



August 9, 2010

Wally O. Wozencraft, AIA, PE  
Wozencraft and Associates, PLLC  
1619 South Boston  
Tulsa, OK 74119

Re: ST10-109 -- Request for sidewalk waiver  
Jack Graves Center at Camp Russell

Dear Wally:

Your request for a sidewalk waiver on the Jack Graves Center at Camp Russell was reviewed and approved by the Broken Arrow City Council in their meeting of August 3, 2010. The City Council directed that a minimum five-foot wide sidewalk be constructed from the east property line adjoining NSU, to the east side of the entry drive from New Orleans Street, which is approximately 1,000 feet. The construction of this sidewalk can be deferred to a future construction phase, but shall be completed no later than December 2012.

The action taken by the City Council will be recorded in the minutes of the meeting held by the City Council on August 3, 2010. If you have any questions, please contact me.

Sincerely,

Farhad K. Daroga  
City Planner

cc: Boy Scouts of America, Inc.

FKD/js

improved their driveways to accommodate two to five cars. She also said that many residents have expressed a desire to put in a new driveway or a new mobile home, but are hesitant to make an investment in their property due to the situation in which the City has put Camino Villa. Regarding the tax and title problems, Ms. Weber said they couldn't do anything about that, and wondered why that issue wasn't researched more before the City annexed Camino Villa. Ms. Weber said she was most concerned, however, about the Council's statement that they would like to continue efforts to resolve various code issues. She informed the Council that Camino Villa has volunteers that have worked tirelessly in this area. She noted that violations have decreased, adding that she questions the number of violations reported for 2009 because Camino Villa specifically reported at least 100 of those violations to the City in December 2009 in order to get their help. Ms. Weber also described the Staff's listing of the number of properties in violation as ambiguous. She told the Council that they would be receiving a copy of a DVD she delivered to Ms. Wilkening's office of the 300 lots in the Park, showing improvements. Ms. Weber said although they were asked to provide a wish list to City staff for help in improvements of the Park, the City either denied these requests or said they were not feasible. She said the only thing the City helped them with was the code situation, which they really appreciated, although it now appears to be held against them. Ms. Weber urged the Council to remove the blight and work with them as the Broken Arrow Development Authority directed, adding that the blight can be reinstated at a later time if the Council feels they have not been successful.

Ronald Cates, attorney for Camino Villa, addressed the Council next. He said that Resolution 500 resulted in Camino Villa being stigmatized. He described the Camino Villa residents as united, active, and committed, citing the 172 in-home interviews by Pinnacle as an example. Mr. Cates submitted to the City that there are no adverse consequences in removing the blight. He added that the code violations are being addressed, and the "arrested economic development" is nebulous, unimportant, and pervasive among many neighborhoods in Broken Arrow. Mr. Cates said they embrace a City ordinance for mobile home parks and will work with the City to that end. He urged the Council to remove the blight, stating that it's the right thing to do and now is the right time to do it.

Councilor McCaleb addressed Mr. Cates, stating that although he has noticed a vast improvement in Camino Villa over the last 30 months, there are still some areas that need help. He asked Mr. Cates if the proposed solution of a mobile home ordinance was agreeable, and Mr. Cates answered that they welcome such an ordinance and are willing to participate in any way helpful to the City. City attorney Ms. Wilkening stated that Camino Villa has been provided with a copy of the proposed ordinance, and said the Legal Department considered other city's mobile home ordinances and consulted with Ms. Weber and the Camino Villa Homeowner's Association in drafting that proposal. She said the Legal Department is now waiting for input from Camino Villa before bringing the ordinance before the Council. Councilor McCaleb stated that he looks forward to working with Camino Villa to continue the progress that has been made, stating that a mobile home ordinance will not only improve the appearance of the Park but will also boost property values. Ms. Wilkening informed the Council that Mr. Cates had submitted a Power Point presentation that was waived, but the information would be available in the Council packet.

City Manager Dave Wooden then addressed the Council, stating that the staff has reviewed the position presented by Camino Villa residents and sees no adverse impacts to removing the blight. He added that if the Council chooses to do so, the City does need a continued emphasis on the completion of a mobile home ordinance as well as a commitment from The Camino Villa Homeowners' Association to work with Code Enforcement on those issues that still need to be addressed.

