residential



Level 1 represents the lowest intensity of land use in Broken Arrow. It is used primarily in the non-urbanized areas of Broken Arrow or to reflect established areas of very low density residential development that may be expected to remain as an exception in urbanized areas. The principal uses in this level are either agriculturally related or single family homes on large lots. A request for R-2, RS-2, or RS-3 zoning in the Level 1 may be in accordance with the Comprehensive Plan, provided the site for the rezoning request is located adjacent to an arterial street, or is part of an existing R-2, RS-2, R-3, or RS-3 area which is located adjacent to an arterial street. Due to the uses allowed in this level of intensity, areas designated as Level 1 should generally be kept free of significant vehicular traffic generators and noisy or polluting uses. In addition, special consideration should be given to the manner in which Level 1 uses abut the other levels of higher intensity.

Land Use Intensity Level 2 Urban Residential



Level 2 represents the predominant character of development in Broken Arrow. This designation is principally used for areas of typical residential subdivision development and is the base level recommended for the urbanized area of Broken Arrow.

In addition to single-family detached homes, two-family units and neighborhood office parks may be in accordance with the Comprehensive Plan. For an RD rezoning request to be considered to be in accordance with the Comprehensive Plan, the site must be located adjacent to an arterial street or be part of an expansion of an RD area which is located adjacent to an arterial street. In addition, the streets proposed to serve the RD area must connect directly to an arterial street. None of the traffic from the RD area to the arterial street will pass on a street which contains single family detached structures.

Similarly, a request for ON rezoning is in accordance with the Comprehensive Plan, provided the site for the rezoning request is located adjacent to an arterial street or is part of an expansion of an existing ON area which is located adjacent to an arterial street. None of the traffic from the ON area shall utilize roads that pass through a single-family residential area prior to reaching an arterial street.

Land Use Intensity Level 3 Transitional Area



Level 3 represents a transition zone from strictly residential development to strictly non-residential development. As such, the primary uses for Level 3 are higher density residential uses and lower density employment uses. This level of intensity should be located adjacent to an arterial street. The principal uses in this district would be higher density single-family detached residential (RS-4), single-family attached (duplexes and townhouses), multi-family apartments, neighborhood offices, and planned office parks.

Although intended primarily for attached residential dwellings and office development, single-family detached dwellings are permitted in RD and RM Zoning Districts. It may also be appropriate for R-2, RS-2, and RS-3 zoning districts to occur within Level 3 under the following circumstances:

- The proposed R-2, RS-2, or RS-3 zoning in Level 3 is an extension of an adjacent R-2, RS-2, R-3, or RS-3 district and would not preclude access to a potential higher intensity use from an arterial street, or
- The proposed R-2, RS-2, or RS-3 zoning is part of a planned unit development with attention given to screening and buffering the single family uses from potential higher intensity uses.

A request for DF rezoning can be in accordance with the Comprehensive Plan, provided the site for the rezoning request is located within the Planning Area of the Broken Arrow Downtown Master Plan (between Elm Place, Kenosha Street, Washington Street, and 9th Street). In addition, the size and scope of the proposed rezoning is compatible with the surrounding land uses and meets the design standards and objectives of the Broken Arrow Downtown Master Plan.

and mixed-use office in a walkable setting, similar to the downtown area but at a smaller scale.

**Land Use Intensity Level 4
Commercial/Employment Nodes**



Level 4 represents the typical local commercial and office intensity of land use in Broken Arrow. The Level 4 classification generally designates commercial or office activities that have developed in nodes around arterial street intersections. Examples of uses would include free-standing commercial buildings, small-scale shopping centers, and office developments permitted in Level 3. No residential uses are permitted within Level 4, **except for those designated in the Comprehensive Plan as special district overlays with a PUD and in the NM and CM zoning districts. In these areas RM is allowed. The special district overlay, CM, and DM areas are intended to be more concentrated areas of retail commercial**

**Land Use Intensity Level 5
Downtown Area**



Level 5 is intended to represent a development intensity and style that is typical of downtown Broken Arrow. The principal uses of land in this level is for mixed-use office, retail commercial, and service commercial development on a small scale south of the Downtown Residential Overlay District area.

Requests for zoning districts designated “possible” may be in accordance with the Comprehensive Plan if such development is undertaken according to a planned unit development and such development addressing the need to avoid height impact, if any, on single family detached dwellings that may adjoin the development.

Land Use Intensity Level 6 Regional Commercial/Employment



Level 6 represents an opportunity to develop regionally significant and highway oriented commercial and employment nodes in Broken Arrow. The Level 6 classification is for a mixture of medium to high intensity commercial and employment uses in the vicinity of major transportation corridors. Nodes along Elm Place, Aspen Avenue, and Kenosha Street, as well as key interchanges along the Broken Arrow Expressway and the Creek Turnpike, are all appropriate areas for Level 6 development. Typical uses could include large shopping centers, big box retailers, commercial, automotive, and office/employment centers.

Industrial Light (IL) would be considered in accordance with the Comprehensive Plan under the following conditions:

- Done in association with a Planned Unit Development (PUD), and
- Such sites adjoin the BA Expressway, Muskogee Turnpike, Highway 51, or Creek Turnpike or existing industrial parks, and
- Such sites are reached by arterial streets that do not pass through residential areas, and
- Such sites with high visibility from roadways have the appearance of a quality corporate campus or business park; feature quality landscaping, masonry

building facades and no outdoor storage of materials; and are carefully reviewed as to proposed architectural styles, landscaping, location of service areas, and according to the use of Planned Unit Development procedures, and

- Such sites that may adjoin residential areas are thoroughly screened and buffered from such areas by landscaping and/or less intense land uses.

Land Use Intensity Level 7 Major Industrial



Level 7 represents the highest intensity of land use in Broken Arrow. The predominant land uses in Level 7 would be industrial and major employment facilities. Heavy commercial uses, such as those permitted in the CH zoning district, may be in accordance with the Comprehensive Plan provided the site for the rezoning request is located along a frontage road next to a limited access highway or is part of an expansion of an existing CH area which is located along a frontage road next to a limited access highway.

Other land uses identified that do not fall within the different intensity levels include:

Greenway/Floodplain: Areas that fall within the FEMA designated floodplain.

Public Recreation: City of Broken Arrow parkland.

Private Recreation: Recreation areas such as private HOA parks or golf courses that are not open to the general public.

Public/Semi-Public: Public facilities, public schools, and cemeteries.

The Future Development Guide is directly integrated with zoning districts in Broken Arrow. In each of the seven LUIS levels, each zoning district is either allowed, possible (provided conditions are met), or not allowed. **Table 4-1** shows the updated table.

Figure 4-7 is the updated Future Development Guide for the Broken Arrow Next Comprehensive Plan, followed by a summary of recommended changes (since the last update in 2012) to be incorporated.

Table 4-1: Land Use Intensity System Zoning Districts Table

Zoning Districts	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7
A-1: Agricultural District	Allowed						
RE: Residential Estate District	Allowed						
RS-1: SF Residential District	Allowed						
R-2: SF Residential District	Possible	Allowed	Possible				
RS-2: SF Residential District	Possible	Allowed	Possible				
RS-3: SF Residential District	Possible	Allowed	Possible				
RS-4: SF Residential District		Allowed	Allowed				
RD: Residential Duplex District		Possible	Allowed				
RM: Residential MF District			Allowed	Possible	Possible		
RMH: Residential Mobile Home District			Allowed				
NM: Neighborhood Mixed Use District			Allowed	Allowed			
CM: Community Mixed-Use District			Possible	Allowed			
DM: Downtown Mixed-Use Core District					Allowed		
DF: Downtown Fringe District					Allowed		
ON: Office Neighborhood District		Possible	Allowed	Allowed	Possible		
CN: Commercial Neighborhood District				Allowed	Possible	Allowed	
CG: Commercial General District				Allowed	Possible	Allowed	
CH: Commercial Heavy District						Allowed	Possible
IL: Industrial Light District						Possible	Allowed
IH: Industrial Heavy District							Allowed

FUTURE DEVELOPMENT GUIDE CHANGES

The following section includes a brief justification for key recommended modifications to the Future Development Guide since it was last published in 2012. The changes to the map areas are listed from north to south and from west to east.

1. West of Omaha and County Line:
Change L2 to L3
 - Creates consistent pattern of L3 use
2. West of Omaha and County Line:
Change L3 to L4
 - Encourages potential commercial corner
3. East of Omaha and County Line:
Change L2 to L6
 - Consistent with surrounding L6 uses (mini-storage)
4. Omaha and Creek Turnpike: Change L3 and L4 to L6
 - Opportunity for regional employment along highway
5. West side of Albany and 9th St intersection:
Add special district overlay in L4 and L6 areas
 - Intersection identified as potential nodal area from parcel analysis of growth/opportunity areas (areas where land value is worth more than the improvement value)
6. Southwest corner of Albany and 37th intersection : L2 to L3 and L4
 - Promotion of commercial corner at intersection
7. West of 37th Street between Albany and Kenosha: L3 to L2
 - Accounts for new school
8. North of BA Expressway/Creek Turnpike Intersection: Change from L4 to L6
 - Opportunity for regional employment along highway interchange
9. South of Kenosha between Oneta and Midway: L1 to L4
 - Promote commercial uses in eastern Broken Arrow
10. Square mile bounded by Kenosha to the north, 9th St. to the east Houston to the south, and Elm to the west: Add special district overlay
 - Included entire square mile as a special district overlay to encourage nodal development
 - Consistent with area covered by Downtown Residential Overlay District
11. South of BA Expressway at County Line:
Change from L2 to L6
 - Reflects current approval
12. Northeast of BA Expressway and Creek Turnpike interchange: Change from L2 to L3
 - Prevents single-family uses adjacent to highway
13. North and south of BA Expressway at Evans:
Change from L3 to L6
 - Opportunity for regional employment along highway
14. Southeast corner of Houston and Olive: Change L1 parcels to sections of L4, L3, and L2
 - Incorporates existing residential subdivision and creates more opportunities for commercial and mixed residential via L4 and L3 along Houston
15. Washington and First Place: Change L1 parcels to L2
 - Encourage redevelopment over time
16. New Orleans and Aspen intersection: Add special district overlay in L4 and L6 areas
 - Intersection identified as potential nodal area from parcel analysis of growth/opportunity areas (areas where land value is worth more than the improvement value)

17. Southwest corner of New Orleans and Elm:
Change from L1 to L3
 - Consistent with Elm/New Orleans Special Area Plan
18. New Orleans and Elm intersection: Add special district overlay in L4 and L6 areas
 - Intersection identified as potential nodal area from Special Area Plan
19. Southeast corner of New Orleans and 9th St: Change L2 to L3
 - Allows for more opportunities for mixed-residential in L3 and serve as a buffer between L4 and L2
20. New Orleans and Creek Turnpike: Change from L4 to L6
 - Parcels present limited opportunity for retail
21. West side of Creek Turnpike near Florence: Change L2 to L3
 - Prevents single-family uses adjacent to highway
22. East side of Creek Turnpike near Florence: Change L2 to L6
 - Prevents single-family uses adjacent to highway and provides opportunity for major employer with regional access
23. North of Creek Turnpike between Elm and 9th St: Change from L2 to L3
 - Prevents single-family uses adjacent to highway, provide buffer from L7 use
24. Southwest corner of Tucson and Olive: Change from L3 to L2
 - Incorporates existing neighborhood

Additionally, some of the previously designated public/semi-public land uses were changed to a corresponding Land Use Intensity System (LUIS) level. Therefore, when an existing public/semi-public land use (i.e. office or church) is closed or changes, the Future Development Guide provides guidance on what land uses would be appropriate to redevelop the site. City, county, or state facilities, public schools, and cemeteries are still shown as public/semi-public.

Furthermore, this update to the Future Development Guide includes all areas of the fenceline, past Oak Grove Road/273rd Street where the map ended in the 2012 Update. The majority of this area is categorized as Level 1 - Rural Residential.



City of Broken Arrow

Request for Action

File #: 25-147, Version: 1

**Broken Arrow City Council
02-04-2025**

Title:

Approval of BAZ-001906-2024 (Rezoning), County Line 25, approximately 25 acres, A-1 (Agriculture) to RS-4 (Single-Family Residential), located approximately one-half mile south of Albany Street (61st Street), west of 37th Street (209th E. Avenue)

Background:

BAZ-001906-2024 is a request to rezone approximately 25 acres from A-1 (Agriculture) to RS-4 (Single-Family Residential) for County Line 25, a proposed residential subdivision. This property is generally located south of Albany Street and west of 37th Street. The property is presently undeveloped and unplatted.

This rezoning request is associated with a potential residential development that proposes to create a subdivision. When a plat associated with this development is submitted staff will require that all dimensional standards for RS-4 zoning be met as set forth in the Zoning Ordinance. Additionally, access to 37th Street and stub streets will be required. All potential streets must be constructed to City of Broken Arrow standards.

During the meeting held January 16, 2025, the Planning Commission recommended approval (3-0) of BAZ-001906-2024 per Staff recommendation. Staff recommended that BAZ-001692-2024 be approved subject to platting. During the public comment period no one spoke on this item.

Cost: \$0

Funding Source: N/A

Requested By: Rocky Henkel, Community Development Director

Approved By: City Manager's Office

Attachments: Planning Commission Staff Report
Case Map
Aerial Image
Comprehensive Plan

Recommendation:

Approve BAZ-001906-2024 per Planning Commission and Staff recommendation.

**Broken Arrow Planning Commission
01-09-2025**

To: Chair and Commission Members
From: Community Development Department
Title:
..title

Public hearing, consideration, and possible action regarding BAZ-001906-2024 (Rezoning), County Line 25, approximately 25 acres, A-1 (Agriculture) to RS-4 (Single-Family Residential), located approximately one-half mile south of Albany Street (61st Street), west of 37th Street (209th E. Avenue).

..End

Background:

Applicant: Alan Betchan, AAB Engineering, LLC
Owner: Patrick Delehanty, Delco Holdings
Developer: N/A
Engineer: N/A
Location: approximately one-half mile south of Albany Street (61st Street), west of 37th Street (209th E. Avenue))
Size of Tract 25 acres
Present Zoning: A-1 (Agriculture)
Proposed Zoning: RS-4 (Single-Family Residential)
Comp Plan: Level 2 (Urban Residential)

BAZ-001906-2024 is a request to rezone approximately 25 acres from A-1 (Agriculture) to RS-4 (Single-Family Residential) for County Line 25, a proposed residential subdivision. This property is generally located south of Albany Street and west of 37th Street. The property is presently undeveloped and unplatted.

This rezoning request is associated with a potential residential development that proposes to create a subdivision. When a plat associated with this development is submitted staff will require that all dimensional standards for RS-4 zoning be met as set forth in the Zoning Ordinance. Additionally, access to 37th Street and stub streets will be required. All potential streets must be constructed to City of Broken Arrow standards.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Development Guide	Zoning	Land Use
North	Level 2	A-1	Agriculture
East	Level 2	A-R-2	Single Family Residential
South	Level 2	A-1 (SP 275)	Public School
West	Level 2	A-1	Agriculture

According to FEMA maps, none of the property is located in the 100-year floodplain. Water is available from the City of Broken Arrow. Per Table 4-1 of the Comprehensive Plan, RS-4 zoning is considered to be in accordance with the Comprehensive Plan in Level 2.

Attachments: Case map
Aerial photo
Comprehensive Plan

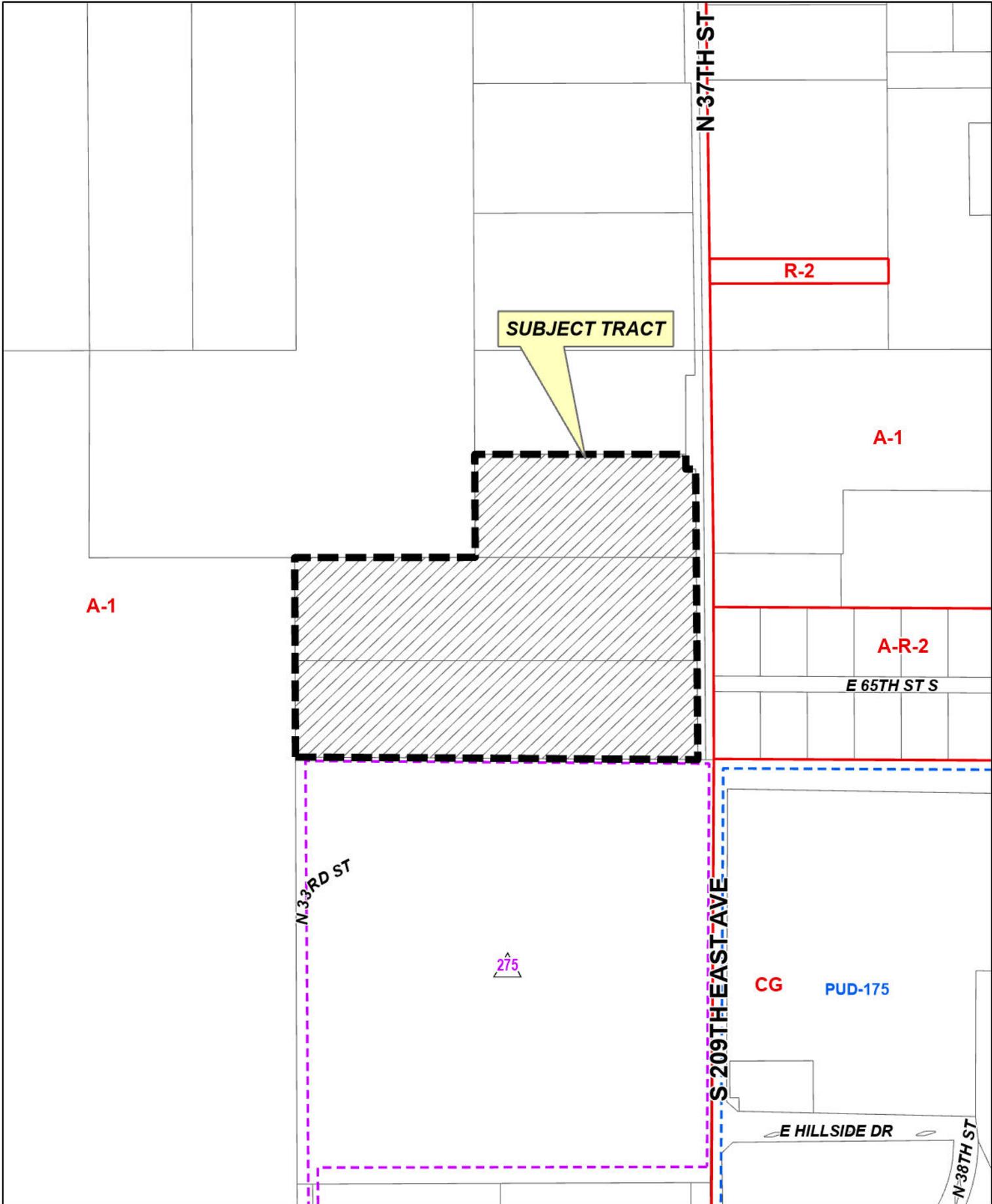
Recommendation:

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-001906-2024 be approved subject to the property being platted.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

JTH



A-1

SUBJECT TRACT

R-2

A-1

A-R-2

E 65TH ST S

N 33RD ST

275

S 209TH EAST AVE

CG PUD-175

E HILLSIDE DR

N 38TH ST



BAZ-001906-2024



06 18-15





SUBJECT TRACT

N 37TH ST

E 65TH ST S

S 209TH EAST AVE

N 33RD ST

E HILLSIDE DR

N 38TH ST

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2023



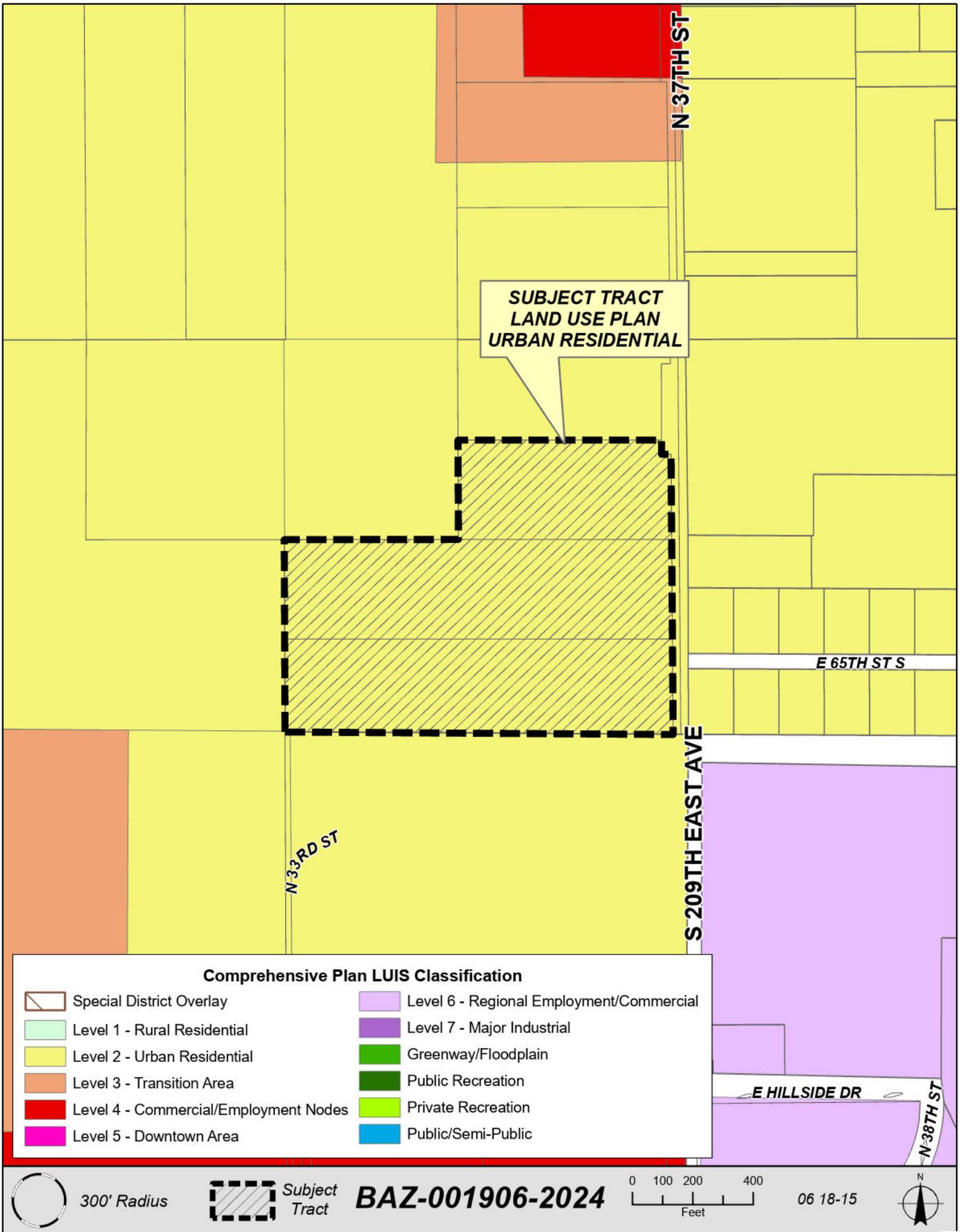
Subject Tract

BAZ-001906-2024



06 18-15





**SUBJECT TRACT
LAND USE PLAN
URBAN RESIDENTIAL**

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



300' Radius



Subject Tract

BAZ-001906-2024



06 18-15





City of Broken Arrow

Request for Action

File #: 25-183, Version: 1

**Broken Arrow City Council
Meeting of: 02-04-2025**

Title:

Approval of SP-001884-2024, an amendment to SP-299, Church on the Move, 7.55 acres, located south of Kenosha Street (71st Street), east of 9th Street (Lynn Lane/177th E. Avenue)

Background:

SP-001884-2024 is a request to expand SP-299 Specific Use Permit for a “Place of Assembly” use on property presently zoned CG (Commercial General) that is located south of Kenosha Street (71st Street), east of 9th Street (Lynn Lane/177th E. Avenue). A shopping center containing approximately 68,000 square feet is located on the 7.55-acre parcel.

SP-299 was approved on 02-01-2021, which allowed place of assembly on approximately 24,000 square feet of the existing shopping center, and this is a request to increase the area used for “Place of Assembly” to 33,456 square feet.

The Zoning Ordinance defines Place of Assembly as “A building or structure, or group of buildings or structures, intended primarily for the conduction of organized assembly. May include, but are not limited to religious facilities, assembly halls, and fraternal/social clubs. Accessory uses may include meeting rooms and childcare provided for persons while they are attending assembly functions.” Place of Assembly requires a Specific Use Permit in all agricultural, residential, and commercial zoning districts. Place of Assembly is a permitted use in the ON (Office Neighborhood district). Church on the Move wants to hold church services in the existing space on the northeast corner of the shopping center.

Kenosha Street, between 9th Street and 23rd Street, is classified as a primary arterial street. According to a 2019 traffic study, the average daily traffic count on Kenosha Street, east of 9th Street was 16,976. Kenosha Street between 23rd Street and 9th Street generally has the highest daily traffic count in Broken Arrow among arterial streets. Access to the church will be from both Kenosha Street and 9th Street.

In making decisions on rezoning requests, including Specific Use Permits, the City of Broken Arrow places heavy emphasis on what is contained in the Comprehensive Plan. Policy LU1 of the Comprehensive Plan states, “The City shall refrain from approving requests for Specific Use Permits and PUD’s for uses which could affect the ability to attract quality commercial dining or entertainment facilities within or immediately adjacent to existing or future commercial districts (Level 4 and Level 6 areas) as identified in the Future Development Guide.” Dining establishments that receive less than 50 percent of their revenue from alcohol sales are not impacted by the proximity of religious facilities. However, liquor stores and establishments that receive more than 50 percent of their revenue from alcohol sales do have to be located more than 300 feet from a religious facility or public/private school. The new Development Standards submitted by the applicant state, “Church on the Move will positively affect the ability to attract quality commercial and entertainment facilities

to the Center and the area (LU1) and will bring significant activity to this intersection (QI.3), with an influx of its members on Wednesday and Saturday evenings and approximately 500-700 members to the area each Sunday. As a condition of approval, Church on the Move agrees to waive the 300' spacing requirement applicable to liquor stores and bars in proximity of a church.”

Municipalities in Oklahoma rely heavily on sales tax generated from retail sales to fund and provide the City services. Along these lines, Policy LU10 of the Comprehensive Plan states, “The City shall protect commercial areas from the encroachment of non-commercial uses.” The Place of Assembly previously approved with SP-299 was an encroachment of a non-commercial use into a commercial area, and SP-001884-2024 is an expansion of this encroachment. Additionally, when SP-299 was approved, it was approved for a 10-year period, which set it to expire in February of 2031. SP-001884-2024 proposes to reset this 10-year clock, which would mean that Specific Use Permit for this location will not expire until 2035.

When SP-299 was approved in 2021, there were stipulations for increased landscaping, and beautification of the area. These same stipulations are being continued with SP-001884-2024

SP-001773-2024 was heard by Planning Commission on January 16th, 2025. There were no public comments on this item, and Planning Commission recommended approval with a 5-0 vote, per staff recommendation including resetting the clock on the 10-year expiration date, which would make the Specific Use Permit for a Place of Assembly expire on February 4th, 2035.

Cost: \$0

Funding Source: None

Requested By: Rocky Henkel, Director of Community Development

Approved By: City Manager’s Office

Attachments: Published Planning Commission Staff report
Case Map
Aerial photo
Conceptual Site Plan
Rendering
Amendment to Specific Use Permit 299

Recommendation:

Approve SP-001884-2024 per Planning Commission and Staff recommendation.



City of Broken Arrow

Request for Action

File #: 25-103, Version: 1

**Broken Arrow Planning Commission
1-16-2025**

To: Chairman and Commission Members
From: Development Services Department
Title:

Public hearing, consideration, and possible action regarding SP-001884-2024, an amendment to SP-299, Church on the Move, 7.55 acres, located south of Kenosha Street (71st Street), east of 9th Street (Lynn Lane/177th E. Avenue)

Background:

Applicant: Steven Torres
Owner: Criterion Fund County Line Broken Arrow LLC
Developer: Church on the Move
Architect: N/A
Location: South of Kenosha Street (71st Street), east of 9th Street (Lynn Lane/177th E. Avenue)
Size of Tract: 7.55 acres
Number of Lots: 1
Present Zoning: CG (Commercial General)/SP-299
Comp Plan: Level 6

SP-001884-2024 is a request to expand SP-299 Specific Use Permit for a “Place of Assembly” use on property presently zoned CG (Commercial General) that is located south of Kenosha Street (71st Street), east of 9th Street (Lynn Lane/177th E. Avenue). A shopping center containing approximately 68,000 square feet is located on the 7.55-acre parcel.

SP-299 was approved on 02-01-2021, which allowed place of assembly on approximately 24,000 square feet of the existing shopping center, and this is a request to increase the area used for “Place of Assembly” to 33,456 square feet.

The Zoning Ordinance defines Place of Assembly as “A building or structure, or group of buildings or structures, intended primarily for the conduction of organized assembly. May include, but are not limited to religious facilities, assembly halls, and fraternal/social clubs. Accessory uses may include meeting rooms and childcare provided for persons while they are attending assembly functions.” Place of Assembly requires a Specific Use Permit in all agricultural, residential, and commercial zoning districts. Place of Assembly is a permitted use in the ON (Office Neighborhood district). Church on the Move wants to hold church services in the existing space on the northeast corner of the shopping center.

Kenosha Street, between 9th Street and 23rd Street, is classified as a primary arterial street. According to a 2019 traffic study, the average daily traffic count on Kenosha Street, east of 9th Street was 16,976. Kenosha Street between 23rd Street and 9th Street generally has the highest daily traffic count in Broken Arrow among arterial streets. Access to the church will be from both Kenosha Street and 9th Street.

In making decisions on rezoning requests, including Specific Use Permits, the City of Broken Arrow places heavy emphasis on what is contained in the Comprehensive Plan. Policy LU1 of the Comprehensive Plan states, “The City shall

refrain from approving requests for Specific Use Permits and PUD’s for uses which could affect the ability to attract quality commercial dining or entertainment facilities within or immediately adjacent to existing or future commercial districts (Level 4 and Level 6 areas) as identified in the Future Development Guide.” Dining establishments that receive less than 50 percent of their revenue from alcohol sales are not impacted by the proximity of religious facilities. However, liquor stores and establishments that receive more than 50 percent of their revenue from alcohol sales do have to be located more than 300 feet from a religious facility or public/private school. The new Development Standards submitted by the applicant state, “Church on the Move will positively affect the ability to attract quality commercial and entertainment facilities to the Center and the area (LU1) and will bring significant activity to this intersection (QI.3), with an influx of its members on Wednesday and Saturday evenings and approximately 500-700 members to the area each Sunday. As a condition of approval, Church on the Move agrees to waive the 300’ spacing requirement applicable to liquor stores and bars in proximity of a church.”

Municipalities in Oklahoma rely heavily on sales tax generated from retail sales to fund and provide the City services. Along these lines, Policy LU10 of the Comprehensive Plan states, “The City shall protect commercial areas from the encroachment of non-commercial uses.” The Place of Assembly previously approved with SP-299 was an encroachment of a non-commercial use into a commercial area, and SP-001884-2024 is an expansion of this encroachment. Additionally, when SP-299 was approved, it was approved for a 10-year period, which set it to expire in February of 2031. SP-001884-2024 proposes to reset this 10-year clock, which would mean that Specific Use Permit for this location will not expire until 2035.

When SP-299 was approved in 2021, there were stipulations for increased landscaping, and beautification of the area. These same stipulations are being continued with SP-001884-2024.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Development Guide	Zoning	Land Use
North	Level 6	PUD-92/CH and CH	Convenience store, grocery store, and other retail uses.
East	Level 3 and 6	CN, CH, and RM	Restaurant and drive to multifamily complex.
South	Level 3	RM	Multifamily
West	Level 6	CN, CH, and PUD-205B/CG	Tire store, restaurant, and retail shopping center.

According to Section 6.5.C.8 of the Zoning Ordinance, a Specific Use Permit can be approved only if the City Council finds that all of the following criteria have been met:

- a. The proposed use is consistent with the comprehensive plan and all applicable provisions of this Ordinance and applicable state and federal regulations;
- b. The proposed use is consistent with the purpose and intent of the zoning district in which it is located;
- c. The proposed use is consistent with any applicable Specific Use Permit standards set forth in Section 3.2, *Specific Use Permit Standards*;
- d. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
- e. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable;

- f. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development;
- g. Adequate assurances of continuing maintenance have been provided.

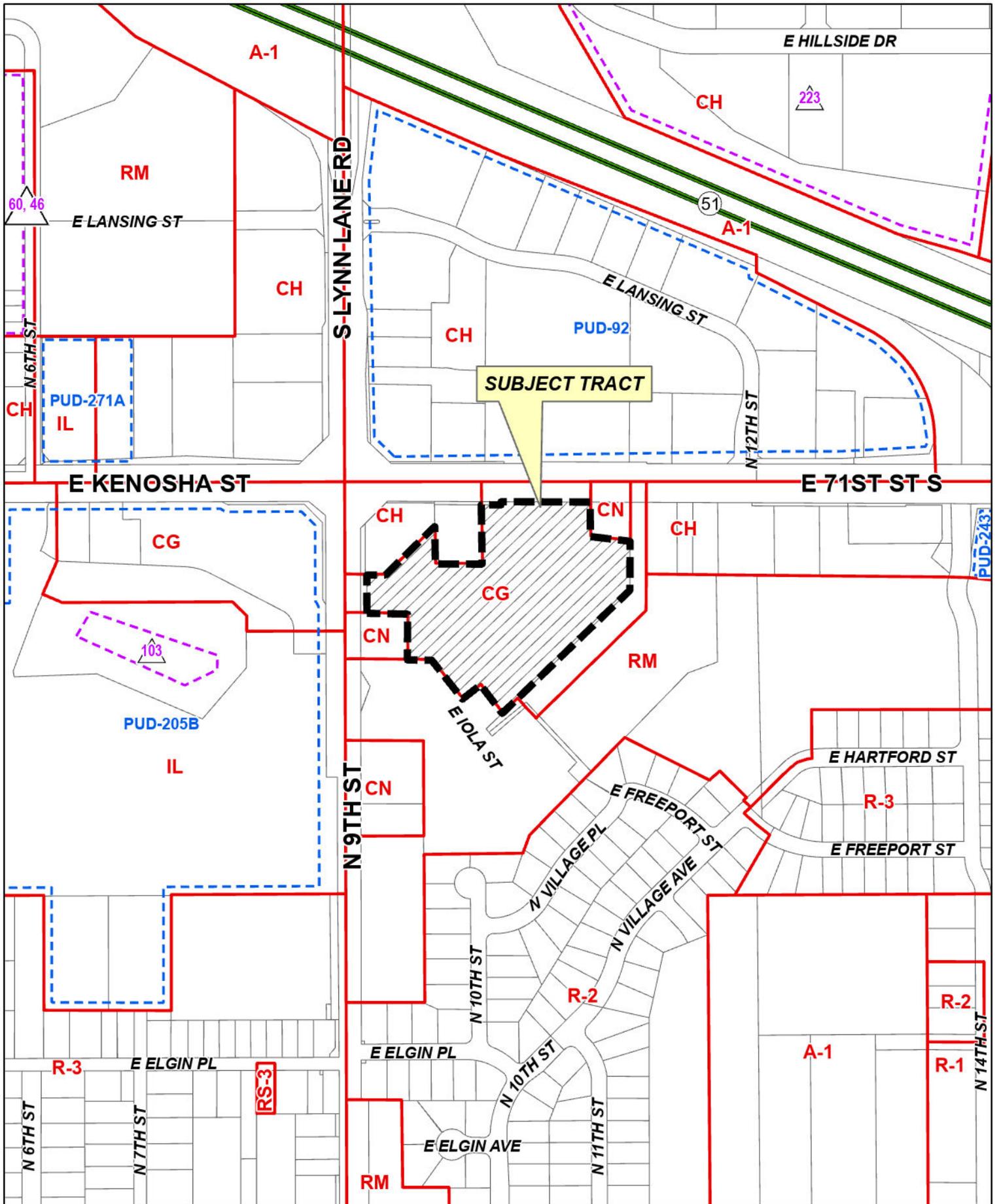
In Staff's opinion, SP-001884-2024 is not consistent with the Comprehensive Plan policies LU1 and LU10, but it does meet the criteria above, and staff believes that it meets the threshold for the extension of an existing use.

Attachments: Case map
Aerial photo
Conceptual Site Plan
Rendering
Amendment to Specific Use Permit 299

Recommendation:
Based on the surrounding land uses, staff recommends approval of SP-001884-2024, and that platting be waived.

Reviewed By: Amanda Yamaguchi

Approved By: Rocky Henkel



SUBJECT TRACT



300' Radius



Subject Tract

SP-001884-2024



12 18-14



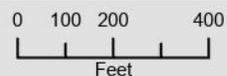


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Aerial Photo Date: 2023



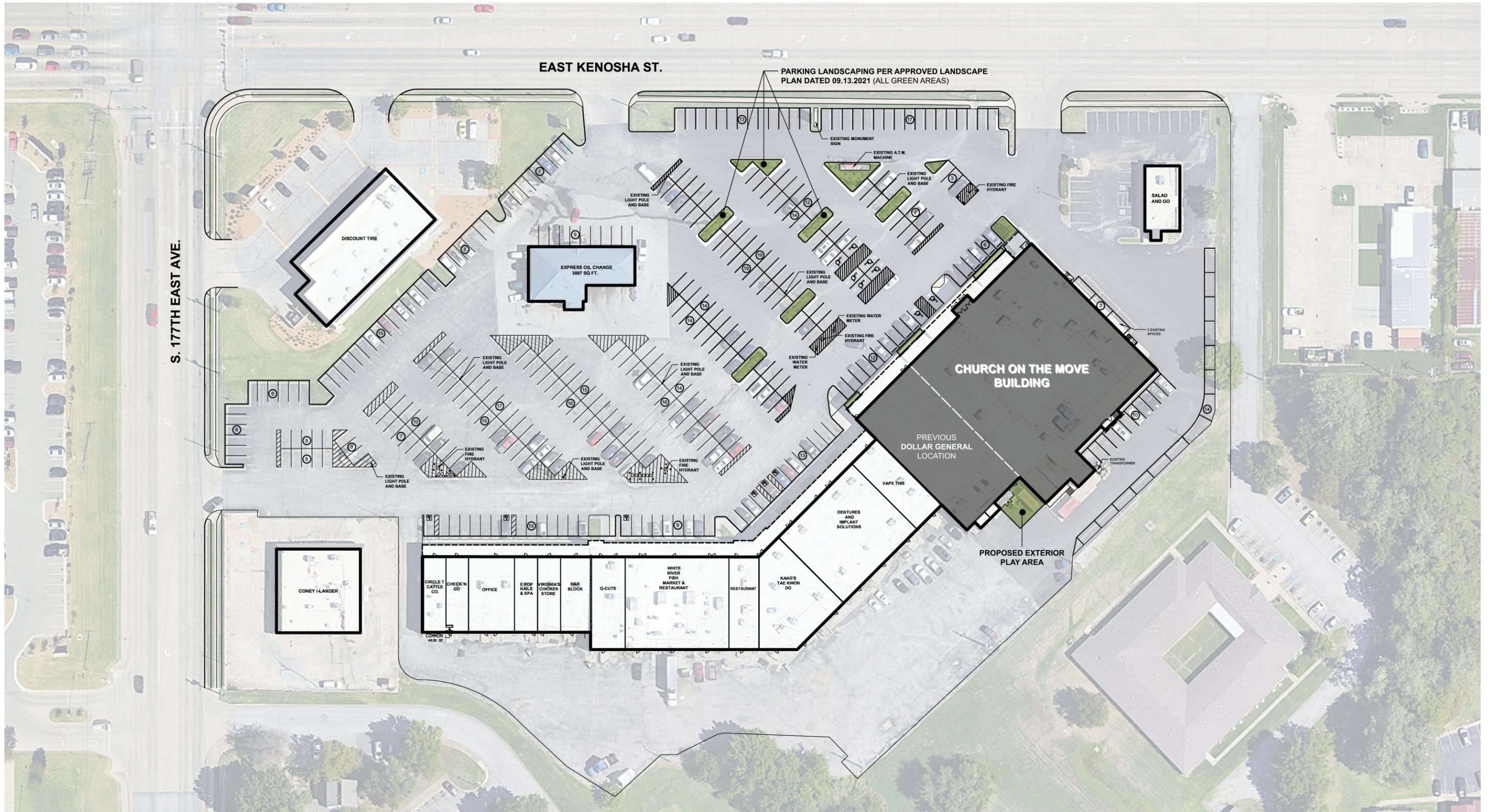
Subject Tract

SP-001884-2024

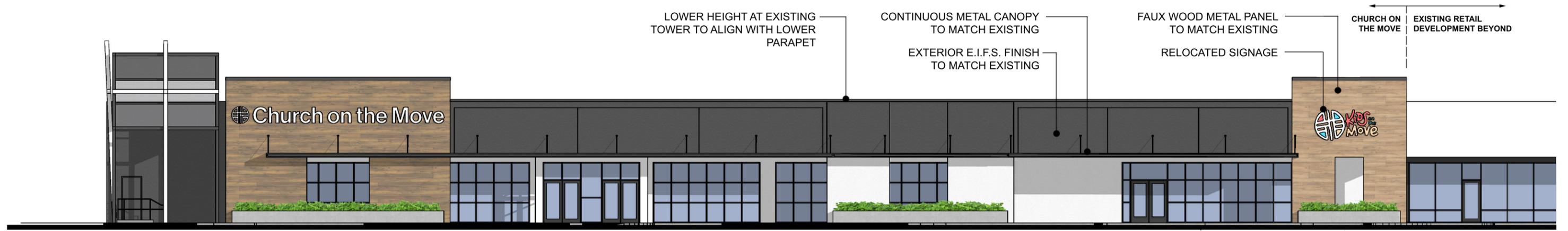


12 18-14





SITE PLAN



MAIN EXTERIOR ELEVATION



VIEW LOOKING SOUTH FROM EAST KENOSHA STREET



CHURCH ON THE MOVE
SPECIFIC USE PERMIT SP-299

I. DEVELOPMENT CONCEPT

Church on the Move seeks a Specific Use Permit (“SUP”) to allow a Place of Assembly in a CG (Commercial General) District for property located south of Kenosha Street (71st Street) and east of 9th Street (Lynn Lane/177th E. Ave.) (the “Property”).

Under the Broken Arrow Zoning Code (the “Code”), SUPs are required for uses that have unique or widely varying operating characteristics. Places of Assembly are only permitted by SUP in all commercial zoning districts to ensure the use is compatible with adjacent uses in terms of scale, site design and operating characteristics.

The Property is comprised of approximately 7.55 acres and is the site of the 68,000 SF County Line Shopping Center (the “Center”). The proposed Place of Assembly is for Church on the Move’s new Broken Arrow location and will be located in the approximately 24,000 SF tenant space where Sky Fitness was formerly located. All public utilities are available at the Center.

Regular church services will initially be held on Saturdays at 5:00p.m. and 6:30 PM Sundays at 8:30 a.m., 10:00 a.m. and 11:30 a.m. Youth services and activities will be held on Wednesdays at 7:00 p.m. The remainder of the week, the facility will be used for various services and outreach initiatives that Church on the Move provides to the Broken Arrow community.

The Center currently has 377 parking spaces. Church on the Move will added an additional 14 parking spaces in accordance with the Code’s parking requirements for the assembly use in the Center. Additionally, Church on the Move will provide updated and enhanced landscaping.

Dollar General, White River Fish Market, and Express Oil Change are currently located in the Center, along with several other restaurants, a salon, a tae kwon do studio, and various offices. Businesses in the Center and other businesses in the area, such as Walgreen’s and Reasor’s, and restaurants, such as Chick-fil-A, Raising Cane’s and Schlotzky’s, will benefit from the increased activity generated by the church members before and after services. White River Fish Market is currently closed on Sundays but has indicated that it would likely open for the Sunday lunch hour if Church on the Move is located in the Center.

The Broken Arrow Comprehensive Plan (the “Comp Plan”) designation for the Property is Level 6 – Regional Commercial/Employment. The Comp Plan contains somewhat conflicting provisions as to where a Place of Assembly should be located, seeking to prevent their encroachment into residential neighborhoods (H4) while also calling for the protection of commercial areas from noncommercial uses (LU10). Access to the Church will be from both arterial streets (Kenosha and 177th) so as not to encroach into the residential neighborhood to the south of the Center.

Further, as a condition of approval and to mitigate any potential or perceived encroachment of a noncommercial use in the Center, the SUP will be coterminous with Church on the Move's tenancy at the Center for a period of ten (10) years. Should the Church desire to operate in the Center beyond the ten (10) year term, the Church must apply to renew and/or extend the SUP which renewal/extension shall be approved by the Broken Arrow City Council. In any event, at such time when Church on the Move is no longer located and operating in the Center, this SUP shall expire automatically.

Church on the Move will positively affect the ability to attract quality commercial and entertainment facilities to the Center and the area (LU1) and will bring significant activity to this intersection (QI.3), with an influx of its members on Wednesday and Saturday evenings and approximately 500-700 members to the area each Sunday. As a condition of approval, Church on the Move agrees to waive the 300' spacing requirement applicable to liquor stores and bars in proximity of a church.

Based on the foregoing and as set forth in the Code's criteria for considering SUPs, the proposed Place of Assembly use is consistent with the SUP standards of the Code, the CG zoning district, and the Comprehensive Plan.

Development Standards, including the aforementioned conditions of approval, are provided below.

A Conceptual Site Plan is attached hereto as Exhibit "A".

A Conceptual Landscape Plan is attached hereto as Exhibit "B".

A Conceptual Parking Plan is attached hereto as Exhibit "C".

Façade Design Concepts are attached hereto as Exhibit "D".

II. DEVELOPMENT STANDARDS

Land Area: 7.55 acres

Church on the Move Leased Premises: 33,456 square feet, as shown on the Conceptual Site Plan.

Permitted Uses in the Leased Premises:

All uses permitted by right in the CG (Commercial General) District, and Place of Assembly (Church on the Move), and All customarily accessory uses to the principal permitted uses.

Maximum Floor Area:

Place of Assembly:	33,456 SF
Commercial:	As permitted by the Broken Arrow Zoning Code

Parking:

Parking shall comply with the minimum parking requirements for the applicable use as set out in the Broken Arrow Zoning Code. Church on the Move shall provide an additional fourteen (14) parking spaces. Approximate location of the additional parking spaces are shown on the attached Conceptual Parking Plan. Parking facilities shall be continually maintained and free of litter and debris.

