



City of Broken Arrow
Special Minutes
Drainage Advisory Committee

City Hall
220 S 1st Street
Broken Arrow OK
74012

Chair Lori Hendricks
Vice Chair Denise Mason
Member Amber Hamilton
Member Johnnie Parks
Member Donna Wallace
Member Donna Wiedower
Member David Pickel

Monday, November 3, 2025

Time 6:00 p.m.

Council Chambers

1. Call to Order

Chair Lori Hendricks called the meeting to order at 6:00 p.m.

2. Roll Call

Present: 6 - David Pickel, Donna Wallace, Johnnie Parks, Amber Hamilton, Denise Mason, Lori Hendricks
Absent: 1- Donna Wiedower

3. Consideration of Consent Agenda

A. 25-1558 Approval of Drainage Advisory Committee meeting minutes of July 28th, 2025

MOTION: A motion was made by Donna Wallace, seconded by Amber Hamilton

Move to Approve Consent Agenda

The motion carried by the following vote:

Aye: 6 - David Pickel, Donna Wallace, Johnnie Parks, Amber Hamilton, Denise Mason, Lori Hendricks

4. Consideration of Items Removed from Consent Agenda - NONE

5. Presentations

A. 25-1559 Presentation summarizing the projects and funds spent to date of Proposition 6 of the 2018 GO Bond

Pat Wilson, Stormwater Division Manager, presented Item 25-1559, and began by explaining that the presentation covered funding allocations from the 2018 GO Bond as recommended by the Drainage Advisory Committee (DAC) and approved by City Council. He clarified that projects under Adams Creek, Haikey Creek, and Elm Creek now show zero remaining balances—not because all funds have been spent, but because they've been fully allocated to specific projects. He noted he's currently closing out several of those projects and coordinating with the Finance Department to reconcile totals. An internal audit is underway to ensure Engineering's and Finance's ledgers align. Mr. Wilson emphasized that every funding item presented that night would fall within the approved bond allocation totals, confirming available funding capacity. He also distributed printed project ledgers—comprehensive four-year records in fine print—and said he would summarize only the key highlights at a "satellite level" for the committee's review.

Mr. Wilson reported that the Drainage Advisory Committee has reviewed 70 items in total: 59 recommended to the City Council, nine not recommended, and two tabled. Of those, 34 projects have been fully closed, and he is working with Finance to finalize those closeouts, which could return unspent balances—such as leftover funds from projects that came in under budget—back into their respective drainage basins, such as Haikey or Adams Creek. Thirteen additional projects are in the closeout process and expected to appear on the next meeting's agenda once Finance verifies the figures.

He added that one project is currently in permitting, four are under construction, and nine are in design, totaling the active portion of the program. Remaining unallocated bond funds include \$567,169.50 for the Broken Arrow Creek basin and \$105,384.12 in unnamed funds, which may be applied to any basin as needed.

Mr. Wilson said those figures do not yet include the new projects under discussion since they have not been formally recommended to Council. He expects to include them in the next

update. Finally, he noted that staff and city management plan to recommend continuing the stormwater funding component—Proposition 6—in the upcoming 2026 General Obligation Bond, as discussed during recent public meetings.

Mr. Wilson confirmed that the \$105,000 listed as "unnamed" funds can be used in any basin, including areas like Spunky Creek. Any unspent funds from specific projects will be returned to their original basin—for example, if leftover money came from the Haikey Creek allocation, it would be returned to the Haikey Creek fund.

Committee member Parks praised the flexibility and effectiveness of this funding structure, noting that Proposition 6 has allowed the city to address drainage issues on both public and private property—something previously restricted—and expressed support for including it again in the 2026 General Obligation Bond.

When asked, Assistant City Manager Kenny Schwab said the 2018 bond approved \$5.5 million for Proposition 6, and staff expect to propose a similar amount—around \$5 million—for the 2026 renewal. In total, the following bond proposal is projected to include about \$11 million for stormwater improvements across Propositions 5 and 6.

Mr. Wilson also explained that the city uses a separate Stormwater Capital Fund, which collects fees from developers who opt to pay rather than build detention facilities when regional infrastructure already exists. Those funds can only be used for drainage improvements on city-owned property, such as the recent rehabilitation of the Park on Florence detention pond.

It was clarified that while the project ledger currently shows \$5.8 million allocated—slightly more than the bond total—the city has not overspent. The discrepancy reflects allocations, budgets, and encumbrances that are still being reconciled through the audit and project closeout process, after which any unused amounts will be returned to the appropriate fund balance.

