



City of Broken Arrow
City Council Meeting
Minutes

City Hall
220 S. 1st Street
Broken Arrow Ok
74012

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

Tuesday, April 21, 2025

Council Chambers

1. Call to Order

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

2. Invocation

Pastor Chauncey Fourte led the Invocation.

3. Roll Call

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

4. Pledge of Allegiance to the Flag

The Pledge was led by Council Member Lisa Ford.

5. Consideration of Consent Agenda

- A. 26-8** Approval of the City Council Meeting Minutes of April 7, 2026
- B. 26-510** Acceptance of Planning Commission meeting minutes of March 12, 2026
- C. 26-511** Acceptance of Planning Commission meeting minutes of March 26, 2026
- D. 26-516** Approval of and authorization to execute Resolution No. 1738, a Resolution authorizing the City of Broken Arrow to apply for FY2026 Community Development Block Grant (CDBG) funds through the Tulsa Urban County Program for the College Street Improvements Project (12th Street to 15th Street)
- E. 26-527** Approval of and authorization to execute Resolution No. 1741, a Resolution of the City Council of the City of Broken Arrow accepting and approving the re codification of the Broken Arrow Code of Ordinances; acknowledging the compilation and publication in a printed, permanent form; notifying the public of the publication and re codification with copies provided to Tulsa and Wagoner County Law Libraries and are located on the City's website, as well as being available for purchase in the office of the City Clerk; and authorizing the City Clerk to take all such actions necessary to effectuate compliance with State Statute
- F. 26-546** Approval of and authorization to execute Budget Amendment Number 27 for Fiscal Year 2026
- G. 26-524** Acknowledgment 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 March 31, 2026
- H. 26-533** Approval of and authorization to execute a Professional Consultant Agreement Amendment 3 with Selser Scheafer Architects (aka: Narrate Design) for completion of Geotechnical Report (Project No. 2417170)
- I. 26-500** Notification of City Manager's and Assistant City Manager's execution of Professional Consultant Agreements and Amendments to an Agreement, as well as public Construction Contracts not subject to the Competitive Bid Act, with a Contract value of \$50,000 or less
- J. 26-521** Approval of and authorization to execute Change Order No. 1 with Builder's Unlimited, Inc for the Park Maintenance Building Events Park (2560140)
- K. 26-522** Approval of and authorization to execute Change Order No. 1 with Diversified Civil Contractors for the Aspen Ave and Tucson Ave Street Improvements project (ST2031)
- L. 26-354** Approval of and authorization to execute Change Order No. 3 with Myers Cherry Construction, LLC for the Operations Center Administration Building Renovation (2317210)
- M. 26-523** Approval of and authorization to execute Change Order No. 1 with Tri Star Construction, LLC for the Houston Street Improvements 23rd to Old Highway 51 (ST1926A and WL26040)