Landscaping:

Landscaping will comply with the standards for commercial uses contained in Chapter 5 of the Broken Arrow Zoning Code, unless modified herein as follows:

- All trees will be medium to large trees unless there are conflicts with overhead utility lines.
- Due to existing site conditions, no 10-foot wide landscape edge along Kenosha Street is required.
- One (1) tree per fifty (50) lineal feet of street frontage is required. Trees shall be installed between the existing building and the Kenosha Street right-of-way.
- All landscape islands, including the landscape area next to the point of access from Kenosha Street, shall meet the requirements of the Broken Arrow Zoning Code.
- Irrigation will be provided to all required landscaping areas.
- Any landscaping that fails must be replaced in accordance with Zoning Ordinance within six (6) months.
- Approximate location of new trees and additional landscaping are shown on the attached Conceptual Landscape Plan.

Lighting:

Lighting will comply with the standards for commercial uses contained in Chapter 5 of the Broken Arrow Zoning Code.

Bar and Liquor Store Spacing:

In the event a mixed beverage establishment, beer and wine establishment, bottle club, or package store desires to be located within three hundred feet (300') of Church on the Move and seeks a license from the Oklahoma ABLE Commission, Church on the Move agrees to waive the spacing requirement in accordance with all applicable waiver requirements and procedures established by Oklahoma law and the administrative rules of the ABLE Commission.

Expiration and Renewal of SP-299:

SP-299 shall be valid for a period of ten (10) years, which period shall commence on June 1, 2021. In order to extend beyond the ten (10) year term, prior to the expiration thereof, the Specific Use Permit must be renewed by the Broken Arrow City Council through the review and approval procedures of the Broken Arrow Zoning Code for the continued use of the Leased Premises as a Place of Assembly. Notwithstanding the foregoing, SP-299 shall automatically expire at such time as Church on the Move is no longer located and operating as a Place of Assembly in the Leased Premises.

CHURCH ON THE MOVE
SPECIFIC USE PERMIT SP-299

Exhibit “A”
Conceptual Site Plan

CHURCH ON THE MOVE
SPECIFIC USE PERMIT SP-299

Exhibit “B”
Conceptual Landscape Plan

CHURCH ON THE MOVE
SPECIFIC USE PERMIT SP-299

Exhibit “C”
Conceptual Parking Plan

CHURCH ON THE MOVE
SPECIFIC USE PERMIT SP-299

Exhibit “D”
Façade Design Concepts



City of Broken Arrow

Request for Action

File #: 25-177, Version: 1

**Broken Arrow City Council
Meeting of: 02/04/2025**

Title:

Acceptance of a Deed of Dedication for Parcel 1.0, which consists of 1.02 Acres of permanent Right-of-Way, located at 9123 South 177th East Avenue in Broken Arrow, Oklahoma, in the Northwest Quarter of Section 24, Township 18 North, Range 14 East, Tulsa County, Oklahoma, from Cheeneah Maria Armstrong, and authorization of payment in the amount of \$152,400 for the 9th Street widening from Houston Street to Washington Street, Parcel 1.0 (Project No. ST2027)

Background:

The attached Deed of Dedication is being conveyed to the City of Broken Arrow, a municipal corporation, from Cheeneah Maria Armstrong, the owner. Parcel 1.0 consists of 1.02 Acres of permanent Right-of-Way located at 9123 South 177th East Avenue in Broken Arrow, Oklahoma in the Northwest Quarter of Section 24, Township 18 North, Range 14 East, Tulsa County, State of Oklahoma. Cheeneah Maria Armstrong, has accepted the following offer, made subject to City Council approval:

Permanent Right of Way: 1.02 ACRES @ \$146,638 ACRE = \$149,570.25
Improvements to be acquired: \$2,800
Total Just Compensation Amount (Rounded) = \$152,400

A copy of the signed acceptance of the City's offer is attached, as is the Deed of Dedication. Payment of the compensation amount is on the February 4, 2025 City Council Claims List.

Cost: \$152,400

Funding Source: 2018 GO Bond

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

Approved By: City Manager's Office

Attachments: Deed of Dedication
Acceptance Letter
Conditions for Payment
Affidavit
Affidavit for Title or Ownership of Land

Recommendation:

Accept the Deed of Dedication.



December 19, 2024

Cheeneah Maria Armstrong
20 Edgewood Ct.
Simsbury, CT 06070

**RE: 9TH STREET WIDENING FROM HOUSTON STREET TO WASHINGTON STREET
REVISED OFFER PROJECT NO. ST2027 PARCEL NO. 1.0**

Property Address: 9123 S 177 Ave E, Broken Arrow, OK 74012

Ms. Armstrong,

Representatives of the Department of Engineering and Construction have kept me apprised of the discussions regarding the proposed easement acquisition of your property in relation to the proposed waterline extension project. After reviewing your response to the City's offer, I am prepared to make the following offer in accordance with your verbal request subject to City Council approval:

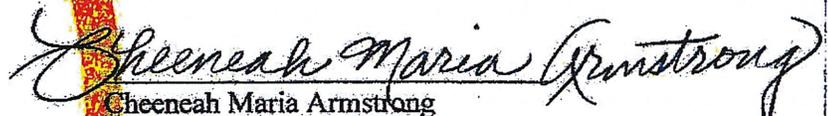
Permanent Right of Way: 1.02 Acres @ \$146,638/Acre = \$149,570.25
Improvements to be Acquired: \$2,800

Total Just Compensation Amount (Rounded) = \$152,400

By your signature on this letter, you have accepted the City's offer of \$152,400. Please return **this document** in the self-addressed-stamped-envelope for further processing. Please contact Amy O'Laughlin if you have any questions about this offer. Her direct number is 918-259-7000 ext. 5278. Please respond within ten (10) days of receipt of this letter.

Respectfully,
CITY OF BROKEN ARROW


City Manager


Cheeneah Maria Armstrong

MLS/ajo
enc

5. No funding source is being used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.

6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

AFFIANT, individually, and as authorized agent of the Entity Date _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2025,
by [Michael L Spurgeon](#).

NOTARY PUBLIC

AFFIDAVIT

STATE OF Connecticut
COUNTY OF Hartford) §

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 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: Cheeneah M. Armstrong

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 17th day of January, 2025, personally appeared CHEENEAH MARIA ARMSTRONG, to me known to be the identical person who executed the within and foregoing instrument in writing and acknowledged to me that she executed the same as 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.

[Signature]
NOTARY PUBLIC

 MATILDA PETRELA
Notary Public, State of Connecticut
My Commission Expires Oct. 31, 2026





CONDITIONS AND REQUEST FOR PAYMENT

Conditions: (List physical conditions required for acceptance):

Fee Simple

Four (4) strand and five (5) strand barb wire, entrance gate, and single rail pipe fence (by entrance) will all be replaced with comparable new materials to those that are removed by the contractor awarded the project. In the event there are animals or livestock, temporary fencing will be placed during construction.

Terms for Payment:

Owner's request for payment in the amount of: \$152,400.00

Owner's Mailing Address: 20 Edgewood Court, Simsbury, CT 06070-2350

Owner Requests Check:

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

Check Payable to: Cheeneah Armstrong

Signature/Date:

Owner/s: Cheeneah Armstrong **Date:** 12/21/24

Agent: _____ Date: _____

Project: ST2027 PROJECT: 9TH STREET & WASHINGTON STREET WIDENING

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

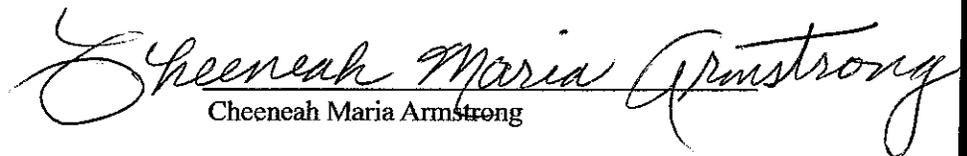
That the undersigned, CHEENEAH MARIA ARMSTRONG, the owner of the legal and equitable title to the following described real estate situated in the City of Broken Arrow, Tulsa County, Oklahoma, for and in consideration of the sum of One Dollar (\$1.00), cash in hand, paid by the City of Broken Arrow, Oklahoma and other good and valuable considerations, receipt of which are hereby acknowledged, does hereby dedicate to the City of Broken Arrow for the benefit of the public, forever, the following described property, to wit:

SEE EXHIBIT "A"

Together with all the improvements thereon and appurtenances thereunto belonging.

TO HAVE TO HOLD such property unto the City of Broken Arrow, Oklahoma, a municipal corporation, its successors and assigns, forever.

DATED this th 17 day of January 2025.


Cheeneah Maria Armstrong

T-18-N
E WASHINGTON ST



Parcel No.: 1.0
County: Tulsa
Legal Description: See Exhibit "A"
Project Number: ST2027

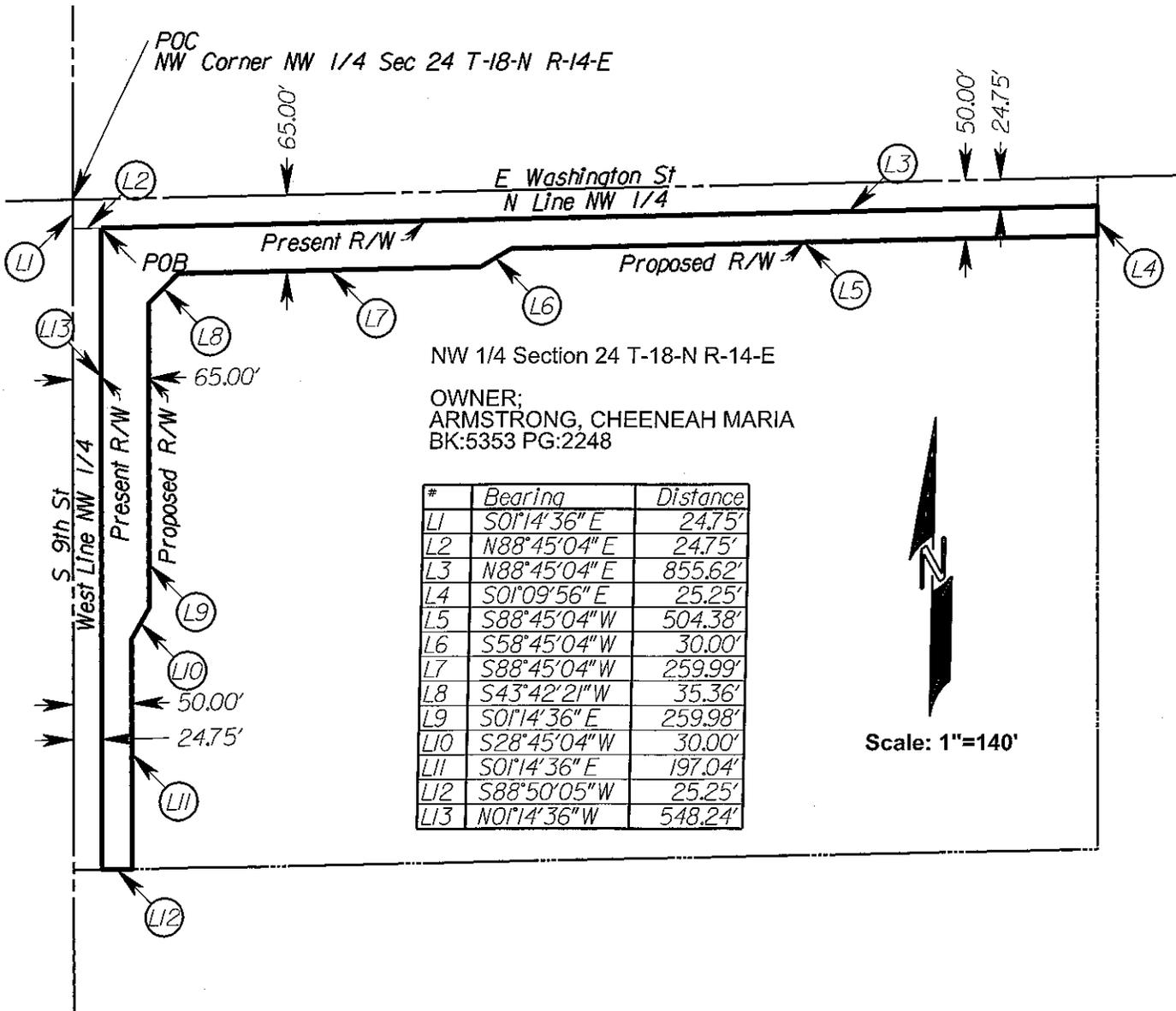
LEGEND

POB - Point of Beginning
POC - Point of Commencement
SPC - State Plane Coordinates
R/W - Right-of-Way

Tract Area	504.769	S.F.	11.59 Acres
Existing R/W	35.358	S.F.	0.81 Acres
Proposed R/W	44.287	S.F.	1.02 Acres
Rem in Tract	425.124	S.F.	9.76 Acres
Perpetual Easement	-	S.F.	- Acres
Temp Construction Easement	-	S.F.	- Acres
Drainage Easement	-	S.F.	- Acres

EXHIBIT NOTES

1. 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.



NW 1/4 Section 24 T-18-N R-14-E

OWNER;
ARMSTRONG, CHEENEAH MARIA
BK:5353 PG:2248

#	Bearing	Distance
L1	S0°14'36" E	24.75'
L2	N88°45'04" E	24.75'
L3	N88°45'04" E	855.62'
L4	S0°09'56" E	25.25'
L5	S88°45'04" W	504.38'
L6	S58°45'04" W	30.00'
L7	S88°45'04" W	259.99'
L8	S43°42'21" W	35.36'
L9	S0°14'36" E	259.98'
L10	S28°45'04" W	30.00'
L11	S0°14'36" E	197.04'
L12	S88°50'05" W	25.25'
L13	N0°14'36" W	548.24'

Scale: 1"=140'

EXHIBIT "A"

PROPOSED PERMANENT RIGHT-OF-WAY

PARCEL 1.0

CITY PROJECT NO. ST2027

PROPOSED RIGHT-OF-WAY LEGAL

A parcel of land lying in the NW 1/4 of Section 24, Township 18 North, Range 14 East, City of Broken Arrow, Tulsa County, State of Oklahoma, said parcel being more particularly described as follows:

Commencing at the NW Corner of said Section 24; thence a distance of 24.75 feet, on a bearing of S01°14'36"E (being the basis of bearings for this description) along the West line of said NW 1/4; thence a distance of 24.75 feet, on a bearing of N88°45'04"E to a point on the present Southerly Right-of-Way line for East Washington Street same being a line 24.75 feet South of and parallel with the North line of said NW 1/4 as well as the Point of Beginning; thence N88°45'04"E along said present Southerly Right-of-Way line and parallel a line, a distance of 855.62 feet; thence S01°09'56"E, a distance of 25.25 feet to a point on a line being 50.00 feet South of and parallel with the North line of said NW 1/4; thence S88°45'04"W along said parallel line, a distance of 504.38 feet; thence S58°45'04"W, a distance of 30.00 feet to a point on a line being 65.00 feet South of and parallel with the North line of said NW 1/4; thence S88°45'04"W along said parallel line, a distance of 259.99 feet; thence S43°42'21"W, a distance of 35.36 feet to a point on a line being 65.00 feet East of and parallel with the West line of said NW 1/4; thence S01°14'36"E along said parallel line a distance of 259.98 feet; thence S28°45'04"W, a distance of 30.00 feet to point on a line being 50.00 feet East of and parallel with the West line of said NW 1/4: thence S01°14'36"E along said parallel line, a distance of 197.04 feet; thence S88°50'05"W, a distance of 25.25 feet to a point on the present Easterly Right-of-Way line for South 9th Street same being a line 24.75 feet East of and parallel with the West line of said NW 1/4; thence N01°14'36"W along said present Right-of-Way line and parallel line, a distance of 548.24 feet to the Point of Beginning.

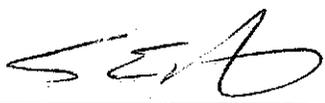
Said parcel containing 44,287 square feet, or 1.02 acres more or less and being subject to all easements and Rights-of-Way of record.

SURVEYOR'S CERTIFICATE

I, Carey E. Harris, PLS, Keystone Engineering and Land Surveying, Inc., certify that the attached legal description closes in accord with existing records, is a true 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 2nd day of February 2021.





Carey E. Harris, P.L.S. #1719
C.A. No.: 5877
Expires: 6/30/21

5. No funding source is being used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.

6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

AFFIANT, individually, and as authorized agent of the Entity Date

The foregoing instrument was acknowledged before me this ____ day of _____, 2025,
by Michael L Spurgeon.

NOTARY PUBLIC



City of Broken Arrow

Request for Action

File #: 25-163, Version: 1

**Broken Arrow City Council
Meeting of: 02/04/2025**

Title:

Ratification of the Claims List Check Register Dated January 27, 2025

Background:

Council on September 3, 2019 approved Ordinance No. 3601 allowing ratification of the claims list. For the period from January 14, 2024 through January 27, 2025 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 \$5,999,043.64 for the various funds.

Governmental Funds	\$2,773,201.91
BAMA	\$ 999,493.97
BAEDA	<u>\$2,226,347.76</u>
Total	\$5,999,043.64

A summary by funds and detail are attached.

Cost: \$2,773,201.91

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 27, 2025

Recommendation:..recommend

Ratify Claims List Check Register dated 01/27/2025

City of Broken Arrow
Check Register by Fund



FUND	DESCRIPTION	AMOUNT	INVOICE COUNT
110	GENERAL	309,925.52	604
220	BA MUNICIPAL AUTHORITY	999,493.97	822
221	BAMA SALES TAX DEBT SERVICE	500.00	1
227	CVB-HOTEL MOTEL	29,535.80	28
330	SALES TAX CAPITAL IMPROVEMENT	455,863.60	21
342	STREET LIGHT FUND	36,069.41	99
343	STREET SALES TAX FUND	151,588.88	6
344	PS SALES TAX POLICE	135,919.01	392
345	PS SALES TAX FIRE	73,873.01	178
346	ADMINISTRATIVE TECHNOLOGY	200.00	1
592	2014 BOND ISSUE	100,000.00	1
593	2018 BOND ISSUE	1,329,534.86	13
660	WORKERS COMPENSATIONS	48,248.17	9
661	GROUP HEALTH AND LIFE	6,465.40	2
770	DEBT SERVICE GO BOND	87,278.25	4
882	AGENCY FUND DEPOSITS	8,200.00	14
887	ECONOMIC DEVELOP AUTHORITY	2,226,347.76	6
Total		5,999,043.64	2,201

City of Broken Arrow
Check Register by Fund



Fund 110

CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
01/16/2025	325551	4479	DAVID GRAHAM PARKER	MLG 01062025	REIMB FOR MILEAGE	1101010 540280		2025/7	36.58
						Total For Check # 325551			36.58
01/16/2025	325554	4924	KATHRYN VICK	PDR01282025	LOCAL AG SUMMIT 2025	1101400 550030		2025/7	129.20
						Total For Check # 325554			129.20
01/16/2025	325559	3735	OKLAHOMA MUNICIPAL CLERKS, TREASURERS &	11407301023	IIMC REGION 4 CONFERENCE REGISTRATION-C GREEN	1101800 530110		2025/7	155.00
						Total For Check # 325559			155.00
01/16/2025	325569	4356	RACHEL A FIELDS	T&A 01092025	REIMB FOR TRAVEL EXPENSES	1101010 540280		2025/7	906.81
						Total For Check # 325569			906.81
01/16/2025	325572	167	TULSA COUNTY HEALTH DEPARTMENT	4TH QTR 2024	4TH QTR 2024 OCT NOV DEC 2024	1101700 550100		2025/7	1,403.50
						Total For Check # 325572			1,403.50
01/16/2025	325576	149	AMERICAN ELECTRIC POWER/PSO	058-747-0-7 12312024	959-058-747-0-7 DEC 31, 2024 8800 S ASPEN AVE	1106000 550410		2025/7	201.20
				550-797-0-3 12312024	958-550-797-0-3 DEC 31, 2024 1900 W SHREVEPORT ST	1106000 550410		2025/7	152.22
				454-130-1-4 12312024	956-454-130-1-4 DEC 31 2024 BROKEN ARROW	1105310 550250		2025/7	67.22
				454-130-1-4 12312024	956-454-130-1-4 DEC 31 2024 21365 E 46TH ST S	1105310 550250		2025/7	7.68
				454-130-1-4 12312024	956-454-130-1-4 DEC 31 2024 1391 W OMAHA	1105310 550250		2025/7	7.91
				454-130-1-4 12312024	956-454-130-1-4 DEC 31 2024 4301 N ASPEN AVE	1105310 550250		2025/7	5.05
				454-130-1-4 12312024	956-454-130-1-4 DEC 31 2024 11901 E 131ST ST	1105310 550250		2025/7	4.90
				454-130-1-4 12312024	956-454-130-1-4 DEC 31 2024 4427 W HOUSTON ST	1105310 550250		2025/7	39.81
				454-130-1-4 12312024	956-454-130-1-4 DEC 31 2024 10405 S LYNN LANE	1105310 550250		2025/7	5.05
				454-130-1-4 12312024	956-454-130-1-4 DEC 31 2024 10601 S	1105310 550250		2025/7	5.05

City of Broken Arrow
Check Register by Fund



Fund 110

CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
					MINGO RD				
	454-130-1-4	12312024		956-454-130-1-4	DEC 31 2024 2341 W ALBANY ST	1105310 550250		2025/7	7.91
	454-130-1-4	12312024		956-454-130-1-4	DEC 31 2024 20005 E 37TH ST S	1105310 550250		2025/7	5.05
	454-130-1-4	12312024		956-454-130-1-4	DEC 31 2024 2701 S ELM	1105310 550250		2025/7	5.05
	454-130-1-4	12312024		956-454-130-1-4	DEC 31 2024 2291 N 9TH ST	1105310 550250		2025/7	5.05
	454-130-1-4	12312024		956-454-130-1-4	DEC 31 2024 709 MAGNOLIA CT	1105310 550250		2025/7	24.39
	454-130-1-4	12312024		956-454-130-1-4	DEC 31 2024 4023 W ROANOKE PL	1105310 550250		2025/7	7.91
	454-130-1-4	12312024		956-454-130-1-4	DEC 31 2024 3190 W KENOSHA	1105310 550250		2025/7	7.91
	454-130-1-4	12312024		956-454-130-1-4	DEC 31 2024 1591 E HOUSTON ST	1105310 550250		2025/7	7.91
	454-130-1-4	12312024		956-454-130-1-4	DEC 31 2024 18599 E 96TH ST	1105310 550250		2025/7	5.05
	454-130-1-4	12312024		956-454-130-1-4	DEC 31 2024 5099 A 23RD ST	1105310 550250		2025/7	5.05
	454-130-1-4	12312024		956-454-130-1-4	DEC 31 2024 1605 N 37TH ST	1105310 550250		2025/7	5.05
	454-130-1-4	12312024		956-454-130-1-4	DEC 31 2024 101 E FORT WORTH ST	1105310 550250		2025/7	25.16
	827-595-4-4	12302024		955-827-595-4-4	DEC 30 2024 7101 S 3RD	1106002 550250		2025/7	391.68
	827-595-4-4	12302024		955-827-595-4-4	DEC 30 2024 3201 N 9TH	1106000 550250		2025/7	235.08
	827-595-4-4	12302024		955-827-595-4-4	DEC 30 2024 3201 N 9TH	1106002 550250		2025/7	933.59
	827-595-4-4	12302024		955-827-595-4-4	DEC 30 2024 100 N FIR	1106002 550250		2025/7	75.61
	827-595-4-4	12302024		955-827-595-4-4	DEC 30 2024 3201 N 9TH	1106002 550250		2025/7	444.52
	827-595-4-4	12302024		955-827-595-4-4	DEC 30 2024 3201 N 9TH	1106000 550250		2025/7	885.94
	827-595-4-4	12302024		955-827-595-4-4	DEC 30 2024 801 W	1106002 550250		2025/7	23.44

City of Broken Arrow
Check Register by Fund



Fund 110

CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
					CHARLESTON				
				827-595-4-4 12302024	955-827-595-4-4 DEC 30 2024 1400 S MAIN	1106002 550250		2025/7	1,491.53
				827-595-4-4 12302024	955-827-595-4-4 DEC 30 2024 1301 N REDBUD	1106002 550250		2025/7	22.27
				827-595-4-4 12302024	955-827-595-4-4 DEC 30 2024 1400 S MAIN	1106002 550250		2025/7	257.21
				827-595-4-4 12302024	955-827-595-4-4 DEC 30 2024 525 W IOLA ST	1106002 550250		2025/7	22.27
				827-595-4-4 12302024	955-827-595-4-4 DEC 30 2024 3201 N 9TH	1106000 550250		2025/7	199.00
				827-595-4-4 12302024	955-827-595-4-4 DEC 30 2024 604 E DALLAS ST	1106002 550250		2025/7	22.27
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 3201 N 9TH	1106000 550250		2025/7	75.17
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 418 S MAIN	1106000 550250		2025/7	50.55
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 1400 S MAIN	1106000 550250		2025/7	39.81
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 2810 E MADISON	1106000 550250		2025/7	53.20
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 3201 N 9TH	1106000 550250		2025/7	248.36
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 2800 W RICHMOND	1106000 550250		2025/7	69.87
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 525 W IOLA	1106000 550250		2025/7	50.63
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 1532 S FERN PL	1106000 550250		2025/7	102.96
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 1400 S MAIN	1106000 550250		2025/7	282.80
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 5852 S DATE	1106000 550250		2025/7	253.48
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 8870 S ASPEN	1106000 550250		2025/7	197.40
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 3000 N 37TH	1106000 550250		2025/7	50.81
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 1806 W SANDUSKY	1106000 550250		2025/7	88.22
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 2502 W	1106000 550250		2025/7	5.05

City of Broken Arrow
Check Register by Fund



Fund 110

CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
					FULTON				
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 1400 W SHREVEPORT	1106000 550250		2025/7	44.17
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 4800 W WASHINGTON	1106000 550250		2025/7	5.05
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 3707 N NARCISSUS	1106000 550250		2025/7	88.22
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 1806 W SANDUSKY	1106000 550250		2025/7	466.98
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 104 S MAIN	1106000 550250		2025/7	26.69
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 111 S MAIN	1106000 550250		2025/7	503.92
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 3201 N 9TH	1106000 550250		2025/7	175.87
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 3703 N OAK	1106000 550250		2025/7	144.43
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 2991 N ASPEN	1106000 550250		2025/7	78.78
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 201 S CEDAR	1106000 550250		2025/7	77.57
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 2196 S MAIN	1106000 550250		2025/7	49.87
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 5800 S DATE	1106000 550250		2025/7	70.38
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 12001 E 101ST ST	1106000 550250		2025/7	399.32
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 1800 S 3RD	1106000 550250		2025/7	58.40
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 1200 N 52ND ST	1106000 550250		2025/7	40.45
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 1500 S MAIN	1106000 550250		2025/7	34.65
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 1500 S MAIN	1106000 550250		2025/7	59.41
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 14000 S 145TH E AVE	1106000 550250		2025/7	201.20
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 14000 S 145TH E AVE	1106000 550250		2025/7	9.90
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 14000 S 145TH E AVE	1106000 550250		2025/7	38.65

City of Broken Arrow
Check Register by Fund



Fund 110

CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 100 N FIR AVE	1106000 550250		2025/7	230.15
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 1031 W ITHICA ST	1106000 550250		2025/7	80.06
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 6903 S 3RD	1106000 550250		2025/7	22.78
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 1213 S ASH	1106000 550250		2025/7	216.19
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 1101 W SHREVEPORT	1106000 550400		2025/7	198.53
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 1205 W SHREVEPORT	1106000 550400		2025/7	235.40
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 1109 W SHREVEPORT	1106000 550400		2025/7	213.30
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 1117 W SHREVEPORT	1106000 550400		2025/7	20.61
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 1209 W SHREVEPORT	1106000 550400		2025/7	39.81
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 1707 W SHREVEPORT	1106000 550410		2025/7	244.02
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 1900 W SHREVEPORT	1106000 550410		2025/7	146.64
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 8860 S ASPEN AVE	1106000 550410		2025/7	1,336.14
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 1205 W SHREVEPORT	1106000 550410		2025/7	126.68
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 1501 W SHREVEPORT	1106000 550410		2025/7	323.18
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 300 E WASHINGTON	1106000 550420		2025/7	157.16
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 2511 N 11TH	1106000 550420		2025/7	174.76
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 300 E WASHINGTON	1106000 550420		2025/7	1,489.92
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 300 E WASHINGTON	1106000 550420		2025/7	37.00
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 300 E WASHINGTON	1106000 550420		2025/7	164.31
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 300 E	1106000 550420		2025/7	325.99

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					WASHINGTON				
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 300 E WASHINGTON ST	1106000 [550420]		2025/7	1,135.63
				937-903-0-2 01022025	959-937-903-0-2 JAN 2 2025 2221 W SHREVEPORT	1106000 [550430]		2025/7	440.62
					Total For Check # 325576				17,113.09
01/16/2025	325577	4935 AMAZON.COM SALES INC		16GJ-CJRL-QM97	ITEM: UPSBatteryCenter 12V 6Ah Compatible Replace	1101501 [560230]		2025/7	36.99
				1FYW-HTRJ-11XF	BLANKET PO	1106003 [560230]		2025/7	67.89
					Total For Check # 325577				104.88
01/16/2025	325579	4585 AMERICAN TRAFFIC SAFETY MATERIALS INC		97989	FILM FOR THE SIGN SHOP (CODY MORRIS)	1105300 [560360]		2025/7	1,065.00
					Total For Check # 325579				1,065.00
01/16/2025	325583	73 AT&T		34843224X11012024R	918 105-3484 322 4 NOV 1, 2024	1101700 [550220]		2025/6	30.00
					Total For Check # 325583				30.00
01/16/2025	325584			9181053484 12/1/24R	918-105-3484 DEC 1, 2024	1101700 [550220]		2025/6	30.45
					Total For Check # 325584				30.45
01/16/2025	325586			9181053484 01012025	9181053484 322 4 JAN BILL 2025	1101700 [550220]		2025/7	30.91
					Total For Check # 325586				30.91
01/16/2025	325587	885 ATWOOD DISTRIBUTING LP		3383	BLANKET PO SAFETY SHOES & MISC ITEMS	1105300 [560230]		2025/7	26.47
				3393	BLANKET PO SAFETY SHOES & MISC ITEMS	1106000 [560230]		2025/7	19.99
				3371	BLANKET PO SAFETY SHOES & MISC ITEMS	1105300 [560230]		2025/7	35.97
				3352	BLANKET PO SAFETY SHOES & MISC ITEMS	1106000 [560180]		2025/7	45.98
				3391	BLANKET PO SAFETY SHOES & MISC ITEMS	1106000 [560200]		2025/7	36.49
				3382	BLANKET PO SAFETY SHOES & MISC	1105300 [560230]		2025/7	252.11

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				3398	ITEMS BLANKET PO SAFETY SHOES & MISC ITEMS	1106000 560230		2025/7	99.99
Total For Check # 325587									517.00
01/16/2025	325589	767 B & B ELECTRIC CO.		68611	1-ABB/Baldor EJMM3710T 7HP 230/460/3/60 1800rpm 21	1106002 560240		2025/7	2,220.97
Total For Check # 325589									2,220.97
01/16/2025	325593	1330 BRINK'S INCORPORATED		7138280	INVOICE 7138280 DECEMBER 2024 BILLING	1106002 550280		2025/7	327.84
				7138280	INVOICE 7138280 DECEMBER 2024 BILLING	1101800 550280		2025/7	1,125.82
				7138280	INVOICE 7138280 DECEMBER 2024 BILLING	1106002 550280		2025/7	327.84
				7138280	INVOICE 7138280 DECEMBER 2024 BILLING	1101800 550280		2025/7	1,142.82
Total For Check # 325593									2,924.32
01/16/2025	325596	790 BSN SPORTS, LLC		928223903	#5004 Bison Elem. Goal	1106000 560330		2025/7	188.79
Total For Check # 325596									188.79
01/16/2025	325599	633 CHICKASAW TELECOM INC		59880REV	59880REV 01/03/2025	1106004 550220		2025/7	358.75
Total For Check # 325599									358.75
01/16/2025	325600	37 CINTAS CORPORATION		9302604807	CITY COUNCIL APPROVED 05/07/24	1101102 540330		2025/7	99.00
				9302605329	CITY COUNCIL APPROVED 05/07/24	1101102 540330		2025/7	99.00
				9302604817	BLANKET PO FOR MEDICAL SUPPLIES	1101700 540330		2025/7	50.00
				9302605339	BLANKET PO FOR MEDICAL SUPPLIES	1101102 540330		2025/7	48.41
				9302757569	CITY COUNCIL APPROVED 05/07/24	1101102 540330		2025/7	99.00
				9302758499	CITY COUNCIL APPROVED 05/07/24	1101102 540330		2025/7	99.00

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				9302754533	CITY COUNCIL APPROVED 05/07/24	1101102 540330		2025/7	99.00
				9302753950	CITY COUNCIL APPROVED 05/07/24	1101102 540330		2025/7	198.00
				9302755822	CITY COUNCIL APPROVED 05/07/24	1101102 540330		2025/7	297.00
				9302755827	CITY COUNCIL APPROVED 05/07/24	1101102 540330		2025/7	396.00
				9302758485	CITY COUNCIL APPROVED 05/07/24	1101102 540330		2025/7	99.00
				9302757563	CITY COUNCIL APPROVED 05/07/24	1101102 540330		2025/7	297.00
				5247976902	BLANKET PO FOR MEDICAL SUPPLIES	1106000 560230		2025/7	22.03
				5248166710	BLANKET PO FOR MEDICAL SUPPLIES	1106002 560230		2025/7	48.41
				9302592426	CITY COUNCIL APPROVED 05/07/24	1101102 540330		2025/7	198.00
				5248881104	BLANKET PO FOR MEDICAL SUPPLIES	1101800 560230		2025/7	25.66
Total For Check # 325600									2,174.51
01/16/2025	325601	1391	CLEAN THE UNIFORM CO OKLAHOMA	52114507	52114507 01/08/2025	1106005 540330		2025/7	1.32
				52110539	52110539 12/13/2024	1106002 540330		2025/7	3.14
				52112769	52112769 12/27/2024	1106002 540330		2025/7	3.14
				52113870	52113870 01/03/2025	1106000 540310		2025/7	107.00
				52113870	52113870 01/03/2025	1106000 540330		2025/7	0.34
				52113393	52113393 01/01/2025	1106000 540310		2025/7	25.83
				52113393	52113393 01/01/2025	1106003 540310		2025/7	36.66
				52114995	52114995 JAN 10, 2025	1101415 540310		2025/7	53.20
				52112282	52112282 12/25/2024	1106005 540310		2025/7	10.15
				52112282	52112282 12/25/2024	1101700 540330		2025/7	22.54
Total For Check # 325601									263.32

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01/16/2025	325605	4532	CRYSTAL LAKE FISHERIES, INC	20598	Trout Stocking	1106002 560330		2025/7	1,698.75
						Total For Check # 325605			1,698.75
01/16/2025	325609	634	DELL MARKETING L.P.	10792391122	Laptop for Amy Eatherton	1101102 560240		2025/7	1,895.52
						Total For Check # 325609			1,895.52
01/16/2025	325619	4056	KIRKWALL HOLDINGS LLC	617-15072	FastSigns Estimate 157072	1106002 560330		2025/7	1,180.49
						Total For Check # 325619			1,180.49
01/16/2025	325621	1231	AT&T MOBILITY LLC	28731933929X01082025	287319339297X01082025 DEC 31, 2024	1101102 550540		2025/7	24.74
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	1101200 550540		2025/7	40.04
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	1101200 550540		2025/7	40.04
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	1101200 550540		2025/7	40.04
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	1101200 550540		2025/7	40.04
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	1101700 550540		2025/7	24.74
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	1101102 550540		2025/7	51.85
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	1105300 550540		2025/7	24.74
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	1105300 550540		2025/7	38.53
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	1105300 550540		2025/7	40.04
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	1105300 550540		2025/7	25.33
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	1105300 550540		2025/7	24.74
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	1105300 550540		2025/7	36.58

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				19128175X01082025	287319128175X01082025 DEC 31 2024	1101501 550540		2025/7	126.89
				19128175X01082025	287319128175X01082025 DEC 31 2024	1101700 550540		2025/7	179.04
				19128175X01082025	287319128175X01082025 DEC 31 2024	1101800 550540		2025/7	40.04
				19128175X01082025	287319128175X01082025 DEC 31 2024	1105300 550540		2025/7	24.74
				19128175X01082025	287319128175X01082025 DEC 31 2024	1105310 550540		2025/7	979.00
				19128175X01082025	287319128175X01082025 DEC 31 2024	1106000 550540		2025/7	270.40
				19128175X01082025	287319128175X01082025 DEC 31 2024	1106002 550540		2025/7	259.12
				19128175X01082025	287319128175X01082025 DEC 31 2024	1106004 550540		2025/7	43.04
				19128175X01082025	287319128175X01082025 DEC 31 2024	1101415 560240		2025/7	51.85
				19128175X01082025	287319128175X01082025 DEC 31 2024	1101700 560240		2025/7	40.04
						Total For Check # 325622			4,786.22
01/16/2025	325625	4089 GARLAND/DBS INC		42785249907	CITY HALL ROOF REPAIR AROUND COUNCIL CHAMBERS	1101700 540070		2025/7	3,467.00
						Total For Check # 325625			3,467.00
01/16/2025	325627	153 GELLCO UNIFORMS & SHOES INC		00293480	CARHARTS FOR TERRY MANUEL	1105300 560100		2025/7	221.98
				00293484	CARHARTS FOR MICHAEL JACK	1105300 560100		2025/7	221.98
				00293485	CARHARTS FOR DARRYL HALE JR.	1105300 560100		2025/7	113.99
						Total For Check # 325627			557.95
01/16/2025	325630	5026 DALE GRAHAM		000018	000018 01/07/2025	1105300 540070		2025/7	1,013.00
				000019	000019 01/08/2025	1101700 560180		2025/7	100.00
						Total For Check # 325630			1,113.00
01/16/2025	325631	76 GRAINGER		9358651751	36J164 Cable tie, 11.8" black, PK100	1106000 560180		2025/7	40.70
				9341444157	9341444157 12/10/2024	1101200 540550		2025/7	227.04
						Total For Check # 325631			267.74

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01/16/2025	325633	1244 GRANICUS, INC.	196148	196148	1101800 540550		2025/7	1,365.46
Total For Check # 325633								1,365.46
01/16/2025	325641	4978 HIPOWER SYSTEMS OKLAHOMA, LLC	2025-002	Unit # Gen SSF	1105300 540200		2025/7	1,966.91
Total For Check # 325641								1,966.91
01/16/2025	325642	4202 HOLT TRUCK CENTERS OF OKLAHOMA LLC	411508499	UNIT #1433	1105300 540200		2025/7	4,272.54
Total For Check # 325642								4,272.54
01/16/2025	325644	1206 ID WHOLESALER	INV7462605	Printer ink for ID machines	1106002 560030		2025/7	396.00
Total For Check # 325644								396.00
01/16/2025	325645	115 INCOG	226768 A	226768 A DEC 2024 INCOG ADDRESSING	1101400 530870		2025/7	1,748.75
			226776	226776 3RD QTR COALITION CTAG FY 2025	1101700 530850		2025/7	2,230.00
			226784	226784	1101700 530850		2025/7	11,322.50
Total For Check # 325645								15,301.25
01/16/2025	325646	4736 DUSTIN MANLY	10000204	10000204	1106002 540070		2025/7	2,164.00
			10000202	10000202	1106002 540070		2025/7	1,135.00
Total For Check # 325646								3,299.00
01/16/2025	325647	23 J D YOUNG COMPANY INC	1245889	LEASE & USAGE CHARGE FY25	1101010 540330		2025/7	217.58
			1245889	LEASE & USAGE CHARGE FY25	1101102 540330		2025/7	186.02
			1245889	LEASE & USAGE CHARGE FY25	1101200 540330		2025/7	181.66
			1245889	LEASE & USAGE CHARGE FY25	1101315 540330		2025/7	93.45
			1245889	LEASE & USAGE CHARGE FY25	1101400 540330		2025/7	321.95

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				1245889	LEASE & USAGE CHARGE FY25	1101415 540330		2025/7	94.06
				1245889	LEASE & USAGE CHARGE FY25	1101700 540330		2025/7	217.58
				1245889	LEASE & USAGE CHARGE FY25	1101800 540330		2025/7	306.66
				1245889	LEASE & USAGE CHARGE FY25	1105300 540330		2025/7	176.68
				1245889	LEASE & USAGE CHARGE FY25	1106000 540330		2025/7	264.28
				1245889	LEASE & USAGE CHARGE FY25	1106002 540330		2025/7	269.26
				1245889	LEASE & USAGE CHARGE FY25	1101010 540550		2025/7	111.03
				1245889	LEASE & USAGE CHARGE FY25	1101102 540550		2025/7	178.98
				1245889	LEASE & USAGE CHARGE FY25	1101200 540550		2025/7	6.99
				1245889	LEASE & USAGE CHARGE FY25	1101315 540550		2025/7	29.86
				1245889	LEASE & USAGE CHARGE FY25	1101400 540550		2025/7	100.84
				1245889	LEASE & USAGE CHARGE FY25	1101415 540550		2025/7	46.81
				1245889	LEASE & USAGE CHARGE FY25	1101700 540550		2025/7	105.89
				1245889	LEASE & USAGE CHARGE FY25	1101800 540550		2025/7	64.13
				1245889	LEASE & USAGE CHARGE FY25	1105300 540550		2025/7	21.00
				1245889	LEASE & USAGE CHARGE FY25	1106000 540550		2025/7	45.16
				1245889	LEASE & USAGE CHARGE FY25	1106002 540550		2025/7	113.07
				1245889	LEASE & USAGE CHARGE FY25	1101010 560230		2025/7	1.73
				1245889	LEASE & USAGE CHARGE FY25	1101102 560230		2025/7	3.48

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				1245889	LEASE & USAGE CHARGE FY25	1101200 560230		2025/7	3.48
				1245889	LEASE & USAGE CHARGE FY25	1101315 560230		2025/7	1.67
				1245889	LEASE & USAGE CHARGE FY25	1101400 560230		2025/7	3.48
				1245889	LEASE & USAGE CHARGE FY25	1101415 560230		2025/7	1.67
				1245889	LEASE & USAGE CHARGE FY25	1101700 560230		2025/7	1.67
				1245889	LEASE & USAGE CHARGE FY25	1101800 560230		2025/7	3.48
				1245889	LEASE & USAGE CHARGE FY25	1105300 560230		2025/7	3.48
				1245889	LEASE & USAGE CHARGE FY25	1106000 560230		2025/7	5.09
				1245889	LEASE & USAGE CHARGE FY25	1106002 560230		2025/7	5.09
Total For Check # 325647									3,187.26
01/16/2025	325650	5131 KEVIN BEHE		12694	CITY COUNCIL APPROVED 09/09/24	1101200 540070		2025/7	0.38
				12694	CITY COUNCIL APPROVED 09/09/24	1105300 540070		2025/7	1.04
				12694	CITY COUNCIL APPROVED 09/09/24	1106000 540070		2025/7	1.81
				12694	CITY COUNCIL APPROVED 09/09/24	1106002 540070		2025/7	2.07
				12694	CITY COUNCIL APPROVED 09/09/24	1106005 540070		2025/7	0.52
				12688	CITY COUNCIL APPROVED 09/09/24	1101200 540070		2025/7	0.32
				12688	CITY COUNCIL APPROVED 09/09/24	1105300 540070		2025/7	0.83
				12688	CITY COUNCIL APPROVED 09/09/24	1106000 540070		2025/7	1.45
				12688	CITY COUNCIL APPROVED 09/09/24	1106002 540070		2025/7	1.66

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	12688				CITY COUNCIL APPROVED 09/09/24	1106005 540070		2025/7	0.41
	12666				CITY COUNCIL APPROVED 09/09/24	1101200 540070		2025/7	0.32
	12666				CITY COUNCIL APPROVED 09/09/24	1105300 540070		2025/7	0.83
	12666				CITY COUNCIL APPROVED 09/09/24	1106000 540070		2025/7	1.45
	12666				CITY COUNCIL APPROVED 09/09/24	1106002 540070		2025/7	1.66
	12666				CITY COUNCIL APPROVED 09/09/24	1106005 540070		2025/7	0.41
	12626				CITY COUNCIL APPROVED 09/09/24	1101200 540070		2025/7	0.30
	12626				CITY COUNCIL APPROVED 09/09/24	1105300 540070		2025/7	0.83
	12626				CITY COUNCIL APPROVED 09/09/24	1106000 540070		2025/7	1.45
	12626				CITY COUNCIL APPROVED 09/09/24	1106002 540070		2025/7	1.66
	12626				CITY COUNCIL APPROVED 09/09/24	1106005 540070		2025/7	0.42
	12623				CITY COUNCIL APPROVED 09/09/24	1101200 540070		2025/7	0.32
	12623				CITY COUNCIL APPROVED 09/09/24	1105300 540070		2025/7	0.83
	12623				CITY COUNCIL APPROVED 09/09/24	1106000 540070		2025/7	1.45
	12623				CITY COUNCIL APPROVED 09/09/24	1106002 540070		2025/7	1.66
	12623				CITY COUNCIL APPROVED 09/09/24	1106005 540070		2025/7	0.41
	12620				CITY COUNCIL APPROVED 09/09/24	1101200 540070		2025/7	0.46
	12620				CITY COUNCIL APPROVED 09/09/24	1105300 540070		2025/7	1.24
	12620				CITY COUNCIL APPROVED 09/09/24	1106000 540070		2025/7	2.18