Councilor McCaleb asked Dave Wooden if the code violations were committed by a small number of owners, as suggested by the property owners who addressed the Council. Mr. Wooden answered that he didn't know the precise number, but believes it to be small. He added verifying lot ownership through Wagoner County is a lengthy process. Ms. Wilkening added that, at the request of the Homeowners' Association, the City Attorney's office prosecuted the greatest violators in Municipal Court and received some favorable outcomes. She described this action as a proactive response on the City's part in response to a request from Mr. Cates.

Mayor Lester commented that he and Councilor Carter viewed the neighborhood last night and noted a significant change from many months ago. He also commended the City and the Homeowners' Association for working together for the common good.

Councilor Carter agreed with Mayor Lester and said it has been a moving experience for him to work with the Homeowners' Association over the past several years, to see so many people pitching in to improve their own community. Noting that there is still some room for improvement, he said the Park is on its way.

<b>Motion:</b>	<b>Move to remove the blight designation on Camino Villa with the stipulation that the Camino Villa Homeowners' Association and the City staff continue to work toward the cleanup of those areas within the community, development of ordinances pertaining to mobile home parks, and to enforce code enforcement where necessary</b>
<b>Motion by:</b>	Richard Carter
<b>Second by:</b>	Jill Norman
<b>Ayes:</b>	Jill Norman, Wade McCaleb, Richard Carter, Mike Lester
<b>Nays:</b>	None

Mayor Lester called for a short recess to allow those who wanted to leave to do so.

- B. **Consideration of and possible action on a request to waive sidewalk along New Orleans Street (101st Street), approximately one-half mile east of 23rd Street (County Line Road/193rd E. Avenue), Camp Russell**

**Item Minutes:** City Manager Dave Wooden stated the factual information as contained in the Fact Sheet provided in the agenda packet. He said the Boy Scouts plan to begin construction soon on a trail in front of their property, and have been working with the City and the Parks Directors to integrate their trail with the City's trail system. Mr. Wooden stated the City's recommendation that instead of the waiver, the Boy Scouts construct a five-foot sidewalk from their east property line to their first driveway, a distance of about 1000 feet, allowing the City to connect this new trail with the Northeastern State University's trail system. He also stated that the sidewalk construction can be deferred until December of 2012.

Mayor Lester asked if the code requirement was for a five-foot or four-foot sidewalk. Mr. Wooden confirmed that it was five-foot. Councilor Carter asked what the approximate per-foot cost of a sidewalk that size would be. Mr. Wooden answered that the cost was about 27 dollars a yard. Councilor Norman asked about the reason the Boy Scouts requested a waiver, and Mr. Wooden answered that since Northeastern State University originally didn't have a sidewalk, the Boy Scouts felt their sidewalk wouldn't tie into anything. But now that Northeastern State University will be building a sidewalk, the City wanted the sidewalks to be connected.

Mayor Lester reminded the Council of how Liberty Church at 75<sup>th</sup> and Garnett originally built a sidewalk that didn't connect to any other sidewalk, but now it does connect to other sidewalks. Mr. Wooden noted that a representative of the Boy Scouts did not appear to be present, and further noted that the Boy Scouts were informed of what the City was going to recommend.

Mayor Lester asked City Attorney Beth Anne Wilkening if a motion to deny the Boy Scouts' request for a waiver was necessary, and she answered that it was not.

<b>Motion:</b>	<b>Move to accept staff recommendation that a minimum five-foot wide sidewalk be constructed from the east property line adjoining Northeastern State University to the east side of the entry drive from New Orleans Street, which is approximately 1,000 feet. The construction of this sidewalk can be deferred to a future construction phase, but shall be completed no later than December 2012</b>
<b>Motion by:</b>	Wade McCaleb
<b>Second by:</b>	Richard Carter
<b>Ayes:</b>	Jill Norman, Wade McCaleb, Richard Carter, Mike Lester
<b>Nays:</b>	None

C. Consideration and possible approval of the Fiscal Year 2010-11 labor agreement between the Communication Workers of America District 6 and the City of Broken Arrow

**Item Minutes:** Mr. Wooden noted that Human Resources Director Russell Gale, who negotiated with the Communication Workers of America District 6 Bargaining Team, was unable to be in attendance. He then stated the factual information as contained in the Fact Sheet provided in the agenda packet. Mr. Wooden also recognized the Communication Workers of America District 6 for being very conscientious and responsible in their approach to negotiations this year, taking into account the financial position of the City and the economy while still negotiating a contract that protected their members.