- N. 26-532 Approval of PR 000848 2025 | PT 002731 2026, Conditional Final Plat, The Villages at Rose Hill, 12.86 acres, AG (Agricultural) to RMF (Residential Multifamily) via PUD 001787 2024 and BAZ 001788 2024, located approximately one half mile north of Houston Street (81st Street), one half mile east of 9th Street (177th E. Avenue/Lynn Lane Road)
- O. 26-550 Approval of PT 002601 2025|PR 000768 2024, Conditional Final Plat, The Pines III, approximately 19.14 acres, 71 lots, AG (Agricultural) to RS P (Single Family Residential Preservation) via BAZ 2041, located at the southwest corner of Omaha Street (51st Street) and 37th Street (209th E. Avenue)
- P. 26-518 Acceptance of a Utility Easement for Parcels 29.0, 35.0, 37.0, 38.0, and 39.0, consisting of 8,243.30 square feet; 8,229.05 square feet; 7,723.89 square feet; 8,190.50 square feet; and 3,170.50 square feet, respectively, of utility easement, and a Temporary Construction Easement for Parcels 29.1, 35.1, 37.1, 38.1, and 39.1, consisting of 6,594.44 square feet; 6,583.24 square feet; 12,358.22 square feet; 6,552.40 square feet; and 5,072.35 square feet, respectively, of temporary construction easement, generally located south of East Washington Street running along the east side of East 23rd Street in Broken Arrow, Oklahoma, in the Northwest Quarter of Section 19, Township 18 North, Range 15 East, Wagoner County, Oklahoma, from B A Brown Property, LLC, and authorization of payment in the amount of \$33,520.00 for the County Line Trunk Sewer Phase IIB Sanitary Sewer Improvements, Parcels 29.0 & 29.1 & 35.0 & 35.1 & 37.0 & 37.1 & 38.0 & 38.1 & 39.0 & 39.1 (Project No. 2154250)
- Q. 26-537 Acceptance of a Utility Easement for Parcel 14.0 and a Temporary Construction Easement for Parcel 14.1, consisting of 0.009 Acres of permanent utility easement and 0.008 Acres of temporary construction easement, respectively, from Broken Arrow Municipal Authority, the owner, on property generally located in the northeast corner of the intersection of New Orleans Street and South 9th Street in Broken Arrow, Oklahoma, in the Southwest Quarter of Section 24, Township 18 North, Range 14 East, Tulsa County, Oklahoma, for the New Orleans & 9th Street Sanitary Sewer Line, Parcel 14.0 (Project No. S.26040)
- R. 26-552 Acceptance of a Utility Easement for Parcel 11.0 and a Temporary Construction Easement for Parcel 11.1, consisting of 0.125 Acres of permanent utility easement and 0.062 Acres of temporary construction easement, respectively, on property located at 500 East New Orleans Street in Broken Arrow, Oklahoma, in the Southeast Quarter of Section 23, Township 18 North, Range 14 East, Tulsa County, Oklahoma, from Lenard A. Poplin and Rosella C. Poplin, as Trustees of the Lenard A. Poplin Living Trust, dated May 21, 1997, and authorization of payment in the amount of \$7,000.00 for the New Orleans & 9th Street Sanitary Sewer Line, Parcel 11.0 and 11.1 (Project No. S.26040)
- S. 26-488 Approval of and authorization to execute Resolution No. 1739, a Resolution authorizing acceptance of a General Warranty Deed for Parcel 12.0, consisting of 1,010 square feet of permanent Right of Way located at 9905 South 177th East Avenue in Broken Arrow, Oklahoma, in the Southwest Quarter of Section 24, Township 18 North, Range 14 East, Tulsa County, Oklahoma, donated by Jon C. Blanton and Katherine Kellie Blanton, as Trustees of the Jon C. Blanton Revocable Trust, Dated November 2, 2015, and Katherine Kellie Blanton and Jon C. Blanton, as Trustees of the Katherine Kellie Blanton Revocable Trust, Dated November 2, 2015, for the 9th Street widening from New Orleans Street to Washington Street, Parcel 12.0 (Project No. ST23280)
- T. 26-517 Approval of and authorization to execute Resolution No. 1742, a Resolution authorizing acceptance of a General Warranty Deed for Parcel 13.0, consisting of 12,645 square feet (0.21 acres) of permanent Right of Way, generally located on the northwest corner of the intersection of South 9th Street and East Mason Drive in Broken Arrow, Oklahoma, in the Northeast Quarter of Section 14, Township 18 North, Range 14 East, Tulsa County, Oklahoma, from Tulsa Habitat for Humanity, Inc., and authorization of payment in the amount of \$16,590.00 for the 9th Street widening from Houston Street to Washington Street, Parcel 13.0 (Project No. ST2027)
- U. 26-519 Approval of and authorization to execute Resolution No. 1743, a Resolution authorizing acceptance of a General Warranty Deed for Parcel 10.0, consisting of 7,202 square feet of permanent Right of Way generally located south of 9905 South 177th East Avenue in Broken Arrow, Oklahoma, in the Southwest Quarter of Section 24, Township 18 North, Range 14 East, Tulsa County, Oklahoma, from Constance Sanford, Kellie Blanton and Karen Holman, Co Trustees of the Gretta J. Dugan Revocable Living Trust, Dated May 1, 2012, and Acceptance of a Temporary Construction Easement consisting of 2,365 square feet located on the aforementioned property, and authorization of payment in the amount of \$560.00 for the 9th Street widening from New Orleans Street to Washington Street, Parcels 10.0 and 10.A (Project No. ST23280)
- V. 26-520 Approval of and authorization to execute Resolution No. 1744, a Resolution authorizing acceptance of a General Warranty Deed for Parcel 13.0, consisting of 16,855 square feet of permanent Right of Way located at 9903 South 177th East Avenue in Broken Arrow, Oklahoma, in the Southwest Quarter of Section 24, Township 18 North, Range 14 East, Tulsa County, Oklahoma, from Constance Sanford, Kellie Blanton and Karen Holman, Co Trustees of the Gretta J. Dugan Revocable Living Trust, Dated May 1, 2012, and from Steven Craig Holman and Karen Lynn Holman, as Trustees of the Steven Craig Holman Revocable Trust, Dated February 17, 2025, and from Karen Lynn Holman and Steven