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CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
	12620				CITY COUNCIL APPROVED 09/09/24	1106002 540070		2025/7	2.49
	12620				CITY COUNCIL APPROVED 09/09/24	1106005 540070		2025/7	0.62
	12624				CITY COUNCIL APPROVED 09/09/24	1101200 540070		2025/7	0.30
	12624				CITY COUNCIL APPROVED 09/09/24	1105300 540070		2025/7	0.83
	12624				CITY COUNCIL APPROVED 09/09/24	1106000 540070		2025/7	1.45
	12624				CITY COUNCIL APPROVED 09/09/24	1106002 540070		2025/7	1.66
	12624				CITY COUNCIL APPROVED 09/09/24	1106005 540070		2025/7	0.42
	12625				CITY COUNCIL APPROVED 09/09/24	1101200 540070		2025/7	0.46
	12625				CITY COUNCIL APPROVED 09/09/24	1105300 540070		2025/7	1.24
	12625				CITY COUNCIL APPROVED 09/09/24	1106000 540070		2025/7	2.18
	12625				CITY COUNCIL APPROVED 09/09/24	1106002 540070		2025/7	2.49
	12625				CITY COUNCIL APPROVED 09/09/24	1106005 540070		2025/7	0.62
	12619				CITY COUNCIL APPROVED 09/09/24	1101200 540070		2025/7	0.52
	12619				CITY COUNCIL APPROVED 09/09/24	1105300 540070		2025/7	1.35
	12619				CITY COUNCIL APPROVED 09/09/24	1106000 540070		2025/7	2.36
	12619				CITY COUNCIL APPROVED 09/09/24	1106002 540070		2025/7	2.69
	12619				CITY COUNCIL APPROVED 09/09/24	1106005 540070		2025/7	0.67
	12618				CITY COUNCIL APPROVED 09/09/24	1101200 540070		2025/7	0.38
	12618				CITY COUNCIL APPROVED 09/09/24	1105300 540070		2025/7	1.04

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CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
				12618	CITY COUNCIL APPROVED 09/09/24	1106000 540070		2025/7	1.81
				12618	CITY COUNCIL APPROVED 09/09/24	1106002 540070		2025/7	2.07
				12618	CITY COUNCIL APPROVED 09/09/24	1106005 540070		2025/7	0.52
				12679	CITY COUNCIL APPROVED 09/09/24	1101200 540070		2025/7	0.52
				12679	CITY COUNCIL APPROVED 09/09/24	1105300 540070		2025/7	1.35
				12679	CITY COUNCIL APPROVED 09/09/24	1106000 540070		2025/7	2.36
				12679	CITY COUNCIL APPROVED 09/09/24	1106002 540070		2025/7	2.69
				12679	CITY COUNCIL APPROVED 09/09/24	1106005 540070		2025/7	0.67
				12680	CITY COUNCIL APPROVED 09/09/24	1101200 540070		2025/7	0.39
				12680	CITY COUNCIL APPROVED 09/09/24	1105300 540070		2025/7	1.04
				12680	CITY COUNCIL APPROVED 09/09/24	1106000 540070		2025/7	1.81
				12680	CITY COUNCIL APPROVED 09/09/24	1106002 540070		2025/7	2.07
				12680	CITY COUNCIL APPROVED 09/09/24	1106005 540070		2025/7	0.52
				12681	CITY COUNCIL APPROVED 09/09/24	1101200 540070		2025/7	0.38
				12681	CITY COUNCIL APPROVED 09/09/24	1105300 540070		2025/7	1.04
				12681	CITY COUNCIL APPROVED 09/09/24	1106000 540070		2025/7	1.81
				12681	CITY COUNCIL APPROVED 09/09/24	1106002 540070		2025/7	2.07
				12681	CITY COUNCIL APPROVED 09/09/24	1106005 540070		2025/7	0.52
				12682	CITY COUNCIL APPROVED 09/09/24	1101200 540070		2025/7	0.38

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CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
	12682				CITY COUNCIL APPROVED 09/09/24	1105300 540070		2025/7	1.04
	12682				CITY COUNCIL APPROVED 09/09/24	1106000 540070		2025/7	1.81
	12682				CITY COUNCIL APPROVED 09/09/24	1106002 540070		2025/7	2.07
	12682				CITY COUNCIL APPROVED 09/09/24	1106005 540070		2025/7	0.52
	12684				CITY COUNCIL APPROVED 09/09/24	1101200 540070		2025/7	0.38
	12684				CITY COUNCIL APPROVED 09/09/24	1105300 540070		2025/7	1.04
	12684				CITY COUNCIL APPROVED 09/09/24	1106000 540070		2025/7	1.81
	12684				CITY COUNCIL APPROVED 09/09/24	1106002 540070		2025/7	2.07
	12684				CITY COUNCIL APPROVED 09/09/24	1106005 540070		2025/7	0.52
	12683				CITY COUNCIL APPROVED 09/09/24	1101200 540070		2025/7	0.39
	12683				CITY COUNCIL APPROVED 09/09/24	1105300 540070		2025/7	1.04
	12683				CITY COUNCIL APPROVED 09/09/24	1106000 540070		2025/7	1.81
	12683				CITY COUNCIL APPROVED 09/09/24	1106002 540070		2025/7	2.07
	12683				CITY COUNCIL APPROVED 09/09/24	1106005 540070		2025/7	0.52
	12673				CITY COUNCIL APPROVED 09/09/24	1101200 540070		2025/7	0.30
	12673				CITY COUNCIL APPROVED 09/09/24	1105300 540070		2025/7	0.83
	12673				CITY COUNCIL APPROVED 09/09/24	1106000 540070		2025/7	1.45
	12673				CITY COUNCIL APPROVED 09/09/24	1106002 540070		2025/7	1.66
	12673				CITY COUNCIL APPROVED 09/09/24	1106005 540070		2025/7	0.42

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CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
				12676	CITY COUNCIL APPROVED 09/09/24	1101200 540070		2025/7	0.30
				12676	CITY COUNCIL APPROVED 09/09/24	1105300 540070		2025/7	0.83
				12676	CITY COUNCIL APPROVED 09/09/24	1106000 540070		2025/7	1.45
				12676	CITY COUNCIL APPROVED 09/09/24	1106002 540070		2025/7	1.66
				12676	CITY COUNCIL APPROVED 09/09/24	1106005 540070		2025/7	0.42
				12677	CITY COUNCIL APPROVED 09/09/24	1101200 540070		2025/7	0.38
				12677	CITY COUNCIL APPROVED 09/09/24	1105300 540070		2025/7	1.04
				12677	CITY COUNCIL APPROVED 09/09/24	1106000 540070		2025/7	1.81
				12677	CITY COUNCIL APPROVED 09/09/24	1106002 540070		2025/7	2.07
				12677	CITY COUNCIL APPROVED 09/09/24	1106005 540070		2025/7	0.52
				12678	CITY COUNCIL APPROVED 09/09/24	1101200 540070		2025/7	0.52
				12678	CITY COUNCIL APPROVED 09/09/24	1105300 540070		2025/7	1.35
				12678	CITY COUNCIL APPROVED 09/09/24	1106000 540070		2025/7	2.36
				12678	CITY COUNCIL APPROVED 09/09/24	1106002 540070		2025/7	2.69
				12678	CITY COUNCIL APPROVED 09/09/24	1106005 540070		2025/7	0.67
Total For Check # 325650									115.98
01/16/2025	325656	131	LOCKE SUPPLY COMPANY	54394936-00	BLANKET PO FOR PLUMBING & ELECTRICAL SUPPLIES	1105300 560180		2025/7	26.96
				54395709-00	BLANKET PO FOR PLUMBING & ELECTRICAL SUPPLIES	1106002 560180		2025/7	94.68

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CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
						Total For Check # 325656			121.64
01/16/2025	325660	777 MTTA		0000000000085233	85233	1101700 540280		2025/7	26,414.08
						Total For Check # 325660			26,414.08
01/16/2025	325663	25 NAPA AUTO PARTS		012006	1026	1105300 560210		2025/7	123.72
				012011	GK5	1105300 560200		2025/7	1,582.22
				012011	16120159	1105300 560200		2025/7	168.26
				012014	NJ20011WH	1105300 560200		2025/7	153.52
				012014	NJ20012	1105300 560200		2025/7	235.92
				012031	7AH00063SP	1105300 560200		2025/7	15.66
				012031	EB906002	1105300 560200		2025/7	2,963.88
				012033	256TSLA	1105300 560200		2025/7	171.94
				012092	46AWBULK	1105300 560210		2025/7	136.64
				012101	JL3Z1526412D	1105300 560200		2025/7	98.26
				012122	D5215	1105300 560200		2025/7	736.28
				012133	80888	1105300 560200		2025/7	162.47
				012138	AFCS35	1106000 560200		2025/7	87.33
				012252	2400288AL	1105300 560200		2025/7	1,476.67
				012253	8235R955079NX	1105300 560200		2025/7	715.70
				012253	8235R955079NX	1105300 560200		2025/7	203.00
				012062	9837	1105300 560200		2025/7	946.59
				012062	9837	1105300 560200		2025/7	81.00
				012146	8490AAA	1101700 560200		2025/7	129.51
				012146	8490AAA	1101700 560200		2025/7	18.00
				012175	HDRTU1GAL	1105300 560210		2025/7	102.96
						Total For Check # 325663			10,309.53
01/16/2025	325664			012008	112630	1106000 560210		2025/7	23.16
				012020	80798	1105300 560200		2025/7	51.66

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CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
				012025	MT1115	1106000 560230		2025/7	15.40
				012027	80798	1105300 560200		2025/7	51.66
				012032	050007	1105300 560200		2025/7	19.20
				012037	80798	1105300 560200		2025/7	51.66
				012039	500912	1106000 560200		2025/7	8.54
				012039	7035	1106000 560200		2025/7	7.56
				012039	4490190031	1106000 560200		2025/7	18.21
				012039	75115	1106000 560210		2025/7	7.60
				012041	500912	1106000 560200		2025/7	8.54
				012041	7035	1106000 560200		2025/7	7.56
				012041	4490190031	1106000 560200		2025/7	18.21
				012041	75115	1106000 560210		2025/7	7.60
				012095	7555040	1105300 560200		2025/7	44.08
				012099	4211	1106000 560200		2025/7	13.95
				012099	100255	1106000 560200		2025/7	4.15
				012099	200942	1106000 560200		2025/7	15.42
				012099	0W20BULK	1106000 560210		2025/7	28.64
				012112	600564	1105300 560200		2025/7	29.86
				012112	1026	1105300 560210		2025/7	20.62
				012116	HF1258	1105300 560200		2025/7	15.82
				012124	FR3Z1A189C	1105300 560190		2025/7	74.33
				012247	NPB21	1105300 560200		2025/7	15.60
				012256	NPB21	1105300 560200		2025/7	15.60
				011905	112630	1106000 560210		2025/7	23.16
				011906	7060	1101415 560200		2025/7	4.15
				011906	4579	1101415 560200		2025/7	6.97
				011906	2725	1101415 560200		2025/7	15.58
				011906	5W20BULK	1101415 560210		2025/7	23.66

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CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
				011918	1042	1106003 560200		2025/7	4.15
				011918	2488	1106003 560200		2025/7	13.50
				011918	5W30BULK	1106003 560210		2025/7	22.86
				011918	8822	1106003 560230		2025/7	7.49
				011920	5W30BULK	1106003 560210		2025/7	-22.86
				011920	1042	1106003 560210		2025/7	-4.15
				011920	2488	1106003 560210		2025/7	-13.50
				011937	1372	1106000 560200		2025/7	4.15
				011937	5W20BULK	1106000 560210		2025/7	23.66
				012061	52210AEF	1106000 560230		2025/7	64.50
				012152	7035	1106000 560200		2025/7	7.56
				012152	7071061	1106000 560200		2025/7	4.69
				012152	2985	1106000 560200		2025/7	14.57
				012152	122377	1106000 560210		2025/7	21.42
				012153	6438	1106000 560200		2025/7	16.57
				012176	B40005	1105300 560200		2025/7	68.56
						Total For Check # 325664			881.32
01/16/2025	325665			012021	1370	1106000 560210		2025/7	11.38
				012029	80888	1105300 560200		2025/7	0.01
				012040	H153	1105300 560200		2025/7	1.18
				012043	7051229	1105300 560200		2025/7	1.14
				012044	7051229	1105300 560200		2025/7	0.57
				012105	7551527	1105300 560200		2025/7	9.27
				012127	08001	1105300 560200		2025/7	6.98
				012136	1157N	1105300 560200		2025/7	0.43
				012045	7555040	1105300 560200		2025/7	11.02
				012086	1551	1105300 560200		2025/7	6.36
						Total For Check # 325665			48.34

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CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
01/16/2025	325672	1493	RED WING BRANDS OF AMERICA INC	754-1-14651	BLANKET - SAFETY SHOES	1105310 560100		2025/7	192.69
				754-1-14606	BLANKET - SAFETY SHOES	1101415 560100		2025/7	188.59
				959-1-103678	BLANKET - SAFETY SHOES	1106000 560100		2025/7	200.00
				959-1-104679	BLANKET - SAFETY SHOES	1106000 560100		2025/7	-48.31
				754-1-12868	BLANKET - SAFETY SHOES	1106000 560100		2025/7	200.00
				754-1-14969	BLANKET - SAFETY SHOES	1105310 560100		2025/7	192.69
					Total For Check # 325672				925.66
01/16/2025	325677	201	ROYAL PRINTING	65888	65888 01/07/2025	1101700 560230		2025/7	33.00
					Total For Check # 325677				33.00
01/16/2025	325679	602	SANDERS NURSERY	1093763	30 gal. Loblolly Pine	1106003 560700		2025/7	657.00
					Total For Check # 325679				657.00
01/16/2025	325684	2144	SITE ONE LANDSCAPE SUPPLY LLC	149023231-001	Oxadiazon SC pre-emergent liquid herbicide 2.5 gal	1106000 560340		2025/7	8,898.47
					Total For Check # 325684				8,898.47
01/16/2025	325685	5078	JESSICA YVANEZ	2411	PSC NETWORK CABLING	1101200 540550		2025/7	597.44
					Total For Check # 325685				597.44
01/16/2025	325687	1081	SOUTHERN AGRICULTURE	802698	BLANKET PO FOR DOG & CAT FOOD	1106002 560330		2025/7	5.96
					Total For Check # 325687				5.96
01/16/2025	325689	234	STOREY TOWING LLC	56367	56367	1105300 540200		2025/7	345.00
					Total For Check # 325689				345.00
01/16/2025	325691	3496	TEAM PROFESSIONAL SERVICES INC	124370	124370 01/06/2025	1101102 530020		2025/7	735.00

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CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
						Total For Check # 325691			735.00
01/16/2025	325698	1230	TULSA COUNTY ADMINISTRATIVE SVCS	10012032	10012032	1101800 550360		2025/7	114.86
				10012031	10012031	1101700 550360		2025/7	20.00
				10012114	10012114	1101415 560230		2025/7	126.68
						Total For Check # 325698			261.54
01/16/2025	325705	2487	TYLER TECHNOLOGIES INC	025-487050	025-487050 12/01/2024	1101800 550550		2025/7	5,000.00
				045-492454	045-492454 11/07/2024	1101400 560240		2025/7	1,623.00
				025-491458	025-491458 12/31/2024	1101800 550550		2025/7	1,740.00
						Total For Check # 325705			8,363.00
01/16/2025	325707	4967	UNITED DATA TECHNOLOGIES, INC.	CW51316	Cybersecurity MXDR Conquest Cyber	1101200 540550		2025/7	11,614.40
						Total For Check # 325707			11,614.40
01/16/2025	325710	24	WEST THOMSON REUTERS	851280459	851280459 01/01/2025	1101010 560280		2025/7	2,137.07
						Total For Check # 325710			2,137.07
01/16/2025	325712	1095	WINDSTREAM	100738910 01032025	FY25 ANNUAL AGREEMENT	1106005 550220		2025/7	246.41
				100738909 01032025	FY25 ANNUAL AGREEMENT	1106002 550220		2025/7	156.62
				100738909 01032025	FY25 ANNUAL AGREEMENT	1106004 550220		2025/7	345.47
						Total For Check # 325712			748.50
01/16/2025	325713	4956	YWCA TULSA INC	INV000301	INV000301 07/31/2024	1101800 530870		2025/7	171.62
						Total For Check # 325713			171.62
01/16/2025	325714	12	AVB	DECEMBER 2024	PAYROLL DEC 2024 PAYROLL	1101501 550280		2025/7	195.24
				DECEMBER 2024 VENDOR	VENDOR DEC 2024	1101501 550280		2025/7	26.12
						Total For Check # 325714			221.36

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CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
01/16/2025	325716	591	UNION PACIFIC RAILROAD	337845211	AGREEMENT FEE GRAIN ELEVATOR	1101700 540330		2025/7	9,661.92
Total For Check # 325716									9,661.92
01/23/2025	325719	5259	DAVID PICKEL	FEB 2025 CELL PHONE	FEB 2025 CELL PHONE	1101700 550220		2025/7	80.00
Total For Check # 325719									80.00
01/23/2025	325720	2471	DEBRA WIMPEE	FEB 2025 CELL PHONE	FEB 2025 CELL PHONE	1101700 550220		2025/7	80.00
Total For Check # 325720									80.00
01/23/2025	325722	1560	JOHNNIE PARKS	FEB 2025 CELL PHONE	FEB 2025 CELL PHONE	1101700 550220		2025/7	80.00
Total For Check # 325722									80.00
01/23/2025	325723	4773	JUSTIN GREEN	FEB 2025 CELLPHONE	FEB 2025 CELLPHONE	1101700 550220		2025/7	80.00
Total For Check # 325723									80.00
01/23/2025	325724	4947	KEVIN BLAKE MATTHEWS	1358516	1358516 REIMB FOR ISA PROF MEMBERSHIP AND DUES	1106003 530850		2025/7	165.00
Total For Check # 325724									165.00
01/23/2025	325725	761	LISA FORD	FEB 2025 CELLPHONE	FEB 2025 CELL PHONE	1101700 550220		2025/7	80.00
Total For Check # 325725									80.00
01/23/2025	325726	999900	OTP - AR REFUNDS	REC-025805-2024		110 422010		2025/7	66.00
Total For Check # 325726									66.00
01/23/2025	325728			REC-025995-2024		110 422010		2025/7	150.00
				REC-025995-2024		110 422010		2025/7	5.00
				REC-025995-2024		11020 442030		2025/7	66.00
Total For Check # 325728									221.00

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CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
01/23/2025	325729			REC-025919-2024		110 422010		2025/7	225.00
						Total For Check # 325729			225.00
01/23/2025	325734	999907	OTP - COURT REFUNDS	0000534		110 451020		2025/7	200.00
						Total For Check # 325734			200.00
01/23/2025	325743	3968	ADOLPH KIEFER & ASSOIATES LLC	INV001475047	Estimate # EST128806 Customer # 22658	1106002 560330		2025/7	946.43
						Total For Check # 325743			946.43
01/23/2025	325744	149	AMERICAN ELECTRIC POWER/PSO	624-103-0-9 01162025	FY25 ANNUAL AGREEMENT 9 PYMTS	1106001 550250		2025/7	1,330.38
						Total For Check # 325744			1,330.38
01/23/2025	325746	4940	ALPHA AWARDS AND ENGRAVING INC.	20818	20818 01/10/2025	1101315 540280		2025/7	45.00
						Total For Check # 325746			45.00
01/23/2025	325747	4935	AMAZON.COM SALES INC	1TWT-KPW3-4VHC	BLANKET PO	1106003 560230		2025/7	19.99
				1V3K-DCR9-P6XN	BLANKET PO	1101200 560240		2025/7	333.44
				1Y9N-GWJD-G4JH	BUDGET WEEK SUPPLIES	1101501 560230		2025/7	83.76
						Total For Check # 325747			437.19
01/23/2025	325750	885	ATWOOD DISTRIBUTING LP	3403	BLANKET PO SAFETY SHOES & MISC ITEMS	1105300 560230		2025/7	29.61
				3401	BLANKET PO SAFETY SHOES & MISC ITEMS	1106000 560230		2025/7	1.94
						Total For Check # 325750			31.55
01/23/2025	325757	4666	BLUEJAY PROPERTIES LLC	FEB 2025	REAL PROPERTY RENTAL OR LEASE	1101315 540330		2025/7	1,750.00
						Total For Check # 325757			1,750.00
01/23/2025	325760	297	C J MOLONEYS REST & PUB	01152025	LEADERSHIP LUNCH AND LEARN	1101700 560230		2025/7	714.00

City of Broken Arrow
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Fund 110

CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
					01/15/2025				
				01132025	NEW/PROMOTIONAL EMPLOYEE LUNCH 01/13/2025	1101700 560230		2025/7	780.00
Total For Check # 325760									1,494.00
01/23/2025	325764	37	CINTAS CORPORATION	5249420401	BLANKET PO FOR MEDICAL SUPPLIES	1106002 560230		2025/7	33.38
Total For Check # 325764									33.38
01/23/2025	325765	1391	CLEAN THE UNIFORM CO OKLAHOMA	52113389	52113389 JAN 1, 2025	1106005 540310		2025/7	10.15
				52113389	52113389 JAN 1, 2025	1101700 540330		2025/7	7.84
				52114504	52114504 JAN 8, 2025	1106005 540310		2025/7	10.15
				52114504	52114504 JAN 8, 2025	1101700 540330		2025/7	1.70
				52114508	52114508 01/08/2025	1106000 540310		2025/7	25.83
				52114508	52114508 01/08/2025	1106003 540310		2025/7	36.66
				52115630	52115630 01/15/2025	1106002 540330		2025/7	26.19
				52113394	52113394 01/01/2025	1106002 540330		2025/7	26.19
				52116103	52116103 JAN 17, 2025	1106002 540330		2025/7	33.17
				52115625	52115625 JAN 15, 2025	1106005 540310		2025/7	10.15
				52115625	52115625 JAN 15, 2025	1101700 540330		2025/7	7.84
Total For Check # 325765									195.87
01/23/2025	325770	2449	DAVIS SUPPLY CO	0018818938-001	ALG14003 1 gal. Flumigard SC herbicide	1106000 560340		2025/7	8,569.68
Total For Check # 325770									8,569.68
01/23/2025	325778	153	GELCO UNIFORMS & SHOES INC	00293558	BLANKET PO FOR SAFETY SHOES	1105300 560100		2025/7	134.99
Total For Check # 325778									134.99
01/23/2025	325784	3510	HILLTOP HOLDINGS INC	R21411	R21411 6/30/24-12/01/2024	1101700 530870		2025/7	1,010.00
Total For Check # 325784									1,010.00

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CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
01/23/2025	325787	3730	IDT PAYMENT SERVICES, INC	113168	113168 JAN 21, 2025	1101102 550890		2025/7	7,797.00
Total For Check # 325787									7,797.00
01/23/2025	325791	5226	INTELLECTIX CORPORATION	1510	1510 DEC 31, 2024	1101800 540280		2025/7	246.25
Total For Check # 325791									246.25
01/23/2025	325794	5131	KEVIN BEHE	12242	CITY COUNCIL APPROVED 09/09/24	1101200 540070		2025/7	0.32
				12242	CITY COUNCIL APPROVED 09/09/24	1105300 540070		2025/7	0.83
				12242	CITY COUNCIL APPROVED 09/09/24	1106000 540070		2025/7	1.45
				12242	CITY COUNCIL APPROVED 09/09/24	1106002 540070		2025/7	1.66
				12242	CITY COUNCIL APPROVED 09/09/24	1106005 540070		2025/7	0.41
				12272	CITY COUNCIL APPROVED 09/09/24	1101200 540070		2025/7	0.32
				12272	CITY COUNCIL APPROVED 09/09/24	1105300 540070		2025/7	0.83
				12272	CITY COUNCIL APPROVED 09/09/24	1106000 540070		2025/7	1.45
				12272	CITY COUNCIL APPROVED 09/09/24	1106002 540070		2025/7	1.66
				12272	CITY COUNCIL APPROVED 09/09/24	1106005 540070		2025/7	0.41
				12238	CITY COUNCIL APPROVED 09/09/24	1101200 540070		2025/7	0.30
				12238	CITY COUNCIL APPROVED 09/09/24	1105300 540070		2025/7	0.83
				12238	CITY COUNCIL APPROVED 09/09/24	1106000 540070		2025/7	1.45
				12238	CITY COUNCIL APPROVED 09/09/24	1106002 540070		2025/7	1.66
				12238	CITY COUNCIL APPROVED 09/09/24	1106005 540070		2025/7	0.42

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Fund 110

CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
				12232	CITY COUNCIL APPROVED 09/09/24	1101200 540070		2025/7	0.38
				12232	CITY COUNCIL APPROVED 09/09/24	1105300 540070		2025/7	1.04
				12232	CITY COUNCIL APPROVED 09/09/24	1106000 540070		2025/7	1.81
				12232	CITY COUNCIL APPROVED 09/09/24	1106002 540070		2025/7	2.07
				12232	CITY COUNCIL APPROVED 09/09/24	1106005 540070		2025/7	0.52
					Total For Check # 325794				19.82
01/23/2025	325795	124 KIMS INTERNATIONAL		0149105-IN	BLANKET PO FOR MISC. FITTINGS	1106000 560180		2025/7	25.40
					Total For Check # 325795				25.40
01/23/2025	325797	1050 LAFERRY'S LP GAS COMPANY		00058803	BLANKET PO FOR PROPANE	1105300 560800		2025/7	49.00
					Total For Check # 325797				49.00
01/23/2025	325801	131 LOCKE SUPPLY COMPANY		54376346-00	BLANKET PO FOR PLUMBING & ELECTRICAL SUPPLIES	1101700 560180		2025/7	5.20
				54351840-00	BLANKET PO FOR PLUMBING & ELECTRICAL SUPPLIES	1106000 560180		2025/7	44.73
					Total For Check # 325801				49.93
01/23/2025	325804	537 MCAFEE & TAFT		772326	772326 01/06/2025	1101700 530080		2025/7	42.50
				772325	772325 01/06/2025	1101700 530080		2025/7	1,140.00
				772330	772330 01/06/2025	1101700 530080		2025/7	42.50
				772329	772329 01/06/2025	1101700 530080		2025/7	42.50
				772328	772328 01/06/2025	1101700 530080		2025/7	372.50
				772327	772327 01/06/2025	1101700 530080		2025/7	7,574.20
					Total For Check # 325804				9,214.20
01/23/2025	325809	1377 MUSKOGEE MARBLED GRANITE LLC		193317	BLANKET ORDER FOR NICHE ENGRAVING	1106005 540280		2025/7	80.00

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CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
						Total For Check # 325809			80.00
01/23/2025	325810	25 NAPA AUTO PARTS		012277	486361	1105300 560200		2025/7	97.83
				012292	7060	1105300 560200		2025/7	4.15
				012292	2725	1105300 560200		2025/7	31.16
				012292	5W20BULK	1105300 560210		2025/7	23.66
				012293	46AWBULK	1105300 560210		2025/7	54.56
				012310	1334MP	1106000 560200		2025/7	3.94
				012310	600176	1106000 560200		2025/7	17.92
				012310	1252915	1106000 560200		2025/7	40.58
				012310	6671	1106000 560200		2025/7	24.86
				012310	6672	1106000 560200		2025/7	18.19
				012310	15W40BULK	1106000 560210		2025/7	21.54
				012317	7307251	1101700 560200		2025/7	16.46
				12343	68089578AI	1105300 560200		2025/7	543.00
				12354	550049483	1105300 560210		2025/7	13.16
				12354	HDRTU1GAL	1105300 560210		2025/7	17.16
				12355	BL3Z1562187AB	1101700 560200		2025/7	96.40
				12355	BL3Z1561693AB	1101700 560200		2025/7	23.89
				12361	46AWBULK	1105300 560210		2025/7	223.20
				012456	AIMKITA	1105300 560200		2025/7	400.78
				012464	BR348	1105300 560200		2025/7	12.61
				012464	6552470	1105300 560200		2025/7	59.74
				012469	40201	1106000 560210		2025/7	42.39
				012471	AR60372	1106000 560200		2025/7	6.34
				012471	R105230	1106000 560200		2025/7	18.60
				012471	R120540	1106000 560200		2025/7	13.88
				012471	RE243214	1106000 560200		2025/7	338.48
				012473	85805	1106000 560210		2025/7	48.88

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CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
				012486	19403	1105300 560230		2025/7	12.52
				012486	8102	1105300 560230		2025/7	4.00
				012487	HV715	1105300 560200		2025/7	322.43
				012488	16160700A	1105300 560200		2025/7	328.32
				012489	B2598H	1105300 560200		2025/7	30.86
				012489		1105300 560200		2025/7	17.60
				012494	TG6566	1105300 560200		2025/7	13.60
				012495	19403	1105300 560230		2025/7	12.52
				012495	8102	1105300 560230		2025/7	8.00
				012497	HY528PU	1105300 560200		2025/7	744.36
				012497		1105300 560200		2025/7	16.00
				012499	486955	1105300 560200		2025/7	326.22
Total For Check # 325810									4,049.79
01/23/2025	325811			012271	0002296	1105300 560200		2025/7	0.01
				012272	0002296	1105300 560200		2025/7	0.01
				012278	0002296	1105300 560200		2025/7	0.01
				012279	0002296	1105300 560200		2025/7	0.01
				012280	0002296	1105300 560200		2025/7	0.01
				012281	0002296	1105300 560200		2025/7	0.01
				012282	0002296	1105300 560200		2025/7	0.01
				012283	0002296	1105300 560200		2025/7	0.01
				012284	0002296	1105300 560200		2025/7	0.01
				012285	0002296	1105300 560200		2025/7	0.01
				012286	0002296	1105300 560200		2025/7	0.01
				012287	0002296	1105300 560200		2025/7	0.01
				012288	0002296	1105300 560200		2025/7	0.01
				012289	0002296	1105300 560200		2025/7	0.01
				012290	0002296	1105300 560200		2025/7	0.01

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CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
				012295	MINUS20	1105300 560210		2025/7	2.72
				012301	7321205	1105300 560200		2025/7	3.33
				012301	7321217	1105300 560200		2025/7	2.30
				12357	706616	1106000 560210		2025/7	11.56
				012493	7555046	1106000 560200		2025/7	7.88
				012496	TG7050	1105300 560200		2025/7	10.16
						Total For Check # 325811			38.10
01/23/2025	325815	98 OKLAHOMA NATURAL GAS CO		110093891 01142025	210105844 1100938 91 JAN 14, 2025 1800 S MAIN	1106001 550240		2025/7	313.01
				179333536 01152025	211107563 1793335 36 JAN 15, 2025 8801 S FAWNWOOD	1106000 550240		2025/7	329.86
						Total For Check # 325815			642.87
01/23/2025	325819	1703 PEYDAY REALTY LLC		FEB 2025	REAL PROPERTY RENTAL OR LEASE	1101700 540330		2025/7	4,216.67
						Total For Check # 325819			4,216.67
01/23/2025	325824	201 ROYAL PRINTING		65938	65938 JAN 16, 2025	1101700 560230		2025/7	18.00
				65905	65905 JAN 16, 2025	1101700 560230		2025/7	16.50
						Total For Check # 325824			34.50
01/23/2025	325827	2144 SITE ONE LANDSCAPE SUPPLY LLC		149030489-001	BLANKET PO FOR IRRIGATION SUPPLIES	1106000 560230		2025/7	39.45
						Total For Check # 325827			39.45
01/23/2025	325828	303 SMITH FARM & GARDEN CO		75431	HL94K Stihl Hedge trimmer	1106003 560240		2025/7	952.00
						Total For Check # 325828			952.00
01/23/2025	325830	268 SOUTHERN TIRE MART		3500251245	UNIT # 0404 -BRIAN	1105300 540200		2025/7	305.00
						Total For Check # 325830			305.00
01/23/2025	325834	234 STOREY TOWING LLC		56433	56433 1/14/2025	1105300 540200		2025/7	345.00
				56435	56435 01/14/2025	1105300 540200		2025/7	345.00

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CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
						Total For Check # 325834			690.00
01/23/2025	325835	4610 TEAM CENTRAL		2025-1249	2025-1249 JAN 17, 2025	1101700 560230		2025/7	45.00
						Total For Check # 325835			45.00
01/23/2025	325837	3285 A AND A WHOLESALE SCREEN PRINTING & DESIGN, LLC		5009	24" x 48" New Orleans Square "FUN" light pole bann	1106000 560230		2025/7	200.00
						Total For Check # 325837			200.00
01/23/2025	325838	1104 TIGER, INC.		1024132014 1224149471	1024132014 11/14/2024 1224149471 01/15/2025	1106001 550240 1106001 550240		2025/7 2025/7	51.50 684.44
						Total For Check # 325838			735.94
01/23/2025	325839	4499 TIFFANY APRIL HALEY		2099	2099 JAN 13, 2025	1101700 560230		2025/7	150.00
						Total For Check # 325839			150.00
01/23/2025	325849	2487 TYLER TECHNOLOGIES INC		045-468997A 045-468997A 045-468997A 045-468997A 045-468997A 045-468997A	045-468997A 06/01/2024 045-468997A 06/01/2024 045-468997A 06/01/2024 045-468997A 06/01/2024 045-468997A 06/01/2024 045-468997A 06/01/2024	1101501 540550 1101102 540550 1106000 540550 1105300 540550 1105310 540550 1101200 540550		2025/7 2025/7 2025/7 2025/7 2025/7 2025/7	54,270.00 4,827.00 8,209.00 8,209.00 8,209.00 20,622.92
						Total For Check # 325849			104,346.92
01/23/2025	325854	376 WAGONER COUNTY CLERK		24-13663 24-13912 24-13978 24-14428	FILLINGS AT THE COURT HOUSE DEC 1-31, 2024 FILLINGS AT THE COURT HOUSE DEC 1-31, 2024 FILLINGS AT THE COURT HOUSE DEC 1-31, 2024 FILLINGS AT THE COURT HOUSE DEC 1-31, 2024	1101700 550860 1101700 550860 1101700 550860 1101700 550860		2025/7 2025/7 2025/7 2025/7	48.00 90.00 36.00 108.00
						Total For Check # 325854			282.00

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Fund 110

CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
						Total For Fund 110			309,925.52
						Number of Invoices For Fund 110			604

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Fund 221

CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
01/23/2025	325754	283	BANK OF OKLAHOMA N A	9G33C000	1550-0004792 TRUST FEE	2215410 581050		2025/7	500.00
						Total For Check # 325754			500.00
						Total For Fund 221			500.00
						Number of Invoices For Fund 221			1

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Fund 227

CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
01/16/2025	325552	4768	INHOUSE ADVERSTISING LLC	8059	Inhouse Advertising annual contract for advertisin	2271700 530870		2025/7	15,840.00
						Total For Check # 325552			15,840.00
01/16/2025	325650	5131	KEVIN BEHE	12694	CITY COUNCIL APPROVED 09/09/24	2271700 540070		2025/7	1.55
				12688	CITY COUNCIL APPROVED 09/09/24	2271700 540070		2025/7	1.24
				12666	CITY COUNCIL APPROVED 09/09/24	2271700 540070		2025/7	1.24
				12626	CITY COUNCIL APPROVED 09/09/24	2271700 540070		2025/7	1.24
				12623	CITY COUNCIL APPROVED 09/09/24	2271700 540070		2025/7	1.24
				12620	CITY COUNCIL APPROVED 09/09/24	2271700 540070		2025/7	1.87
				12624	CITY COUNCIL APPROVED 09/09/24	2271700 540070		2025/7	1.24
				12625	CITY COUNCIL APPROVED 09/09/24	2271700 540070		2025/7	1.87
				12619	CITY COUNCIL APPROVED 09/09/24	2271700 540070		2025/7	2.02
				12618	CITY COUNCIL APPROVED 09/09/24	2271700 540070		2025/7	1.56
				12679	CITY COUNCIL APPROVED 09/09/24	2271700 540070		2025/7	2.02
				12680	CITY COUNCIL APPROVED 09/09/24	2271700 540070		2025/7	1.56
				12681	CITY COUNCIL APPROVED 09/09/24	2271700 540070		2025/7	1.56
				12682	CITY COUNCIL APPROVED 09/09/24	2271700 540070		2025/7	1.56
				12684	CITY COUNCIL APPROVED 09/09/24	2271700 540070		2025/7	1.56
				12683	CITY COUNCIL APPROVED 09/09/24	2271700 540070		2025/7	1.55
				12673	CITY COUNCIL APPROVED 09/09/24	2271700 540070		2025/7	1.24

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Fund 227

CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
				12676	CITY COUNCIL APPROVED 09/09/24	2271700 540070		2025/7	1.24
				12677	CITY COUNCIL APPROVED 09/09/24	2271700 540070		2025/7	1.56
				12678	CITY COUNCIL APPROVED 09/09/24	2271700 540070		2025/7	2.02
Total For Check # 325650									30.94
01/23/2025	325757	4666 BLUEJAY PROPERTIES LLC	FEB 2025		REAL PROPERTY RENTAL OR LEASE	2271700 540330		2025/7	1,750.00
Total For Check # 325757									1,750.00
01/23/2025	325794	5131 KEVIN BEHE		12242	CITY COUNCIL APPROVED 09/09/24	2271700 540070		2025/7	1.24
				12272	CITY COUNCIL APPROVED 09/09/24	2271700 540070		2025/7	1.24
				12238	CITY COUNCIL APPROVED 09/09/24	2271700 540070		2025/7	1.24
				12232	CITY COUNCIL APPROVED 09/09/24	2271700 540070		2025/7	1.56
Total For Check # 325794									5.28
01/23/2025	325798	788 LANGDON PUBLISHING		56231	56231	2271700 530870		2025/7	11,760.00
Total For Check # 325798									11,760.00
01/23/2025	325817	468 OKLAHOMA TOURISM & RECREATION		87-19099	VBA RACK CARDS	2271700 530850		2025/7	149.58
Total For Check # 325817									149.58
Total For Fund 227									29,535.80
Number of Invoices For Fund 227									28

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Fund 330

CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
01/16/2025	325577	4935	AMAZON.COM SALES INC	174J-YCLW-14CH	BLANKET PO	3303001 570020	2530170	2025/7	78.26
				1MJ1-RQMK-9QLD	BLANKET PO	3303001 570020	2530010	2025/7	313.04
						Total For Check # 325577			391.30
01/16/2025	325581	5126	ASCEND COMMERCIAL BUILDERS	PA 3 2217090	PW Field Office	3301700 570150	2217090	2025/7	50,601.23
						Total For Check # 325581			50,601.23
01/16/2025	325608	2449	DAVIS SUPPLY CO	0018954102-001	HOLLEDWREATH48 - 48" Wreath, prelit 150 warm white	3306000 570170	2560220	2025/7	2,403.80
						Total For Check # 325608			2,403.80
01/16/2025	325628	1256	GEODECA LLC	2411092	P/N 2553230 Salt Dome	3301700 570150	2553230	2025/7	4,370.00
						Total For Check # 325628			4,370.00
01/16/2025	325648	3817	JACOBS ENGINEERING GROUP INC	W7Y61700-002	2417260 Jacobs Project	3301700 570170	2417260	2025/7	99,056.74
						Total For Check # 325648			99,056.74
01/16/2025	325662	888	NAFECO	1319749	Squad Thermal Cameras	3303501 570170	2535080	2025/7	9,996.96
						Total For Check # 325662			9,996.96
01/16/2025	325676	171	ROBINSON GLASS INC	3-113070	3-113070 11/19/2024	3301501 570150	2515040	2025/7	281.00
						Total For Check # 325676			281.00
01/16/2025	325680	5071	SCHNEIDER ELECTRIC BUILDINGS AMERICAS, INC.	0001058958	CITY COUNCIL APPROVED 04/02/24	3301700 570150	2317090	2025/7	35,531.30
				0001058958	CITY COUNCIL APPROVED 04/02/24	3306004 570170	2360340	2025/7	113,054.12
						Total For Check # 325680			148,585.42
01/16/2025	325690	4381	HOWMEDICA OSTEONICS CORP	9207898496	Stryker Power Loads & Procure for 2 new Ambulances	3303502 570020	2535230	2025/7	58,507.44
						Total For Check # 325690			58,507.44

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CHECK DATE	CHECK #	VENDOR NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
01/23/2025	325741	1335 911 CUSTOM	58985	Lightbar for new F350 DRW	3303501 570020	2535030	2025/7	3,647.21
			58240F	CITY COUNCIL APPROVED 10/01/24	3303001 570020	2530010	2025/7	2,010.72
Total For Check # 325741								5,657.93
01/23/2025	325771	634 DELL MARKETING L.P.	10793810793	Laptop and Docking Station to Replace Mackenzie's	3301200 570170	2512040	2025/7	1,852.99
			10792566495	Laptop and Docking Station to Replace Mackenzie's	3301200 570170	2512040	2025/7	206.24
Total For Check # 325771								2,059.23
01/23/2025	325793	4613 JOSEPH Z EATON	0097	Labor for Upfit on New PD Vehicles (Council)	3303001 570020	2530160	2025/7	2,750.00
Total For Check # 325793								2,750.00
01/23/2025	325796	4452 L3HARRIS TECHNOLOGIES INC	93441571	CITY COUNCIL APPROVED 09/18/2024	3303001 570020	2530010	2025/7	53,042.07
			93441571	CITY COUNCIL APPROVED 09/18/2024	3303001 570020	2530140	2025/7	6,630.24
			93441571	CITY COUNCIL APPROVED 09/18/2024	3303001 570020	2530150	2025/7	6,630.24
Total For Check # 325796								66,302.55
01/23/2025	325799	1088 LIFE ASSIST INC	1542904	Needed additional software licenses CompX safes	3303502 570170	2535160	2025/7	1,900.00
Total For Check # 325799								1,900.00
01/23/2025	325855	2072 WALLACE DESIGN COLLECTIVE PC	252424A	Wallace agreement for Rose Dist Parking Lot	3301700 570170	2417280	2025/7	3,000.00
Total For Check # 325855								3,000.00
Total For Fund 330								455,863.60
Number of Invoices For Fund 330								21

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01/16/2025	325576	149	AMERICAN ELECTRIC POWER/PSO	983-871-0-9 12312024	954-983-871-0-9 DEC 31 2024 3101 E 101ST PL	3425300 550250		2025/7	23.66
				111-611-0-2 12312024	954-111-611-0-2 DEC 31 2024 BROKEN ARROW	3425300 550250		2025/7	25,620.52
				789-381-1-9 12302024	956-789-381-1-9 DEC 30 2024 1809 W BROADWAY	3425300 550250		2025/7	29.79
				789-381-1-9 12302024	956-789-381-1-9 DEC 30 2024 1650 N KENWOOD	3425300 550250		2025/7	200.70
				789-381-1-9 12302024	956-789-381-1-9 DEC 30 2024 391 N 23RD	3425300 550250		2025/7	137.64
				789-381-1-9 12302024	956-789-381-1-9 DEC 30 2024 1691 E KENOSHA	3425300 550250		2025/7	39.81
				789-381-1-9 12302024	956-789-381-1-9 DEC 30 2024 793 E KENOSHA	3425300 550250		2025/7	22.27
				789-381-1-9 12302024	956-789-381-1-9 DEC 30 2024 1900 N ELM	3425300 550250		2025/7	262.06
				789-381-1-9 12302024	956-789-381-1-9 DEC 30 2024 100 W DETROIT	3425300 550250		2025/7	151.83
				789-381-1-9 12302024	956-789-381-1-9 DEC 30 2024 1251 E HILLSIDE	3425300 550250		2025/7	426.48
				789-381-1-9 12302024	956-789-381-1-9 DEC 30 2024 8019 E GALVESTON	3425300 550250		2025/7	22.70
				789-381-1-9 12302024	956-789-381-1-9 DEC 30 2024 297 S MAIN ST	3425300 550250		2025/7	157.23
				789-381-1-9 12302024	956-789-381-1-9 DEC 30 2024 3500 E KENOSHA	3425300 550250		2025/7	43.18
				789-381-1-9 12302024	956-789-381-1-9 DEC 30 2024 2197 S MAIN	3425300 550250		2025/7	45.51
				789-381-1-9 12302024	956-789-381-1-9 DEC 30 2024 149 E EL PASO	3425300 550250		2025/7	249.77
				789-381-1-9 12302024	956-789-381-1-9 DEC 30 2024 100 S APSEN	3425300 550250		2025/7	52.51
				789-381-1-9 12302024	956-789-381-1-9 DEC 30 2024 1092 E LANSING ST	3425300 550250		2025/7	236.37
				789-381-1-9 12302024	956-789-381-1-9 DEC 30 2024 999 N MAIN	3425300 550250		2025/7	25.84

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01/16/2025	325576			789-381-1-9 12302024	956-789-381-1-9 DEC 30 2024 8017 E GALVESTON	3425300 550250		2025/7	23.22
				789-381-1-9 12302024	956-789-381-1-9 DEC 30 2024 1792 E KENOSHA	3425300 550250		2025/7	208.40
				789-381-1-9 12302024	956-789-381-1-9 DEC 30 2024 699 S 77TH PL	3425300 550250		2025/7	23.13
				789-381-1-9 12302024	956-789-381-1-9 DEC 30 2024 790 E LANSING	3425300 550250		2025/7	158.26
				789-381-1-9 12302024	956-789-381-1-9 DEC 30 2024 204 S MAIN	3425300 550250		2025/7	360.49
				789-381-1-9 12302024	956-789-381-1-9 DEC 30 2024 199 N ELM PL	3425300 550250		2025/7	24.83
				789-381-1-9 12302024	956-789-381-1-9 DEC 30 2024 1550 W ALBANY	3425300 550250		2025/7	305.44
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 3599 S 23RD ST	3425300 550250		2025/7	61.62
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 98 S ELM PL	3425300 550250		2025/7	34.56
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 3020 W NEW ORLEANS	3425300 550250		2025/7	29.82
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 1498 W KENOSHA	3425300 550250		2025/7	29.09
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 2103 W JASPER	3425300 550250		2025/7	11.12
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 1691 N 9TH ST	3425300 550250		2025/7	47.47
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 296 S 9TH ST	3425300 550250		2025/7	60.37
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 2815 W FLORENCE ST	3425300 550250		2025/7	18.31
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 5891 S ASPEN	3425300 550250		2025/7	59.24
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 582 W FLORENCE	3425300 550250		2025/7	68.36
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 2291 W FLORENCE	3425300 550250		2025/7	45.36

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01/16/2025	325576			452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 1191 N 9TH ST	3425300 550250		2025/7	68.71
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 7880 E KENOSHA ST	3425300 550250		2025/7	66.32
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 BROKEN ARROW	3425300 550250		2025/7	15.15
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 1808 N ELM	3425300 550250		2025/7	10.97
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 2150 W KENOSHA	3425300 550250		2025/7	52.30
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 698 N 9TH	3425300 550250		2025/7	62.23
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 998 N ELM	3425300 550250		2025/7	73.73
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 1247 N 23RD ST	3425300 550250		2025/7	73.15
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 11100 S 129TH E AVE	3425300 550250		2025/7	42.41
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 1498 N 9TH	3425300 550250		2025/7	102.93
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 2010 N ELM	3425300 550250		2025/7	41.52
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 3199 N 9TH	3425300 550250		2025/7	66.75
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 2791 N ELM	3425300 550250		2025/7	10.90
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 6191 S ASPEN	3425300 550250		2025/7	30.27
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 413 W ALBANY	3425300 550250		2025/7	58.05
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 699 W QUANAH	3425300 550250		2025/7	15.15
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 2050 E KENOSHA	3425300 550250		2025/7	12.59
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 294 E NEW ORLEANS	3425300 550250		2025/7	66.21
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 5594 S ASPEN	3425300 550250		2025/7	55.02
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 211 W ALBANY	3425300 550250		2025/7	56.52
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 1000 W ALBANY	3425300 550250		2025/7	79.20