Mayor Lester reiterated Mr. Wooden's appreciation for the Communication Workers of America District 6, expressing gratitude for their efforts to work with the City during these difficult times.

Councilor Carter expressed his appreciation to the Communication Workers of America District 6 as well, thanking them for understanding the City's situation and being fair-minded.

<b>Motion:</b>	<b>Move to approve and authorize execution of the Fiscal Year 2010-11 labor agreement between the Communication Workers of America District 6 and the City of Broken Arrow</b>
<b>Motion by:</b>	Richard Carter
<b>Second by:</b>	Wade McCaleb
<b>Ayes:</b>	Jill Norman, Wade McCaleb, Richard Carter, Mike Lester
<b>Nays:</b>	None

D. Consideration, possible approval of and authorization to execute Community Development Block Grant (CDBG) Fiscal Year 2010 Social Services allocation recommendation

**Item Minutes:** City Manager Dave Wooden stated the factual information as contained in the Fact Sheet provided in the agenda packet, adding that this amount provides the receiving groups with the maximum that City can provide at this time.

<b>Motion:</b>	<b>Move to approve the Community Development Block Grant (CDBG) Fiscal Year 2010 Social Services allocation recommendation</b>
<b>Motion by:</b>	Jill Norman
<b>Second by:</b>	Richard Carter
<b>Ayes:</b>	Jill Norman, Wade McCaleb, Richard Carter, Mike Lester
<b>Nays:</b>	None

E. Consideration and possible approval of a Resolution 658, a Resolution authorizing the City Attorney to confess judgment without admitting liability in the District Court of Tulsa County, Okon C. Udoumoh v. City of Broken Arrow, Case Number CJ-2010-04294 and directing the City Attorney to prepare and file the necessary documents to effectuate settlement including a Journal Entry incorporating this Resolution for the Court's approval pursuant to 51 O.S. § 158

**Item Minutes:** City Attorney Beth Anne Wilkening stated the factual information as contained in the Fact Sheet provided in the agenda packet.

<b>Motion:</b>	<b>Move to approve and authorize execution of Resolution Number 658</b>
<b>Motion by:</b>	Richard Carter
<b>Second by:</b>	Jill Norman
<b>Ayes:</b>	Jill Norman, Wade McCaleb, Richard Carter, Mike Lester
<b>Nays:</b>	None



INDIAN NATIONS COUNCIL  
BOY SCOUTS OF AMERICA\*

October 31, 2012

Farhad Daroga, City Planner  
City of Broken Arrow  
P.O. Box 610  
Broken Arrow, OK 74013

Re ST10-109- Request for sidewalk waiver  
Jack Graves Center at Camp Russell

Dear Mr. Daroga,

Recent discussions with the Broken Arrow Planning Department have indicated that a modification to an earlier requirement for a sidewalk at the Jack Graves Center, 2800 E. New Orleans, Broken Arrow as stated in your letter dated August 9, 2010 is desired.

The Indian Nation Council of Boy Scouts of America agrees to build a sidewalk from the east property line adjacent to the Northeastern State University to the main entrance gate of the Jack Graves Center, a distance of approximately 981'-0". The construction of the sidewalk will be deferred to a future construction phase, but shall be completed no later than December of 2017. The Indian Nations Council further agrees to construct the sidewalk anytime during the 5 year period if the City of Broken Arrow desires and gives the Indian Nations Council, Boy Scouts proper advanced notice.

It is also understood that additional consideration will be given, at that time, to extending the sidewalk approximately 2200' from the main entrance to the Jack Graves Center to the Indian Nations Council's southwestern property corner at or near the intersection of New Orleans Street and County Line Road depending on construction activity within the Camp Russell and Camp Robson areas at that time.

We would appreciate your agreement with the above stated modifications to our previous agreement.

*Farhad K Daroga*, Nov. 5, 2012  
Farhad Daroga, City Planner  
City of Broken Arrow

*Bill Haines*  
Bill Haines, Chief Scout Executive  
Indian Nations Council Boy Scouts of  
America

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