Craig Holman, as Trustees of the Karen Lynn Holman Revocable Trust, Dated February 17, 2025, and Acceptance of a Drainage Easement for Parcel 13.B, consisting of 3,600 square feet of drainage easement located on the aforementioned property, and Acceptance of a Temporary Construction Easement for Parcel 13.A, consisting of 5,278 square feet of temporary construction easement and Parcel 13.C, consisting of 2,432 square feet of temporary construction easement both located on the aforementioned property, and authorization of payment in the amount of \$59,710.00 for the 9th Street widening from New Orleans Street to Washington Street, Parcels 13.0, 13.A, 13.B, and 13.C (Project No. ST23280)

W. 26-512 Ratification of the Claims List Check Register Dated April 13, 2026

MOTION: A motion was made by Lisa Ford, seconded by David Pickel
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 - NONE

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

A. 26-262 Presentation of an annual report by representatives of Cox Communications, a cable service provider with a non-exclusive franchise with the City of Broken Arrow, and regarding the services provided by Cox and operation of cable system

Mr. Connor Carroll presented Item 26-262 and provided an annual update on behalf of Cox Communications, highlighting the company's operations, infrastructure investments, and community involvement in Broken Arrow. He noted that Cox has invested about \$41 million in local infrastructure since 2021, expanding a fiber-rich network that now supports multi-gig internet speeds citywide. He also discussed the company's long-standing cable franchise with the city, which is set to expire in 2027, and reported that Cox paid approximately \$815,000 in franchise fees last year.

Mr. Carroll emphasized Cox's efforts to expand broadband access, including projects to extend service into eastern areas near Wagoner County, supporting future growth. He also highlighted customer-focused initiatives such as competitive pricing, low-cost internet plans for qualifying households, and bundled services like Cox Mobile.

In addition to business operations, he stressed Cox's community engagement, noting local employment, support for schools and nonprofits through Cox Charities, and partnerships with organizations like the Broken Arrow Chamber. He also described community events and sponsorships, including school programs and local broadcasting efforts, reinforcing Cox's role as both a service provider and community partner.

Council Member Lisa Ford expressed appreciation for Cox Communications' responsiveness and community involvement. She noted that when constituents raise service issues, Cox is quick to respond and resolve them, which reflects well on the council. She also commended the company for engaging its local employees about the city's bond initiative and for supporting community efforts, including assisting the Broken Arrow Seniors Center. Ford thanked Cox for continuing to present updates to the council and for being an active partner in the community.

Connor Carroll responded by emphasizing Cox's commitment to community engagement, noting that the company actively works to keep its employees informed about local issues because many of them live in Broken Arrow. He highlighted that civic involvement is a core value of the company, rooted in its founder, James M. Cox, and that Cox continues to support programs that encourage community awareness, participation, and engagement.

B. 26-529 Presentation and annual programming update by the Military History Center

Community Relations Manager Lori Hill presented Item 26-529 and introduced General Tommy Mancino to present the annual update for the Military History Center.

General Tommy Mancino thanked the council for its work on the recent bond initiative and then provided an overview of the center's activities and plans. He highlighted recent board additions, ongoing scholarship efforts in honor of Kenny Collins, and community events such as Vietnam Veterans Recognition Day and educational outreach at local schools. He also noted participation in local traditions like the Rooster Days Parade, hosting a city workers' luncheon, and organizing an upcoming golf tournament with a military theme. Overall, the update emphasized the center's continued community involvement, educational efforts, and planned events for the coming year.

General Mancino continued outlining the Military History Center's annual events, highlighting upcoming activities such as the Flag Day celebration, which remains a long-standing tradition featuring guest speakers at the center. He noted continued community support, including a local group providing meals for volunteers again this year. General Mancino also mentioned recurring events like Military Trivia Night, which is a popular and lighthearted gathering, and the Hall of Honor banquet, where notable community members are recognized. He added that this year's banquet is expected to be held at Indian Springs, continuing the center's efforts to engage the community and honor local contributions.

General Mancino concluded his update by outlining additional Military History Center activities and organizational updates. He highlighted upcoming events such as the Veterans Day and Christmas parades, the Salute to Veterans program (still seeking a venue), and a holiday gathering. He also noted the organization's transition from a private foundation to a public charity to simplify financial and reporting requirements.