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01/16/2025	325576			452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 1850 S MAIN	3425300 550250		2025/7	16.90
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 3790 E KENOSHA	3425300 550250		2025/7	11.12
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 1090 N 23RD	3425300 550250		2025/7	77.04
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 3503 E KENOSHA	3425300 550250		2025/7	58.23
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 1606 W TUCSON	3425300 550250		2025/7	123.35
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 5590 S ASPEN	3425300 550250		2025/7	47.60
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 2190 W OMAHA	3425300 550250		2025/7	39.52
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 BROKEN ARROW	3425300 550250		2025/7	9.44
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 2198 W ALBANY	3425300 550250		2025/7	15.15
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 BROKEN ARROW	3425300 550250		2025/7	14.70
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 2705 N ASPEN	3425300 550250		2025/7	10.83
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 701 1/4 S 9TH	3425300 550250		2025/7	15.15
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 7999 S HWY 51	3425300 550250		2025/7	12.29
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 5151 W KENOSHA	3425300 550250		2025/7	21.96
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 3602 W KENOSHA	3425300 550250		2025/7	16.31
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 1700 S MAIN	3425300 550250		2025/7	11.20
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 1801 S ELM	3425300 550250		2025/7	15.15
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 2200 E KENOSHA	3425300 550250		2025/7	9.14
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 1602 S MAIN	3425300 550250		2025/7	13.68

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01/16/2025	325576			452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 24047 E 51 HWY	3425300 550250		2025/7	10.38
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 2400 N 9TH	3425300 550250		2025/7	15.15
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 1390 E KENOSHA	3425300 550250		2025/7	11.62
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 582 W FLORENCE	3425300 550250		2025/7	15.15
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 1902 S 9TH	3425300 550250		2025/7	9.65
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 2200 S ASPEN	3425300 550250		2025/7	15.15
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 1000 1/4 E KENOSHA	3425300 550250		2025/7	15.15
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 BROKEN ARROW	3425300 550250		2025/7	16.31
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 BROKEN ARROW	3425300 550250		2025/7	11.26
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 BROKEN ARROW	3425300 550250		2025/7	9.06
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 BROKEN ARROW	3425300 550250		2025/7	15.15
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 BROKEN ARROW	3425300 550250		2025/7	16.31
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 3599 S ASPEN	3425300 550250		2025/7	15.15
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 24100 E 71ST ST S	3425300 550250		2025/7	11.12
				452-844-0-4 01022025	959-452-844-0-4 JAN 2 2025 BROKEN ARROW	3425300 550250		2025/7	15.15
Total For Check # 325576									31,117.56
01/16/2025	325603	1292 CONTROL TECHNOLOGIES INC		0081102	CAMERAS FOR REPAIR-RMA#1888-GARY HARRIS	3425300 530350		2025/7	1,207.80
Total For Check # 325603									1,207.80
01/16/2025	325656	131 LOCKE SUPPLY COMPANY		54405304-00	BLANKET PO FOR PLUMBING & ELECTRICAL SUPPLIES	3425300 560230		2025/7	335.68

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01/16/2025	325656			54405396-00	BLANKET PO FOR PLUMBING & ELECTRICAL SUPPLIES	3425300 560230		2025/7	78.44
Total For Check # 325656									414.12
01/23/2025	325759	19	BROKEN ARROW ELECTRIC SUPPLY INC	S3297556.001	BLANKET PO FOR MISC ELECTRICAL	3425300 560230		2025/7	1,045.23
				S3297425.001	BLANKET PO FOR MISC ELECTRICAL	3425300 560230		2025/7	114.54
Total For Check # 325759									1,159.77
01/23/2025	325800	614	LIGHTING INC/BROKEN ARROW ELECTRIC	S3297485.001	BLANKET PO FOR MISC. LIGHTING	3425300 560230		2025/7	521.32
Total For Check # 325800									521.32
01/23/2025	325801	131	LOCKE SUPPLY COMPANY	54416310-00	BLANKET PO FOR PLUMBING & ELECTRICAL SUPPLIES	3425300 560230		2025/7	38.84
Total For Check # 325801									38.84
01/23/2025	325818	3152	PARADIGM TRAFFIC SYSTEMS INC	37215	Inverter-Kenosha & Aspen-Gary Harris	3425300 560350		2025/7	1,610.00
Total For Check # 325818									1,610.00
Total For Fund 342									36,069.41
Number of Invoices For Fund 342									99

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01/16/2025	325615	445	ECONOLITE CONTROL PRODUCTS	INV227186	CITY COUNCIL APPROVED 7/15/24	3435300 570150	TS25040	2025/7	18,468.79
				INV227185	CITY COUNCIL APPROVED 7/15/24	3435300 570150	TS25020	2025/7	18,468.79
Total For Check # 325615									36,937.58
01/16/2025	325618	1275	ERGON ASPHALT & EMULSIONS INC	9403351860	BLANKET PO - OIL (CRS2)	3435300 570150	ST25260	2025/7	994.50
Total For Check # 325618									994.50
01/16/2025	325704	1496	TWIN CITIES READY MIX INC	297359	BLANKET PO FOR CONCRETE	3435300 570150	ST24050	2025/7	290.00
Total For Check # 325704									290.00
01/23/2025	325763	1436	CHEROKEE PRIDE CONST. INC.	PA 1 ST24030	BLANKET PO FOR PC CONCRETE REPAIR	3435300 570150	ST24030	2025/7	111,538.80
Total For Check # 325763									111,538.80
01/23/2025	325818	3152	PARADIGM TRAFFIC SYSTEMS INC	37225	battery back up inverter	3435310 570170	TS22010	2025/7	1,828.00
Total For Check # 325818									1,828.00
Total For Fund 343									151,588.88
Number of Invoices For Fund 343									6

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01/16/2025	325555	5168	LANCE C. ARNOLD	DECEMBER 7, 2025	PER-APPROVED MOVING EXPENSES CAPPED AT 5,000.00	3443001 550860		2025/7	5,000.00
						Total For Check # 325555			5,000.00
01/16/2025	325556	2103	MELISSA MEDRANO	12102024	REIMB FOR UNIFORM PANTS DAMAGED WHILE ON DUTY	3443001 560100		2025/7	97.67
						Total For Check # 325556			97.67
01/16/2025	325570	1380	STEPHEN GARRETT	TRR FA2024	TUITION REIMB FOR FALL 2024 NSU	3443001 530110		2025/7	1,191.88
						Total For Check # 325570			1,191.88
01/16/2025	325574	4327	AARDVARK	INV2400119	Munitions Bags for SRT	3443001 560240		2025/7	2,080.00
						Total For Check # 325574			2,080.00
01/16/2025	325575	489	ADMIRAL EXPRESS LLC	2547863-1	Restock of Property Room Boxes	3443008 560230		2025/7	773.63
				2548736-0	Restock of Printer Paper for the PD	3443001 560030		2025/7	974.75
						Total For Check # 325575			1,748.38
01/16/2025	325576	149	AMERICAN ELECTRIC POWER/PSO	234-103-0-2 01022025	FY25 ANNUAL AGREEMENT 8 PYMTS	3443001 550250		2025/7	15,228.43
				234-103-0-2 01022025	FY25 ANNUAL AGREEMENT 8 PYMTS	3443009 550250		2025/7	1,602.35
						Total For Check # 325576			16,830.78
01/16/2025	325577	4935	AMAZON.COM SALES INC	167X-GHJ6-RKTR	BLANKET PO	3443001 560200		2025/7	221.95
				1LV6-P4F4-3DWC	BLANKET PO	3443001 560030		2025/7	10.70
				1HGP-JKXY-37HV	BLANKET PO	3443001 560200		2025/7	19.99
				16GJ-CJRL-C3Y6	BLANKET PO	3443001 560030		2025/7	68.76
				19HD-3VYQ-C7CX	BLANKET PO	3443001 560470		2025/7	335.96
				11NF-WG74-JK66	BLANKET PO	3443001 560030		2025/7	13.83
				1DY6-M9GV-9PDY	BLANKET PO	3443001 560030		2025/7	11.95
						Total For Check # 325577			683.14

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01/16/2025	325585	73	AT&T	9181470070 01012025	918-147-0070 426 9 JAN 2025 BILL	3443006 550220		2025/7	1,830.40
						Total For Check # 325585			1,830.40
01/16/2025	325591	5206	EUROTEX MOTORS LLC	60899	Repair Work to Unit 1890	3443001 540200		2025/7	1,687.09
						Total For Check # 325591			1,687.09
01/16/2025	325595	204	BROKEN ARROW PUBLIC SCHOOLS	2025-099-027	DECEMBER 2024	3443001 550100		2025/7	3,555.56
						Total For Check # 325595			3,555.56
01/16/2025	325600	37	CINTAS CORPORATION	5248881103	First Aid Replenishments for FY2025	3443008 560230		2025/7	81.14
						Total For Check # 325600			81.14
01/16/2025	325609	634	DELL MARKETING L.P.	10793331300	32" Monitors and Docking Station for New Chief	3443001 560240		2025/7	858.72
						Total For Check # 325609			858.72
01/16/2025	325611	1202	DONOHUE COMMERCIAL SERVICE	21307	HVAC REPAIRS AT ANIMAL SHELTER	3443009 540070		2025/7	442.15
						Total For Check # 325611			442.15
01/16/2025	325621	1231	AT&T MOBILITY LLC	28731933929X010820	287319339297X01082025 DEC 31, 2024	3443001 550220		2025/7	40.04
				28731933929X010820	287319339297X01082025 DEC 31, 2024	3443001 550540		2025/7	51.85
				28731933929X010820	287319339297X01082025 DEC 31, 2024	3443001 550540		2025/7	40.04
				28731933929X010820	287319339297X01082025 DEC 31, 2024	3443001 550540		2025/7	40.04
				28731933929X010820	287319339297X01082025 DEC 31, 2024	3443001 550540		2025/7	531.78
				28731933929X010820	287319339297X01082025 DEC 31, 2024	3443001 550540		2025/7	51.85
				28731933929X010820	287319339297X01082025 DEC 31, 2024	3443001 550540		2025/7	51.85
				28731933929X010820	287319339297X01082025 DEC 31, 2024	3443001 550540		2025/7	24.74

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				28731933929X01082025	287319339297X01082025 DEC 31, 2024	3443001 550540		2025/7	40.04
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	3443001 550540		2025/7	40.04
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	3443001 550540		2025/7	40.04
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	3443001 550540		2025/7	40.04
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	3443001 550540		2025/7	40.04
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	3443001 550540		2025/7	40.04
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	3443001 550540		2025/7	40.04
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	3443001 550540		2025/7	8.58
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	3443001 550540		2025/7	8.58
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	3443001 550540		2025/7	40.04
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	3443001 550540		2025/7	40.04
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	3443001 550540		2025/7	40.04
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	3443001 550540		2025/7	40.04
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	3443001 550540		2025/7	40.04
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	3443001 550540		2025/7	40.04
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	3443001 550540		2025/7	40.04
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	3443001 550540		2025/7	40.04
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	3443001 550540		2025/7	51.80
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	3443001 550540		2025/7	51.00

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				28731933929X01082025	287319339297X01082025 DEC 31, 2024	3443001 550540		2025/7	40.04	
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	3443001 550540		2025/7	24.74	
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	3443001 550540		2025/7	40.04	
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	3443001 550540		2025/7	40.04	
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	3443001 560240		2025/7	40.04	
				Total For Check # 325621						2,484.49
01/16/2025	325622			19128175X01082025	287319128175X01082025 DEC 31 2024	3443001 550220		2025/7	1,754.71	
				19128175X01082025	287319128175X01082025 DEC 31 2024	3443009 550220		2025/7	18.64	
				19128175X01082025	287319128175X01082025 DEC 31 2024	3443001 550540		2025/7	7,523.80	
				19128175X01082025	287319128175X01082025 DEC 31 2024	3443006 550540		2025/7	24.74	
				19128175X01082025	287319128175X01082025 DEC 31 2024	3443009 550540		2025/7	240.24	
				Total For Check # 325622						9,562.13
01/16/2025	325636	685 GT DISTRIBUTORS INC		INV1029701	Slings and Sidesaddles for Less Lethal Shotguns	3443001 560320		2025/7	229.66	
				Total For Check # 325636						229.66
01/16/2025	325639	2985 HARRISON ENERGY PARTNERS		227395	227395 01/02/2025	3443008 540070		2025/7	657.00	
				Total For Check # 325639						657.00
01/16/2025	325645	115 INCOG		226768	226768	3443006 540550		2025/7	2,392.50	
				Total For Check # 325645						2,392.50
01/16/2025	325647	23 J D YOUNG COMPANY INC		1245889	LEASE & USAGE CHARGE FY25	3443001 540330		2025/7	384.45	
				1245889	LEASE & USAGE CHARGE FY25	3443006 540330		2025/7	94.06	
				1245889	LEASE & USAGE CHARGE FY25	3443008 540330		2025/7	87.60	

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				1245889	LEASE & USAGE CHARGE FY25	3443009 540330		2025/7	87.60
				1245889	LEASE & USAGE CHARGE FY25	3443010 540330		2025/7	208.24
				1245889	LEASE & USAGE CHARGE FY25	3443001 540550		2025/7	306.28
				1245889	LEASE & USAGE CHARGE FY25	3443006 540550		2025/7	12.01
				1245889	LEASE & USAGE CHARGE FY25	3443008 540550		2025/7	0.60
				1245889	LEASE & USAGE CHARGE FY25	3443009 540550		2025/7	4.86
				1245889	LEASE & USAGE CHARGE FY25	3443010 540550		2025/7	71.41
				1245889	LEASE & USAGE CHARGE FY25	3443001 560230		2025/7	6.83
				1245889	LEASE & USAGE CHARGE FY25	3443006 560230		2025/7	1.67
				1245889	LEASE & USAGE CHARGE FY25	3443008 560230		2025/7	3.42
				1245889	LEASE & USAGE CHARGE FY25	3443009 560230		2025/7	1.67
				1245889	LEASE & USAGE CHARGE FY25	3443010 560230		2025/7	1.67
						Total For Check # 325647			1,272.37
01/16/2025	325650	5131 KEVIN BEHE		12694	CITY COUNCIL APPROVED 09/09/24	3443001 540070		2025/7	4.02
				12694	CITY COUNCIL APPROVED 09/09/24	3443009 540070		2025/7	0.26
				12688	CITY COUNCIL APPROVED 09/09/24	3443001 540070		2025/7	3.21
				12688	CITY COUNCIL APPROVED 09/09/24	3443009 540070		2025/7	0.21
				12666	CITY COUNCIL APPROVED 09/09/24	3443001 540070		2025/7	3.21
				12666	CITY COUNCIL APPROVED 09/09/24	3443009 540070		2025/7	0.21

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	12626				CITY COUNCIL APPROVED 09/09/24	3443001 540070		2025/7	3.21
	12626				CITY COUNCIL APPROVED 09/09/24	3443009 540070		2025/7	0.21
	12623				CITY COUNCIL APPROVED 09/09/24	3443001 540070		2025/7	3.21
	12623				CITY COUNCIL APPROVED 09/09/24	3443009 540070		2025/7	0.21
	12620				CITY COUNCIL APPROVED 09/09/24	3443001 540070		2025/7	4.82
	12620				CITY COUNCIL APPROVED 09/09/24	3443009 540070		2025/7	0.31
	12624				CITY COUNCIL APPROVED 09/09/24	3443001 540070		2025/7	3.21
	12624				CITY COUNCIL APPROVED 09/09/24	3443009 540070		2025/7	0.21
	12625				CITY COUNCIL APPROVED 09/09/24	3443001 540070		2025/7	4.82
	12625				CITY COUNCIL APPROVED 09/09/24	3443009 540070		2025/7	0.31
	12619				CITY COUNCIL APPROVED 09/09/24	3443001 540070		2025/7	5.22
	12619				CITY COUNCIL APPROVED 09/09/24	3443009 540070		2025/7	0.34
	12618				CITY COUNCIL APPROVED 09/09/24	3443001 540070		2025/7	4.02
	12618				CITY COUNCIL APPROVED 09/09/24	3443009 540070		2025/7	0.26
	12679				CITY COUNCIL APPROVED 09/09/24	3443001 540070		2025/7	5.22
	12679				CITY COUNCIL APPROVED 09/09/24	3443009 540070		2025/7	0.34
	12680				CITY COUNCIL APPROVED 09/09/24	3443001 540070		2025/7	4.01
	12680				CITY COUNCIL APPROVED 09/09/24	3443009 540070		2025/7	0.26
	12681				CITY COUNCIL APPROVED 09/09/24	3443001 540070		2025/7	4.01

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				12681	CITY COUNCIL APPROVED 09/09/24	3443009 540070		2025/7	0.26
				12682	CITY COUNCIL APPROVED 09/09/24	3443001 540070		2025/7	4.02
				12682	CITY COUNCIL APPROVED 09/09/24	3443009 540070		2025/7	0.26
				12684	CITY COUNCIL APPROVED 09/09/24	3443001 540070		2025/7	4.01
				12684	CITY COUNCIL APPROVED 09/09/24	3443009 540070		2025/7	0.26
				12683	CITY COUNCIL APPROVED 09/09/24	3443001 540070		2025/7	4.02
				12683	CITY COUNCIL APPROVED 09/09/24	3443009 540070		2025/7	0.26
				12673	CITY COUNCIL APPROVED 09/09/24	3443001 540070		2025/7	3.21
				12673	CITY COUNCIL APPROVED 09/09/24	3443009 540070		2025/7	0.21
				12676	CITY COUNCIL APPROVED 09/09/24	3443001 540070		2025/7	3.21
				12676	CITY COUNCIL APPROVED 09/09/24	3443009 540070		2025/7	0.21
				12677	CITY COUNCIL APPROVED 09/09/24	3443001 540070		2025/7	4.02
				12677	CITY COUNCIL APPROVED 09/09/24	3443009 540070		2025/7	0.26
				12678	CITY COUNCIL APPROVED 09/09/24	3443001 540070		2025/7	5.22
				12678	CITY COUNCIL APPROVED 09/09/24	3443009 540070		2025/7	0.34
						Total For Check # 325650			85.09
01/16/2025	325656	131 LOCKE SUPPLY COMPANY		54423191-00	BLANKET PO FOR PLUMBING & ELECTRICAL SUPPLIES	3443001 560180		2025/7	58.54
				54350356-00	BLANKET PO FOR PLUMBING & ELECTRICAL SUPPLIES	3443009 560180		2025/7	122.87
						Total For Check # 325656			181.41

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01/16/2025	325657	4662	MARLOW WHITE UNIFORMS, INC.	INV1232034	HG uniform for new member Diaz	3443001 560100		2025/7	989.15
						Total For Check # 325657			989.15
01/16/2025	325663	25	NAPA AUTO PARTS	012003	7060	3443001 560200		2025/7	4.15
				012003	4017	3443001 560200		2025/7	7.85
				012003	9756	3443001 560200		2025/7	14.53
				012003	115	3443001 560210		2025/7	14.44
				012003	20811	3443001 560210		2025/7	23.61
				012003	5W20BULK	3443001 560210		2025/7	30.42
				012017	7502	3443001 560200		2025/7	4.15
				012017	4068	3443001 560200		2025/7	5.22
				012017	6935	3443001 560200		2025/7	9.34
				012017	20811	3443001 560210		2025/7	23.61
				012017	115	3443001 560210		2025/7	14.44
				012017	5W20BULK	3443001 560210		2025/7	20.28
				012022	7502	3443001 560200		2025/7	4.15
				012022	4068	3443001 560200		2025/7	5.22
				012022	6935	3443001 560200		2025/7	9.34
				012022	20811	3443001 560210		2025/7	23.61
				012022	115	3443001 560210		2025/7	14.44
				012022	5W20BULK	3443001 560210		2025/7	20.28
				012030	7060	3443001 560200		2025/7	4.15
				012030	2488	3443001 560200		2025/7	13.50
				012030	20811	3443001 560210		2025/7	23.61
				012030	115	3443001 560210		2025/7	14.44
				012030	5W30BULK	3443001 560210		2025/7	22.86
				012090	IC930	3443001 560200		2025/7	181.14
				012090	239183	3443001 560200		2025/7	158.34

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				012090	6509	3443001 560200		2025/7	43.02
				012096	7502	3443001 560200		2025/7	4.15
				012096	4068	3443001 560200		2025/7	5.22
				012096	6935	3443001 560200		2025/7	9.34
				012096	115	3443001 560210		2025/7	14.44
				012096	20811	3443001 560210		2025/7	23.61
				012096	5W20BULK	3443001 560210		2025/7	27.04
				011895	7060	3443001 560200		2025/7	4.15
				011895	4017	3443001 560200		2025/7	7.85
				011895	9756	3443001 560200		2025/7	14.53
				011895	20811	3443001 560210		2025/7	23.61
				011895	115	3443001 560210		2025/7	14.44
				011895	5W20BULK	3443001 560210		2025/7	23.66
				011939	F004002	3443001 560190		2025/7	361.24
				012046	F2GZ1A189A	3443001 560190		2025/7	74.33
				012048	100290	3443001 560200		2025/7	4.15
				012048	20811	3443001 560210		2025/7	23.61
				012048	115	3443001 560210		2025/7	14.44
				012048	120760	3443001 560210		2025/7	34.99
				012048	112628	3443001 560210		2025/7	7.14
				012055	9848	3443001 560200		2025/7	195.23
				012055	9848	3443001 560200		2025/7	18.00
				012073	4211	3443001 560200		2025/7	13.95
				012073	100255	3443001 560200		2025/7	4.15
				012073	200942	3443001 560200		2025/7	15.42
				012073	20811	3443001 560210		2025/7	23.61
				012073	115	3443001 560210		2025/7	14.44
				012073	0W20BULK	3443001 560210		2025/7	28.64

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				012081	F008921	3443001 560190		2025/7	688.44
				012083	9848	3443001 560200		2025/7	195.23
				012083	9848	3443001 560200		2025/7	18.00
				012083	9848	3443001 560200		2025/7	-18.00
				012141	F000702	3443001 560190		2025/7	594.40
				012141	F2GZ1A189A	3443001 560190		2025/7	74.33
				012159	F000702	3443001 560190		2025/7	148.60
				012160	4589923AH	3443001 560200		2025/7	198.00
				012167	9865	3443009 560200		2025/7	195.26
				012167	9865	3443009 560200		2025/7	18.00
				012170	9L3Z1A189A	3443001 560190		2025/7	74.33
Total For Check # 325663									3,902.11
01/16/2025	325664			012013	7045	3443001 560200		2025/7	4.15
				012013	20811	3443001 560210		2025/7	23.61
				012013	115	3443001 560210		2025/7	14.44
				012013	5W30BULK	3443001 560210		2025/7	22.86
				012038	F2GZ1A189A	3443001 560200		2025/7	74.33
				012093	7502	3443001 560200		2025/7	4.15
				012093	20811	3443001 560210		2025/7	23.61
				012093	115	3443001 560210		2025/7	14.44
				012093	5W20BULK	3443001 560210		2025/7	20.28
				012094	7060	3443001 560200		2025/7	4.15
				012094	115	3443001 560210		2025/7	14.44
				012094	20811	3443001 560210		2025/7	23.61
				012094	5W20BULK	3443001 560210		2025/7	30.42
				012100	7060	3443001 560200		2025/7	4.15
				012100	20811	3443001 560210		2025/7	23.61
				012100	115	3443001 560210		2025/7	14.44

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				012100	5W20BULK	3443001 560210		2025/7	23.66
				012104	7502	3443001 560200		2025/7	4.15
				012104	20811	3443001 560210		2025/7	23.61
				012104	115	3443001 560210		2025/7	14.44
				012104	5W30BULK	3443001 560210		2025/7	30.48
				012125	7060	3443001 560200		2025/7	4.15
				012125	20811	3443001 560210		2025/7	23.61
				012125	115	3443001 560210		2025/7	14.44
				012125	5W30BULK	3443001 560210		2025/7	22.86
				012132	EC935	3443001 560200		2025/7	41.38
				012134	7502	3443001 560200		2025/7	4.15
				012134	20811	3443001 560210		2025/7	23.61
				012134	115	3443001 560210		2025/7	14.44
				012134	5W20BULK	3443001 560210		2025/7	20.28
				012139	ML2	3443001 560200		2025/7	23.39
				011921	SG8855M	3443001 560200		2025/7	32.62
				012047	7502	3443001 560200		2025/7	4.15
				012047	20811	3443001 560210		2025/7	23.61
				012047	115	3443001 560210		2025/7	14.44
				012047	5W20BULK	3443001 560210		2025/7	20.28
				012051	120760	3443001 560210		2025/7	34.99
				012051	112628	3443001 560210		2025/7	-7.14
				012068	100255	3443001 560200		2025/7	4.15
				012068	20811	3443001 560210		2025/7	23.61
				012068	115	3443001 560210		2025/7	14.44
				012068	0W20BULK	3443001 560210		2025/7	28.64
				012074	9848	3443001 560200		2025/7	-18.00
				012080	FT8855	3443001 560200		2025/7	57.24

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CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
				012080	860	3443001 560200		2025/7	10.94
				012142	7502	3443001 560210		2025/7	4.15
				012142	20811	3443001 560210		2025/7	23.61
				012142	115	3443001 560210		2025/7	14.44
				012142	5W20BULK	3443001 560210		2025/7	20.28
				012143	7502	3443001 560200		2025/7	4.15
				012143	20811	3443001 560210		2025/7	23.61
				012143	115	3443001 560210		2025/7	14.44
				012143	5W20BULK	3443001 560210		2025/7	20.28
				012150	7502	3443001 560200		2025/7	4.15
				012150	20811	3443001 560210		2025/7	23.61
				012150	115	3443001 560210		2025/7	14.44
				012150	5W20BULK	3443001 560210		2025/7	20.28
				012163	7502	3443001 560200		2025/7	4.15
				012163	20811	3443001 560210		2025/7	23.61
				012163	115	3443001 560210		2025/7	14.44
				012163	5W20BULK	3443001 560210		2025/7	20.28
				012165	7502	3443001 560200		2025/7	4.15
				012165	20811	3443001 560210		2025/7	23.61
				012165	115	3443001 560210		2025/7	14.44
				012165	5W20BULK	3443001 560210		2025/7	20.28
				012168	60221B	3443001 560200		2025/7	19.96
						Total For Check # 325664			1,181.67
01/16/2025	325665			012019	RTU1EXT	3443001 560210		2025/7	8.61
				012131	2032BP2	3443001 560200		2025/7	6.33
				011897	RTU1EXT	3443001 560210		2025/7	8.61
				011900	82180	3443001 560200		2025/7	7.28
				011935	9005N	3443001 560200		2025/7	7.32

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CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
						Total For Check # 325665			38.15
01/16/2025	325666	669	NAPWDA	01092025	MEMBERSHIP DUES ERIC KEECH BROKEN ARROW PD	3443001 530850		2025/7	50.00
						Total For Check # 325666			50.00
01/16/2025	325667	973	NATIONAL WASTE & DISPOSAL INC.	0000232709	Trash and Recycle Service at PSC for FY2025	3443001 540070		2025/7	286.20
						Total For Check # 325667			286.20
01/16/2025	325669	49	OKLAHOMA DEPT OF PUBLIC SAFETY	LET-017486	LET-017486	3443006 550540		2025/7	2,821.00
						Total For Check # 325669			2,821.00
01/16/2025	325671	3244	QUALITY STITCHING, LLC	1842	Embroidery Work for New SRT Members	3443001 550280		2025/7	145.00
						Total For Check # 325671			145.00
01/16/2025	325682	2976	SELECT ADVANTAGE	10349204	10349204	3443006 530110		2025/7	75.00
						Total For Check # 325682			75.00
01/16/2025	325688	4045	STEPHANIE BRADLEY	211	Professional Services by Dr. Bradley DVM	3443009 530870		2025/7	665.00
						Total For Check # 325688			665.00
01/16/2025	325700	949	TULSA WINNELSON COMPANY	581768 01	BLANKET PO MISC. PLUMBING SUPPLIES	3443001 560180		2025/7	331.89
						Total For Check # 325700			331.89
01/16/2025	325712	1095	WINDSTREAM	100738908 01032025	FY25 ANNUAL AGREEMENT	3443001 550220		2025/7	5,456.13
				100429341 01032025	FY25 ANNUAL AGREEMENT	3443001 550220		2025/7	7,062.72
				101122812 01032025	911 Service Lines for FY25	3443006 550220		2025/7	196.48
						Total For Check # 325712			12,715.33
01/23/2025	325721	4854	FULL CIRCLE K9 SOLUTIONS	1383	1383 JAN 12, 2025 NAPWDA	3443001 530870		2025/7	1,125.85

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CHECK DATE	CHECK #	VENDOR NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
		INCORPORATED		CERTIFICATION FOR BAPD K9				
					Total For Check # 325721			1,125.85
01/23/2025	325747	4935 AMAZON.COM SALES INC	1F6F-6F3L-HJP9	BLANKET PO	3443001 560200		2025/7	29.99
			14HR-HGFF-H3VL	BLANKET PO	3443006 560030		2025/7	44.91
			1LV6-P4F4-YYFV	BLANKET PO	3443001 540290		2025/7	11.99
			1V7C-19KK-HH3K	BLANKET PO	3443001 560030		2025/7	29.93
					Total For Check # 325747			116.82
01/23/2025	325768	882 COX COMMUNICATIONS	069285801 01062025	001 6311 069285801 JAN 6, 2025 1101 N 6TH ST	3443001 550540		2025/7	37.37
					Total For Check # 325768			37.37
01/23/2025	325792	2133 JIM NORTON CHEVROLET	344984	UNIT 1521	3443001 540200		2025/7	816.18
					Total For Check # 325792			816.18
01/23/2025	325793	4613 JOSEPH Z EATON	0099	0099 JAN 15, 2025	3443001 540200		2025/7	400.00
					Total For Check # 325793			400.00
01/23/2025	325794	5131 KEVIN BEHE	12242	CITY COUNCIL APPROVED 09/09/24	3443001 540070		2025/7	3.21
			12242	CITY COUNCIL APPROVED 09/09/24	3443009 540070		2025/7	0.21
			12272	CITY COUNCIL APPROVED 09/09/24	3443001 540070		2025/7	3.21
			12272	CITY COUNCIL APPROVED 09/09/24	3443009 540070		2025/7	0.21
			12238	CITY COUNCIL APPROVED 09/09/24	3443001 540070		2025/7	3.21
			12238	CITY COUNCIL APPROVED 09/09/24	3443009 540070		2025/7	0.21
			12232	CITY COUNCIL APPROVED 09/09/24	3443001 540070		2025/7	4.02
			12232	CITY COUNCIL APPROVED 09/09/24	3443009 540070		2025/7	0.26

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CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
						Total For Check # 325794			14.54
01/23/2025	325796	4452	L3HARRIS TECHNOLOGIES INC	93441571	CITY COUNCIL APPROVED 09/18/2024	3443001 570020	2530180	2025/7	46,411.77
						Total For Check # 325796			46,411.77
01/23/2025	325800	614	LIGHTING INC/BROKEN ARROW ELECTRIC	S3290160.001	BLANKET PO FOR MISC. LIGHTING	3443009 560180		2025/7	122.68
						Total For Check # 325800			122.68
01/23/2025	325802	2355	LOCKEDINRN	01062025	Inmate Care - Nurse Contract	3443008 530870		2025/7	307.08
				01132025	Inmate Care - Nurse Contract 1/13- 17/2025	3443008 530870		2025/7	307.08
						Total For Check # 325802			614.16
01/23/2025	325810	25	NAPA AUTO PARTS	012264	7502	3443001 560200		2025/7	4.15
				012264	20811	3443001 560210		2025/7	23.61
				012264	115	3443001 560210		2025/7	14.44
				012264	5W20BULK	3443001 560210		2025/7	20.28
				012264	RTU1GAL	3443001 560210		2025/7	8.61
				012265	7060	3443001 560200		2025/7	4.15
				012265	4048	3443001 560200		2025/7	8.70
				012265	9746	3443001 560200		2025/7	17.65
				012265	60211B	3443001 560200		2025/7	9.98
				012265	60241B	3443001 560200		2025/7	10.72
				012265	20811	3443001 560210		2025/7	23.61
				012265	115	3443001 560210		2025/7	14.44
				012265	5W20BULK	3443001 560210		2025/7	23.66
				012269	F008921	3443001 560190		2025/7	172.11
				012298	7060	3443001 560200		2025/7	4.15
				012298	20811	3443001 560210		2025/7	23.61

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				012298	115	3443001 560210		2025/7	14.44
				012298	5W30BULK	3443001 560210		2025/7	30.48
				012313	7060	3443001 560200		2025/7	4.15
				012313	4048	3443001 560200		2025/7	8.70
				012313	9746	3443001 560200		2025/7	17.65
				012313	20811	3443001 560210		2025/7	23.61
				012313	115	3443001 560210		2025/7	14.44
				012313	5W20BULK	3443001 560210		2025/7	23.66
				012314	7060	3443001 560200		2025/7	4.15
				012314	9848	3443001 560200		2025/7	195.23
				012314	9848	3443001 560200		2025/7	18.00
				012314	WWFBULK	3443001 560210		2025/7	1.39
				012314	20811	3443001 560210		2025/7	23.61
				012314	115	3443001 560210		2025/7	14.44
				012314	5W30BULK	3443001 560210		2025/7	22.86
				012315	9848	3443001 560200		2025/7	-18.00
				12322	1372	3443001 560200		2025/7	4.15
				12322	230266	3443001 560200		2025/7	10.44
				12322	200906	3443001 560200		2025/7	18.13
				12322	115	3443001 560210		2025/7	14.44
				12322	20811	3443001 560210		2025/7	23.61
				12322	5W30BULK	3443001 560210		2025/7	26.67
				12324	7060	3443001 560200		2025/7	4.15
				12324	20811	3443001 560210		2025/7	23.61
				12324	115	3443001 560210		2025/7	14.44
				12324	5W20BULK	3443001 560210		2025/7	23.66
				12328	860	3443001 560200		2025/7	21.88
				12328	87866865	3443001 560200		2025/7	398.21

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CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
				12328	85140320	3443001 560200		2025/7	105.87
				12328	13552815	3443001 560200		2025/7	314.52
				12331	860	3443001 560200		2025/7	10.94
				12331	FT880870	3443001 560200		2025/7	137.24
				12331	ASP1455	3443001 560200		2025/7	72.86
				12332	100010	3443001 560200		2025/7	4.15
				12332	4017	3443001 560200		2025/7	7.85
				12332	9756	3443001 560200		2025/7	14.53
				12332	20811	3443001 560210		2025/7	23.61
				12332	115	3443001 560210		2025/7	14.44
				12332	0W20BULK	3443001 560210		2025/7	21.48
				12339	7502	3443001 560200		2025/7	4.15
				12339	6935	3443001 560200		2025/7	9.34
				12339	20811	3443001 560210		2025/7	23.61
				12339	115	3443001 560210		2025/7	14.44
				12339	5W20BULK	3443001 560210		2025/7	20.28
				12341	6026PP	3443001 560200		2025/7	11.73
				12344	6026PP	3443001 560200		2025/7	117.30
				12344	6022PP	3443001 560200		2025/7	99.80
				12344	60211B	3443001 560200		2025/7	79.84
				12344	60241B	3443001 560200		2025/7	85.76
				12344	9005N	3443001 560200		2025/7	73.20
				12344	PKA0F3	3443001 560200		2025/7	43.68
				12344	AHDWMPHDC1	3443001 560200		2025/7	44.40
				12346	9894R	3443001 560200		2025/7	195.24
				12346	9894R	3443001 560200		2025/7	18.00
				12350	8434AAA	3443001 560200		2025/7	129.51
				12350	8434AAA	3443001 560200		2025/7	18.00

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				12353	8434AAA	3443001 560200		2025/7	-18.00
				012482	9849	3443001 560200		2025/7	-18.00
						Total For Check # 325810			3,045.84
01/23/2025	325811			012270	3157NAN	3443001 560200		2025/7	1.07
				012270	82190	3443001 560230		2025/7	1.94
				12335	4017	3443001 560200		2025/7	-7.85
						Total For Check # 325811			-4.84
01/23/2025	325815	98 OKLAHOMA NATURAL GAS CO		252838500 01142025	213245206 2528385 00 JAN 14, 2025 4121 E OMAHA	3443009 550240		2025/7	253.16
				110008282 01142025	213245197 1100082 82 JAN 14, 2025 1101 N 6TH ST	3443001 550240		2025/7	275.52
				114839300 01142025	210157046 1148393 00 JAN 14, 2025 4205 E OMAHA	3443001 550240		2025/7	203.18
						Total For Check # 325815			731.86
01/23/2025	325832	4045 STEPHANIE BRADLEY		214	Professional Services by Dr. Bradley DVM	3443009 530870		2025/7	985.00
						Total For Check # 325832			985.00
01/23/2025	325838	1104 TIGER, INC.		1224149470	1224149470 01/15/2025	3443001 550240		2025/7	170.44
				1224149485	1224149485 01/15/2025	3443009 550240		2025/7	405.70
				1024132028	1024132028 11/14/2024	3443009 550240		2025/7	173.20
				1024132013	1024132013 11/14/2024	3443001 550240		2025/7	23.41
				1224149484	1224149484 01/15/2025	3443001 550240		2025/7	508.18
				1024132027	1024132027 11/14/2024	3443001 550240		2025/7	60.85
						Total For Check # 325838			1,341.78
01/23/2025	325853	5258 VERSATERM PUBLIC SAFETY US INC		INV37-01483	INV37-01483 OCT 16, 2024	3443001 540550		2025/7	2,086.72
						Total For Check # 325853			2,086.72
01/23/2025	325858	24 WEST THOMSON REUTERS		851292777	Contract Renewal for Year 2 of PD	3443001 540550		2025/7	1,679.50

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					CLEAR Service				
						Total For Check # 325858			1,679.50
01/23/2025	325860	1095 WINDSTREAM		101106759 01132025	FY25 ANNUAL AGREEMENT	3443001 550220		2025/7	241.72
						Total For Check # 325860			241.72
						Total For Fund 344			135,919.01
						Number of Invoices For Fund 344			392

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01/16/2025	325553	3554	JOSEPH GORDON	TRR FA2024	FALL 2024 TUITION REIMB	3453501 530110		2025/7	1,200.00
Total For Check # 325553									1,200.00
01/16/2025	325557	187	OKLAHOMA STATE DEPT OF HEALTH	01072025	AMBULANCE & STRETCHER VAN AGENCY RENEWAL	3453502 530110		2025/7	730.00
Total For Check # 325557									730.00
01/16/2025	325571	2675	TIMOTHY AMBROSE	119869	REIMB FOR HOBBY LOBBY	3453503 560230		2025/7	33.33
Total For Check # 325571									33.33
01/16/2025	325578	5180	AMERICAN MEDICAL GAS RESOURCES	2707	BLANKET PO FOR MEDICAL AND INDUSTRIAL GAS	3453502 560230		2025/7	248.00
Total For Check # 325578									248.00
01/16/2025	325592	18	BOUND TREE MEDICAL	85597643	BLANKET PO FOR EMS SUPPLIES	3453502 560230		2025/7	6,106.00
				85605466	BLANKET PO FOR EMS SUPPLIES	3453502 560230		2025/7	465.00
Total For Check # 325592									6,571.00
01/16/2025	325601	1391	CLEAN THE UNIFORM CO OKLAHOMA	52113391	52113391 01/01/2025	3453501 540330		2025/7	37.78
				52113873	52113873 01/03/2025	3453501 540330		2025/7	102.72
				52113868	52113868 01/03/2025	3453501 540330		2025/7	73.35
				52113392	52113392 01/01/2025	3453501 540330		2025/7	53.51
				52113872	52113872 01/03/2025	3453501 540330		2025/7	51.88
Total For Check # 325601									319.24
01/16/2025	325613	1526	DR DAVID GEARHART, DO	7/01/2024-12/31/2024	MEDICAL DIRECTOR FOR EMS-SERVICE JULY 24- DEC 24	3453502 530870		2025/7	12,750.00
Total For Check # 325613									12,750.00
01/16/2025	325617	1552	EMS TECHNOLOGY SOLUTIONS LLC	66237	66237 01/01/2025	3453502 540550		2025/7	1,608.00
Total For Check # 325617									1,608.00

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01/16/2025	325621	1231	AT&T MOBILITY LLC	28731933929X01082025	287319339297X01082025 DEC 31, 2024	3453501 550540		2025/7	40.04
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	3453501 550540		2025/7	40.04
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	3453501 550540		2025/7	24.74
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	3453501 550540		2025/7	40.04
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	3453501 550540		2025/7	24.74
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	3453501 550540		2025/7	40.04
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	3453501 550540		2025/7	24.74
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	3453501 550540		2025/7	40.04
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	3453501 550540		2025/7	24.74
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	3453501 550540		2025/7	100.54
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	3453501 550540		2025/7	8.58
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	3453501 550540		2025/7	40.04
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	3453501 550540		2025/7	27.28
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	3453501 550540		2025/7	40.04
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	3453501 550540		2025/7	40.04
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	3453501 550540		2025/7	24.74
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	3453501 550540		2025/7	40.04
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	3453501 550540		2025/7	40.04
				28731933929X01082025	287319339297X01082025 DEC 31, 2024	3453501 550540		2025/7	40.04

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CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
						Total For Check # 325621			700.54
01/16/2025	325622			19128175X01082025	287319128175X01082025 DEC 31 2024	3453501 550220		2025/7	128.44
				19128175X01082025	287319128175X01082025 DEC 31 2024	3453502 550220		2025/7	18.84
				19128175X01082025	287319128175X01082025 DEC 31 2024	3453501 550540		2025/7	2,531.30
				19128175X01082025	287319128175X01082025 DEC 31 2024	3453502 550540		2025/7	649.20
						Total For Check # 325622			3,327.78
01/16/2025	325635	1665 GREEN COUNTRY MEDICAL WASTE LLC		16090	16090 01/02/2025	3453502 530870		2025/7	400.00
						Total For Check # 325635			400.00
01/16/2025	325641	4978 HIPOWER SYSTEMS OKLAHOMA, LLC		2025-001	UNIT #GEN STA4 #2	3453501 540200		2025/7	1,629.13
						Total For Check # 325641			1,629.13
01/16/2025	325646	4736 DUSTIN MANLY		10000203	10000203	3453501 540070		2025/7	1,125.00
						Total For Check # 325646			1,125.00
01/16/2025	325647	23 J D YOUNG COMPANY INC		1245889	LEASE & USAGE CHARGE FY25	3453501 540330		2025/7	279.57
				1245889	LEASE & USAGE CHARGE FY25	3453501 540550		2025/7	120.55
				1245889	LEASE & USAGE CHARGE FY25	3453501 560230		2025/7	5.09
						Total For Check # 325647			405.21
01/16/2025	325650	5131 KEVIN BEHE		12694	CITY COUNCIL APPROVED 09/09/24	3453501 540070		2025/7	5.05
				12688	CITY COUNCIL APPROVED 09/09/24	3453501 540070		2025/7	4.04
				12666	CITY COUNCIL APPROVED 09/09/24	3453501 540070		2025/7	4.04
				12626	CITY COUNCIL APPROVED 09/09/24	3453501 540070		2025/7	4.04
				12623	CITY COUNCIL APPROVED 09/09/24	3453501 540070		2025/7	4.04

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CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
				12620	CITY COUNCIL APPROVED 09/09/24	3453501 540070		2025/7	6.06
				12624	CITY COUNCIL APPROVED 09/09/24	3453501 540070		2025/7	4.04
				12625	CITY COUNCIL APPROVED 09/09/24	3453501 540070		2025/7	6.06
				12619	CITY COUNCIL APPROVED 09/09/24	3453501 540070		2025/7	6.57
				12618	CITY COUNCIL APPROVED 09/09/24	3453501 540070		2025/7	5.05
				12679	CITY COUNCIL APPROVED 09/09/24	3453501 540070		2025/7	6.57
				12680	CITY COUNCIL APPROVED 09/09/24	3453501 540070		2025/7	5.05
				12681	CITY COUNCIL APPROVED 09/09/24	3453501 540070		2025/7	5.05
				12682	CITY COUNCIL APPROVED 09/09/24	3453501 540070		2025/7	5.05
				12684	CITY COUNCIL APPROVED 09/09/24	3453501 540070		2025/7	5.05
				12683	CITY COUNCIL APPROVED 09/09/24	3453501 540070		2025/7	5.05
				12673	CITY COUNCIL APPROVED 09/09/24	3453501 540070		2025/7	4.04
				12676	CITY COUNCIL APPROVED 09/09/24	3453501 540070		2025/7	4.04
				12677	CITY COUNCIL APPROVED 09/09/24	3453501 540070		2025/7	5.05
				12678	CITY COUNCIL APPROVED 09/09/24	3453501 540070		2025/7	6.57
						Total For Check # 325650			100.51
01/16/2025	325654	1088 LIFE ASSIST INC		1542775	BLANKET PO FOR EMS SUPPLIES	3453502 560230		2025/7	282.00
				1542235	BLANKET PO FOR EMS SUPPLIES	3453502 560230		2025/7	4,086.04

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CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
				1543833	BLANKET PO FOR EMS SUPPLIES	3453502 560230		2025/7	206.40
				1543716	BLANKET PO FOR EMS SUPPLIES	3453502 560230		2025/7	-206.40
				1545631	BLANKET PO FOR EMS SUPPLIES	3453502 560230		2025/7	5,562.00
					Total For Check # 325654				9,930.04
01/16/2025	325655	614 LIGHTING INC/BROKEN ARROW ELECTRIC		S3294640.001	BLANKET PO FOR MISC. LIGHTING	3453501 560180		2025/7	57.46
					Total For Check # 325655				57.46
01/16/2025	325656	131 LOCKE SUPPLY COMPANY		54382577-00	BLANKET PO FOR PLUMBING & ELECTRICAL SUPPLIES	3453501 560180		2025/7	13.88
					Total For Check # 325656				13.88
01/16/2025	325658	1293 MODERN MARKETING		MMI160738	MMI160738 12/27/2024	3453504 560230		2025/7	1,774.50
					Total For Check # 325658				1,774.50
01/16/2025	325661	2621 MYHEALTH ACCESS NETWORK		11436	11436 01/01/2025	3453502 540550		2025/7	420.00
					Total For Check # 325661				420.00
01/16/2025	325663	25 NAPA AUTO PARTS		012118	F244465UM	3453501 560190		2025/7	560.37
				012120	23146201	3453501 560200		2025/7	19.57
				012120	84518405	3453501 560200		2025/7	18.43
				012120	23353390	3453501 560200		2025/7	31.63
				012120	22039457	3453501 560200		2025/7	4.56
				012120	22872930	3453501 560200		2025/7	33.56
				012120	23484882	3453501 560200		2025/7	2.28
				012120	13227300	3453501 560200		2025/7	7.54
				012120	11561674	3453501 560200		2025/7	35.43
				012120	11588998	3453501 560200		2025/7	6.02
				012120	11548581	3453501 560200		2025/7	9.89