6. General Committee Business

A. 25-1560 Consideration, discussion, and possible action to recommend to Council to expend funds for drainage design improvements in the Tucson Village II Subdivision (Case No. 25-018)

Pat Wilson, Stormwater Division Manager, presented Item 25-1560, the Tucson Village II drainage issue located south of West Tucson Street (121st) and west of County Line Road (23rd Street). The subdivision was platted in 2021, with its southern edge extending into unincorporated Tulsa County. Although FEMA's current map still shows part of the area within the Broken Arrow Creek floodplain, the developer completed a Letter of Map Revision (LOMR) in February 2021, officially removing it from the floodplain.

Mr. Wilson explained that a 60-foot drainage easement was platted along the rear of the affected properties, and plans approved through the city's No Exceptions Taken (NET) process required a drainage swale in that area. However, the swale was never built. As a result, roughly 46 cubic feet per second of stormwater from an 11- to 15-acre drainage area now flows directly onto the lots, saturating the ground and causing erosion that pushes sediment across sidewalks and into the street.

Photos and videos showed persistent waterlogging, a visible spring from a high water table, and erosion along the side yard where runoff diverts toward the street rather than being captured by a designed channel. Mr. Wilson emphasized that the drainage should have been collected and conveyed west to Broken Arrow Creek.

Before bringing the proposal forward, staff held a public meeting on September 4, 2025, with all affected homeowners along South Winston. Roughly two-thirds attended, and all expressed support for the city's assistance in correcting the drainage problem.

The city's proposed solution is to design drainage improvements to reconstruct or install the missing swale, address erosion, and prevent sediment from reaching public areas. Mr. Wilson recommended that the Drainage Advisory Committee approve \$65,000 for project design and forward the recommendation to City Council, noting the clear public benefit of mitigating flooding and infrastructure impacts along this corridor.

During the discussion, questions arose about how the drainage swale in Tucson Village II was omitted despite being included in the approved plans. Mr. Wilson confirmed that the feature was shown on the 2021 development plans, but was never built by the contractor. He explained that while the city inspects and bonds for public improvements—such as streets, water, sanitary sewer, and storm sewer systems—this drainage swale was classified as a private improvement within a drainage easement. Because it was not a public facility, it did not fall under the city's bonding or inspection authority, and staff were uncertain why the developer's contractor failed to construct it.

It was stated that they intend to send a formal letter to the developer, asking why the drainage feature was not completed, and to explore a potential cost-sharing arrangement to address the issue. Staff also plan to revise internal practices to ensure that private drainage improvements are visually checked in future projects, since omissions like this can cause downstream flooding and erosion.

It was noted that fencing should not have been allowed across the 60-foot drainage easement except for chain link, and staff speculated the developer may have skipped construction of the swale to preserve usable backyard space for homebuyers. The city engineer suggested that, to correct the current problem, a storm pipe and inlet system could be installed to carry runoff westward to Broken Arrow Creek while maintaining the existing fences.

When asked about financial recovery, it was clarified that the \$65,000 being requested was only for design work. If the developer later agrees to participate in a cost-share for construction, those funds would be reimbursed to the drainage account.

In response to questions about enforcement, the city attorney and engineering staff explained that legal recourse is limited because the omitted swale was a private improvement not owned by the city. The city can only exert leverage indirectly—by tightening reviews and inspections on the developer's future projects.

Resident Leann Morris of 1909 East Winston Street said she filed the drainage claim with the city and that the flooding videos were taken even after she installed five drains and a pump to remove water from her yard. She said the builder added those about 14 months ago after years of requests, yet flooding still occurs. Roughly two years earlier, workers had removed dirt from her backyard, unintentionally creating a shallow basin that now holds water but likely kept it from entering her home during recent storms, where it came within inches of her brick and porch. She said her backyard is now severely damaged.

MOTION: A motion was made by Denise Mason, seconded by Donna Wallace
Move to Approve funds as presented for Case No. 25-018

The motion carried by the following vote:

Aye: 6 -

David Pickel, Donna Wallace, Johnnie Parks, Amber Hamilton, Denise Mason, Lori Hendricks

B. 25-1561 Consideration, discussion, and possible action to recommend to Council to expend funds for drainage design improvements to a drainage channel located in the 6100 Center commercial subdivision (Case No. 25-020)

Pat Wilson, Stormwater Division Manager, presented Item 25-1561 and explained that although the committee lacked a quorum at the prior meeting, nearly 20 residents attended, so staff still presented the information to ensure transparency. He then introduced the 6100 Center project, located south of Albany Street and west of Olive Avenue, near Floral Haven Cemetery. The area drains into Haikey Creek and would use funds from the remaining unnamed allocation. Developed in 1985, the commercial site contains a deteriorating Fabraform concrete-lined channel, built without a drainage easement and now privately owned by each lot owner. The channel conveys runoff toward a downstream creek and runs adjacent to both a sanitary sewer line and overhead utilities, leaving no city access for maintenance. Photos showed severe erosion and undercutting, threatening the sewer and poles. Staff recommended allocating \$5,000 for drainage design improvements to protect infrastructure and stabilize the channel, with construction costs and possible cost-sharing to be addressed later.