General Mancino emphasized expanded programming, including upgraded flight simulator lessons for youth, continued veteran services assisting over 2,000 veterans annually, and new educational and community offerings such as ghost tours and increased school group visits. He also discussed a new Holocaust exhibit and efforts to modernize displays by learning from larger museums.

He added that banner programs remain a key fundraiser and shared that the museum continues to rank as one of the top attractions in Broken Arrow. Encino closed by expressing optimism about another successful year and invited questions from the council.

Council members discussed practical details about the Military History Center's programs and services. Mayor Debra Wimpee noted that residents can order Memorial Day banners through the museum and encouraged doing so early due to printing timelines. General Mancino added that the banner program continues to grow, filling Main Street and expanding into additional areas.

General Mancino also clarified that museum admission is \$5, with hours from 10:00 a.m. to 4:00 p.m. Tuesday through Friday and 10:00 a.m. to 2:00 p.m. on Saturdays. He mentioned the museum accepts retired American flags for proper disposal, coordinating with the local Elks Club, which conducts ceremonial burnings. Council members briefly discussed the lack of formal protocol for retiring Oklahoma state flags before thanking General Mancino for the presentation.

C. 26-534

Presentation of the Reconnecting Broken Arrow: Planning for Multimodal Improvements RAISE Grant Project (Project No. ST24140) for a Public Meeting

Charlie Bright, Director of Engineering and Construction, presented Item 26-534 and provided an update on the city's RAISE grant project focused on improvements along the Broken Arrow Expressway corridor. He explained the city received \$5.84 million in federal funding, with a local match, to complete design work (up to 60%) for multimodal improvements such as sidewalks, trails, and traffic flow enhancements, with the goal of later securing construction funding.

Mr. Bright emphasized that the project is currently in the public input phase, with a required public meeting scheduled, and that no final decisions have been made. He outlined potential improvement concepts being studied, including reducing the number of driveways along major corridors, limiting left turns to improve traffic flow, and possibly adding a parallel service road along parts of Elm to consolidate business access. He noted these ideas could be controversial but are intended to improve safety and efficiency.

Overall, the project aims to enhance connectivity, improve safety for all users, and better link neighborhoods, schools, and commercial areas, with final recommendations to be developed after public feedback and further analysis.

Council members discussed how the RAISE grant project ties into existing bond-funded improvements and future traffic planning. Staff confirmed that planned improvements along Elm Place, including center turn lanes, remain part of the project and will be coordinated with the grant to avoid redundant construction.

Council members emphasized the importance of proactively communicating with business owners, noting that similar concerns during the New Orleans Square project ultimately led to successful outcomes. Staff agreed that outreach—potentially with the economic development team—will be important to explain benefits like improved traffic flow and safety.

Discussion also covered Lynn Lane and Highway 51, with staff noting that while no dramatic redesigns are proposed there yet, similar strategies such as managing access points and improving signal spacing will be considered alongside an Oklahoma Department of

Transportation study of the interchange. Council members highlighted that prior bond funding can serve as matching funds for future construction.

Staff estimated that full implementation could take roughly 5 to 10 years, depending on securing additional federal funding, with total project costs potentially ranging from \$50 million to \$70 million. Overall, council members expressed support for continued progress, emphasizing the importance of long-term planning and external funding to address major traffic issues.

D. 26-551 Presentation regarding the requested road closure of East Houston Street between South 23rd Street and Highway 51 by Tri Star Construction, LLC

Travis Small, Transportation Division Manager, presented Item 26-551 and informed the council of a temporary nighttime road closure on Houston Street between 23rd Street and Old Highway 51 due to ongoing construction work. The closure is needed for storm sewer installation and will take place on April 27 and 28 from 7:00 p.m. to 6:00 a.m. each night to minimize disruption to traffic. He added that advance notification signs will be placed to inform the public, and the goal is to reduce inconvenience as much as possible.

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. 26-506 Consideration, discussion, and possible approval of and authorization to execute Resolution No. 1740, a Resolution of the City of Broken Arrow, Oklahoma, recognizing and supporting the city's role as host of the 2026 National League of Cities and Oklahoma Municipal League Women in Municipal Government Conferences, and acknowledging the value and priorities of Women in Municipal Government

Council Member Lisa Ford presented Item 26-506, a resolution seeking council support for hosting the National League of Cities Women in Municipal Government conference in Broken Arrow in late June. She explained the resolution would help secure sponsorships and community support so the city would not bear the full cost. The event is expected to bring over 100 women from across the country, along with a separate Oklahoma-level conference earlier that week. Ford noted that planning is underway with a local committee and expressed enthusiasm about showcasing the city and successfully hosting both events.