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CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
				012128	7151	3453502 560200		2025/7	14.72
				012128	200905	3453502 560200		2025/7	19.93
				012128	15W40BULK	3453502 560210		2025/7	53.85
				011904	7151	3453502 560200		2025/7	14.72
				011904	300458	3453502 560200		2025/7	45.66
				011904	230266	3453502 560200		2025/7	10.44
				011904	200905	3453502 560200		2025/7	19.93
				011904	15W40BULK	3453502 560210		2025/7	53.85
				011915	3531201	3453502 560200		2025/7	73.33
				011915		3453502 560200		2025/7	17.55
				012158	9848	3453501 560200		2025/7	195.23
				012158	9848	3453501 560200		2025/7	18.00
						Total For Check # 325663			1,266.49
01/16/2025	325664			012117	HDRTU1GAL	3453501 560210		2025/7	17.16
				011923	7060	3453501 560200		2025/7	4.15
				011923	2488	3453501 560200		2025/7	13.50
				011923	5W30BULK	3453501 560210		2025/7	22.86
				011933	38137	3453502 560200		2025/7	27.29
				012179	2602212C1	3453502 560200		2025/7	58.39
						Total For Check # 325664			143.35
01/16/2025	325665			011926	75520	3453501 560210		2025/7	10.02
						Total For Check # 325665			10.02
01/16/2025	325670	4508 C A ASSETS LLC		27629	27629 12/28/2024	3453501 540070		2025/7	315.00
				27638	27638 01/02/2025	3453501 540070		2025/7	999.00
				27639	27639 01/02/2025	3453501 540070		2025/7	204.00
						Total For Check # 325670			1,518.00

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CHECK DATE	CHECK #	VENDOR NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
01/16/2025	325693	1342 TELEFLEX LLC	9509426513	BLANKET PO EMS SUPPLIES	3453502 560230		2025/7	4,600.00
			9509426515	BLANKET PO EMS SUPPLIES	3453502 560230		2025/7	900.00
Total For Check # 325693								5,500.00
01/16/2025	325700	949 TULSA WINNELSON COMPANY	583262 01	BLANKET PO MISC. PLUMBING SUPPLIES	3453501 560180		2025/7	69.64
			582722 01	BLANKET PO MISC. PLUMBING SUPPLIES	3453501 560180		2025/7	160.89
Total For Check # 325700								230.53
01/16/2025	325703	333 TURNER ROOFING & SHEET METAL INC	INV014469	INV014469	3453501 540070		2025/7	980.00
Total For Check # 325703								980.00
01/16/2025	325706	1324 ULINE	187614256	Bins and Spill containment for foam tote	3453501 560230		2025/7	415.26
			187614256	Bins and Spill containment for foam tote	3453501 560240		2025/7	548.00
Total For Check # 325706								963.26
01/23/2025	325739	2675 TIMOTHY AMBROSE	98886	REIMB FOR LOWES PURCHASE	3453503 560230		2025/7	34.37
Total For Check # 325739								34.37
01/23/2025	325747	4935 AMAZON.COM SALES INC	1NFW-KKPK-PD3P	BLANKET PO	3453502 560230		2025/7	93.54
Total For Check # 325747								93.54
01/23/2025	325758	18 BOUND TREE MEDICAL	85607463	BLANKET PO FOR EMS SUPPLIES	3453502 560230		2025/7	718.58
Total For Check # 325758								718.58
01/23/2025	325764	37 CINTAS CORPORATION	5248634806	BLANKET PO FOR MEDICAL SUPPLIES	3453501 560230		2025/7	256.30
Total For Check # 325764								256.30
01/23/2025	325765	1391 CLEAN THE UNIFORM CO	52115000	52115000 01/10/2025	3453501 540330		2025/7	109.96

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CHECK DATE	CHECK #	VENDOR NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
		OKLAHOMA	52114506	52114506 01/08/2025	3453501 540330		2025/7	109.35
			52114505	52114505 01/08/2025	3453501 540330		2025/7	2.94
Total For Check # 325765								222.25
01/23/2025	325766	1196 CONRAD FIRE EQUIPMENT INC	580916	580916 01/02/2025	3453501 540550		2025/7	275.00
			580917	580917 01/02/2025	3453501 540550		2025/7	275.00
			580918	580918 01/02/2025	3453501 540550		2025/7	275.00
			580925	580925 01/02/2025	3453501 540550		2025/7	275.00
			580926	580926 01/02/2025	3453501 540550		2025/7	275.00
			580927	580927 01/02/2025	3453501 540550		2025/7	275.00
			580965	580965 01/02/2025	3453501 540550		2025/7	416.10
			580928	580928 01/02/2025	3453501 540550		2025/7	275.00
Total For Check # 325766								2,341.10
01/23/2025	325772	1526 DR DAVID GEARHART, DO	808217	808217 10/14/2024	3453502 530870		2025/7	4,204.53
			808217	808217 10/14/2024	3453502 530870		2025/7	450.00
Total For Check # 325772								4,654.53
01/23/2025	325779	4668 GERALD WAYNE STROUP	633309	633309 01/09/2025	3453501 560230		2025/7	75.00
Total For Check # 325779								75.00
01/23/2025	325788	1582 IMPERIAL LLC	2870:7735636	PO FOR COFFEE PURCHASES	3453501 560230		2025/7	121.40
Total For Check # 325788								121.40
01/23/2025	325794	5131 KEVIN BEHE	12242	CITY COUNCIL APPROVED 09/09/24	3453501 540070		2025/7	4.04
			12272	CITY COUNCIL APPROVED 09/09/24	3453501 540070		2025/7	4.04
			12238	CITY COUNCIL APPROVED 09/09/24	3453501 540070		2025/7	4.04

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Fund 345

CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
				12232	CITY COUNCIL APPROVED 09/09/24	3453501 540070		2025/7	5.05
Total For Check # 325794									17.17
01/23/2025	325799	1088 LIFE ASSIST INC		1546317	BLANKET PO FOR EMS SUPPLIES	3453502 560230		2025/7	105.24
				1546116	BLANKET PO FOR EMS SUPPLIES	3453502 560230		2025/7	1,120.10
				1543168	BLANKET PO FOR EMS SUPPLIES	3453502 560230		2025/7	-1,411.20
Total For Check # 325799									-185.86
01/23/2025	325801	131 LOCKE SUPPLY COMPANY		54375220-00	BLANKET PO FOR PLUMBING & ELECTRICAL SUPPLIES	3453501 560180		2025/7	41.46
Total For Check # 325801									41.46
01/23/2025	325806	1293 MODERN MARKETING		MMI160846	MMI160846 12/31/2024	3453504 560230		2025/7	907.16
Total For Check # 325806									907.16
01/23/2025	325807	142 MOTOROLA SOLUTIONS INC		8282037044	Radio Heads for New AEV 2424	3453501 560240		2025/7	1,378.24
Total For Check # 325807									1,378.24
01/23/2025	325810	25 NAPA AUTO PARTS		012268	9837	3453501 560200		2025/7	946.59
				012268	9837	3453501 560200		2025/7	81.00
				012274	F244465UM	3453501 560190		2025/7	560.37
				012306	1075MPSIP	3453502 560200		2025/7	190.04
				012319	F248426	3453502 560190		2025/7	1,579.64
				12336	25060815	3453502 560200		2025/7	28.76
				12348	100255	3453501 560200		2025/7	4.15
				12348	0W20BULK	3453501 560210		2025/7	28.64
				012480	3945252	3453501 560200		2025/7	79.68
				012480	3944593	3453501 560200		2025/7	48.96
				012480	5716035	3453501 560200		2025/7	14.48

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CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
				012480	6457486	3453501 560200		2025/7	730.10
				012480	5297817	3453501 560200		2025/7	192.06
				012480	5319449	3453501 560200		2025/7	153.69
				012480	5315014	3453501 560200		2025/7	58.33
				012480	4352363	3453501 560200		2025/7	767.66
				012480	3755843	3453501 560200		2025/7	24.48
				012480	5286984	3453501 560200		2025/7	40.40
				012480	4992857	3453501 560200		2025/7	266.52
				012480	3683940	3453501 560200		2025/7	53.78
				012480	3683940	3453501 560200		2025/7	53.78
				012480	5473228RX	3453501 560200		2025/7	918.50
				012480	5473228RX	3453501 560200		2025/7	66.50
				012481	9848	3453503 560200		2025/7	-18.00
				012485	5297817	3453501 560200		2025/7	-192.06
				012485	5319449	3453501 560200		2025/7	-153.69
				012485	5315014	3453501 560200		2025/7	-58.33
				012485	4352363	3453501 560200		2025/7	-767.66
						Total For Check # 325810			5,698.37
01/23/2025	325811			012309	78004	3453501 560230		2025/7	5.66
						Total For Check # 325811			5.66
01/23/2025	325813	4349 OKIE PACKAGING & INDUSTRIAL SUPPLIES		317546	BLANKET ORDER FOR BLANKET PO FOR FIRE JANITORIAL	3453501 560230		2025/7	721.92
						Total For Check # 325813			721.92
01/23/2025	325815	98 OKLAHOMA NATURAL GAS CO		262815273 01152025	213659281 2628152 73 JAN 15, 225 5420 S 23RD ST	3453501 550240		2025/7	589.51
				179445691 01172025	211108742 1794456 91 JAN 17 2025 8000 S ELM PL	3453501 550240		2025/7	312.45
						Total For Check # 325815			901.96

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Fund 345

CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
01/23/2025	325816	196	OKLAHOMA STATE UNIVERSITY	0096665	0096665 01/09/2025	3453503 530110		2025/7	600.00
						Total For Check # 325816			600.00
01/23/2025	325820	3744	CTZ ENTERPRISES LLC	157094	157094 10/31/2024	3453501 560310		2025/7	119.99
						Total For Check # 325820			119.99
01/23/2025	325824	201	ROYAL PRINTING	65929	65929 JAN 14, 2025	3453501 550360		2025/7	72.00
						Total For Check # 325824			72.00
01/23/2025	325826	81	SHERWIN WILLIAMS CO	48234163730125	BLANKET PO FOR PAINT SUPPLIES	3453501 560180		2025/7	22.60
						Total For Check # 325826			22.60
01/23/2025	325831	5260	SPECTRUMFX	24-2943	24-2943 DEC 27, 2024	3453501 560230		2025/7	600.00
						Total For Check # 325831			600.00
01/23/2025	325844	2390	TULSA TECHNOLOGY CENTER	1E8B9C7	1E8B9C7 11/20/2024	3453504 530110		2025/7	500.00
						Total For Check # 325844			500.00
						Total For Fund 345			73,873.01
						Number of Invoices For Fund 345			178

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Fund 346

CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT	
01/16/2025	325669	49 OKLAHOMA DEPT OF PUBLIC SAFETY		LET-017573	OLETS MONTHLY ACCESS DECEMBER	3461800 [540550]		2025/7	200.00	
									Total For Check # 325669	200.00
									Total For Fund 346	200.00
									Number of Invoices For Fund 346	1

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Fund 592

CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
01/24/2025	325862	5262	NORTHSTAR MEMORIAL GROUP	09172024	ST1710 OLIVE AVENUE: ALBANY OF KENOSHA PARCELS	5925300 570080	ST1710	2025/7	100,000.00
						Total For Check # 325862			100,000.00
						Total For Fund 592			100,000.00
						Number of Invoices For Fund 592			1

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Fund 593

CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
01/16/2025	325590	372	BECCO CONTRACTORS INC	PA 4 ST2028	ST2028 - Houston - Garnett to Olive	5935300 570150	ST2028	2025/7	327,104.00
						Total For Check # 325590			327,104.00
01/16/2025	325598	1436	CHEROKEE PRIDE CONST. INC.	PA 1 2352100	Arrow Forge-Innovation District Improvements	5935300 570150	ST22290	2025/7	367,640.50
						Total For Check # 325598			367,640.50
01/16/2025	325659	5145	MOW-TOWN OUTDOORS, LLC	PA 1 2360450	Gardens at Central Park - Project 2360450	5936000 570150	2360450	2025/7	39,113.40
						Total For Check # 325659			39,113.40
01/16/2025	325683	1263	SELSER SCHAEFER ARCHITECTS	2411219	Jail Expansion Renovation Prof Agreement	5933008 570160	203019	2025/7	12,775.62
						Total For Check # 325683			12,775.62
01/16/2025	325704	1496	TWIN CITIES READY MIX INC	297565	BLANKET PO FOR CONCRETE	5935300 570150	ST23230	2025/7	300.00
				297475	BLANKET PO FOR CONCRETE	5935300 570150	ST23230	2025/7	750.00
						Total For Check # 325704			1,050.00
01/21/2025	325717	2843	UNITED STATES TREASURY	01162025	2019 A \$23,250.00 AND 2019 B \$3,280.00	5931700 550860		2025/7	170,910.02
						Total For Check # 325717			170,910.02
01/23/2025	325718	4776	COCHRAN REAL ESTATE INVESTMENTS LLC	CJ-2024-405	23RD ST ALBANY TO OMAHA PARCEL 13 SW	5935300 570080	ST1931	2025/7	1,000.00
						Total For Check # 325718			1,000.00
01/23/2025	325737	1138	PAT BOYD	CJ-2024-405	ST1931 23RD ST ALBANY TO OMAH PARCEL 13 SW	5935300 570080	ST1931	2025/7	1,000.00
						Total For Check # 325737			1,000.00
01/23/2025	325740	4096	WAGONER COUNTY COURT CLERK	CJ-2024-405	ST1931 23RD ST ALBANY TO OMAH PARCEL 13 SW	5935300 570080	ST1931	2025/7	80,000.00
						Total For Check # 325740			80,000.00

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Fund 593

CHECK DATE	CHECK #	VENDOR NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
01/23/2025	325777	674 GARVER ENGINEERS	2401565-3	NEEDA Pond	5935305 570160	SW25020	2025/7	7,350.00
Total For Check # 325777								7,350.00
01/23/2025	325814	328 OKLAHOMA DEPT OF TRANSPORTATION	34066(04)-AC	BA Creek Trail Phase II	5936000 570150	196032	2025/7	318,959.56
Total For Check # 325814								318,959.56
01/23/2025	325821	320 POE AND ASSOCIATES INCORPORATE	15654	PJ# ST24200 - BRENT STOUT	5935300 570160	ST24200	2025/7	2,631.76
Total For Check # 325821								2,631.76
Total For Fund 593								1,329,534.86
Number of Invoices For Fund 593								13

**City of Broken Arrow
Check Register by Fund**



Fund 660

CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
01/16/2025	325558	205	OKLAHOMA TAX COMMISSION	12/31/2024	MITF ASSESSMENT FOR QUARTER ENDING 12-31-2024	6601700 550900		2025/7	20,355.13
Total For Check # 325558									20,355.13
01/23/2025	325861	2518	WORKER'S COMPENSATION ACCOUNT	JANUARY 09, 2025	JANUARY 09, 2025 PAYMENT SUMMARY	6601700 530080		2025/7	800.00
				JANUARY 09, 2025	JANUARY 09, 2025 PAYMENT SUMMARY	6601700 530880		2025/7	1,677.64
				JANUARY 09, 2025	JANUARY 09, 2025 PAYMENT SUMMARY	6601700 550900		2025/7	1,830.15
				JANUARY 09, 2025	JANUARY 09, 2025 PAYMENT SUMMARY	6601700 550900		2025/7	-986.86
				JANUARY 16, 2025	JANUARY 16, 2025 PAYMENT SUMMARY	6601700 530080		2025/7	11,113.95
				JANUARY 16, 2025	JANUARY 16, 2025 PAYMENT SUMMARY	6601700 530870		2025/7	41.14
				JANUARY 16, 2025	JANUARY 16, 2025 PAYMENT SUMMARY	6601700 530880		2025/7	11,586.87
				JANUARY 16, 2025	JANUARY 16, 2025 PAYMENT SUMMARY	6601700 550900		2025/7	1,830.15
Total For Check # 325861									27,893.04
Total For Fund 660									48,248.17
Number of Invoices For Fund 660									9

**City of Broken Arrow
Check Register by Fund**



Fund 661

CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
01/16/2025	325708	3769	VIRTA MEDICAL PC	INV00094923	INV00094923	6611700 530870		2025/7	3,598.20
						Total For Check # 325708			3,598.20
01/23/2025	325749	4904	AMERITAS LIFE INSURANCE CORP.	DECEMBER 2024	DENTAL ADMINISTRATION FEES 010- 302115	6611700 530870		2025/7	2,867.20
						Total For Check # 325749			2,867.20
						Total For Fund 661			6,465.40
						Number of Invoices For Fund 661			2

**City of Broken Arrow
Check Register by Fund**



Fund 770

CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
01/23/2025	325753	16	BANK OF OKLAHOMA	BAGOTAX2019C 02/25	GO BOND 2019C	7707000 580020		2025/7	41,965.00
				BAGOTAX2019C 02/25	GO BOND 2019C	7707000 580030		2025/7	300.00
				BAOKGOREF20A 02/25	GO BOND 2020A	7707000 580020		2025/7	44,713.25
				BAOKGOREF20A 02/25	GO BOND 2020A	7707000 580030		2025/7	300.00
Total For Check # 325753									87,278.25
Total For Fund 770									87,278.25
Number of Invoices For Fund 770									4

City of Broken Arrow
Check Register by Fund



Fund 882

CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
01/16/2025	325560	999907	OTP - COURT REFUNDS	0000497		882 201020		2025/7	865.00
						Total For Check # 325560			865.00
01/16/2025	325561			0000498		882 201020		2025/7	70.00
						Total For Check # 325561			70.00
01/16/2025	325562			0000500		882 201020		2025/7	250.00
						Total For Check # 325562			250.00
01/16/2025	325563			0000467		882 201020		2025/7	370.00
						Total For Check # 325563			370.00
01/16/2025	325564			0000484		882 201020		2025/7	215.00
						Total For Check # 325564			215.00
01/16/2025	325565			0000499		882 201020		2025/7	400.00
						Total For Check # 325565			400.00
01/16/2025	325566			0000471		882 201020		2025/7	60.00
						Total For Check # 325566			60.00
01/16/2025	325567			0000466		882 201020		2025/7	570.00
						Total For Check # 325567			570.00
01/23/2025	325730			0000535		882 201020		2025/7	3,110.00
						Total For Check # 325730			3,110.00
01/23/2025	325731			0000501		882 201020		2025/7	295.00
						Total For Check # 325731			295.00
01/23/2025	325732			0000533		882 201020		2025/7	70.00
						Total For Check # 325732			70.00
01/23/2025	325733			0000537		882 201020		2025/7	1,055.00

**City of Broken Arrow
Check Register by Fund**



Fund 882

CHECK DATE	CHECK #	VENDOR	NAME	INVOICE	DESCRIPTION	G/L NUMBER	PROJECT	YEAR/PERIOD	AMOUNT
						Total For Check # 325733			1,055.00
01/23/2025	325735			0000538		882 201020		2025/7	570.00
						Total For Check # 325735			570.00
01/23/2025	325736			0000536		882 201020		2025/7	300.00
						Total For Check # 325736			300.00
						Total For Fund 882			8,200.00
						Number of Invoices For Fund 882			14



City of Broken Arrow

Request for Action

File #: 25-167, Version: 1

**Broken Arrow City Council
02-04-2025**

Title:

Consideration, discussion and possible action regarding an appeal of PUD-001814-2024 minor amendment, Antler Falls, 45.84 acres, PUD-001242-2023 (Planned Unit Development)/RS-4 (Single-Family Residential), located on the southeast corner of Houston Street (81st Street) and Midway Road (257th East Avenue)

Background:

PUD-001814-2024 is a request for a minor amendment to PUD-001242-2023 for the Antler Falls single-family residential development on 45.84 acres of land. This property is located on the southeast corner of Houston Street (81st Street) and Midway Road (257th East Avenue).

PUD-001814-2024 & PUD-001242-2023

The Antler Falls development proposes to create a master planned zero-lot-line single-family development. The development will include landscaping, reserve areas with amenities, and a maximum of 160 lots served by gated private streets built to the standards of the City of Broken Arrow with entry points on both Houston Street and Midway Road. PUD-001242 is proposed to be developed in accordance with RS-4 zoning requirements except as modified by the PUD (Planned Unit Development).

Requested Minor Amendment:

	PUD-001814-2024	PUD-001242-2023
Side Set Back	1 foot and 7 feet (minimum 8 feet between buildings, eaves may extend 1-foot past setback with 6 feet total between building eave to eave)	1 foot and 9 feet (10 feet between buildings)

During the meeting held December 19, 2024, the Planning Commission recommended approval (3-2) of PUD-001814-2024 based on Vice Chairman Coan’s motion that “the existing PUD setback would not change, but 20% of a structures side wall can bump out 2 feet into the side set back.” This motion was based on comments made by the applicant during the meeting.

This appeal has been requested by the applicant to increase the percentage to 35%. Applicant Request:

We are requesting an appeal in order to request a corrected and accurate condition - The setback to remain 9' / 1' with an allowance to project no more than 2' over the setback for up to 35% of the length of the structure.

No one spoke during the public comment period.

Cost: \$0

Funding Source: N/A

Requested By: Rocky Henkel, Community Development Director

Approved By: City Manager's Office

Attachments: Planning Commission Staff Report
Case Map
Aerial Image
Antler Falls PUD minor amendment

Recommendation:

Consider the appeal of applicant to amend the Planning Commission approval.

**Broken Arrow Planning Commission
12-19-2024**

To: Chair and Commission Members
From: Community Development Department

Title:
..title

Public hearing, consideration, and possible action regarding PUD-001814-2024 minor amendment, Antler Falls, 45.84 acres, PUD-001242-2023 (Planned Unit Development)/RS-4 (Single-Family Residential), located on the southeast corner of Houston Street (81st Street) and Midway Road (257th East Avenue)

..End

Background:

Applicant: Brad Hoffman, Hoffman Custom Homes & Justin DeBruin, Wallace
Owner: Nora Gordon, Gada Construction
Developer: N/A
Engineer: N/A
Location: Southeast corner of Houston Street (81st Street) and Midway Road (257th East Avenue)
Size of Tract: 45.84 acres
Present Zoning: PUD-001242-2023 (Planned Unit Development)/RS-4 (Single-Family Residential)
Proposed: PUD-001814-2024 (Planned Unit Development Minor Amendment)
Comp Plan: Level 2 (Urban Residential)

PUD-001814-2024 is a request for a minor amendment to PUD-001242-2023 for the Antler Falls single-family residential development on 45.84 acres of land. This property is located on the southeast corner of Houston Street (81st Street) and Midway Road (257th East Avenue).

PUD-001814-2024 & PUD-001242-2023

The Antler Falls development proposes to create a master planned zero-lot-line single-family development. The development will include landscaping, reserve areas with amenities, and a maximum of 160 lots served by gated private streets built to the standards of the City of Broken Arrow with entry points on both Houston Street and Midway Road. PUD-001242 is proposed to be developed in accordance with RS-4 zoning requirements except as modified by the PUD (Planned Unit Development).

	PUD-001814-2024	PUD-001242-2023
Side Set Back	1 foot and 7 feet (minimum 8 feet between buildings, eaves may extend 1 foot past setback)	1 foot and 9 feet (10 feet between buildings)

	with 6 feet total between building eave to eave)	
--	--	--

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following zoning designation, land use, and Comprehensive Plan future development guide levels:

Direction	Comprehensive Plan	Zoning	Land Use
North	Level 1,2, & 4	A-1	SF Residential/Vacant
East	Level 2	AG	SF Residential
South	Level 1	AG	SF Residential/Mobile Home
West	Level 2	AG	SF Residential/Vacant

This proposed development is designated as Level 2 (Urban Residential) in the Comprehensive Plan. This level supports the development of residential subdivisions.

According to FEMA maps, none of the property is located in the 100-year floodplain.

Attachments: Case Map
Aerial Map
Antler Falls PUD Minor Amendment

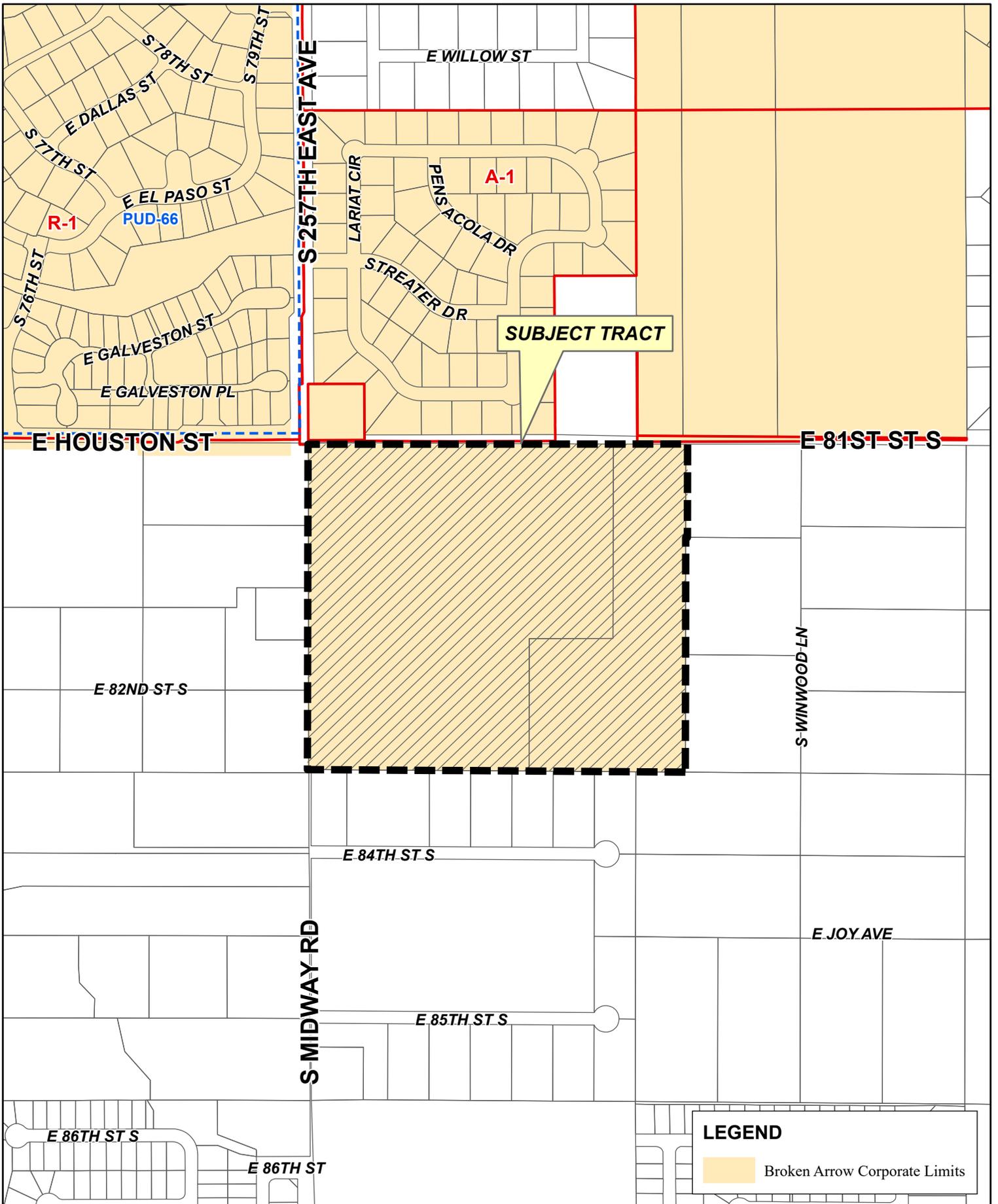
Recommendation:

Based upon the Zoning Ordinance Planned Unit Development Procedures Staff does not see a significant departure from the approved plan and recommends that PUD-001814-2024 be approved.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

JTH



LEGEND

 Broken Arrow Corporate Limits

 300' Radius

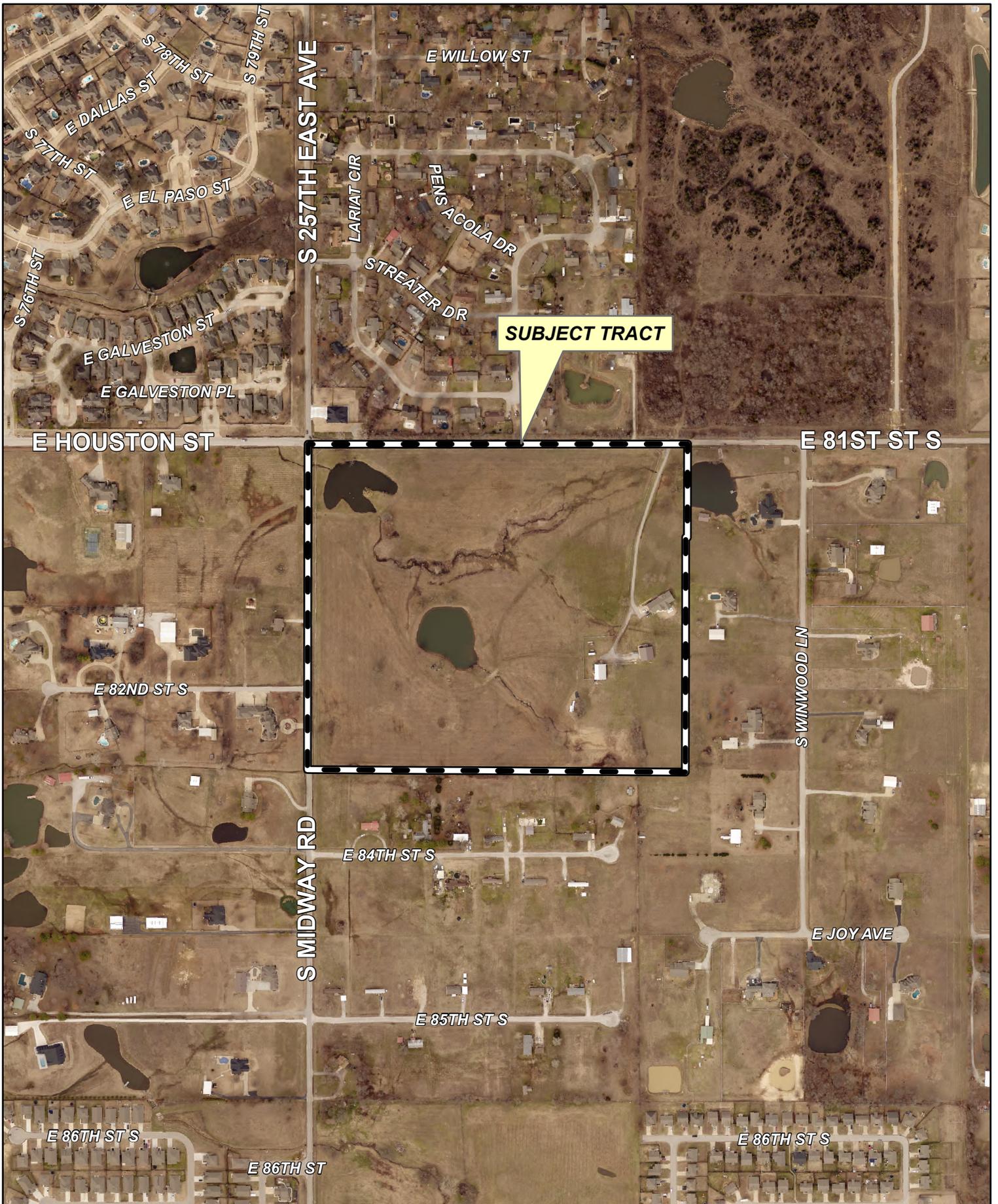
 Subject Tract

PUD-001814-2024

0 125 250 500
Feet

14 18-15





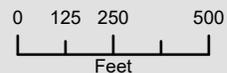
SUBJECT TRACT

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2023



Subject Tract

PUD-001814-2024



14 18-15



Design Guidelines for Antler Falls Planned Unit Development

**25900 E. 81st St. S.
Broken Arrow, OK 74014**

PUD # _____

BAZ- _____

December 04, 2023

Submitted to:

The City of Broken Arrow, Oklahoma

On Behalf of:



**SPECTACULAR
HOMES**

2468 West New Orleans Street
Broken Arrow, OK 74014

APPLICANT:



wallace
design
collective

wallace design collective, pc
structural · civil · landscape · survey
123 north martin luther king jr. boulevard
tulsa, oklahoma 74103
918.584.5858 · 800.364.5858
wallace.design

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I. LEGAL DESCRIPTION

The entirety of this property consists of 45.84 acres located on the southeast corner of E Houston St. & Midway Rd. in Broken Arrow, Oklahoma, and is more particularly described within the following statement:

THE EAST 290 FEET OF THE NORTH 760 FEET OF A TRACT OF LAND DESCRIBED AS FOLLOWS TO-WIT: THE NW/4 OF NW/4 AND THE WEST 198 FEET OF THE NW/4 OF NE/4 OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA.

AND

PART OF THE NW/4 OF NW/4 AND THE WEST 198 FEET OF NW/4 OF NW/4 AND THE WEST 198 FEET OF THE NW/4 OF NE/4 OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID WEST 198 FEET OF THE NW/4 OF NE/4 A DISTANCE OF 760 FEET SOUTH OF THE NE CORNER THEREOF; THENCE N89°49'19"W AND PARALLEL WITH THE NORTH LINE OF SAID NW/4 FOR 625 FEET; THENCE S0°06'02"W AND PARALLEL WITH THE EAST LINE OF SAID WEST 198 FEET OF THE NW/4 OF NE/4 FOR 557.25 FEET TO THE SOUTH LINE OF SAID NW/4 OF NW/4; THENCE S89°50'30"E FOR 625 FEET TO THE EAST LINE AND SE CORNER OF SAID WEST 198 FEET OF THE NW/4 OF NE/4; THENCE N0°06'02"E ALONG SAID EAST LINE FOR 557.03 FEET TO THE POINT OF BEGINNING.

AND

THE NW/4 OF NW/4 AND THE WEST 198 FEET OF THE NW/4 OF NE/4 OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, LESS AND EXCEPT THE EAST 290 FEET OF THE NORTH 760 FEET OF THE ABOVE DESCRIBED TRACT AND LESS AND EXCEPT A TRACT OF LAND DESCRIBED AS BEGINNING AT A POINT ON THE EAST LINE OF THE WEST 198 FEET OF SAID NW/4 OF NE/4 A DISTANCE OF 760 FEET SOUTH OF THE NE CORNER THEREOF; THENCE N89°49'19"W AND PARALLEL WITH THE NORTH LINE OF SAID NW/4 FOR 625 FEET; THENCE S0°06'02"W AND PARALLEL WITH THE EAST LINE OF SAID WEST 198 FEET OF THE NW/4 OF NE/4 FOR 557.25 FEET TO A POINT ON THE SOUTH LINE OF THE NW/4 OF NW/4; THENCE S89°50'31"E ALONG SAID SOUTH LINE FOR 625 FEET TO THE EAST LINE AND SE CORNER OF SAID WEST 198 FEET OF THE NW/4 OF NE/4; THENCE N0°06'02"E ALONG SAID EAST LINE FOR 557.03 FEET TO THE POINT OF BEGINNING.

II. DEVELOPMENT CONCEPT

Anter Falls is comprised of 45.84 acres of land south of E. Houston St. and east of Midway Rd. The subject property consists of two tracts of land that were approved for annexation by the Broken Arrow City Council on November 21, 2023.

Antler Falls is a master planned zero-lot-line single family residential development, similar to the existing Rabbit Run development, which includes a 9' / 1' internal side yard setbacks and private, internal streets. The Conceptual Site Plan for Antler Falls is attached hereto as Exhibit "A".

Antler Falls will include 160 lots and adequate Reserve Areas. The Reserve Areas will be designed as Project amenities and may contain many special features such as private streets, entry monuments, sidewalks, common parking areas, detention areas, signage, a clubhouse, a private park with walking trails, playground and recreational facilities, a pool, pickleball courts, and additional green amenities. A home owners association will be established to provide for the maintenance, repair and replacement of the perimeter fencing, common amenities, Reserve Areas and the improvements constructed therein. The developer will also construct all of the sidewalk within reserve areas / easements.

Antler Falls will be gated and served by private streets. Said private streets will be constructed to City of Broken Arrow standards within a thirty (30) foot wide Reserve Area. The pavement cross-section will be constructed to provide for a minimum of twenty-six (26) feet of paving for a two (2) lane road. A four (4) foot sidewalk will be constructed on one side of the street curb, except where parking bays and mailboxes are provided and at such locations the sidewalk width may be increased to five (5) feet. Such sidewalk will be at least four (4) feet in width, void of any mailboxes, above ground utility structures or other such encumbrances. Where mailboxes are located next to the curb the sidewalk will taper to 5' allowing 4' of non-encumbered sidewalk. Decorative paving materials such as brick, colored and or stamped concrete or colored concrete blocks may be substituted for plain concrete in key locations or for the entire sidewalk and walkway system.

Drainage ways traverse the property and will be wholly located within reserve areas and generally left in their natural condition, except for private street crossings, sidewalks, recreational facilities, detention facilities, and any required utilities. All of the trails shown in Reserve Areas in Exhibits "B" shall meet the City of Broken Arrow standards for sidewalk construction.

Except for utilities along the arterial streets, all utilities within the Project will be located underground.

Simultaneously with the filing of PUD ____, the Applicant has requested the Property be rezoned in BAZ _____ to Single-Family Residential-3 ("RS-4") in order to establish the permitted uses and intensity.

III. DEVELOPMENT STANDARDS

Land Area	45.84 acres	1,996,790 sf
Zoning	PUD (RS-4)	

PERMITTED USES:

Uses permitted as a matter of right in the RS-4 District, along with customary and accessory uses including but not limited to detached accessory buildings, gated entry, entry monuments, landscaped entrances, sidewalks, signage, security gate house, clubhouse and related recreational facilities, including food preparation facilities for residents only and meeting rooms, project sales offices, park and open spaces, playground and related recreational facilities, maintenance facilities, court gates, pool, pickle ball court, common parking areas, trails and walkways, detention facilities, picnic shelters and picnic facilities, gazebos and water features, private street crossing and related bridge, and other uses incidental thereto.

MAXIMUM NUMBER OF LOTS: 160

MINIMUM LOT WIDTH: 50 FT

Except for cul-de-sac lots which will have a minimum lot frontage of thirty (30) FT. The minimum lot frontage on cul-de-sac lots may be reduced provided drawings are submitted to and approved by the City of Broken Arrow for each such parcel that show the driveway width, mailboxes, curb returns, sidewalk (if applicable), and water meter location. Water meters will be located in an unpaved area.

MINIMUM LOT AREA: 5200 SF

MAXIMUM BUILDING HEIGHT:

Residential Structures:	35 FT
Non-Residential Structures on Residential Lots:	15 FT
Non-Residential Structures in Reserve Areas:	25 FT
Clubhouse	35 FT

MINIMUM SIZE OF DWELLING UNIT: 1600 SF

MINIMUM YARD REQUIREMENTS:

EXTERNAL BOUNDARIES:

From ROW line abutting E. Kenosha St.	30 FT
From ROW line abutting Midway Rd.	30 FT
From the south property line	20 FT
From the east property line	20 FT

INTERNAL BOUNDARIES:

Front Yard Setbacks:	
From lots that are not required to have a sidewalk	20 FT*
From lots required to have a sidewalk	25 FT*
For habitable or porch portion of structure	15 FT*

Front yard setbacks on corner lots shall be a minimum of fifteen (15) feet on no sidewalk side and 17.5 on the sidewalk side of the street providing the garage does not front upon the street.

* Such twenty-five (25) foot and twenty (20) foot front yard setback may be reduced to fifteen (15) feet for a garage provided the garage doors are located at 90 degrees from the street line and the garage is side loaded.

* A fifteen (15) foot setback shall be allowed for the habitable portion of the structure provided that any front-facing garage is setback at least twenty (20) feet on lots not required to have a sidewalk and twenty-five (25) feet on lots required to have a sidewalk.

Side Yard Setbacks: 1' / 7' **

** Side yard setbacks shall be a minimum of one (1) foot on one lot line and seven (7) feet

on the other lot line ensuring there will be a minimum of eight (8) feet between build lines. Eaves are allowed to extend past setback one (1) foot. Six (6) feet distance from roof eaves must be maintained between buildings per residential fire code. No architectural elements are allowed to protrude into the side yard setbacks. The side yard setback will be designated on the Final Plat.

Rear Yard Setbacks: 20 FT***

*** Except for lots that back up to open space reserve areas the minimum rear yard can be reduced to ten (10) feet provided drawings are submitted and sealed by a licensed engineer and acceptable to the City of Broken Arrow that demonstrates that the proposed improvements will not cause any substantial structural or maintenance issue for future houses or walls.

Detached accessory buildings shall comply with the minimum yard requirements for principal structures. This does not include gazebos and arbors 200 square feet or less, fire pits, water features, outdoor kitchens, or fire places.

PRIVATE STREETS:

Minimum width: 30 FT of right-of-way with 26 FT of paving

ENTRY GATES:

Entry gates shall meet the requirements of the City of Broken Arrow Subdivision Regulations.

SIGNS:

Entry identification signs shall be permitted with a maximum display surface area of 48 square feet of display surface area on each side of each entrance from Olive Avenue. The total entry identification signage at each such entry will not exceed 96 square feet of display surface area.

IV. ACCESS AND TRAFFIC CIRCULATION

Entry into Antler Falls will be via two gated entry ways, one along E. Houston St. and the other along Midway Rd. Internal access will be via private streets within a reserve. Sidewalks will be designed on one side of the internal streets, not to conflict with water and / or sewer lines. In addition, public sidewalks will be constructed in accordance to the City of Broken Arrow regulations along Midway Rd. and E. Houston St.

V. LANDSCAPE, SCREENING, AND OPEN SPACE

Landscaping and open space will be provided per the requirements of the City of Broken Arrow Zoning Code. As this development would be classified as “nonresidential”, screening will be installed and maintained where necessary to comply with the City of Broken Arrow Zoning Code. The project will be

extensively landscaped, ensuring cohesion throughout the site. No fencing is required where open space acts as a buffer to adjacent properties. To this fact, a 6' ornamental fencing will be provided along the southeast corner of Houston St. and Midway where the reserve area abuts the public streets. This will additionally include a portion of the property along the southwest portion of the subject property where the reserve abuts the street. For perimeter locations abutting public frontage, exclusive of the reserve areas, a 6' high brick wall will be provided. Lastly, along the south and east property lines a 6' high brick or synthetic wood fence will provide screening to the adjacent properties (Exhibit C).

VI. TOPOGRAPHY, UTILITIES, AND DRAINAGE

Antler Falls is a generally undeveloped property with significant vegetation including large trees and drainage ways. Three (3) structures exist along the east side of the property. The property drains from south to the north, toward E. Houston St.

The project soil composition consists of variable classifications with mostly 'Bates, fine sandy loam'.

Stormwater detention will be provided by an on-site detention pond located on the northwest side of the subject property. This detention area will be designed to provide adequate detention for Antler Falls.

Electric, cable and gas are readily available to the site with services generally available. Water line and sanitary sewer service will be provided by the City of Broken Arrow.

The Existing and Proposed Utilities are shown on Exhibit "D" attached hereto.

VII. EXISTING ZONING AND LAND USE

The existing zoning is AG. Simultaneously with the filing of PUD ___ the Applicant has filed BAZ ___ to rezone the property to RS-4.

VIII. SITE PLAN REVIEW

One building permit is allowed prior to recording final plat using development parcel as lot. After the first building permit is issued, no building permit will be issued until a subdivision plat, which will serve as the site plan, is approved and filed of record with the Wagoner County Clerk.

IX. SCHEDULE OF DEVELOPMENT

Initial construction is anticipated to commence during the fall of 2024, once the PUD and subdivision plat have been completed and approved.

X. APPLICABLE STANDARDS

In addition to the standards set forth by this PUD, the development on the site will meet applicable standards of the underlying zoning district and the ordinances of the City of Broken Arrow.

XI. EXHIBITS

EXHIBIT A – CONCEPTUAL SITE PLAN

EXHIBIT B – ACCESS AND CIRCULATION PLAN

EXHIBIT C – LANDSCAPE AND SCREENING PLAN

EXHIBIT D – EXISTING AND PROPOSED UTILITIES & TOPOGRAPHY

EXHIBIT E – AREA ZONING MAP

EXHIBIT F – AERIAL PHOTOGRAPHY



City of Broken Arrow

Request for Action

File #: 25-166, **Version:** 1

Broken Arrow City Council
Meeting of: 02-04-2025

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 #: 25-123, Version: 1

**Broken Arrow City Council
Meeting of: 02-04-2025**

Title:

Consideration, discussion, and possible approval of a list of the City of Broken Arrow's priorities to present to Oklahoma members of Congress at National League of Cities Advocacy on Capitol Hill Day on Wednesday, March 12, 2025, in Washington, D.C.

Background:

City Councilors will attend the National League of Cities Congressional City Conference March 10-12, 2025. On March 12, Broken Arrow City Council members will meet with Broken Arrow's federal Congressional delegation as part of the Advocacy Day on Capitol Hill. Federal and local partnerships are critical to municipalities as they improve decision-making that will impact and improve Broken Arrow's quality of life and the viability of projects.

To better effectuate the City's talking points with legislators, it is recommended that the Council discuss and develop a list of priorities to communicate on Advocacy Day on Capitol Hill.

Last year's 2024 Legislative Agenda is attached for reference.

Cost: N/A

Funding Source: N/A

Requested By: City Manager's Office

Approved By: City Manager's Office

Attachments: 2024 Legislative Agenda

Recommendation: As Council directs
n/a

City of
BROKEN ARROW

Where opportunity lives

**2024
LEGISLATIVE
AGENDA**



Dear Broken Arrow Advocate,

Our state is blessed to have leaders at all levels who recognize that federal and local municipal partnership is critical to decision-making that will impact and improve each Oklahoman's quality of life and viability of projects. We, collectively as a Council, take our role as advocates for our city's success seriously and know that you have the same intentions as you represent all municipalities at the federal level.

As a growing community, we must focus on issues that are a priority to Broken Arrow and are vital to our continued efforts to attract and retain visitors, residents, and new businesses. In our ongoing endeavor to invest in the community's future, we would like to present to you a few of our governing body's priorities that will guide us through the next few years and well into the future.