The committee discussed the 6100 Center drainage issue, confirming that the channel serves an industrial area, where each building's sewer laterals connect to a city central adjacent to the deteriorating Fabraform channel. Staff explained that the concrete lining, installed in 1985 before Broken Arrow had formal design standards, has cracked, heaved, and eroded, creating possible voids behind it and threatening nearby sewer and utility lines. The committee clarified that the project cost was \$50,000 for design, not \$5,000, and that while the drainage is private, it ultimately connects to Floral Haven Creek and Haikey Creek. They noted a drainage easement would be required to complete the work.

Property representative David Hall described the 20-acre commercial area, home to 60 property owners and about 80 businesses employing hundreds of people, emphasizing that the channel carries runoff from beyond their site and that owners have spent years maintaining it. He urged approval and collaboration on repairs. Staff confirmed the design would comply with current stormwater standards, ensure no increase in downstream flow, and likely include velocity-control features. They also said an engineering firm with experience in similar projects has been identified. Committee members praised the property owners' cooperation and agreed that the project aligns with the purpose of the 2018 Proposition 6 drainage program, and recommended its approval.

MOTION: A motion was made by Donna Wallace, seconded by Johnnie Parks

Move to Approve the funds for Case No. 25-020

The motion carried by the following vote:

Aye: 6 -

David Pickel, Donna Wallace, Johnnie Parks, Amber Hamilton, Denise Mason, Lori Hendricks

C. 25-1562 Consideration, discussion, and possible action to recommend to Council to expend funds for design of drainage improvements and protection of existing City Sewer trunk line at East Natchez Street and Lynn Lane (South 177th East Avenue) (Case No. 25-019)

Pat Wilson, Stormwater Division Manager, presented Item 25-1562, the East Natchez Street and Lynn Lane drainage project in south Broken Arrow, near Indian Springs Country Club. The site includes two focus areas: a drainage corridor along Natchez Street and the pond embankment, which contains a 60-inch sanitary sewer trunk line that carries most of the city's wastewater to the treatment plant. Heavy spring rainfall—about 2.5 inches in 45 minutes, roughly a 45-year storm—caused severe overland flooding, overtopping a berm built behind the applicant's house and sending runoff into Broken Arrow Creek.

Photos and videos from the event showed water from the golf course and surrounding areas using Natchez Street as an impromptu channel, with visible erosion and pooling. The pond outlet consists of three corrugated pipes through the berm, and the city's main sewer line runs immediately behind it, posing a risk if the berm fails. The area's original stormwater infrastructure, built in 1980–84 before Broken Arrow had floodplain standards or drainage design criteria, is outdated and undersized.

Mr. Wilson explained that the project would analyze and design solutions to capture and convey overland flow, reduce flooding in Natchez, and evaluate the berm's outlet structure to protect the sewer line and improve system capacity. Staff recommended that the Drainage Advisory Committee endorse allocating \$75,000 for the design of drainage improvements at Natchez and Lynn Lane to mitigate flooding and safeguard critical infrastructure.

When questioned whether the pond embankment and sewer line run along Broken Arrow Creek, and if any work was planned for the creek itself. It was confirmed that the 60-inch sewer line parallels the creek, but that no direct improvements are planned there. The City has already replaced the downstream segment from the Lynn Lane treatment plant north to 111th Street and is currently upgrading the next stretch toward 101st, a \$16 million project. Protecting the existing section near Natchez and Lynn Lane is critical, as it conveys nearly all sewage from that part of the city.

Mr. Wilson emphasized that the public benefit of the proposed design study is twofold: protecting the five-foot-diameter sewer line from potential failure and improving road passability on Natchez Street, where outdated stormwater systems cause repeated flooding. They noted that Indian Springs and nearby neighborhoods drain into this area. Still, the original 1970s design relied on the street itself as a storm channel—a common but now obsolete practice where the roadway carried overflow beyond the curb during storms exceeding the pipe's five-year capacity. Modern standards instead require underground systems designed for 100-year events, and this project would move conditions closer to that current standard.

**MOTION: A motion was made by Johnnie Parks, seconded by David Pickel
Move to Approve Case No. 25-019 for \$75,000 in Engineering fees**

The motion carried by the following vote:

Aye: 6 -

David Pickel, Donna Wallace, Johnnie Parks, Amber Hamilton, Denise Mason, Lori Hendricks

7. Adjournment

The meeting was adjourned at 7:06 p.m.

**MOTION: A motion was made by Johnnie Parks, seconded by David Pickel
Move to Adjourn**

The motion carried by the following vote:

Aye: 6 -

David Pickel, Donna Wallace, Johnnie Parks, Amber Hamilton, Denise Mason, Lori Hendricks

Chairperson

Secretary