They are as follows:

- Funding for improving interchanges at Elm Place/SH-51 and Lynn Lane/SH-51
- Funding for water and sewer distribution improvements
- Support of broadband initiatives
- Public Safety
- Opposition to the federal overreach of local zoning
- Support for direct funding from the federal government to municipalities
- Opposition to the federal government nationalizing elections
- Threat of government regulatory overreach
- Local and domestic energy
- Supply chain bottlenecks
- Historic levels of inflation

On the following pages, you will find summaries of each priority.

Thank you for allowing us to share all the exciting progress that is happening in our wonderful city and for your continued support in making Broken Arrow a great place to live, work, and play.

Respectfully,

City of Broken Arrow



Debra Wimpee
Mayor



Christi Gillespie
Vice Mayor



Lisa Ford
Councilor



Justin Green
Councilor



Johnnie Parks
Councilor

- infrastructure -



Funding for improving interchanges at Elm Place/SH-51 and Lynn Lane/SH-51

The City of Broken Arrow requested funding support through the Federal Highway Administration's RAISE Grant, Surface Transportation Program (STP), or other funding mechanisms to pay for the design and construction of a new interchange located at one of the community's main entryways into the city, Elm Place and State Highway 51. Thank you for your support which led to us receiving a \$5.84 million grant for planning purposes. This interchange experiences over 100,000 vehicles daily. The last upgrade to this interchange was in 1993. The traffic counts and patterns have changed immensely since that time. The north side of the interchange has developed at a rapid pace since the original construct. Prior to 1995, virtually no traffic headed north of the interchange. Since that time, a significant commercial district was developed with Bass Pro Shops as the anchor, as well as a hospital and surrounding medical support companies. One of the largest churches in the state of Oklahoma was built and operates to the north. The area also encompasses many residential subdivisions and a golf course. The City has bond funds and some STP monies on the order of \$9 million, but we estimate that a \$35 million cost may be necessary to address the concerns. Traffic routinely backs up the state highway during peak hours. This creates a dangerous situation.

Funding for water and sewer distribution improvements

The City of Broken Arrow has over \$200 million worth of water and wastewater capital improvements scheduled over the next several years. The only possible way to tackle this daunting task is through the federally funded water and sewer programs that are administered at the state level. The City encourages the federal government to increase the funds for these programs for the local municipalities to address the critical nature with respect to their utilities.

Support of broadband initiatives

Broken Arrow is the fourth largest city in Oklahoma, and one of the fastest growing cities in the state. Such growth often comes with significant changes at a neighborhood level, and it is not unusual to see differences in demographics emerge. However, this was intensified by the pandemic and a move to remote learning across schools. For Broken Arrow families with school-age children, the ability to remain engaged suddenly depended on the speed and availability of high-speed broadband internet. While this was also true for many families at a work level, the children were the most negatively impacted. In addition, neighborhoods of lower-income families and their students found themselves on the wrong side of a suddenly larger digital divide, creating a disparity contributed to by the area's high cost of suitable broadband service and lack of providers. These children have been effectively left behind, especially in a world that will continue to utilize home-based broadband connectivity in some capacity going forward.

To directly address this disparity, the City of Broken Arrow is moving forward with a Broadband Initiative to provide the opportunity for low-cost internet service utilizing the federal funding provided by American Rescue Plan Act funds and potential Broadband federal funding within the Infrastructure Investment and Jobs Act.

- infrastructure (cont.) -



Public safety

- Continuity of qualified immunity as it has been traditionally implemented
- Oppose “defund police” philosophy and policy
- Support the return of funding opportunities in terms of hiring and staffing. Example: Re-visitation of COPS Universal Hiring Grants and School Based Partnership Grants which were widely used in the late 1990s-early 2000s. Both of these hiring grants stemmed from federal sources at DOJ.
- Support opportunities for cost breaks/grants and standardization in terms of body worn camera programs
- Make a record for continued robust regional support to help with *McGirt v. Oklahoma* investigations. So far, the federal government has done a good job of sending resources and personnel to NE Oklahoma
- Support legislation and policies that protect officers from “sovereign citizens” engaging in “paper terrorism” and the “doxing of” police personnel. “Paper terrorism” is the filing of false claims against government officials and is inclusive of lawsuits, property liens, and bills/invoices. An example of “doxing of” officers would be the intentional posting of an officer’s personal information on the internet, especially sites that are hostile to law enforcement officers. This happened to some of our people at a nationally prominent political event where we acted as mutual aid to another city.
- Create legislation that makes “doxing” of law enforcement officials and their families a crime.
- Oppose ideas of putting “civilian panels” as oversight groups. Encourage local control and accountability of police. Point: The Police Department already answers to a “civilian” or non-sworn authority, the City Manager.
- Support legislation that will create long-term mental health facilities to relieve the burden on police of taking persons into protective custody.
- Create a nationwide cost-saving bid program that reduces the cost of bod-worn cameras and storage.
- Create a different criterion for grants that require high crime numbers to qualify for federal grants.
- Support the continued recognition of PTSD as a valid medical retirement condition.
- Exemption of income tax for the spouses of a law enforcement professional who die in the line of duty.
- Exemption of income tax for law enforcement personnel to take a medical retirement.
- Any mandate training or additional skills required by federal, or state officials must be financially supported by agencies responsible for administering the training.

- federal -

Opposition to the federal overreach of local zoning

There is a trend on the national stage to restrict or remove zoning regulations at the local level. Proposed legislation includes items like Economical Dormitory Zoning policies which say that people are not welcome in a community unless they can afford a single-family home, sometimes on a large plot of land. These policies run counter to American ideals and are pervasive in America. In most U.S. cities, zoning laws prohibit the construction of duplexes, triplexes, quads, and larger multifamily units on at least three-quarters of available land. This is untrue. Cities retain their identity and characteristics through zoning. But requiring cities to allow uses without the local input will have drastic impacts on the character of the local community and the protentional of the local economy. We ask that local governments be allowed to decide how their community evolves over time and make the decisions that are in their best interests.

Support for direct funding from the federal government to municipalities

Both the State Revolving Fund (SRF) Program for water and sewer projects and the Surface Transportation Program (STP) for transportation projects are funded at the federal level and distributed to the state level for administration. Unfortunately, the state takes a share of those funds to support and administer each program. The loss of these funds takes away from the very purpose intended, which is to pay for the construction of infrastructure. In addition, all of these programs require a significant amount of construction oversight for due cause. However, this oversight is generally hired out to third-party consultants which further greatly depletes the funding available for the construction of new infrastructure. The City of Broken Arrow supports creating a construction administration and oversight certification program in which those communities capable of achieving this certification can oversee their construction. This effectively moves the construction oversight to the local level and increases the funds available for new infrastructure.

Opposition to the federal government nationalizing elections

The United States Constitution dictates that elections are to be determined at the state level, not by the federal government. The federal government's only role is to acknowledge, record, and note any objections to the results of state elections. The Founding Fathers had no intention of consolidating the electoral process in the nation's capitol. All such laws are inconsistent with our nation's history and are antithetical to our Constitution's structure. Moreover, any attempt to nationalize lawful state elections would only result in questionable and abuse-prone election rules across the nation. Accordingly, the City of Broken Arrow opposes the passage of all laws that would effectively amount to a wholesale takeover of elections by the federal government.

Opposition to Government regulatory overreach

We have continually seen an increase in the federal government getting involved in the day to day control of businesses under the Biden Administration. Including but not limited to:

- Federal Trade Commission's abuse of power through antitrust decisions, scrutiny of key mergers and significantly increasing its powers. On top of that trust-busting, the Federal Trade Commission has taken such an aggressive stance against mergers and acquisitions that small and medium-sized businesses fear they'll have worked for years to build something and have no exit strategy if they choose to sell. The FTC has a really important job to do in stopping anticompetitive behavior that harms consumers. But it can't do that job if instead it is trying to enlarge its powers to, as its Chair is quoted as saying, "shape the distribution of power and opportunity across our economy".
- Other agencies aggressive oversight: SEC, Consumer Financial Protection Bureau, EPA, and IRS.

- federal (cont.) -



Local and domestic energy

Revenue from Oklahoma's oil and gas production taxes reached a record high in fiscal 2023, topping \$1.5 billion. Oklahoma oil and gas supports not only our state but our nation by fueling America and providing byproducts that are essential to the daily lives of Americans. Supporting legislation that supports the fossil fuels industry is a priority.

- The Biden administration should accelerate the development of the five-year program for offshore leasing. Production on federal lands and waters accounts for 22% of total oil production and 12% of natural gas.
- The administration should also call on the Federal Energy Regulatory Commission to ensure any new pipeline permitting policies do not hinder the ability to build the energy infrastructure needed to access the United States' plentiful domestic natural gas resources.
- The White House should work with the U.S. International Development Finance Corporation to release \$300 million in funding for the Three Seas Initiative that was promised to Eastern Europe in 2020 for the construction of natural gas infrastructure necessary to diversify energy supplies.
- Opposition to any legislation requiring ESG (Environmental, Social, Governance) on businesses. The fossil fuel industry contributes greatly to our state's economy and Oklahoma is home to thousands of fossil fuel industry employees. ESG policies are anti-fossil fuel and are motivated by political ideology rather than financial prudence.

Supply chain bottlenecks

Supply is in large part constrained because global supply chains have not healed from lockdowns. Supply chain problems are pushing prices higher because consumers have to pay more for scarce goods and businesses have to pay more for the inputs they need to produce these goods.

Historic levels of inflation

Small businesses everywhere are being impacted by the interrelated challenges of rising inflation, supply chain disruptions, and the worker shortage crisis—but inflation is hitting small businesses especially hard. The U.S. Chamber released a report in June with the following information:

“While interest rate hikes have implications for the broader economy, nine in ten (91%) respondents say small businesses are the most vulnerable to rising interest rates (52% strongly agree with this). More than three-quarters (76%) say that rising interest rates are limiting their ability to raise capital, up from 66% who said the same last quarter. A similar percentage (73%) say it's harder to borrow money because banks are tightening lines of credit.

Half (50%) of small businesses report that they have delayed plans to grow their business in response to higher interest rates. A similar number (49%) indicate they have taken out a loan within the past year to cover higher costs due to inflation.

This is the sixth consecutive quarter where inflation tops the list of challenges for small business owners. More than half (54%) say inflation is a top challenge followed by interest rates rising (23%), supply chain issues (23%) and revenue (20%).” (Source: US Chamber. June 2023. *Inflation Has Eased, But Small Business Owners Say It's Still Their Biggest Challenge.*)

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City of Broken Arrow

Request for Action

File #: 25-153, Version: 1

**Broken Arrow City Council
Meeting of: February 4, 2025**

Title:

Consideration, discussion and possible approval of the Memorandum of Understanding on Article 27 in the Fiscal Year 2023-2025 collective bargaining agreement (CBA) with the International Association of Fire Fighters Local 2551

Background:

In November 2024, the International Association of Fire Fighters Local 2551 (Union) made the City aware of their contention that the City's interpretation of the newly negotiated language in Article 27, Section 10 of the 2023-2025 collective bargaining agreement (CBA) was not what the Union believed they had agreed to when the membership ratified the agreement. As a result, the Union had a grievance pending.

The City contended that the negotiation's record was clear, there were no misunderstanding, and that the Article 27, Section 10 language is also clear and unambiguous. However, in an effort to maintain a harmonious labor management relationship, the City engaged in nonbinding settlement discussions to find a successful resolution on this matter.

After discussing the issues and exchanging proposal the parties reached an agreement which provided for a compensation adjustment and addressed the pending grievance, which in turn the Union will withdraw the grievance with prejudice.

The Memorandum of Understanding contains the following changes:

Article 27-Compensation.

1. 1.5% increase effective July 1, 2024, and an additional 0.5% increase effective January 1, 2025.
2. Bargaining Unit members must obtain and maintain the Medical Director's Authorization and practice as a paramedic to be eligible for the 304-pay grade.
3. In an effort to expedite the Medical Director's Authorization process (credentialing), and attainment of the employee's paramedic stipend and 304 pay grade increase, the city will offer a voluntary 40-hour workweek to participate in the Medical Director's Authorization process.

Cost: Estimated cost \$386,047

Funding Source: Fire Sales Tax Fund

File #: 25-153, Version: 1

Requested By: Jeremy K. Moore, Fire Chief

Approved By: City Manager's Office

Attachments: Signed Settlement Discussion Ground Rules 11.26.2024
Settlement MOU 1.17.2025 - Article 27

Recommendation:

Approval of the Memorandum of Understanding on Article 27 in the Fiscal Year 2023-2025 collective bargaining agreement with the International Association of Fire Fighters Local 2551.



Re: Settlement Discussion on the 2023-2025 CBA limited to Article 27

President Sharp,

As a result of the City implementing an expedited paramedic credentialing pilot program, the Union has made the City aware of the Union's contention that the City's interpretation of the newly negotiated language in Article 27, Section 10 of the 2023-2025 collective bargaining agreement is not what the Union believes they agreed to when the membership ratified the agreement. As a result, the Union has a grievance pending.

Additionally, the expedited paramedic credentialing pilot program has also raised an issue with the timing of a member's receipt of 304 pay classification once they have attained their state paramedic license.

The City believes the negotiations record is clear, there were no misunderstanding, and that the Article 27, Section 10 language is also clear and unambiguous. Despite the Union raising this issue, the City maintains its position and interpretation on the matter. Furthermore, any discussions, proposals, or even the City's willingness to consider a clarification is not an abdication of the City's interpretation nor is it an admission that the language or the negotiations discussions were unclear or ambiguous.

However, in an effort to maintain a harmonious labor management relationship, the City is willing to have settlement discussions that will not be used against the City should the parties be unable to find a successful resolution on this matter.

The City is interested in a settlement discussion on only Article 27 of the 2023-2025 Collective Bargaining Agreement for the specific purpose of clarifying and resolving an issue that is the result of new language agreed upon by the parties in this 2023-2025 agreement.

The ground rules for these settlement discussions would be:

1. Neither the City nor the Union would concede their respective positions on the current language of Article 27, Section 10, but instead would maintain their positions in these discussions and afterwards, unless these settlement discussions result in a modification of the language in Article 27.
2. These settlement discussions will not alter, amend, modify, or change any language in Article 27, unless the parties mutually agree to changes by a signed Memorandum of Understanding (MOU).

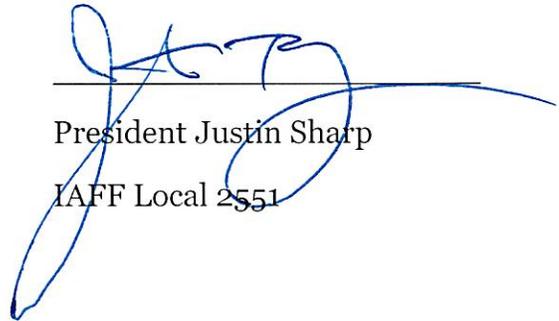
3. If these settlement discussions do not result in a mutually agreeable MOU and subsequent revisions to Article 27, then the existing language in Article 27 will remain in full force and effect.
4. These settlement discussions shall not lead to any grievance or interest arbitration over Article 27. The parties' intent is to discuss whether a mutually-agreeable revision to Article 27 can be achieved. If it cannot, then Article 27 will remain as is, without change, until the parties agree to revise Article 27 in regular contract negotiations for FY 2025-2026.

The parties agree to the terms of these ground rules by their signature below.



11/26/2024

City Manager Michael L. Spurgeon
City of Broken Arrow



President Justin Sharp
IAFF Local 2551

MEMORANDUM OF UNDERSTANDING

BETWEEN

THE CITY OF BROKEN ARROW, EMPLOYER

AND

THE INTERNATIONAL ASSOCIATION OF FIREFIGHTERS, LOCAL NO. 2551

Whereas, the City of Broken Arrow (the City) and the International Association of Firefighters, Local No. 2551 (IAFF) and collectively “the Parties” have provisions within the collective bargaining agreement (CBA) related to Compensation; and

Whereas, the FY 2023-2025 has been ratified by both parties; and

Whereas, both parties agreed in writing on November 26, 2024, to conduct settlement discussions to resolve a pending grievance related to CBA Article 27; and

Whereas, the parties have agreed to change the language of Article 27, Compensation for the betterment of the department; and

Therefore Be It Resolved, the City of Broken Arrow and the International Association of Firefighters, Local No. 2551 and collectively, “the Parties,” agree to the language to be added to the Collective Bargaining Agreement to amend Article 27, Compensation, as stated below; and the IAFF agrees to withdraw the pending grievance with prejudice.

ARTICLE 27
COMPENSATION

Effective July 1, 2024, the City shall provide each bargaining unit member a one and one-half percent (1.5%) across the board wage increase. Additionally, the City shall provide each bargaining unit member a half-percent (0.5%) across the board wage increase effective January 1, 2025.

Section 1. Wages for the Firefighters in the bargaining unit shall be set forth in the attached Salary Schedules. The salary schedule includes a \$500 annual clothing allowance as previously provided in Article 28.

Bargaining unit members shall be paid on the same bi-weekly payroll schedule all other employees are paid.

During the year just prior to each employee's anniversary date, all bargaining unit employees are to be evaluated individually. Satisfactory performance as shown or not by said evaluations is prerequisite to step increase as set forth in the Schedule.

In such evaluations only that year's performance shall be considered. In the event of no increase, the affected employee may seek a re-evaluation within approximately three (3) months of the anniversary date. In such review, the preceding fifteen (15) months is examined to see whether substantial improvement warrants the step increase for the remainder of the year.

Section 2. Bargaining unit members at pay grade 301 with two (2) years of continuous service, who have had no chargeable accidents in the preceding two years, and whose previous performance evaluation was at least satisfactory are eligible for Relief Driver assignment. Employees meeting the above stated criteria must submit to and successfully complete all practical testing requirements prescribed by the department. Relief Drivers shall serve as Lieutenant in the absence of the regular assigned driver. Pay Step 11 in grade 301 shall be eligible only to employees obtaining the Relief Driver assignment. Testing for Relief Driver shall occur twice each fiscal year as scheduled by the Fire Chief. Any bargaining unit member that possesses relief driver certification may serve as Apparatus Driver in the absence of the regular assigned Lieutenant.

Section 3. Upon promotion, bargaining unit members shall be placed at the first pay step that provides a minimum eight (8) percent increase, not to exceed the top of the range.

Section 4. Those bargaining unit members hired prior to July 1, 2006, at the rank of firefighter, who obtain and maintain Emergency Medical Advanced (Intermediate) National Certification shall receive compensation at pay grade 302. Bargaining unit members hired on or after July 1, 2006, who obtain and maintain Emergency Medical Advanced (Intermediate) National Certification, shall receive compensation at pay grade 301.

Those bargaining unit members at the rank of firefighter or Lieutenant who obtain and maintain the Medical Director's Authorization and practice as state licensed paramedics~~who obtain and maintain Emergency Medical Paramedic National Certification~~ shall receive compensation at pay grade 304. (The Union acknowledges that the Management Rights and Responsibilities article contained in this agreement allows management the right to assign Lieutenants who possess Paramedic certification to a temporary assignment as a firefighter-paramedic for the purpose of providing emergency medical services in an ambulance. A temporary assignment shall not exceed 24 consecutive hours). Movement to these grades shall be subject to the provision of Section 3 in this article.

In an effort to expedite the Medical Director's Authorization process (credentialing), and attainment of the employee's paramedic stipend and 304 pay grade increase, the city will offer a voluntary 40-hour workweek to participate in the Medical Director's Authorization process. Within 30-days of an employee submitting their state paramedic license, the employee may be assigned to a 40-hour workweek, normally for up to three (3) weeks, to participate in the Medical Director's Authorization process. If an employee declines participation in the 40-hour workweek option, the allocation of personnel for the credentialing process shall be subject to the department's operational requirements. The employee shall not be moved to a 304-pay grade until they have completed the Medical Director's Authorization process. No employee shall be entitled to overtime for the completion of the Medical Director's Authorization process.

Bargaining unit members employed after June 1, 2001, who have obtained paramedic certification, shall be required to maintain the paramedic certification as a condition of employment until the bargaining unit member has reached the top step of the firefighter/ paramedic pay range, or until the bargaining unit member reaches the rank of Captain.

Bargaining unit members who do not possess paramedic certification are encouraged to obtain it. As an incentive to obtain paramedic certification, the employer agrees to: (1) pay the tuition and book expense to any bargaining unit member who enrolls and successfully completes the National Registry certification and state paramedic program license. (2) grant time off with pay from their regular work schedule to attend clinical and classroom lectures required by the National Registry. These incentive opportunities shall normally be limited to a maximum of six (6) employees at any given time and a maximum of two (2) employees per shift at any given time. In the event more than six (6) employees apply to pursue paramedic certification, the applicant with the greatest seniority will be allowed to attend. It will be within the Fire Chief's sole discretion to allow time off, and/or tuition and book reimbursement not already covered by the agreement to allow additional employees exceeding the normal six (6) on a rolling calendar year. If the bargaining unit member earns the paramedic certification under this program, he/she shall be required to maintain the certification as a condition of employment until reaching the top step of the firefighter / paramedic pay range or for a minimum of five years whichever is greater or the rank of Captain.

Section 5. Bargaining unit members who obtain and maintain the Medical Director's Authorization and practice as an Emergency Medical Technician (including Intermediate or Advance) or a Paramedic as prescribed by Oklahoma State Statutes shall receive the following monthly amounts above the base wage:

- A. EMT Basic, Intermediate, or Advanced \$135
- B. EMT Paramedic \$150

In the event an employee's "Authorization" is suspended by the Medical Director, the employee shall not be eligible for the respective stipend or the 304 pay grade compensation until the Medical Director's Authorization is reinstated. The Medical Director shall not suspend an employee's authorization in an arbitrary or capricious manner. Neither the stipend nor pay grade shall be removed until conclusion of an investigation and shall not be removed retroactively.

The benefits in this article shall not be cumulative.

Section 6. Bargaining unit members shall be eligible for compensation as described below for possessing a degree from an accredited college or university. The amount of the compensation shall be \$50 per month for an associate degree or \$100 per month if the associate degree is in the field of Fire Protection Technology, Paramedic or Nursing or \$100 per month for a bachelor's Degree. Bargaining unit members with a bachelor's degree in the field of Fire Protection Technology, Paramedic or Nursing shall receive \$150 per month. Bargaining unit members are eligible for education incentive pay for a master's degree of \$200 per month. Bargaining unit members may be reimbursed the tuition and book expenses upon satisfactory completion of a college course(s) that is considered fire related. The reimbursement amount will be based on the following schedule:

If the bargaining unit member earns a "C" or above in a course reimbursement shall be at 100%.

If the bargaining unit member earns a grade below "C" or withdraws from the course no reimbursement shall be provided.

The maximum amount reimbursed shall be based on the tuition, fees and book expense established by the State Regents for Higher Education for Oklahoma State supported public institutions and shall not exceed \$1,200 per semester. A bargaining unit member holding multiple degrees shall only receive the compensation identified for the highest single degree for which the employee qualifies. The following degree programs shall be considered fire-related: Fire Protection Technology, Paramedic and Nursing or other specific programs as approved by Management.

Section 7. Those bargaining unit members, at or above pay grade 304, who obtain IFSAC, Proboard or other Instructor II certification, such other certification program to be approved in advance by the Fire Chief, shall receive \$100 per month. Any employee receiving this certification pay may be used to provide training or instruct as directed by management.

Bargaining unit members above grade 303, who meet the requirements of Firefighter Specialist shall receive an incentive pay of \$100 per month.

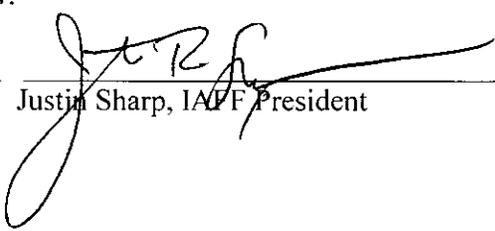
Section 8. The position of EMS Officer shall be an assignment and not a promotion. Employees fulfilling the assignment shall retain their most recent rank and paygrade. Members assigned to an EMS Officer position shall receive a monthly stipend of five hundred dollars \$500. EMS Officer of Field Operation assignment employees shall be assigned to each of the three twenty-four (24) hours shifts to fulfill the duties as outlined in the EMS Officer job description.

Section 9. Effective December 1, 2023, all out of class pay will be included in wages. All submissions for working out of classification must be received by the Finance Department prior to January 1, 2024, to receive compensation for any working out of classification hours prior to December 1, 2023.

Section 10. Any 24-hour shift employee assigned by the Fire Chief to transfer to a 40-hour workweek shall receive a \$125 stipend for each consecutively completed 40-hour work period. Employees on department approved training leave or who are unable to perform their job duties and placed on paid Administrative Duty or Light Duty shall not receive the stipend. All stipend requests shall be made within thirty (30) calendar days of completing a 40-hour work period or the employee forfeits the stipend for that period.

Be it Further Resolved, the parties enter into this agreement in good faith, and
IN WITNESS WHEREOF, the parties have executed this Memorandum of Understanding effective as of the signed date below.

Michael Spurgeon, City Manager


Justin Sharp, IAFF President



City of Broken Arrow

Request for Action

File #: 25-158, Version: 1

**Broken Arrow City Council
Meeting of: 2/4/2025**

Title:

Consideration, discussion, and possible approval of and authorization to execute a Professional Consultant Agreement with CJC Architects, Inc. for the design of the new General Services - Administration Building (Project 2517170)

Background:

The General Services and Solid Waste & Recycling teams are currently officed in multiple buildings across Broken Arrow. Improvements to this complex have greatly increased the function and aesthetics of the property.

The City proposes to contract with CJC Architects, Inc. to design a new building, located on the street front of the Broken Arrow Maintenance Center located at 1700 W. Detroit, to be the administration office. Locating this building off Detroit will provide a more welcoming experience for the public who work directly with purchasing, solid waste & recycling. Bringing the administration staff to the property will also help increase connectivity of the departments that already work out the current facilities. A fee of \$114,032.00 was negotiated with CJC Architects, Inc for the design of the new building.

Cost: \$114,032.00

Funding Source: 2018 GO Bond

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

Approved By: City Manager's Office

Attachments: Professional Consulting Agreement

Recommendation:

Approve and authorize the execution a Professional Consultant Agreement with CJC Architects, Inc. for the design of the new General Services - Administration Building (Project 2517170).

**AGREEMENT
FOR
PROFESSIONAL CONSULTANT SERVICES
BETWEEN
CITY OF BROKEN ARROW
AND
CJC ARCHITECTS, INC.
FOR
GENERAL SERVICES - ADMIN BUILDING
PROJECT 2517170**

This AGREEMENT, including Attachment A through Attachment E, between the City of Broken Arrow (OWNER) and CJC Architects, Inc., (CONSULTANT);

WITNESSETH:

WHEREAS, OWNER intends to design a new facility, General Services – Administration Building (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. CONSULTANT and OWNER agree CONSULTANT'S work performed under this AGREEMENT are performed as an independent contractor. 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 he:

24.1.1 Has 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 Has 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 Has 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 Has 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 (l), 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 City 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, Consultants 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 - 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. Ethan Edwards, P.E.
Engineering Division Manager

CONSULTANT: CJC Architects, Inc.
1401 S Denver Ave., Suite B, Tulsa OK 74119
918.582.7129

Contact Name: Tim Boeckman
President

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

REMAINDER OF PAGE INTENTIONALLY BLANK

IN WITNESS WHEREOF, the City Manager of the City of Broken Arrow, Oklahoma has hereunto set his hand, for and on behalf of the City of Broken Arrow and the CONSULTANT has signed, or caused his name to be signed, and seal affixed by proper authority, the day and year first above written and these presents have been executed in triplicate counterparts.

OWNER:

City of Broken Arrow, a Municipal Corporation

By: _____
Michael L. Spurgeon, City Manager

Date: _____

Attest: _____
City Clerk [Seal]

Date: _____

Approved as to form:

D. Graham Parker
Assistant City Attorney

CONSULTANT:

CJC Architects, Inc.

By: Tim Boeckman
Tim Boeckman, President

Date: 1/14/2025

(CORPORATE SEAL, IF APPLICABLE)

Name: _____
Attest: [Signature]

Date: 1/15/25

VERIFICATION

State of Oklahoma
County of Tulsa) §

Before me, a Notary Public, on this 14 day of January, 2025, personally appeared Tim Boeckman, known to be to be the (President, Vice-President, Corporate Officer, Member, or Other: President) of CJC Architects, Inc., and to be the identical person 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.

My Commission Expires:



Gayle Minson
Notary Public

**ATTACHMENT A
TO
AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES
BETWEEN
CITY OF BROKEN ARROW (OWNER)
AND
COMPANY NAME
FOR
GENERAL SERVICES - ADMIN BUILDING
PROJECT 2517170**

SCOPE OF SERVICES

The following scope of services shall be made a part of the AGREEMENT dated the day _____ of _____, 2025.

1.0 PROJECT UNDERSTANDING

- 1.1 CONSULTANT understands that the OWNER has retained their professional services in order to prepare construction documents for bidding purposes for the construction of a new general services administration building for the City of Broken Arrow located on their existing maintenance site located at 1700 W Detroit St. These documents shall include, but not be limited to, the following: construction plans detailing the intent of the project; standard details and standard drawings associated with the project specifics; an opinion of the cost of the work; construction specifications; general conditions, and special conditions.
- 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 not provided a budget for this PROJECT that includes all professional consultant fees and project construction monies.

2.0 PROJECT SCOPE

- 2.1 General Services - Administration Building. The project includes the design and preparation of construction documents on a new Pre-Engineered Metal Building for Department Administration. The estimated square footage is 4,500 sq.ft. and located on the existing City facility at 1700 W Detroit St. This building will provide offices, conference room, break room, and workshop for the Maintenance Department. Scope to also include: HVAC system design, plumbing system, and electrical system, and new low voltage A/V system. The existing site will have grading modifications, possible storm sewer relocation, and new pavement for designated parking along with utility connections.

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 Pre-Design Conference in order to determine design criteria, requirements and codes and other critical design features of the Project such as preferred alignment as well as project schedule and milestone dates.
 - 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 SCHEMATIC DESIGN PHASE: 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 preliminary drawings for proposed construction.
 - 3.2.2 Prepare a budgetary cost estimate for the proposed improvements.
 - 3.2.3 Procure Geotechnical investigations and topographic site surveys.
 - 3.2.4 Submit five (5) 11"x17" paper copies and one (1) PDF copy of the schematic design, including building plan for review by the OWNER.

- 3.3 DESIGN DEVELOPMENT PHASE: Upon receiving the written Notice to Proceed, CONSULTANT shall perform the following tasks in accordance with the schedule provided in Attachment E:
 - 3.3.1 Prepare architectural plans and details for the building improvements identified in paragraph 3.2 above.
 - 3.3.2 Prepare construction cost estimate.
 - 3.3.3 Attend meeting to review plans.
 - 3.3.4 Produce outline version of the proposed specifications and cutsheets of fixtures and equipment utilized for the basis-of-design; Format for 8-1/2" x 11" plain white bond paper. All documents shall be suitable for original camera-ready copy.
 - 3.3.5 Submit five (5) bound sets of reduced-size prints of final construction plans on 11" x 17" plain white bond paper, and a PDF via email or flash drive, of final construction plans, to the OWNER for distribution and review.

- 3.4 CONSTRUCTION DOCUMENTS PHASE: Upon receiving the written Notice to Proceed, CONSULTANT shall perform the following tasks in accordance with the schedule provided in Attachment E:
 - 3.4.1 Prepare architectural plans and details for the building improvements identified in paragraph 3.3 above to allow the project to receive competitive bids.
 - 3.4.2 Prepare construction cost estimate.
 - 3.4.3 Attend meeting to review final plans.

- 3.4.4 Prepare construction specifications; Contract documents other than drawings and estimates on 8-1/2" x 11" plain white bond paper. All documents shall be suitable for original camera-ready copy.
- 3.4.5 Prepare Contract proposals.
- 3.4.6 Submit five (5) bound sets of reduced-size prints of final construction plans on 11" x 17" plain white bond paper, and a PDF copy via email or on flash drive , of final construction plans, to the OWNER for distribution and review.

- 3.4.7 Incorporate final design review comments and furnish one (1) complete set of full-size drawings and contract documents, one (1) unbound set of reduced-size (11" x 17") drawings, and one (1) set of final drawings on electronic media (AutoCAD 2013 or earlier version), and one (1) master set of final specifications on electronic media and paper.

- 3.5 BID ASSISTANCE PHASE:
 - 3.5.1 Answer questions from prospective bidders that are forwarded to the A/E from the City.
 - 3.5.2. Assist in the preparation of addenda to be issued by the City.

- 3.6 CONSTRUCTION SERVICES PHASE:
 - 3.6.1 Review product submittals
 - 3.6.2 Respond to Contractor inquiries
 - 3.6.3 Attend site visits to review construction progress (once per month, est. 8)
 - 3.6.4 Attend substantial completion and final completion observations.

- 3.7 RECORD DRAWINGS.
 - 3.7.1 Upon completion of construction, the CONSULTANT will incorporate the contractor's red-line markups of the construction drawings and submit one (1) set of record drawings on electronic media (AutoCAD 2013 or earlier version).

**ATTACHMENT B
TO
AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES
BETWEEN
CITY OF BROKEN ARROW (OWNER)
AND
CJC ARCHITECTS, INC.
FOR
GENERAL SERVICES - ADMIN BUILDING
PROJECT 2517170**

ORGANIZATION OF SUBMITTAL DOCUMENTS

The CONSULTANT shall prepare the following documents as described as a part of the AGREEMENT dated the _____ day of _____, 2025.

- 1.0 CONSTRUCTION PLANS:** The CONSULTANT shall submit in-full, construction plans in accordance with City requirements.
- 2.0 TECHNICAL SPECIFICATIONS:** The CONSULTANT shall submit in-full, in accordance with this AGREEMENT, technical specifications to be included in the bidding documents and construction contract.
- 3.0 CONTRACT DOCUMENTS:** The CONSULTANT shall submit in-full, all bid documents in accordance with City requirements.
- 4.0 RECORD DOCUMENTS:** The CONSULTANT shall submit in-full, CAD file documents with adjusted markups/redlines depicting any field changes that the Contractor provided.

**ATTACHMENT C
TO
AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES
BETWEEN
CITY OF BROKEN ARROW (OWNER)
AND
CJC ARCHITECTS, INC.
FOR
GENERAL SERVICES - ADMIN BUILDING
PROJECT 2517170**

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 _____, 2025.

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 Schematic Design Phase Payment: The OWNER shall pay the CONSULTANT a lump sum amount of \$ 32,790.00 for the completion of the Schematic Design Phase. This amount includes all labor, material, overhead and profit associated with the Scope of Services.
- 1.2 Design Development Phase Payment: The OWNER shall pay the CONSULTANT a lump sum amount of \$29,106.00 for the completion of the Design Development Phase. 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.
- 1.3 Construction Document Phase Payment: The OWNER shall pay the CONSULTANT a lump sum amount of \$29,106.00 for the completion of the Construction Documents Phase. This amount includes all labor, material, overhead and profit associated with the Scope of Services. In addition, this phase includes submittal of final plans to One-Stop along with application for review and building permit.
- 1.4 Bidding Services Phase Payment: The OWNER shall pay the CONSULTANT a lump sum amount of \$4,158.00 for the completion of the Bidding Phase. This amount includes all labor, material, overhead and profit associated with the Scope of Services.
- 1.5 Construction Services Phase: The OWNER shall pay the CONSULTANT hourly not to exceed (NTE) of \$16,632 for the completion of the Construction Administration phase. This amount includes all labor, material, overhead and profit associated with the Scope of Services.
- 1.6 Project Closeout Phase Payment: The OWNER shall pay the CONSULTANT a lump sum amount of \$2,240.00 for preparation of record drawings in electronic media (AutoCAD 2013 or earlier version) and PDF format.

1.7 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, 2024 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
CJC ARCHITECTS, INC.
FOR
GENERAL SERVICES - ADMIN BUILDING
PROJECT 2517170**

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 _____, 2025.

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
CJC ARCHITECTS, INC.
FOR
GENERAL SERVICES - ADMIN BUILDING
PROJECT 2517170**

PROJECT SCHEDULE

The following schedule shall be made a part of the AGREEMENT dated the _____ day of _____, 2025.

1.0 SCHEMATIC DESIGN PHASE:

- 2.1 Notice to Proceed: January 22, 2025
- 2.2 Prepare Preliminary Plans: January 22 – February 25, 2025
- 2.3 Submit Preliminary Plans: February 28, 2025
- 2.4 Owner Review: February 28 – March 7, 2025

2.0 DESIGN DEVELOPMENT PHASE:

- 2.1 Notice to Proceed: March 12, 2025
- 2.2 Prepare plans and outline specifications (65%): March 12 – April 11, 2025
- 2.3 Prepare cost estimate: March 12 – April 11, 2025
- 2.4 Submit plans and specifications (65%): April 11, 2025
- 2.5 Owner Review: April 14 – 25, 2025

3.0 CONSTRUCTION DOCUMENTS PHASE:

- 2.1 Notice to Proceed: April 27, 2025
- 2.2 Prepare final plans and specifications (90%): April 27 – May 30, 2025
- 2.3 Prepare final cost estimate: April 27 – May 30, 2025
- 2.4 Submit final (90%) plans and specifications: June 2, 2025
- 2.5 Owner Review: June 2 – 13, 2025
- 2.6 Prepare bid documents (100% plans and specifications): June 16 – 27, 2025
- 2.7 Submit bid documents: June 30, 2025

4.0 BIDDING PHASE:

- 3.1 Bidding Phase: July 1 – August 5, 2025

5.0 CONSTRUCTION PHASE:

- 4.1 Estimated Construction Notice to Proceed: October 1, 2025
- 4.2 Estimated Construction Substantial Completion: August 1, 2026

3.0 RECORD DRAWINGS: To be submitted within 30 days after OWNER provides contractor red-lines to CONSULTANT upon completion of construction.

**APPENDIX 1
TO
AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES
BETWEEN
CITY OF BROKEN ARROW (OWNER)
AND
CJC ARCHITECTS, INC.
FOR
GENERAL SERVICES - ADMIN BUILDING
PROJECT 2517170**

CONSULTANT'S HOURLY RATES

The CONSULTANT submits the following hourly rate schedule to be used as a part of the AGREEMENT dated the _____ day of _____, 2025.

HOURLY BILLING RATES:

Principal / Project Manager (Architect or Engineer)	\$165/hour
Architect / Engineer / Interior Designer	\$155/hour
Designer / CAD Technician / Intern	\$95/hour
Administrator / Clerical	\$85/hour



City of Broken Arrow

Request for Action

File #: 25-146, Version: 1

Broken Arrow City Council
Meeting of: 02-04-2025

Title:

Consideration, discussion and possible approval of PUD-001893-2024 (Planned Unit Development) and BAZ-001891-2024 (Rezoning), Aspen Creek Villas, approximately 90 acres, A-1 (Agricultural) to RS-4 (Residential Single Family) with a PUD, located north of Tucson Street (121st Street) and approximately one quarter mile east of Olive Avenue (129th Avenue)

Background:

Planned Unit Development PUD-001893-2024 and rezoning BAZ-001891-2024 involve approximately 90 acres, which is currently unplatted and undeveloped. The property is located north of Tucson Street and east of Olive Avenue.

This request is proposing to change the zoning on this property from A-1 to RS-4 with PUD-001893-2024. On May 7, 2024, the subject property was approved for a Comprehensive Plan change from Level 6 to Level 2, which allows RS-4 Single Family zoning. The requested zoning change is in association with the potential Aspen Creek Villas development which proposes to create a single family detached development with a maximum of 415 dwelling units on individual lots. The proposed development will meet the requirements of RS-4 zoning except where modified by the PUD. Primary access to the proposed development will be provided along Tucson Street and all streets and additional access points will be constructed to City of Broken Arrow standards.

SUMMARY OF DEVIATION FROM THE BROKEN ARROW ZONING ORDINANCE

PUD-001893-2024 is proposed to be developed in accordance with the RS-4 zoning district as specified below.

	RS-4	PUD-001893-2024
<i>Permitted Uses</i>	Dwelling, single-family detached, group home, municipal or community recreation center, public safety facility, home day care, community playfields and parks, utility facility, minor, golf course or driving range, unlighted, Short Term Rental Type 1 and 2,	Single Family Detached Dwellings

<i>Gross Residential Area</i>	N/A	90.33
<i>Gross Land Area per Dwelling Unit</i>	7,875 sq ft	9,480 square feet
<i>Maximum number of dwelling units</i>	498	415
<i>Minimum Lot Width</i>	55ft	52 feet
<i>Minimum lot size</i>	6500 sq ft	6,000 square feet
<i>Minimum livability space per lot</i>	2,800 sq ft	2,800 square feet
<i>Minimum front yard</i>	20ft	20 feet
<i>Minimum side yard</i>	Both: 10ft, One: 5ft	5 feet
<i>Minimum rear yard</i>	20 ft	20 feet

PROVISIONS FOR PUD APPROVAL

According to Section 6.4.A of the Zoning Ordinance, the PUD provisions are established for one (1) or more of the following purposes:

1. To permit and encourage innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties.
2. To permit greater flexibility within the development to best utilize the physical features of the particular site in exchange for greater public benefits than would otherwise be achieved through development under this Ordinance.
3. To encourage the provision and preservation of meaningful open space.
4. To encourage integrated and unified design and function of the various uses comprising the planned unit development.
5. To encourage a more productive use of land consistent with the public objectives and standards of accessibility, safety, infra structure and land use compatibility.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Comprehensive Plan	Zoning	Use Category
North	Levels 3	A-1	Highway
East	Level 6	CH/PUD-00181802024	Commercial
South	Level 2	RS-3/A-1	Residential Single Family
West	Level 3	A-1 (SP 175)	Golf, Community Center, Vacant

According to the FEMA Maps, none of this property is located in the 100-year floodplain. Water and sanitary sewer service are available from the City of Broken Arrow.

This item was considered by the Planning Commission on January 09, 2025, and recommended for approval (3-0 vote). One person spoke in opposition to this item and one person asked questions related to street design.

Cost: \$0

Funding Source: N/A

Requested By: Rocky Henkel, Community Development Director

Approved By: City Manager's Office

Attachments: Planning Commission Staff Report
Case Map
Aerial Map
Aspen Creek Villas PUD

Recommendation:

Staff recommends that PUD-001893-2024 and BAZ-001891-2024 be approved, subject to the property being platted.

**Broken Arrow Planning Commission
01-09-2025**

To: Chairman and Commission Members
From: Community Development Department

Title:
..title

Public hearing, consideration, and possible action regarding PUD-001893-2024 (Planned Unit Development) and BAZ-001891-2024 (Rezoning), Aspen Creek Villas, approximately 90 acres, A-1 (Agricultural) to RS-4 (Residential Single Family) with a PUD, located north of Tucson Street (121st Street) and approximately one quarter mile east of Olive Avenue (129th Avenue)

..End

Background:

Applicant: Alan Betchan, AAB Engineering, LLC
Owner: Chuck Ramsay, S & R Development
Developer: N/A
Engineer: AAB Engineering, LLC
Location: north of Tucson Street (121st Street) and approximately one quarter mile east of Olive Avenue (129th Avenue)
Size of Tract approximately 90 acres
Present Zoning: A-1 (Agriculture)
Proposed Zoning: RS-4/PUD-001845-2024
Comp Plan: Level 2 (Urban Residential)

Planned Unit Development PUD-001893-2024 and rezoning BAZ-001891-2024 involve approximately 90 acres, which is currently unplatted and undeveloped. The property is located north of Tucson Street and east of Olive Avenue.

This request is proposing to change the zoning on this property from A-1 to RS-4 with PUD-001893-2024. On May 7, 2024 the subject property was approved for a Comprehensive Plan change from Level 6 to Level 2, which allows RS-4 Single Family zoning. The requested zoning change is in association with the potential Aspen Creek Villas development which proposes to create a single family detached development with a maximum of 415 dwelling units on individual lots. The proposed development will meet the requirements of RS-4 zoning except where modified by the PUD. Primary access to the proposed development will be provided along Tucson Street and all streets and additional access points will be constructed to City of Broken Arrow standards.

SUMMARY OF DEVIATION FROM THE BROKEN ARROW ZONING ORDINANCE

PUD-001893-2024 is proposed to be developed in accordance with the RS-4 zoning district as specified below.

	RS-4	PUD-001893-2024
<i>Permitted Uses</i>	Dwelling, single-family detached, group home, municipal or community recreation center, public safety facility, home day care, community playfields and parks, utility facility, minor, golf course or driving range, unlighted, Short Term Rental Type 1 and 2,	Single Family Detached Dwellings
<i>Gross Residential Area</i>	N/A	90.33
<i>Gross Land Area per Dwelling Unit</i>	7,875 sq ft	9,480 square feet
<i>Maximum number of dwelling units</i>	498	415
<i>Minimum Lot Width</i>	55ft	52 feet
<i>Minimum lot size</i>	6500 sq ft	6,000 square feet
<i>Minimum livability space per lot</i>	2,800 sq ft	2,800 square feet
<i>Minimum front yard</i>	20ft	20 feet
<i>Minimum side yard</i>	Both: 10ft, One: 5ft	5 feet
<i>Minimum rear yard</i>	20 ft	20 feet

PROVISIONS FOR PUD APPROVAL

According to Section 6.4.A of the Zoning Ordinance, the PUD provisions are established for one (1) or more of the following purposes:

1. To permit and encourage innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties.
2. To permit greater flexibility within the development to best utilize the physical features of the particular site in exchange for greater public benefits than would otherwise be achieved through development under this Ordinance.
3. To encourage the provision and preservation of meaningful open space.
4. To encourage integrated and unified design and function of the various uses comprising the planned unit development.

5. To encourage a more productive use of land consistent with the public objectives and standards of accessibility, safety, infra structure and land use compatibility.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Comprehensive Plan	Zoning	Use Category
North	Levels 3	A-1	Highway
East	Level 6	CH/PUD-00181802024	Commercial
South	Level 2	RS-3/A-1	Residential Single Family
West	Level 3	A-1 (SP 175)	Golf, Community Center, Vacant

According to the FEMA Maps, none of this property is located in the 100 year floodplain. Water and sanitary sewer service are available from the City of Broken Arrow.

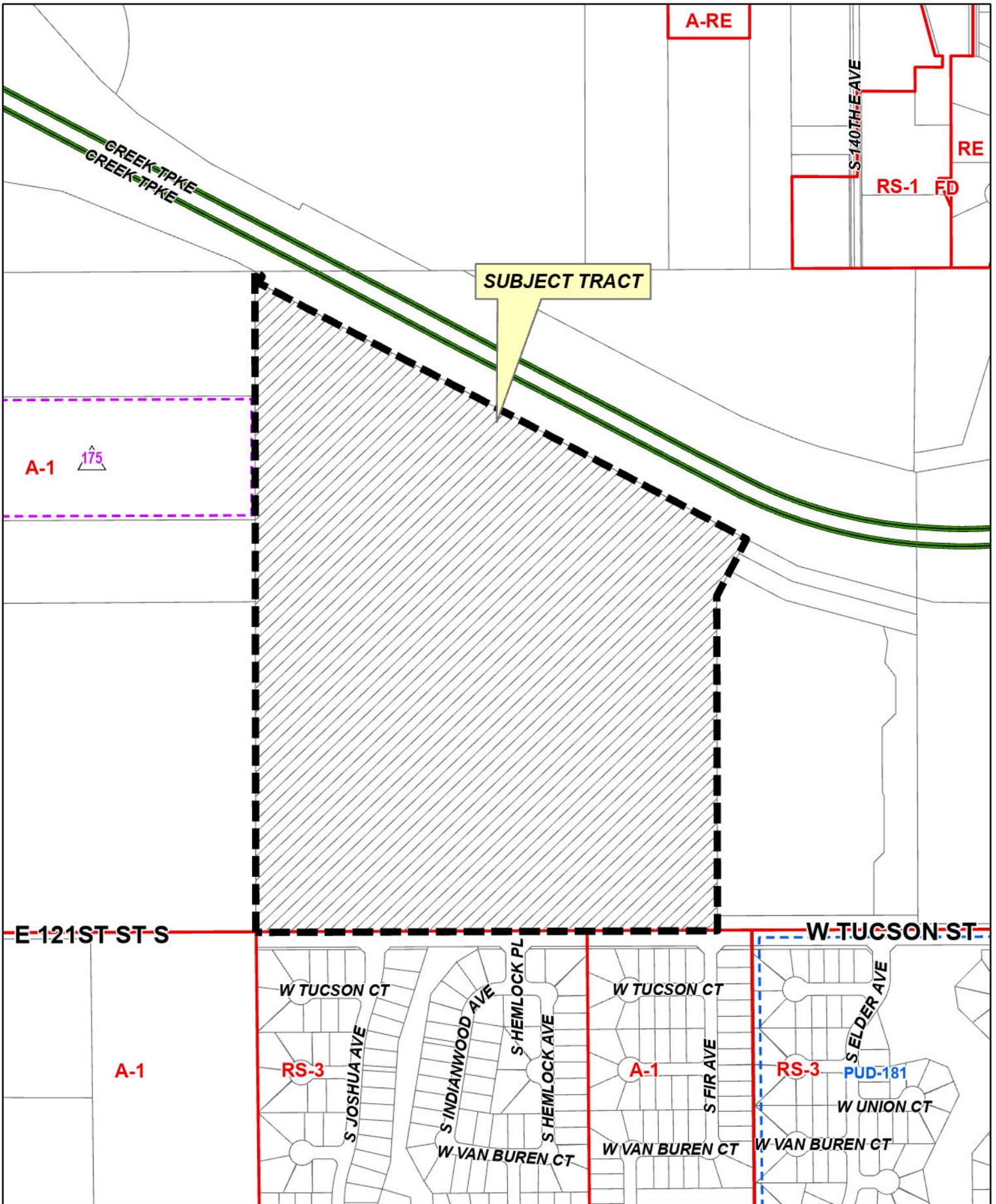
Attachments: Case map
Aerial photo
Comprehensive Plan Map
Aspen Creek Villas PUD

Recommendation:
Based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-001893-2024 and BAZ-001891-2024 be approved, subject to the property being platted.

Reviewed By: Amanda Yamaguchi

Approved By: Rocky Henkel

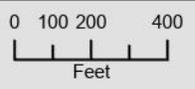
JTH



300' Radius

Subject Tract

PUD-001893-2024
BAZ-001891-2024



33 18-14





SUBJECT TRACT

E 121ST ST S

W TUCSON ST

W TUCSON CT

W TUCSON CT

S JOSHUA AVE

S INDIANWOOD AVE

S HEMLOCK PL

S HEMLOCK AVE

S FIR AVE

S ELDER AVE

W VAN BUREN CT

W VAN BUREN CT

W VAN BUREN CT

W UNION CT

*Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2023*



Subject Tract

PUD-001893-2024
BAZ-001891-2024



33 18-14



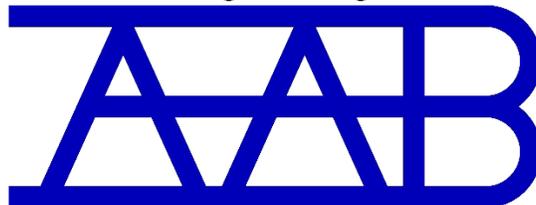
Aspen Creek Villas
Planned Unit Development
PUD-001893-2024
(BAZ-001891-2024)

Prepared
November 20, 2024

Location
Part of the south half of Section Thirty Three (33), Township Nineteen (18) North, Range Fifteen(14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma. This PUD contains 90.33 +/- Acres.

Owner
S&R Development LLC
1420 W. Kenosha St.
Broken Arrow, OK 74102

Prepared By:
AAB Engineering, LLC



Engineering • Surveying • Land Planning

PO Box 2136 Sand Springs, OK 74063
Office: (918) 514-4283 Fax: (918) 514-4288

Development Concept

PUD-001893-2024 is an approximately 90 acre development on the north side of Tucson Street between Olive Avenue and Aspen Ave in Broken Arrow. Exhibit B depicts the project area relative to the surrounding areas. The PUD is presented along with a rezoning application to rezone the entire parcel to RS-4. The site is currently zoned PUD-307 (subject to platting) which is a planned unit development overlay of Commercial Heavy (CH) and Residential Multifamily (RM) zoning. That PUD was amended to PUD 307A in conjunction with the development of apartment project The Trails at Aspen Creek east of this project. We propose to abandon the remainder of PUD 307. In early 2024 a comprehensive plan amendment was filed requesting the property be reclassified from Level 6 to Level 2 in preparation for this PUD application. That application, COMP-001296-2024, was approved by the Broken Arrow City Council on May 7th, 2024.

The general purpose of this project is to provide an affordable detached single family residential neighborhood. To meet the needs of the workforce home buyer this planned unit development requests a minimum lot width of 52'. Escalations in construction and development costs have created a nationwide shortage of affordable housing that is attainable to the general workforce. The slightly reduced lot width allows the home construction type needed to accommodate workforce housing while still maintaining a high-quality product due to the development standards imposed.

The public street and utility systems within the project will be constructed to public standards and dedicated to the City upon completion. Exhibit F depicts the conceptual infrastructure improvements for this project.

The required entrances will connect to Tucson Street and will be designed in accordance with the Broken Arrow Subdivision Regulations with two outbound lanes and one inbound lane.

Development Standards

The intended use for this project is to establish affordable single family detached housing which shall be governed by the Broken Arrow Zoning Ordinance and use and dimensional standards in the current RS-4 zoning guidelines except as hereinafter modified:

Permitted uses:	Single Family Detached Dwellings
Gross Residential area	90.33 acres
Gross Land Area per Dwelling Unit	9,480 square feet
Maximum number of dwelling units	415
Minimum Lot Width	52 feet
Minimum lot size	6000 square feet
Minimum livability space per lot	2,800 square feet
Minimum Front Yard	20 feet
Minimum Side Yard	5 feet
Minimum rear yard	20 feet

Street Design and Access Limitations

All streets shall be constructed as required to meet public street standards as described in the City of Broken Arrow engineering standards. Sidewalks shall be constructed by the developer along Tucson Street and along any reserve areas abutting a street. No residential lots shall be allowed to have direct access to Tucson Street.

Utilities

Storm sewer, sanitary sewer, and water service will be publicly maintained utilities provided by the City of Broken Arrow and installed by the developer. Detention facilities are proposed in both drainage basins before water discharges offsite. All detention and open space areas will be maintained by the homeowner's association.

Franchise utilities will serve the project with communications, natural gas, and electricity. We anticipate underground services throughout the development.

Landscape and Screening Standards

Landscaping and screening will be provided along Tucson Street and shall conform to the City of Broken Arrow Zoning Ordinance. Required perimeter fencing shall be placed as near to the east line of the reserve or landscape and fence easement as practical provided that required fence articulation shall still be allowed and fully contained within the easement or reserve. All required landscaping and fencing will be maintained by the homeowner's association.

All open space reserve areas shall be owned and maintained by the homeowner's association. All traffic islands surrounded by street right of way shall include appropriate landscaping and berms to add visual character to the community and aid in slowing traffic patterns through the project site.

Platting

Prior to issuance of a building permit for any habitable structure, the area within the PUD shall have a subdivision plat approved by the Planning Commission and City Council and filed of record at the Wagoner County Courthouse. The deed of dedication of the required subdivision plat shall include covenants of record, enforceable by the City of Broken Arrow, setting forth the development standards of the approved Planned Unit Development.

Exhibit A

Legal Descriptions

PUD Legal Description

A TRACT OF LAND SITUATED IN THE SOUTH HALF (S/2) OF SECTION THIRTY-THREE (33), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4) OF SAID SECTION THIRTY-THREE (33); THENCE NORTH 01°14'14" WEST ALONG THE WEST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4), A DISTANCE OF 2645.94 FEET TO THE NORTHWEST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4) AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE CREEK TURNPIKE; THENCE SOUTH 63°21'44" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 42.30 FEET; THENCE SOUTH 27°02'36" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 29.98 FEET; THENCE SOUTH 63°25'36" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2197.30 FEET; THENCE SOUTH 26°39'36" WEST ALONG THE NORTHWESTERLY LINE OF THE TRAILS AT ASPEN CREEK (PLAT #7093), A DISTANCE OF 259.23 FEET; THENCE SOUTH 01°13'29" EAST ALONG THE WEST LINE OF SAID TRAILS AT ASPEN CREEK, A DISTANCE OF 1340.00 FEET TO THE SOUTH LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4); THENCE SOUTH 88°40'49" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 524.06 FEET TO THE SOUTHEAST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4); THENCE SOUTH 88°33'24" WEST ALONG THE SOUTH LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4), A DISTANCE OF 1321.05 FEET TO THE POINT OF BEGINNING. CONTAINING 3,934,766 SQUARE FEET OR 90.33 ACRES.

BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW/4) BEING SOUTH 88°33'24" WEST.

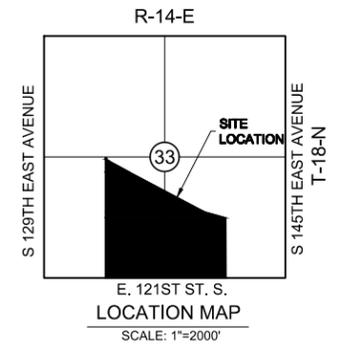
THIS LEGAL DESCRIPTION WAS PREPARED ON DECEMBER 14, 2023, BY JAY P. BISSELL, OKLAHOMA LICENSED LAND SURVEYOR NO. 1318.

Exhibit B

Surrounding Areas with Conceptual Development Plan
for
Aspen Creek



0 150 300 600
DRAWING SCALE: 1"= 300'



PROJECT: 116-ASPEN-CREEK-ALTERNATIVE-BASED-ASPEN-CREEK-PUD
FILE: P:\116\116-ASPEN-CREEK-ALTERNATIVE-BASED-ASPEN-CREEK-PUD
PLOT DATE: 06/04/2025



AAB Engineering, LLC

Engineering • Surveying • Land Planning

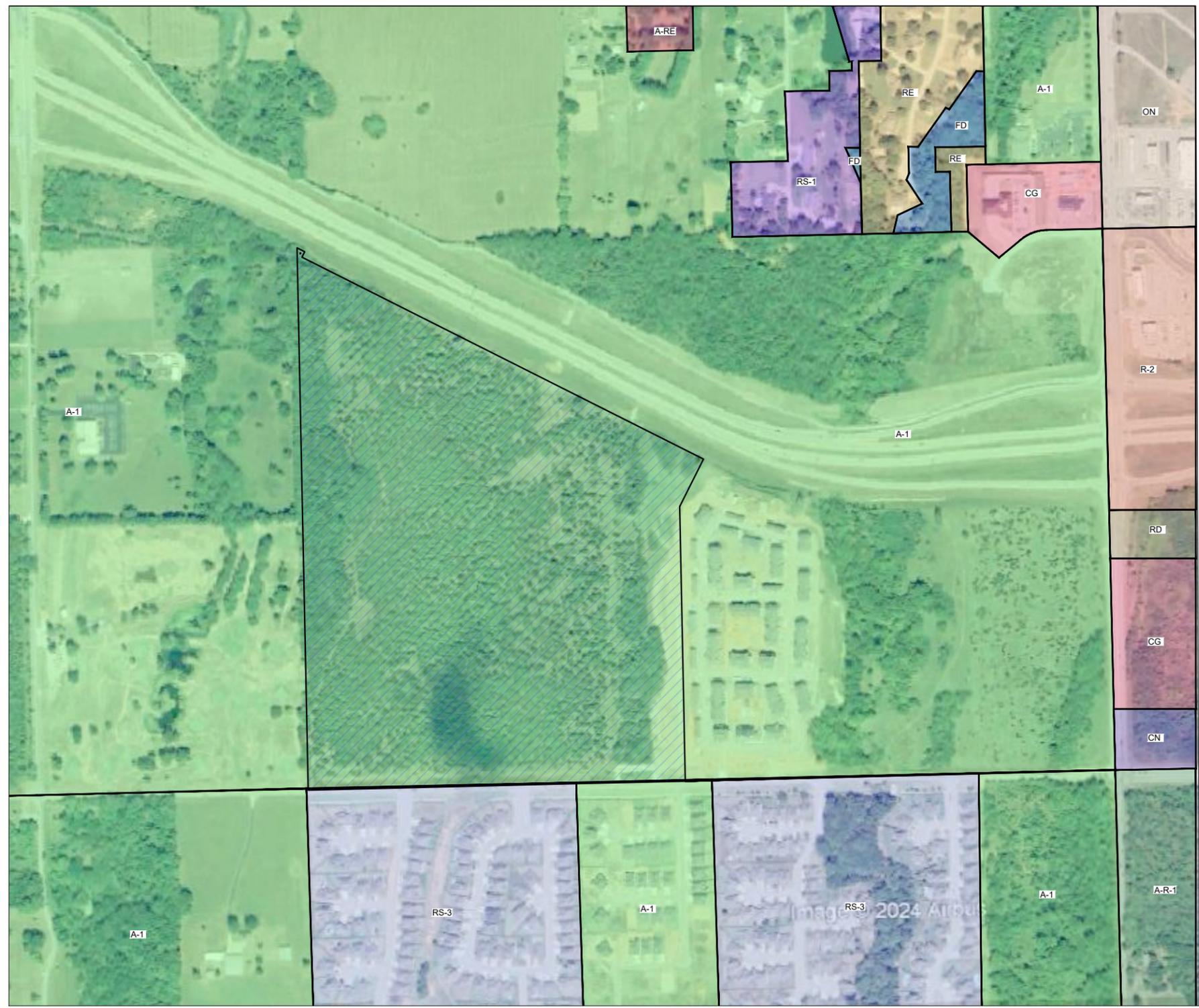
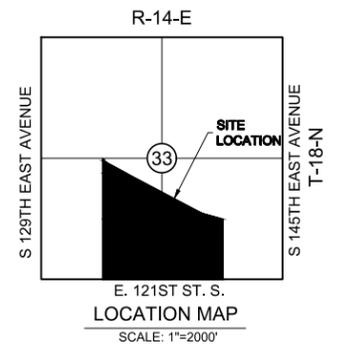
PO Box 2136 Sand Springs, OK 74063
OK CA#6318 Exp: June 30, 2020
KS CA#2292 Exp: Dec. 31, 2020
Office: (918) 514-4283 Fax: (918) 514-4288

Exhibit C

Existing Zoning
for
Aspen Creek



0 150 300 600
DRAWING SCALE: 1"= 300'



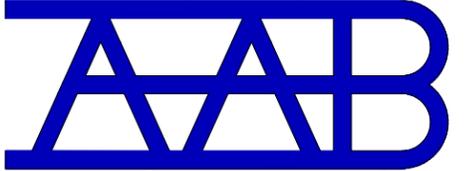
LEGEND

- ZONED A-1 (AGRICULTURE)
- ZONED A-R-1 (AGRICULTURE-RESIDENTIAL SINGLE FAMILY)
- ZONED A-RE (AGRICULTURE-RESIDENTIAL ESTATE)
- ZONED CG (COMMERCIAL GENERAL)
- ZONED CN (COMMERCIAL NEIGHBORHOOD)
- ZONED FD (FLOOD DISTRICT)
- ZONED ON (OFFICE NEIGHBORHOOD)
- ZONED RS-1 (RESIDENTIAL SINGLE FAMILY)
- ZONED R-2 (RESIDENTIAL SINGLE FAMILY)
- ZONED RS-3 (RESIDENTIAL SINGLE FAMILY)
- ZONED RD (RESIDENTIAL DUPLEX)
- ZONED RE (RESIDENTIAL ESTATE)
- PROJECT LOCATION - PROPOSED PUD

PLOT DATE: Nov. 08, 2024 FLE: P1181833RANBAY 116- ASPEN CREEK/ALTERNATIVE BASE/ASPEN CREEK - PUD



AAB Engineering, LLC

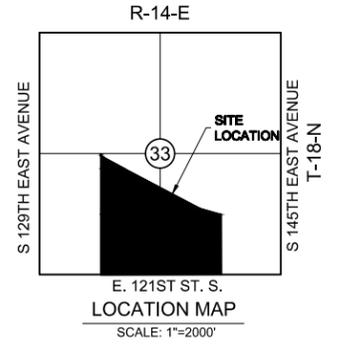
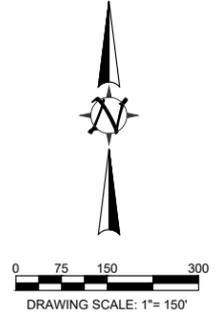


Engineering • Surveying • Land Planning

PO Box 2136 Sand Springs, OK 74063
OK CA#6318 Exp: June 30, 2020
KS CA#2292 Exp: Dec. 31, 2020
Office: (918) 514-4283 Fax: (918) 514-4288

Exhibit D

Conceptual Development Plan
for
Aspen Creek



PLOT DATE: Nov. 08, 2025 FILE: P:\18\33\RAMBAY 116- ASPEN CREEK\ALTERNATIVE BASE\ASPEN CREEK - PUD



AAB Engineering, LLC

Engineering • Surveying • Land Planning

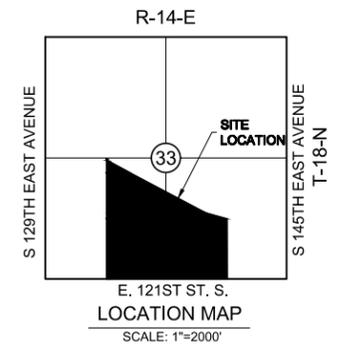
PO Box 2136 Sand Springs, OK 74063
OK CA#6318 Exp: June 30, 2020
KS CA#2292 Exp: Dec. 31, 2020
Office: (918) 514-4283 Fax: (918) 514-4288

Exhibit E

Existing Topo & Aerial
for
Aspen Creek



0 150 300 600
DRAWING SCALE: 1"= 300'

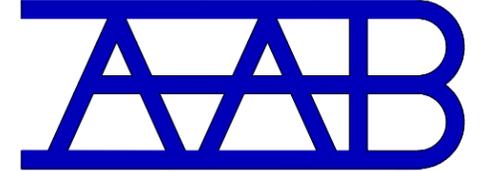


LEGEND

- 545 --- EXISTING INDEX CONTOUR
- 547 --- EXISTING INTERMEDIATE CONTOUR

Image © 2024 Airbus

AAB Engineering, LLC



Engineering • Surveying • Land Planning

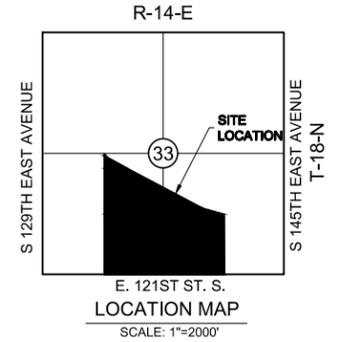
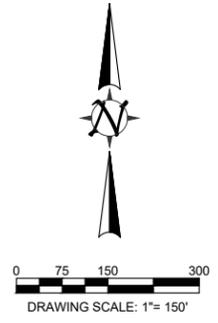
PO Box 2136 Sand Springs, OK 74063
OK CA#6318 Exp: June 30, 2020
KS CA#2292 Exp: Dec. 31, 2020
Office: (918) 514-4283 Fax: (918) 514-4288

PLOT DATE: Nov. 08, 2024 11:16 AM FILE: P:\18\33\RAMBAY 116- ASPEN CREEK\ALTERNATIVE BASES\ASPEN CREEK - PUD



Exhibit F

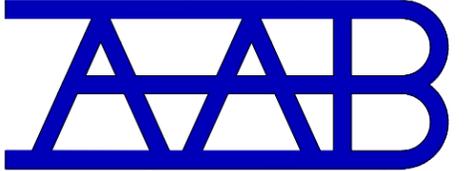
Conceptual Utilities
for
Aspen Creek



LEGEND

-  EXISTING WATERLINE
-  PROPOSED WATERLINE
-  EXISTING STORM SEWER
-  PROPOSED STORM SEWER
-  EXISTING SANITARY SEWER
-  PROPOSED SANITARY SEWER

AAB Engineering, LLC



Engineering • Surveying • Land Planning

PO Box 2136 Sand Springs, OK 74063
 OK CA#6318 Exp: June 30, 2020
 KS CA#2292 Exp: Dec. 31, 2020
 Office: (918) 514-4283 Fax: (918) 514-4288

PROJECT: 116-ASPEN CREEK ALTERNATIVE BASED ASPEN CREEK - PUD
 FILE: P1161833RANWAY 116-ASPEN CREEK ALTERNATIVE BASED ASPEN CREEK - PUD





City of Broken Arrow

Request for Action

File #: 25-181, Version: 1

**Broken Arrow City Council
Meeting of: 02-04-2025**

Title:

Consideration, discussion, and possible action regarding a waiver to Section 4.1 (n) of the Land Subdivision Code for April Barker, approximately 2.62 acres, A-RE (Annexed Residential Estate) to RE (Residential Estate) via BAZ-001900-2024, located one-half mile north of New Orleans Street (101st Street), one-third mile west of 23rd Street (193rd E. Avenue/County Line Road)

Background:

The applicant is proposing to rezone this property from A-RE to RE (via BAZ-001900-2024). The property is one-half mile north of New Orleans Street (101st Street), one-third mile west of 23rd Street (193rd E. Avenue/County Line Road), and is currently unplatted.

The property owner has applied for a lot split (LOT-001811-2024), and intends to build a second single family detached house. The area that this property is located in is semi-rural and no sidewalks exist in the area. Since 2017, four rezoning and four lot splits have been completed in the immediate vicinity resulting in three new homes being constructed. No sidewalks were installed for any of these homes.

Upon building permits being issued for any new structure, sidewalks will be required along the 96th street frontage. The applicant requests a modification to Section 4.1(n) of the Land Subdivision Code and waive the sidewalk requirement along the 96th street frontages.

Cost: \$0

Funding Source: None

Requested By: Rocky Henkel, Director of Community Development

Approved By: City Manager's Office

Attachments: Planning Commission Staff Report
Case Map

Recommendation:

Approve a modification to Section 4.1(n) of the Land Subdivision Code for the proposed construction of a single family detached house per Planning Commission recommendation.

Broken Arrow Planning Commission
01-16-2025

To: Chair and Commission Members
From: Community Development Department
Title:
..title

Consideration, Discussion, and Possible action regarding a waiver to Section 4.1(n) of the Land Subdivision Code for April Barker, approximately 2.62 acres, A-RE (Annexed Residential Estate) to RE (Residential Estate) via BAZ-001900-2024, located one-half mile north of New Orleans Street (101st Street), one-third mile west of 23rd Street (193rd E. Avenue/County Line Road)

..End

Background:

Applicant: April Barker
Owner: April Barker
Developer: N/A
Engineer: N/A
Location: One-half mile north of New Orleans Street (101st Street), one-third mile west of 23rd Street (193rd E. Avenue/County Line Road)
Size of Tract 2.62 acres
Number of Lots: 1
Present Zoning: A-RE (Annexed Residential Estate)
Proposed Zoning: RE (Residential Estate)
Comp Plan: Level 1 (Rural Residential)

The applicant is proposing to rezone this property from A-RE to RE (via BAZ-001900-2024). The property is one-half mile north of New Orleans Street (101st Street), one-third mile west of 23rd Street (193rd E. Avenue/County Line Road), and is currently unplatted.

The property owner has applied for a lot split (LOT-001811-2024), and intends to build a second single family detached house. The area that this property is located in is semi-rural and no sidewalks exist in the area. Since 2017, four rezoning and four lot splits have been completed in the immediate vicinity resulting in three new homes being constructed. No sidewalks were installed for any of these homes.

Upon building permits being issued for any new structure, sidewalks will be required along the 96th street frontage. The applicant requests a modification to Section 4.1(n) of the Land Subdivision Code and waive the sidewalk requirement along the 96th street frontages.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Comprehensive Plan	Zoning	Land Use
North	Level 1	County	Single-Family Residential
East	Level 1	A-RE	Single-Family Residential
South	Level 1	RE	Single-Family Residential
West	Level 1	A-RE	Single-Family Residential

According to FEMA’s National Flood Hazard Layer, none of the property is located in the 100-year floodplain.

Attachments:

Case Map

Recommendation:

Based upon the location of the property, and the surrounding land uses, Staff recommends that a waiver to Section 4.1(n) of the Land Subdivision Code be approved to waive the sidewalk requirement for the proposed construction of a single family detached house.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

HMB



City of Broken Arrow

Request for Action

File #: 25-182, Version: 1

**Broken Arrow City Council
Meeting of: 02-04-2025**

Title:

Consideration, discussion, and possible action regarding BAZ-001900-2024 (Rezoning), April Barker, 2.62 acres, A-RE (Annexed Residential Estate), located one-half mile north of New Orleans Street (101st Street), one-third mile west of 23rd Street (193rd E. Avenue/County Line Road)

Background:

BAZ-001900-2024 is a request to change the zoning designation on 2.62 acres from A-RE (Annexed Residential Estate) to RE (Residential Estate). The property is one-half mile north of New Orleans Street (101st Street), one-third mile west of 23rd Street (193rd E. Avenue/County Line Road), and is currently unplatted.

The property owner has applied for a lot split (LOT-001811-2024), and intends to build a second single family detached house. A variance to the subdivision regulations for a sidewalk waiver for this proposed construction has been submitted with this rezoning.

This property is in a neighborhood of houses that were annexed in as A-RE (Annexed Residential Estate), and since this annexation 4 of the lots have been rezoned to Residential Estate (RE) and one of the lots to Single Family Residential (RS-1). All of these lots have been rezoned at the time of redevelopment, primarily because of lot splits similar to the one being proposed.

The subject property is Comprehensive Plan Level 1, which supports rezoning to RE. A-RE is a transitional zoning district, which is required to be rezoned to the appropriate zoning district before any development can be done. When LOT-001811-2024 was submitted, this triggered the requirement for the property to be rezoned to the permanent zoning district.

Planning Commission recommended approval, per staff recommendation, of BAZ-001900-2024 on January 16, 2025, per staff recommendation with a 5-0 vote. During the January 16th planning commission meeting two community members spoke in opposition to the rezoning.

Cost: \$0

Funding Source: -

Requested By: Rocky Henkel Community Development Director

Approved By: City Manager's Office

Attachments: Planning Commission Staff Report
Case Map

Aerial

Recommendation:

Approve BAZ-001900-2024 per Planning Commission and staff recommendation, and platting be waived.



City of Broken Arrow

Request for Action

File #: 25-105, **Version:** 1

**Broken Arrow Planning Commission
01-16-2025**

To: Chair and Commission Members
From: Community Development Department
Title:

Public hearing, consideration, and possible action regarding BAZ-001900-2024 (Rezoning), April Barker, 2.62 acres, A-RE (Annexed Residential Estate), located one-half mile north of New Orleans Street (101st Street), one-third mile west of 23rd Street (193rd E. Avenue/County Line Road)

Background:

Applicant: April Barker
Owner: April Barker
Developer: N/A
Engineer: N/A
Location: One-half mile north of New Orleans Street (101st Street), one-third mile west of 23rd Street (193rd E. Avenue/County Line Road)
Size of Tract 2.62 acres
Number of Lots: 1
Present Zoning: A-RE (Annexed Residential Estate)
Proposed Zoning: RE (Residential Estate)
Comp Plan: Level 1 (Rural Residential)

BAZ-001900-2024 is a request to change the zoning designation on 2.62 acres from A-RE (Annexed Residential Estate) to RE (Residential Estate). The property is one-half mile north of New Orleans Street (101st Street), one-third mile west of 23rd Street (193rd E. Avenue/County Line Road), and is currently unplatted.

The property owner has applied for a lot split (LOT-001811-2024), and intends to build a second single family detached house. A variance to the subdivision regulations for a sidewalk waiver for this proposed construction has been submitted with this rezoning.

This property is in a neighborhood of houses that were annexed in as A-RE (Annexed Residential Estate), and since this annexation 4 of the lots have been rezoned to Residential Estate (RE) and one of the lots to Single Family Residential (RS-1). All of these lots have been rezoned at the time of redevelopment, primarily because of lot splits similar to the one being proposed.

The subject property is Comprehensive Plan Level 1, which supports rezoning to RE. A-RE is a transitional zoning district, which is required to be rezoned to the appropriate zoning district before any development can

be done. When LOT-001811-2024 was submitted, this triggered the requirement for the property to be rezoned to the permanent zoning district.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Comprehensive Plan	Zoning	Land Use
North	Level 1	County	Single-Family Residential
East	Level 1	A-RE	Single-Family Residential
South	Level 1	RE	Single-Family Residential
West	Level 1	A-RE	Single-Family Residential

According to FEMA’s National Flood Hazard Layer, none of the property is located in the 100-year floodplain.

Attachments:

- Case Map
- Aerial

Recommendation:

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-001900-2024 be approved, and that platting be waived.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

HMB

**AGREEMENT
FOR
PROFESSIONAL CONSULTANT SERVICES
BETWEEN
CITY OF BROKEN ARROW
AND
CJC ARCHITECTS, INC.
FOR
GENERAL SERVICES - ADMIN BUILDING
PROJECT 2517170**

This AGREEMENT, including Attachment A through Attachment E, between the City of Broken Arrow (OWNER) and CJC Architects, Inc., (CONSULTANT);

WITNESSETH:

WHEREAS, OWNER intends to design a new facility, General Services – Administration Building (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. CONSULTANT and OWNER agree CONSULTANT'S work performed under this AGREEMENT are performed as an independent contractor. 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 he:

24.1.1 Has 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 Has 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 Has 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 Has 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 (l), 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 City 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, Consultants 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 - 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. Ethan Edwards, P.E.
Engineering Division Manager

CONSULTANT: CJC Architects, Inc.
1401 S Denver Ave., Suite B, Tulsa OK 74119
918.582.7129

Contact Name: Tim Boeckman
President

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

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IN WITNESS WHEREOF, the City Manager of the City of Broken Arrow, Oklahoma has hereunto set his hand, for and on behalf of the City of Broken Arrow and the CONSULTANT has signed, or caused his name to be signed, and seal affixed by proper authority, the day and year first above written and these presents have been executed in triplicate counterparts.

OWNER:

City of Broken Arrow, a Municipal Corporation

By: _____
Michael L. Spurgeon, City Manager

Date: _____

Attest: _____
City Clerk [Seal]

Date: _____

Approved as to form:

D. Graham Parker
Assistant City Attorney

CONSULTANT:

CJC Architects, Inc.

By: Tim Boeckman
Tim Boeckman, President

Date: 1/14/2025

(CORPORATE SEAL, IF APPLICABLE)

Name: _____
Attest: [Signature]

Date: 1/15/25

VERIFICATION

State of Oklahoma
County of Tulsa) §

Before me, a Notary Public, on this 14 day of January, 2025, personally appeared Tim Boeckman, known to be to be the (President, Vice-President, Corporate Officer, Member, or Other: President) of CJC Architects, Inc., and to be the identical person 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.

My Commission Expires:



Gayle Minson
Notary Public

**ATTACHMENT A
TO
AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES
BETWEEN
CITY OF BROKEN ARROW (OWNER)
AND
COMPANY NAME
FOR
GENERAL SERVICES - ADMIN BUILDING
PROJECT 2517170**

SCOPE OF SERVICES

The following scope of services shall be made a part of the AGREEMENT dated the day _____ of _____, 2025.

1.0 PROJECT UNDERSTANDING

- 1.1 CONSULTANT understands that the OWNER has retained their professional services in order to prepare construction documents for bidding purposes for the construction of a new general services administration building for the City of Broken Arrow located on their existing maintenance site located at 1700 W Detroit St. These documents shall include, but not be limited to, the following: construction plans detailing the intent of the project; standard details and standard drawings associated with the project specifics; an opinion of the cost of the work; construction specifications; general conditions, and special conditions.
- 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 not provided a budget for this PROJECT that includes all professional consultant fees and project construction monies.

2.0 PROJECT SCOPE

- 2.1 General Services - Administration Building. The project includes the design and preparation of construction documents on a new Pre-Engineered Metal Building for Department Administration. The estimated square footage is 4,500 sq.ft. and located on the existing City facility at 1700 W Detroit St. This building will provide offices, conference room, break room, and workshop for the Maintenance Department. Scope to also include: HVAC system design, plumbing system, and electrical system, and new low voltage A/V system. The existing site will have grading modifications, possible storm sewer relocation, and new pavement for designated parking along with utility connections.

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 Pre-Design Conference in order to determine design criteria, requirements and codes and other critical design features of the Project such as preferred alignment as well as project schedule and milestone dates.
 - 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 SCHEMATIC DESIGN PHASE: 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 preliminary drawings for proposed construction.
 - 3.2.2 Prepare a budgetary cost estimate for the proposed improvements.
 - 3.2.3 Procure Geotechnical investigations and topographic site surveys.
 - 3.2.4 Submit five (5) 11"x17" paper copies and one (1) PDF copy of the schematic design, including building plan for review by the OWNER.

- 3.3 DESIGN DEVELOPMENT PHASE: Upon receiving the written Notice to Proceed, CONSULTANT shall perform the following tasks in accordance with the schedule provided in Attachment E:
 - 3.3.1 Prepare architectural plans and details for the building improvements identified in paragraph 3.2 above.
 - 3.3.2 Prepare construction cost estimate.
 - 3.3.3 Attend meeting to review plans.
 - 3.3.4 Produce outline version of the proposed specifications and cutsheets of fixtures and equipment utilized for the basis-of-design; Format for 8-1/2" x 11" plain white bond paper. All documents shall be suitable for original camera-ready copy.
 - 3.3.5 Submit five (5) bound sets of reduced-size prints of final construction plans on 11" x 17" plain white bond paper, and a PDF via email or flash drive, of final construction plans, to the OWNER for distribution and review.

- 3.4 CONSTRUCTION DOCUMENTS PHASE: Upon receiving the written Notice to Proceed, CONSULTANT shall perform the following tasks in accordance with the schedule provided in Attachment E:
 - 3.4.1 Prepare architectural plans and details for the building improvements identified in paragraph 3.3 above to allow the project to receive competitive bids.
 - 3.4.2 Prepare construction cost estimate.
 - 3.4.3 Attend meeting to review final plans.

- 3.4.4 Prepare construction specifications; Contract documents other than drawings and estimates on 8-1/2" x 11" plain white bond paper. All documents shall be suitable for original camera-ready copy.
- 3.4.5 Prepare Contract proposals.
- 3.4.6 Submit five (5) bound sets of reduced-size prints of final construction plans on 11" x 17" plain white bond paper, and a PDF copy via email or on flash drive , of final construction plans, to the OWNER for distribution and review.

- 3.4.7 Incorporate final design review comments and furnish one (1) complete set of full-size drawings and contract documents, one (1) unbound set of reduced-size (11" x 17") drawings, and one (1) set of final drawings on electronic media (AutoCAD 2013 or earlier version), and one (1) master set of final specifications on electronic media and paper.

- 3.5 BID ASSISTANCE PHASE:
 - 3.5.1 Answer questions from prospective bidders that are forwarded to the A/E from the City.
 - 3.5.2. Assist in the preparation of addenda to be issued by the City.

- 3.6 CONSTRUCTION SERVICES PHASE:
 - 3.6.1 Review product submittals
 - 3.6.2 Respond to Contractor inquiries
 - 3.6.3 Attend site visits to review construction progress (once per month, est. 8)
 - 3.6.4 Attend substantial completion and final completion observations.

- 3.7 RECORD DRAWINGS.
 - 3.7.1 Upon completion of construction, the CONSULTANT will incorporate the contractor's red-line markups of the construction drawings and submit one (1) set of record drawings on electronic media (AutoCAD 2013 or earlier version).

**ATTACHMENT B
TO
AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES
BETWEEN
CITY OF BROKEN ARROW (OWNER)
AND
CJC ARCHITECTS, INC.
FOR
GENERAL SERVICES - ADMIN BUILDING
PROJECT 2517170**

ORGANIZATION OF SUBMITTAL DOCUMENTS

The CONSULTANT shall prepare the following documents as described as a part of the AGREEMENT dated the _____ day of _____, 2025.

- 1.0 CONSTRUCTION PLANS:** The CONSULTANT shall submit in-full, construction plans in accordance with City requirements.
- 2.0 TECHNICAL SPECIFICATIONS:** The CONSULTANT shall submit in-full, in accordance with this AGREEMENT, technical specifications to be included in the bidding documents and construction contract.
- 3.0 CONTRACT DOCUMENTS:** The CONSULTANT shall submit in-full, all bid documents in accordance with City requirements.
- 4.0 RECORD DOCUMENTS:** The CONSULTANT shall submit in-full, CAD file documents with adjusted markups/redlines depicting any field changes that the Contractor provided.

**ATTACHMENT C
TO
AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES
BETWEEN
CITY OF BROKEN ARROW (OWNER)
AND
CJC ARCHITECTS, INC.
FOR
GENERAL SERVICES - ADMIN BUILDING
PROJECT 2517170**

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 _____, 2025.

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 Schematic Design Phase Payment: The OWNER shall pay the CONSULTANT a lump sum amount of \$ 32,790.00 for the completion of the Schematic Design Phase. This amount includes all labor, material, overhead and profit associated with the Scope of Services.
- 1.2 Design Development Phase Payment: The OWNER shall pay the CONSULTANT a lump sum amount of \$29,106.00 for the completion of the Design Development Phase. 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.
- 1.3 Construction Document Phase Payment: The OWNER shall pay the CONSULTANT a lump sum amount of \$29,106.00 for the completion of the Construction Documents Phase. This amount includes all labor, material, overhead and profit associated with the Scope of Services. In addition, this phase includes submittal of final plans to One-Stop along with application for review and building permit.
- 1.4 Bidding Services Phase Payment: The OWNER shall pay the CONSULTANT a lump sum amount of \$4,158.00 for the completion of the Bidding Phase. This amount includes all labor, material, overhead and profit associated with the Scope of Services.
- 1.5 Construction Services Phase: The OWNER shall pay the CONSULTANT hourly not to exceed (NTE) of \$16,632 for the completion of the Construction Administration phase. This amount includes all labor, material, overhead and profit associated with the Scope of Services.
- 1.6 Project Closeout Phase Payment: The OWNER shall pay the CONSULTANT a lump sum amount of \$2,240.00 for preparation of record drawings in electronic media (AutoCAD 2013 or earlier version) and PDF format.

1.7 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, 2024 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
CJC ARCHITECTS, INC.
FOR
GENERAL SERVICES - ADMIN BUILDING
PROJECT 2517170**

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 _____, 2025.

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
CJC ARCHITECTS, INC.
FOR
GENERAL SERVICES - ADMIN BUILDING
PROJECT 2517170**

PROJECT SCHEDULE

The following schedule shall be made a part of the AGREEMENT dated the _____ day of _____, 2025.

1.0 SCHEMATIC DESIGN PHASE:

- 2.1 Notice to Proceed: January 22, 2025
- 2.2 Prepare Preliminary Plans: January 22 – February 25, 2025
- 2.3 Submit Preliminary Plans: February 28, 2025
- 2.4 Owner Review: February 28 – March 7, 2025

2.0 DESIGN DEVELOPMENT PHASE:

- 2.1 Notice to Proceed: March 12, 2025
- 2.2 Prepare plans and outline specifications (65%): March 12 – April 11, 2025
- 2.3 Prepare cost estimate: March 12 – April 11, 2025
- 2.4 Submit plans and specifications (65%): April 11, 2025
- 2.5 Owner Review: April 14 – 25, 2025

3.0 CONSTRUCTION DOCUMENTS PHASE:

- 2.1 Notice to Proceed: April 27, 2025
- 2.2 Prepare final plans and specifications (90%): April 27 – May 30, 2025
- 2.3 Prepare final cost estimate: April 27 – May 30, 2025
- 2.4 Submit final (90%) plans and specifications: June 2, 2025
- 2.5 Owner Review: June 2 – 13, 2025
- 2.6 Prepare bid documents (100% plans and specifications): June 16 – 27, 2025
- 2.7 Submit bid documents: June 30, 2025

4.0 BIDDING PHASE:

- 3.1 Bidding Phase: July 1 – August 5, 2025

5.0 CONSTRUCTION PHASE:

- 4.1 Estimated Construction Notice to Proceed: October 1, 2025
- 4.2 Estimated Construction Substantial Completion: August 1, 2026

3.0 RECORD DRAWINGS: To be submitted within 30 days after OWNER provides contractor red-lines to CONSULTANT upon completion of construction.

**APPENDIX 1
TO
AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES
BETWEEN
CITY OF BROKEN ARROW (OWNER)
AND
CJC ARCHITECTS, INC.
FOR
GENERAL SERVICES - ADMIN BUILDING
PROJECT 2517170**

CONSULTANT'S HOURLY RATES

The CONSULTANT submits the following hourly rate schedule to be used as a part of the AGREEMENT dated the _____ day of _____, 2025.

HOURLY BILLING RATES:

Principal / Project Manager (Architect or Engineer)	\$165/hour
Architect / Engineer / Interior Designer	\$155/hour
Designer / CAD Technician / Intern	\$95/hour
Administrator / Clerical	\$85/hour

Contract Change Order #2

Project Name: Public Works Field Office Renovations Project Number: 2217090
 Project Location: 2301 S. 1st Pl Date of Application: Tuesday, January 21st, 2025
 Contractor: Ascend Builders LLC Submitted By: Travis Ohnemus

Summary of Change in Scope of Work

The following scope of work consisting of work location, work description, established quantities, and timeline for completion has been reviewed and agreed upon by the contractor, the origin funding department, and the Engineering and Construction Department.

Change of Work Items Included in this Change Order:

- 1) Demo of existing insulation and spray 8" open cell foam on roofline for an R-30 value.
- 2)

Change in Contractual Project Time:

- 1) Includes 5 day increase in contract time for work listed above.
- 2)

Plan Sheets or Additional Documents Attached: Yes No Other: _____

Work Order Quantities

Item#	(Spec)	Item Description	Units	Price	Quantity	Total Amount
1		Demo of existing insulation, spray new 8" open cell foam on roofline	LS	\$25,912.08	1	\$ 25,912.08
2		Contractor Markup	LS	\$2,591.21	1	\$ 2,591.21
Total Change Cost:						\$ 28,503.29

Summary of Project Costs

Total Previous Change Orders:	<u>\$102,670.57</u>	Original Contract Amount:	<u>\$ 1,700,314.98</u>
Current Change Order:	<u>\$28,503.29</u>	Amended Contract Amount:	<u>\$1,831,488.84</u>
Total Cost of Change Orders:	<u>\$131,173.86</u>	Percent Change in Contract:	<u>7.71%</u>
Total Cost Applicable to CBA:	<u>\$131,173.86</u>	Percent Change Applicable to CBA:	<u>7.71%</u>

Change Order Authorization

Change Order # <u>2</u> in the sum of: \$ <u>28,503.29</u> has been reviewed by all parties and is recommended for approval by:
Contractor Submitting Change Order: <u>Travis Ohnemus</u> <i>Travis Ohnemus</i> 1/21/2025 Name Signature Date
Construction Division Manager: <u>Nathanael T. Kohl, PE</u> <i>Nathanael Kohl</i> 1/23/2025 Name Signature Date
Director of Engineering & Construction: <u>Charlie Bright, PE</u> <i>Charlie Bright</i> 1/23/2025 Name Signature Date
Assistant City Manager - Operations: <u>Kenneth D Schwab, PE</u> <i>Kenneth Schwab</i> 1/24/2025 Name Signature Date
City Manager: <u>Michael Spurgeon</u> _____ 1/24/2025 Name Signature Date

This Change is Executed Through:

- This change to the contract documents is authorized by the City Manager's authority in accordance with the applicable state statutes and COBA Code of Ordinances.
 or
 This change to the contract documents was approved at the City Council/BAMA meeting held on : _____



Ascend Commercial Builders LLC
 Powered by RedTeam

COST ESTIMATE
 Summary by Cost Division

71 - 08 - Spray Insulation

Manager: Travis Ohnemus

As of 1/15/2025

Potential Change 08

	Cost Division	Labor (\$)	Material (\$)	Subcontract (\$)	Equipment (\$)	Other (\$)	Total (\$)
01	Administrative and Other Costs	0.00	0.00	1,092.08	0.00	0.00	1,092.08
07	Thermal & Moisture Protections	0.00	0.00	24,820.00	0.00	0.00	24,820.00
SUBTOTAL DIRECT COSTS		0.00	0.00	25,912.08	0.00	0.00	25,912.08
	Indirect Costs	0.00	0.00	0.00	0.00	0.00	
	Indirect Cost Allocation Rates	0.00%	0.00%	0.00%	0.00%	0.00%	
TOTAL DIRECT & INDIRECT COSTS		0.00	0.00	25,912.08	0.00	0.00	25,912.08
	Profit Margin					9.09%	2,591.21
TOTAL PRICE							28,503.29

Bid 25.131 Firearm Buy-Back		GT Distibuters	H&H Shooting Sports	
	Description	Compensation	Compensation	
1	AR - 15 (With Listed Specifications)	\$1,711.33	\$1,730.00	
2	Suppressors			
3	Yankee Hil		\$470.00	
4	Huxwrx	\$950.00	\$985.00	
5	Sionics *Direct Thread	\$555.50	DT	\$662.00
6	SilencerCo		QD	\$544.00
			Velos K	\$814.80
7			Velos	\$821.80
8	Glock 45 MOS Factory Package	\$904.96	\$904.96	
9	*Aimpoint Acro			
#	*Co-witness sights			
		\$54,315.00	\$62,900.00	

NOTES: Request for Bid #25.131 was sent out to two (2) Vendors with two (2) Vendors responding. This was advertised on the City Website as well as the Tulsa World.

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

Monday, January 13, 2025

x *Ryan Baze*

1/14/2025

 Ryan Baze, General Services Director

**CITY OF BROKEN ARROW
PROFESSIONAL SERVICES AGREEMENT
HIGHLAND PARK WATERLINE CONSTRUCTION STAKING
PROJECT NUMBER: 196024**

1. PROFESSIONAL SERVICE PROVIDER:

- a. Name: GEODECA LLC
- b. Telephone No.: 918.949.4064
- c. Address: P.O. Box 33012, Tulsa, OK 74153

2. PROJECT TITLE AND LOCATION: HIGHLAND PARK WATERLINE CONSTRUCTION IN BROKEN ARROW LOCATED AT 25235 E 91ST PL S, BROKEN ARROW, OK 74014

3. Contract for: Providing professional survey services associated with public works projects for the City of Broken Arrow. Professional services to include providing construction staking 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 Two Thousand Five Hundred and No/100 (\$2,500.00) 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 seven (7) 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. 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

11. 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.

12. 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.

13. 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.

14. 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:
GEODECA LLC

By: Michael Spurgeon
Michael Spurgeon, City Manager

Date: 1/24/2025

Attest: Curtis Green
City Clerk [Seal]



Date: 1/24/2025

Russell Muzika

By: RUSSELL MUZIKA,

Name: LLC MEMBER

Title: JAN 22, 2025

Date: 1/22/2025

Name: Curtis Green

Attest: Managing Member

By: 1/22/2025

Title: 1/22/2025

Date: 1/22/2025

Approved as to form:

D. Graham Parker
Assistant City Attorney

VERIFICATIONS

State of Oklahoma)
) §
County of Tulsa)

Before me, a Notary Public, on this 22nd day of Jan. 2024, personally appeared RUSSELL MUZIKA, known to me to be the (President, Vice-President, Corporate Officer, Member, Partner or Other: _____ (Please circle or specify) of GEODECA LLC 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.

Stephanie Muniz
Notary Public



**CITY OF BROKEN ARROW
PROFESSIONAL SERVICES AGREEMENT
HIGHLAND PARK WATERLINE CONSTRUCTION STAKING
PROJECT NUMBER: 196024**

ATTACHMENT A

SP - 1.0 SCOPE OF THE PROJECT:

1.1. Providing Professional Construction Staking and Related Support Services associated with Broken Arrow Highland Park in the City of Broken Arrow. Services performed to include a full construction staking for the construction of a waterline to Highland Park in 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 construction staking for the construction of the Highland Park water line. This waterline will connect to an existing waterline and extend south into Highland Park to support the new irrigation system. See attached Exhibit 1 for construction plans.

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
HIGHLAND PARK WATERLINE CONSTRUCTION STAKING
PROJECT NUMBER: 196024**

Exhibit 1



BROKEN ARROW
Where opportunity lives

HIGHLAND PARK WATERLINE

PROJECT LOCATION

PROJECT NUMBER 196024

SURVEY CONTROL DATA

- HORIZONTAL CONTROL MONUMENTS
OKLAHOMA STATE PLANE COORDINATE SYSTEM -
LAMBERT NORTH PROJECTION
BASIS OF BEARING:
LOCAL GRID BEARING
- VERTICAL CONTROLS (BM):
ROAD 1986
- SECTION NUMERICAL DESCRIPTION (S-T-14):
SECTION 11, T-18-N, R-14-E

BEFORE YOU DIGI CALL OKIE 1-800-522-6543



UTILITIES LOCATION SHOWN ON PLAN AND PROFILE WERE OBTAINED FROM INFORMATION PROVIDED BY UTILITY SYSTEM OWNERS IN THE COURSE OF THE TOPOGRAPHIC SURVEY. LOCATIONS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

UTILITY CONTACTS

CITY OF BROKEN ARROW, OKLAHOMA 485 N. POPLAR AVE. BROKEN ARROW, OKLAHOMA 74012 (918) 259-7000 EXT. 325 (918) 251-3382 (FA)	CITY OF BROKEN ARROW, OKLAHOMA 485 N. POPLAR AVE. BROKEN ARROW, OKLAHOMA 74012 (918) 259-7000 EXT. 325 (918) 251-3382 (FA)	OKLAHOMA WATER GAS (OWGT) BELONGING ATTN: TIM REISE 1115 S. UNIVERSITY STREET TULSA, OKLAHOMA 74111 (918) 831-8367 (918) 729-4881 (CELL)	OKLAHOMA WATER GAS (EXISTING OWNST) ATTN: JIMME GOSPER 3648 EAST 15TH STREET TULSA, OKLAHOMA 74112 (918) 645-1853
OK COMMUNICATIONS 1181 E. 51ST STREET TULSA, OK 74146 (918) 266-4018 (FA)	PROGRESS COMMUNICATION ATTN: JAMES LEWIS 1100 S. 25TH STREET BROKEN ARROW, OKLAHOMA 74114 (918) 794-3107 (918) 748-1824	AT&T / FSO ATTN: JOSEPH GIESBERG 1100 S. 25TH STREET TULSA, OK 74119 (918) 232-4571 (918) 217-8466 (FA)	

CONVENTIONAL SYMBOLS

SECTION LINES	PROPOSED ROAD	RIGHT-OF-WAY LINES - NEW	RIGHT-OF-WAY LINES - EXISTING
B/W	PRES. B/W	X	DE
BT	SS	G	UT
CTV	UCT	UE	

INDEX OF SHEETS

DESCRIPTION	SHEET
TITLE SHEET	1
QUANTITIES, NOTES, AND DETAILS	2,3
OVERALL PLAN VIEW	4
PLAN AND PROFILE (LINE 1)	5-7
PLAN AND PROFILE (LINE 4)	8

BROKEN ARROW COUNCIL

CLERK	BERNA WARD
VICEMAYOR	CHRISTY WELLS
MEMBER AT LARGE	JONNIE BARKS
WARD-2	LISA FORD
WARD-4	JUSTIN GREEN

APPROVED

MICHAEL L. SPURGEON
CITY MANAGER / GENERAL MANAGER

DATE

RECOMMENDED FOR APPROVAL

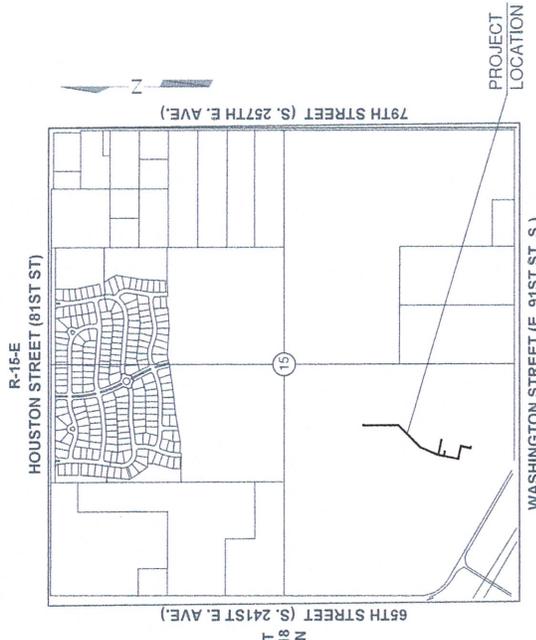
CHARLE BRIGHT P.E.
DIRECTOR OF ENGINEERING & CONSTRUCTION

DATE

TIMOTHY S. ROBBINS P.E., CFM
DIRECTOR OF UTILITIES

DATE

EMILY ROWLAND, P.E.
ENGINEER OF RECORD



PROJECT LOCATION SECTION 15, T-18-N, R-15-E, WAGONER COUNTY

ENGINEERING & CONSTRUCTION DEPARTMENT
485 NORTH POPLAR AVENUE
BROKEN ARROW, OK. 74012

CITY OF BROKEN ARROW STANDARD CONSTRUCTION SPECIFICATIONS, AUGUST 19, 2019, SHALL GOVERN ALL CONSTRUCTION AS SUPPLEMENTED BY OKLAHOMA STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION, APPROVED BY THE DEPARTMENT OF TRANSPORTATION 2009.

SCHEDULE A PAY QUANTITIES

LINE 1:	ITEM NO.	ITEM DESCRIPTION	PAY NOTES	UNIT	QUANTITY
	BA316	CUT AND REPLACE ASPHALT ROADWAY		SY	15
	BA410(02)	8"X8" TAPPING SLEEVE	1,2	EA	1
	BA410(A)	8" 11.25' BEND, MJ	1,2	EA	5
	BA410(B)	8" 22.5' BEND, MJ	1,2	EA	1
	BA410(C)	8" 45' BEND, MJ	1,2	EA	1
	BA410(D)	8" 90' BEND, MJ	1,2	EA	1
	BA420(A)	8" GATE VALVE	1,2	EA	5
	BA401	8" PVC WL	1,4,8	SY	1193
	330(A)	SOLID SLAB SOODING	3,6,7	SY	530
	10	SPECIAL 16" STEEL CASING	1,2,5,7	LF	1193
LINE 1-A:					
ITEM NO.	ITEM DESCRIPTION	PAY NOTES	UNIT	QUANTITY	
100	BA410(A)	8" 90' BEND, MJ	1,2	EA	2
101	BA420(A)	8" GATE VALVE	1,2	EA	1
102	BA410(E)	8" PLUG	1,2	EA	1
103	BA401	8" PVC WL	1,4,8	LF	264
LINE 2:					
ITEM NO.	ITEM DESCRIPTION	PAY NOTES	UNIT	QUANTITY	
200	BA420(A)	8" GATE VALVE	1,2	EA	1
201	BA410(E)	8" PLUG	1,2	EA	1
202	BA401	8" PVC WL	X	LF	170
203	BA410	8"X8" TEE	1,2	EA	1
204	330(A)	SOLID SLAB SOODING	3,6,7	SY	76
LINE 3:					
ITEM NO.	ITEM DESCRIPTION	PAY NOTES	UNIT	QUANTITY	
300	BA420(A)	8" GATE VALVE	1,2	EA	1
301	BA410(E)	8" PLUG	1,2	EA	1
302	BA401	8" PVC WL	1,4,8	LF	90
303	BA410	8"X8" TEE	1,2	EA	1
304	330(A)	SOLID SLAB SOODING	3,6,7	SY	23

TO BE CONSTRUCTED IN A FUTURE PHASE

PAY NOTES:

- UNIT PRICE BID SHALL INCLUDE TRENCHING, EXCAVATION, BEDDING, BACKFILLING, DEWATERING, RETAINED ALL INCIDENTALS, RETAINED JOINTS SHALL BE INSTALLED AS DIRECTED BY MANUFACTURER'S RECOMMENDATIONS
- UNIT PRICE BID SHALL INCLUDE POLY-WRAPPING DUCTILE IRON PIPE AND FITTINGS
- WATER WILL BE PROVIDED VIA THE NEAREST CITY OF BROKEN ARROW HYDRANT AT NO COST TO THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE TO OBTAIN A CONSTRUCTION METER FROM THE CITY. WITHIN 2 WORKING DAYS AFTER THE CONTRACT ADMINISTATOR USES OF RETAINER. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN A CONSTRUCTION METER FROM THE CITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO WATER OR HYDROSTAT METER CAUSED BY THE CONTRACTOR'S NEGLIGENCE OR MISFEASANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRANSPORT AND DISTRIBUTION OF WATER AS NEEDED. IF WATER OR OTHER AMENITIES AFFECTED BY PROJECT CONSTRUCTION WILL BE REPAIRED OR REPLACED TO PRE-PROJECT CONDITIONS.
- DISTRIBUTED AREAS WILL BE GRADED AND VEGETATED TO PRE-PROJECT CONDITIONS OR BETTER. ANY FEELING, OR OTHER YARD AMENITIES AFFECTED BY PROJECT CONSTRUCTION WILL BE REPAIRED OR REPLACED TO PRE-PROJECT CONDITIONS.
- CONTRACTOR SHALL BE RESPONSIBLE TO ERECT ADEQUATE SECURITY FENCING AND SAFETY MEASURES TO SECURE THE PROJECT. OTHER ITEMS TO BE INCLUDED IN THE BID SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- SOLID SLAB SOODING SHALL BE U3, REINFORCED
- UNIT PRICE BID SHALL INCLUDE BEDDING, BACKFILLING, DEWATERING, RETAINED ALL INCIDENTALS, RETAINED JOINTS SHALL BE INSTALLED AS DIRECTED BY MANUFACTURER'S RECOMMENDATIONS
- CONTRACTOR TO REMOVE ALL STONES FOUND IN THE TRENCH TO A DEPTH OF 6" BELOW THE BOTTOM OF THE PIPE

GENERAL NOTES:

THE CITY OF BROKEN ARROW STANDARDS CONSTRUCTION SPECIFICATIONS, LATEST EDITION, ARE HEREBY ADOPTED AS PART OF THESE CONSTRUCTION DOCUMENTS. SAID SPECIFICATIONS WILL BE REFERRED TO AS THE "STANDARD SPECIFICATIONS".

THE STANDARD SPECIFICATIONS OF THE CONSTRUCTION OF TRENCHING SHALL BE MODIFIED BY THE FOLLOWING: THE STANDARD SPECIFICATIONS SHALL BE MODIFIED TO REFLECT THE CONSTRUCTION OF TRENCHING AS DESCRIBED IN THESE DOCUMENTS. THE STANDARD SPECIFICATIONS SHALL BE MODIFIED TO REFLECT THE CONSTRUCTION OF TRENCHING AS DESCRIBED IN THESE DOCUMENTS. THE STANDARD SPECIFICATIONS SHALL BE MODIFIED TO REFLECT THE CONSTRUCTION OF TRENCHING AS DESCRIBED IN THESE DOCUMENTS.

VEGETATION COVER SHALL BE ESTABLISHED ON ALL DISTURBED AREAS AS SOON AS THE WORK IS COMPLETED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL.

ACCESS MUST BE MAINTAINED TO ALL COMMERCIAL AND RESIDENTIAL PROPERTIES DURING THE PROJECT.

CONTRACTOR SHALL SUPPLY A PRECONSTRUCTION MEED OF THE ENTIRE AREA.

THE CONTRACTOR SHALL CALL ONE AT 1-800-522-6843 PRIOR TO ANY EXCAVATION TO DETERMINE LOCATION OF EXISTING UTILITIES AND TO OBTAIN A LIST OF ALL UNDERGROUND UTILITIES REGISTERED IN THE AREA OF CONSTRUCTION LISTED WITH THE FOLLOWING INFORMATION: DATE OF RECORD, DEPTH OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

ALL PAVING, DRAINAGE AND EROSION CONTROL SHALL BE DESIGNED IN ACCORDANCE WITH THE CURRENT CITY OF BROKEN ARROW STANDARD CONSTRUCTION SPECIFICATIONS.

ALL FIELD MEASUREMENTS PREVAL ON INSTALLATION AND REMOVAL.

ALL EXISTING MANHOLES, VALVES, FIRE HYDRANTS AND METERS, WHICH ARE NOT BEING RELOCATED OR REPLACED, SHALL BE RESET TO ORIGINAL DEPTH AND LOCATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OCCURRING DURING THESE OPERATIONS.

THE CONTRACTOR SHALL CONSTRUCT PROJECT IN ACCORDANCE WITH ALL APPLICABLE OSHA REQUIREMENTS.

THE CONTRACTOR SHALL UNDERSTAND AND DETERMINE THE DEPTH OF EXISTING UTILITIES AND OTHER UTILITIES WHICH, IN HIS OPINION, COULD BE AFFECTED BY THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL VERIFY EXISTING UTILITIES TO CONSTRUCTION. NOTIFY ENGINEER OF DISCREPANCIES FROM DRAWINGS.

CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND TO ALL ADJACENT PROPERTIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND TO ALL ADJACENT PROPERTIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND TO ALL ADJACENT PROPERTIES.

CONTRACTOR SHALL MAINTAIN A CLEAR CONSTRUCTION SITE AT ALL TIMES. TRASH, SPENT PALETS, CONTAINER REMAINTS, BRINDINGS, ETC. SHALL BE PICKED UP WHEN NO LONGER NEEDED AND DEPOSITED IN TRASH CONTAINERS.

THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND TO ALL ADJACENT PROPERTIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND TO ALL ADJACENT PROPERTIES.

CONTRACTOR SHALL SUBMIT A PROFESSIONALLY ENGINEERED TRENCH EXCAVATION PLAN FOR ALL EXCAVATIONS IN EXCESS OF TWENTY (20) FEET OF DEPTH.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING PROPERTY, TREES, SURVEY INSTRUMENTS, UTILITY AND EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO RE-ESTABLISH ANY PROPERTY AREAS DAMAGED BY CONSTRUCTION OPERATIONS BY A LICENSED LAND SURVEYOR IN ACCORDANCE WITH STATE LAW. ALL COSTS FOR THIS WORK SHALL BE SUBSIDIARY TO THE PAY ITEM PROVIDED.

CONSTRUCTION STAKING SHALL BE PROVIDED BY THE CONTRACTOR. COST SHALL BE INCLUDED IN THE COST OF THE BID ITEMS PROVIDED.

CONTRACTOR SHALL SUBMIT A TYPICAL CONSTRUCTION PLAN TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK. THE PLAN SHALL SHOW THE LOCATION OF ALL EXISTING UTILITIES AND OTHER UTILITIES WHICH, IN HIS OPINION, COULD BE AFFECTED BY THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND TO ALL ADJACENT PROPERTIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND TO ALL ADJACENT PROPERTIES.

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WATER LINE NOTES:

ALL WATER DISTRIBUTION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH THE CURRENT CITY OF BROKEN ARROW STANDARD CONSTRUCTION SPECIFICATIONS.

STANDARD CONSTRUCTION SPECIFICATIONS SHALL BE MODIFIED BY THE FOLLOWING: THE STANDARD SPECIFICATIONS SHALL BE MODIFIED TO REFLECT THE CONSTRUCTION OF TRENCHING AS DESCRIBED IN THESE DOCUMENTS. THE STANDARD SPECIFICATIONS SHALL BE MODIFIED TO REFLECT THE CONSTRUCTION OF TRENCHING AS DESCRIBED IN THESE DOCUMENTS.

VEGETATION COVER SHALL BE ESTABLISHED ON ALL DISTURBED AREAS AS SOON AS THE WORK IS COMPLETED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL.

ACCESS MUST BE MAINTAINED TO ALL COMMERCIAL AND RESIDENTIAL PROPERTIES DURING THE PROJECT.

CONTRACTOR SHALL SUPPLY A PRECONSTRUCTION MEED OF THE ENTIRE AREA.

THE CONTRACTOR SHALL CALL ONE AT 1-800-522-6843 PRIOR TO ANY EXCAVATION TO DETERMINE LOCATION OF EXISTING UTILITIES AND TO OBTAIN A LIST OF ALL UNDERGROUND UTILITIES REGISTERED IN THE AREA OF CONSTRUCTION LISTED WITH THE FOLLOWING INFORMATION: DATE OF RECORD, DEPTH OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

ALL PAVING, DRAINAGE AND EROSION CONTROL SHALL BE DESIGNED IN ACCORDANCE WITH THE CURRENT CITY OF BROKEN ARROW STANDARD CONSTRUCTION SPECIFICATIONS.

ALL FIELD MEASUREMENTS PREVAL ON INSTALLATION AND REMOVAL.

ALL EXISTING MANHOLES, VALVES, FIRE HYDRANTS AND METERS, WHICH ARE NOT BEING RELOCATED OR REPLACED, SHALL BE RESET TO ORIGINAL DEPTH AND LOCATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OCCURRING DURING THESE OPERATIONS.

THE CONTRACTOR SHALL CONSTRUCT PROJECT IN ACCORDANCE WITH ALL APPLICABLE OSHA REQUIREMENTS.

THE CONTRACTOR SHALL UNDERSTAND AND DETERMINE THE DEPTH OF EXISTING UTILITIES AND OTHER UTILITIES WHICH, IN HIS OPINION, COULD BE AFFECTED BY THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL VERIFY EXISTING UTILITIES TO CONSTRUCTION. NOTIFY ENGINEER OF DISCREPANCIES FROM DRAWINGS.

CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND TO ALL ADJACENT PROPERTIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND TO ALL ADJACENT PROPERTIES.

CONTRACTOR SHALL MAINTAIN A CLEAR CONSTRUCTION SITE AT ALL TIMES. TRASH, SPENT PALETS, CONTAINER REMAINTS, BRINDINGS, ETC. SHALL BE PICKED UP WHEN NO LONGER NEEDED AND DEPOSITED IN TRASH CONTAINERS.

THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND TO ALL ADJACENT PROPERTIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND TO ALL ADJACENT PROPERTIES.

CONTRACTOR SHALL SUBMIT A PROFESSIONALLY ENGINEERED TRENCH EXCAVATION PLAN FOR ALL EXCAVATIONS IN EXCESS OF TWENTY (20) FEET OF DEPTH.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING PROPERTY, TREES, SURVEY INSTRUMENTS, UTILITY AND EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO RE-ESTABLISH ANY PROPERTY AREAS DAMAGED BY CONSTRUCTION OPERATIONS BY A LICENSED LAND SURVEYOR IN ACCORDANCE WITH STATE LAW. ALL COSTS FOR THIS WORK SHALL BE SUBSIDIARY TO THE PAY ITEM PROVIDED.

CONSTRUCTION STAKING SHALL BE PROVIDED BY THE CONTRACTOR. COST SHALL BE INCLUDED IN THE COST OF THE BID ITEMS PROVIDED.

CONTRACTOR SHALL SUBMIT A TYPICAL CONSTRUCTION PLAN TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK. THE PLAN SHALL SHOW THE LOCATION OF ALL EXISTING UTILITIES AND OTHER UTILITIES WHICH, IN HIS OPINION, COULD BE AFFECTED BY THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND TO ALL ADJACENT PROPERTIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND TO ALL ADJACENT PROPERTIES.

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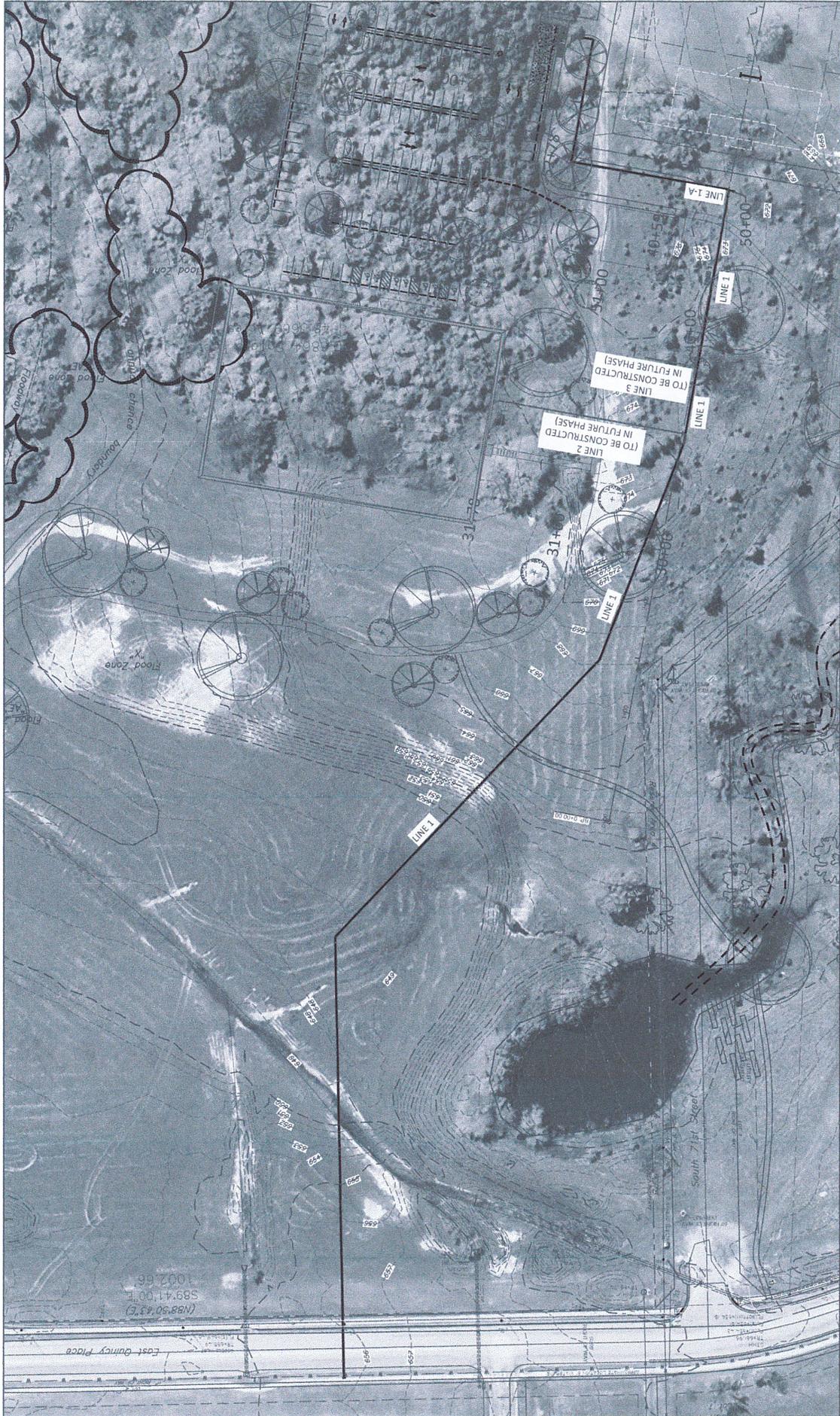
CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND TO ALL ADJACENT PROPERTIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND TO ALL ADJACENT PROPERTIES.



HIGHLAND PARK WATERLINE

NOTES & QUANTITIES

DATE	REVISIONS	DESIGN	DRAWN	DATE
		COBA	COBA	01/20/24
		REVIEWED	PROJECT NO.	190924
		APPROVED/SHEET	NO. OF SHEETS	2
		COBA	OF	8

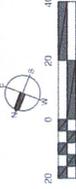


DESIGN	DRAWN	DATE
COBA	COBA	01/20/24
REVIEWED	PROJECT NO.	
COBA	19024	
APPROVED/SHEET	OF	
COBA	3	8

REVISIONS	DATE

OVERALL PLAN VIEW

HIGHLAND PARK WATERLINE

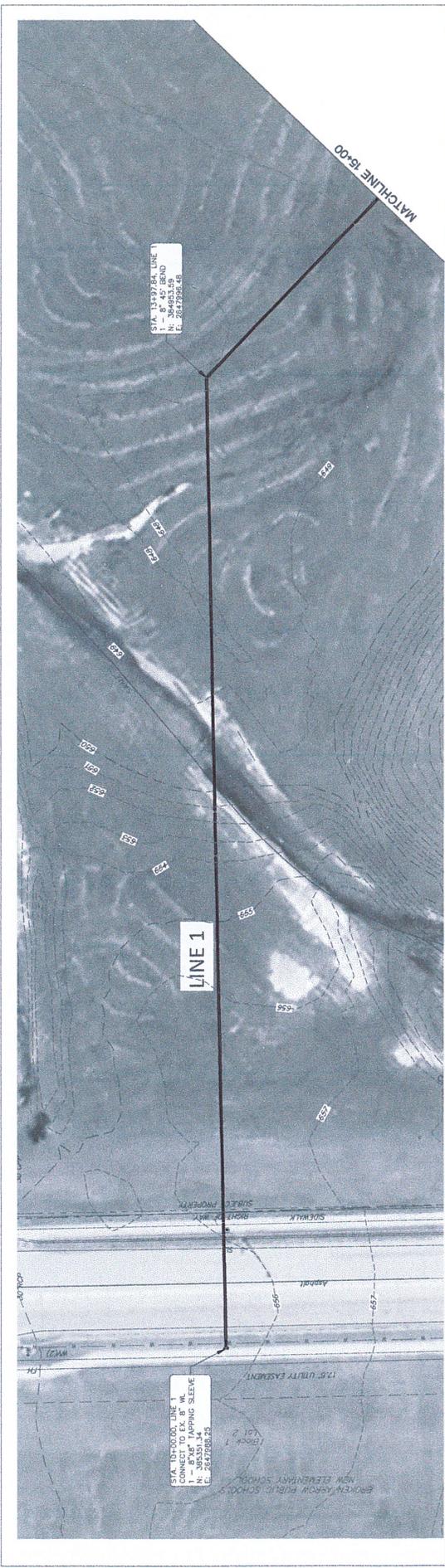




City of

BROKEN ARROW

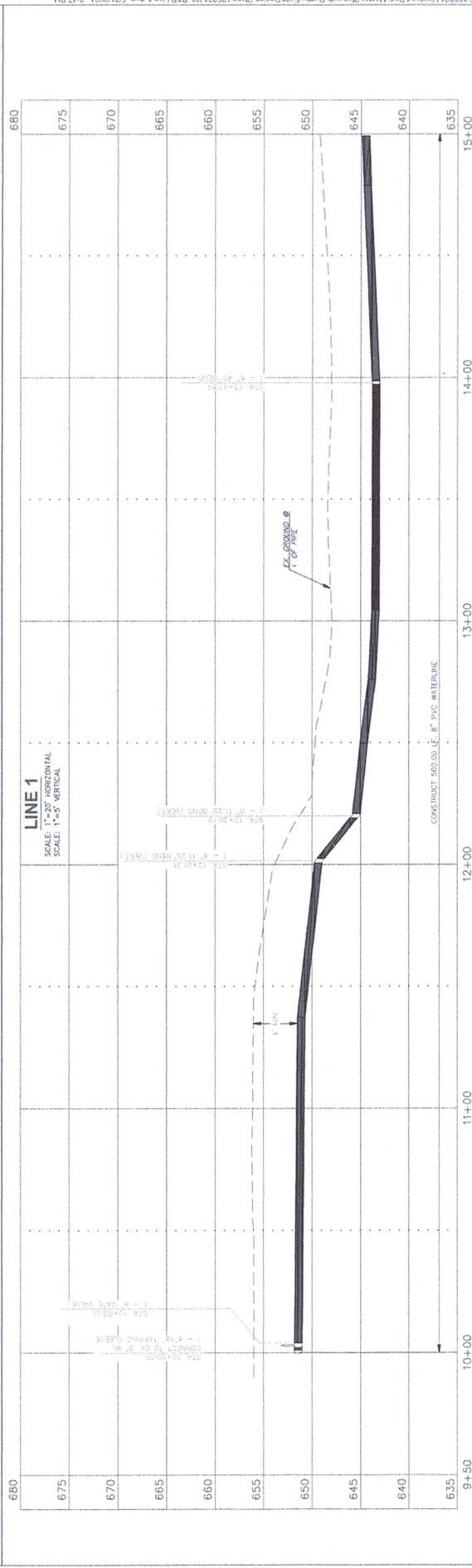
Where opportunity lives



STA. 13+37.84, LINE 1
 1 - 8" 45° BEND
 P. 385351.34
 E. 2647952.48

LINE 1

STA. 10+00.00, LINE 1
 1 - 8" 45° TAPPING SLEEVE
 P. 385351.34
 E. 2647952.48



LINE 1
 SCALE: 1"=20' HORIZONTAL
 SCALE: 1"=5' VERTICAL

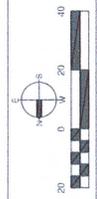
CONSTRUCT 500.00 LF. 8" PVC WATERLINE

DESIGN	DRAWN	DATE
COBA	COBA	01/20/24
REVIEWED	PROJECT NO.	190924
COBA	APPROVED SHEET	4
COBA	OF	8

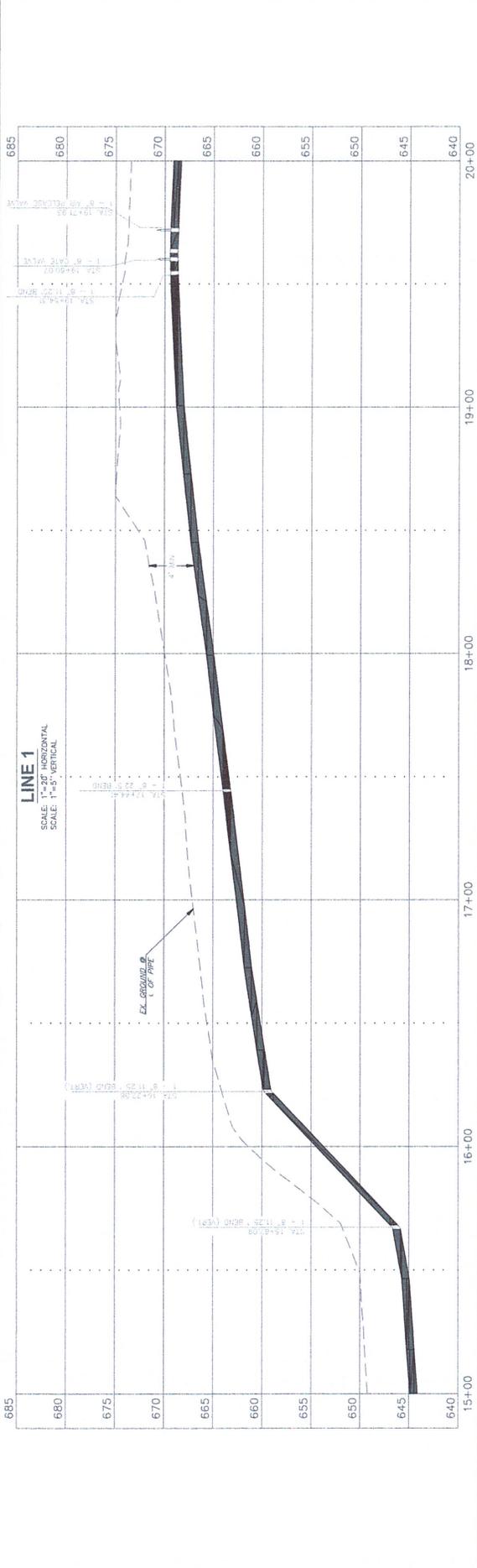
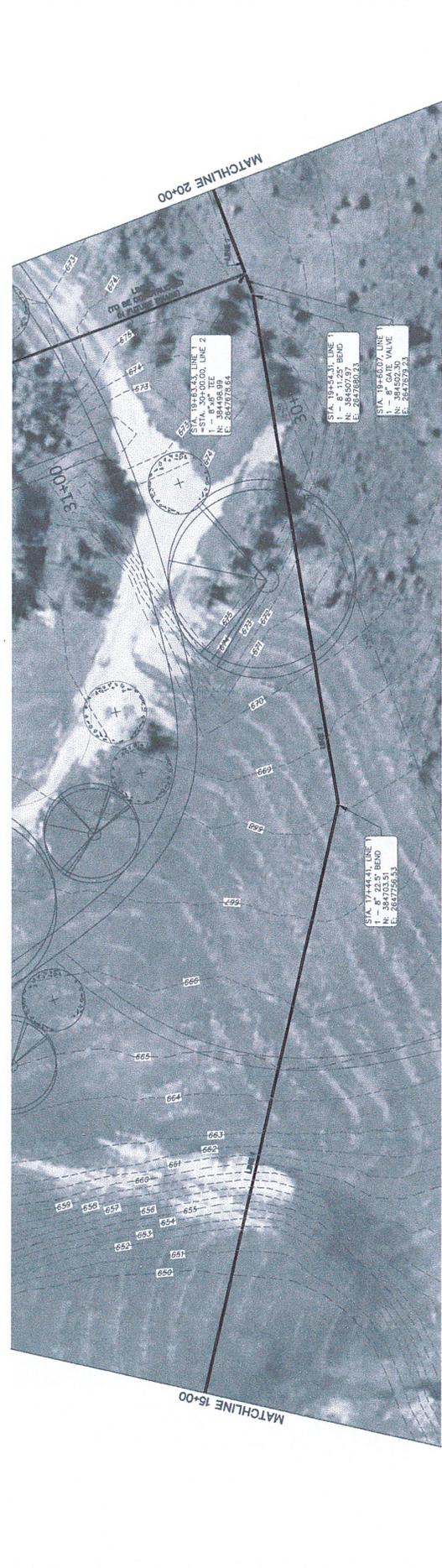
REVISIONS	DATE

WATERLINE 1 P&P (1 OF 3)

HIGHLAND PARK WATERLINE



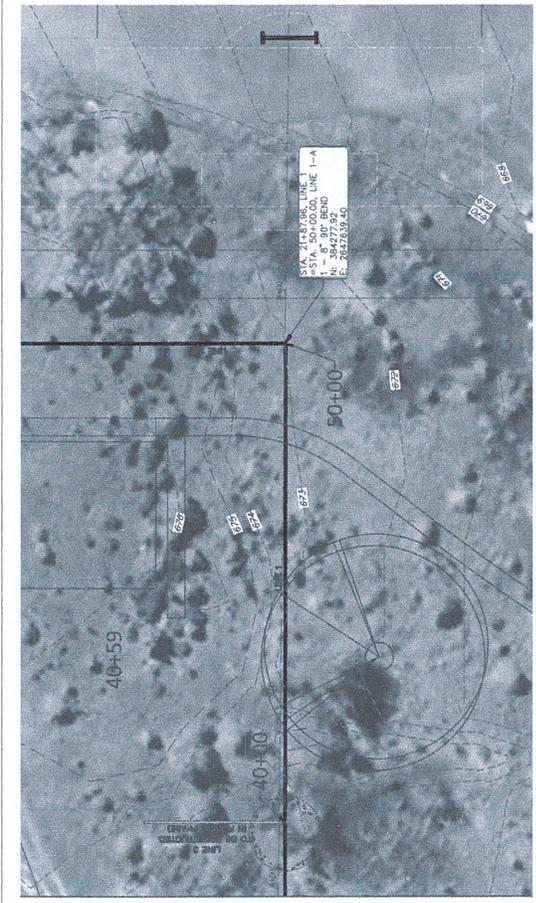
City of **BROKEN ARROW**
Where opportunity lives



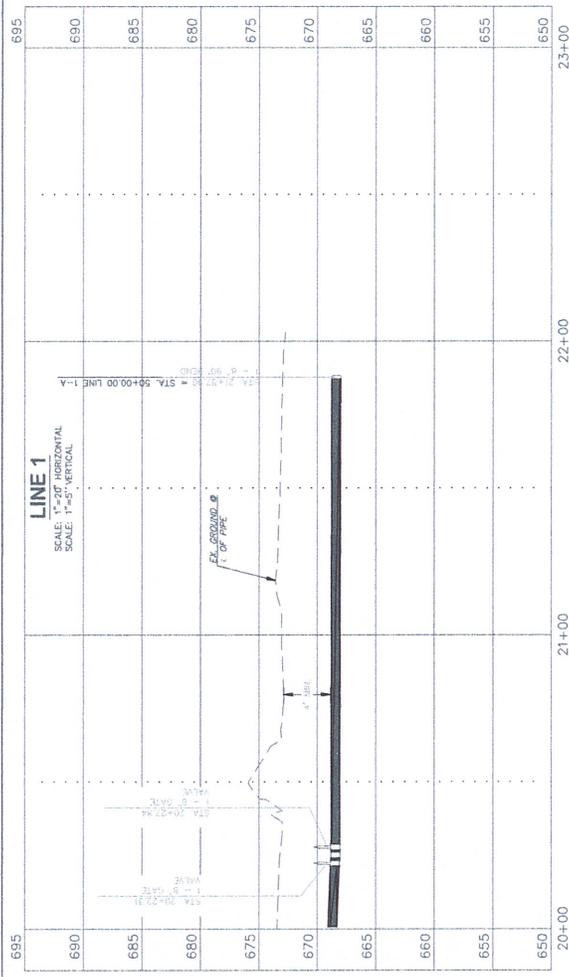
HIGHLAND PARK WATERLINE

WATERLINE 1 P&P (2 OF 3)

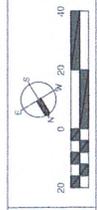
DESIGN	DATE	REVISIONS
CORA	01/20/24	
REVIEWED	PROJECT NO.	
CORA	190924	
APPROVED/SHEET		5
CORA	OF	8



MATCHLINE 20+00



LINE 1
SCALE: 1"=20' HORIZONTAL
SCALE: 1"=5' VERTICAL

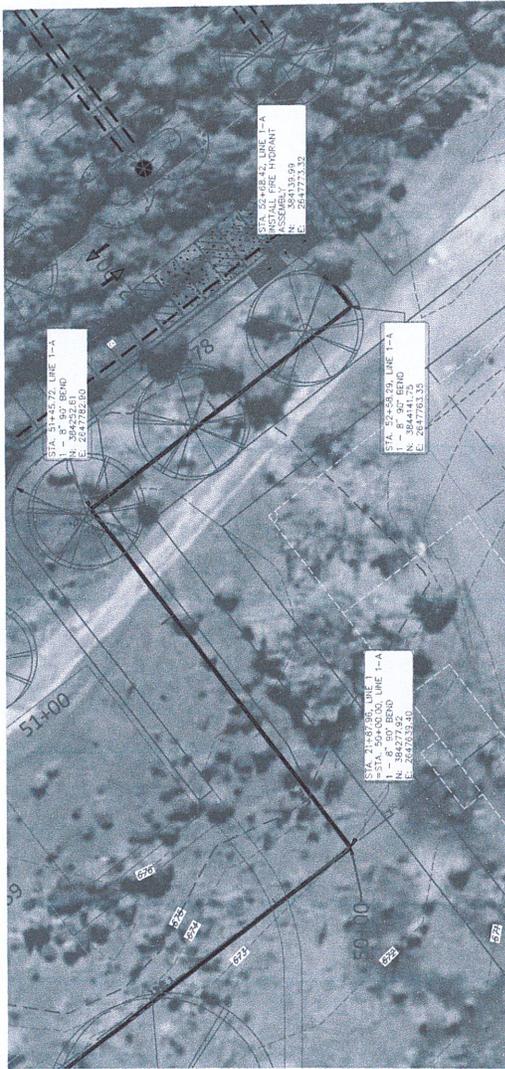



CITY OF BROKEN ARROW
 Where opportunity lives

HIGHLAND PARK WATERLINE

WATERLINE 1 P&P (3 OF 3)

REVISIONS	DATE	DESIGN	DRAWN	DATE
		COBA	COBA	01/20/24
		REVIEWED	PROJECT NO.	190924
		COBA	APPROVED SHEET	5
		COBA	OF	8

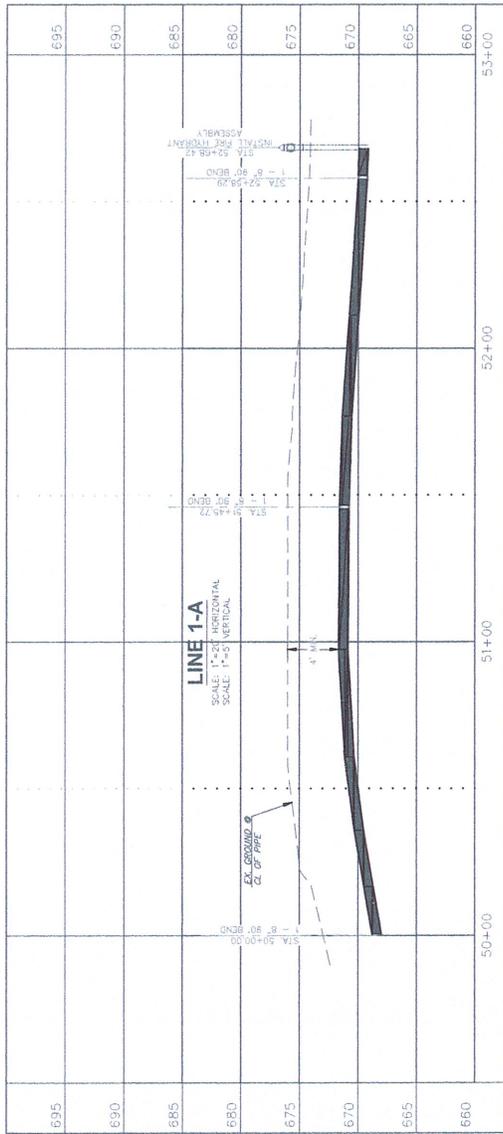


STA. 51+45.72, LINE 1-A
 1 - 8' 50" BEND
 N. 254232.81
 E. 2547782.60

STA. 52+88.42, LINE 1-A
 1 - 8' 50" BEND
 N. 354135.99
 E. 2547773.32

STA. 50+00.00, LINE 1-A
 1 - 8' 50" BEND
 N. 354135.99
 E. 2547773.32

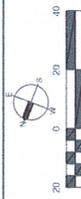
STA. 57+58.29, LINE 1-A
 1 - 8' 50" BEND
 N. 384484.50
 E. 2547783.35



STA. 52+88.42
 1 - 8' 50" BEND
 N. 354135.99
 E. 2547773.32

STA. 51+45.72
 1 - 8' 50" BEND
 N. 254232.81
 E. 2547782.60

STA. 50+00.00
 1 - 8' 50" BEND
 N. 354135.99
 E. 2547773.32



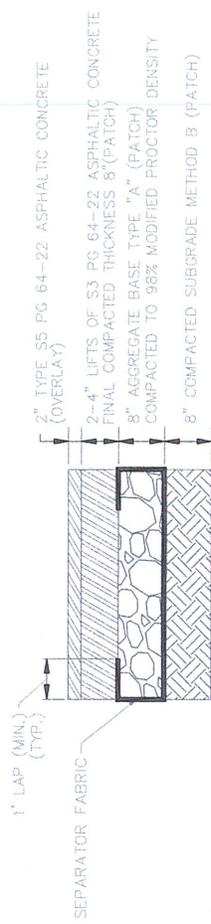
CITY OF BROKEN ARROW
Where opportunity lives

HIGHLAND PARK WATERLINE

WATERLINE 1-A P&P (1 OF 1)

DATE	REVISIONS

DESIGN	DRAWN	DATE
COBA	COBA	01/20/24
REVIEWED	PROJECT NO.	190924
APPROVED	SHEET	7
COBA	OF	8



**ASPHALT STREET PATCH
(ARTERIAL)**

SCALE: NOT TO SCALE

	<p>HIGHLAND PARK WATERLINE</p>	<p>DETAILS</p>	REVISIONS NO. DATE DESCRIPTION
			DESKIN DRAFTED DATE COBA CAL 01/2024
PROJECT NO. 19024			REVIEWED PROJECT NO. COBA 19024
SHEET 8			APPROVED SHEET COBA 8
DATE			DATE COBA 01/2024