Council members expressed strong support and enthusiasm for hosting the National League of Cities Women in Municipal Government conference in Broken Arrow. They noted that attendees from across the country are already excited about visiting the city and that the event reflects Broken Arrow's reputation as a high-quality community. City leadership highlighted the significance of securing the conference, with some uncertainty about whether similar events have been hosted in Oklahoma before.

Council Member Lisa Ford added that the city proactively promoted Broken Arrow at prior national meetings, helping generate excitement and interest among attendees who may not have previously considered visiting Oklahoma. She emphasized the collaborative effort behind organizing the event and credited a dedicated local committee for helping plan and promote the conference.

MOTION: A motion was made by Justin Green, seconded by David Pickel Move to Approve Item 26-506 authorization to execute Resolution No. 1740, a Resolution of the City of Broken Arrow, Oklahoma, recognizing and supporting the city's role as host of the 2026 National League of Cities and Oklahoma Municipal League Women in Municipal Government Conferences, and acknowledging the value and priorities of Women in Municipal Government.

The motion carried by the following vote:

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

B. 26-494 Consideration, discussion, and possible appointment of three (3) Trustees to the Oklahoma Municipal Assurance Group Board and approval of and authorization for the Mayor to execute the official ballot casting votes for the three (3) Trustee appointments, with three-year terms commencing July 1, 2026

City Manager Michael Spurgeon presented Item 26-494, a recommendation for trustee appointments to the Oklahoma Municipal Assurance Group (OMAG), which provides insurance and risk management services to member cities. He explained that three trustee positions are up for election, with seven nominees considered. After reviewing qualifications, staff recommended casting the city's ballot for three incumbents: Justin Battles of Mustang, Tim Lyon of Midwest City, and Pam Polk of Durant, noting that all candidates were highly qualified and the decision was difficult.

MOTION: A motion was made by Lisa Ford, seconded by David Pickel
Move to Approve Item 26-494 appointment of three (3) Trustees to the Oklahoma Municipal Assurance Group Board and approval of and authorization for the Mayor to execute the official ballot casting votes for the three (3) Trustee appointments, Justin Battles of Mustang, Tim Lyon of Midwest City, and Pam Polk of Durant, with three-year terms commencing July 1, 2026

The motion carried by the following vote:

Aye: 5 -

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

C. 26-499 Consideration, discussion, and possible approval of and authorization to execute a Professional Consultant Agreement with Nabholz Construction Corporation for the Construction Management Services of Municipal Services Administration Building (Project No. 2417170)

Shannon Marshall, Engineering and Construction, presented Item 26-499, a professional consulting agreement with Nabholz Construction Corporation for construction management services on the Municipal Services Administration Building project. He explained that this initial phase includes pre-construction estimates, review of design plans, scheduling input, and project management support due to the project's size. The agreement is for \$49,000 and represents the first step, with plans to bid on the project and bring forward a guaranteed maximum price for construction. Staff recommended approval and expressed confidence in Nabholz based on their local experience and quality work.

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

Move to Approve Item 26-499 authorization to execute a Professional Consultant Agreement with Nabholz Construction Corporation for the Construction Management Services of Municipal Services Administration Building (Project No. 2417170)

The motion carried by the following vote:

Aye: 5 -

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

D. 26-505 Consideration, discussion, and possible approval of PR 000689 2024|PT 002681 2026, Conditional Final Plat, Oak Creek Crossing, approximately 39.56 acres, 118 Lots, R 2 (Single Family Residential), located one quarter mile south of east. Houston Street (81st Street) on the east side of 23rd Street (County Line Road/193rd East Avenue)

Rocky Henkel, Community Development Director, presented Item 26-505, a conditional final plat for Oak Creek Crossing, a 118-lot single-family residential development on approximately 39.5 acres located south of East Houston Street and east of County Line Road. He noted the project complies with R-2 zoning standards and includes four reserve areas. The Planning Commission recommended approval by a 4-0 vote, and staff also recommended approval subject to standard comments.

Council members discussed the Oak Creek Crossing plat, noting that no residents spoke in favor or opposition at the Planning Commission meeting. City Manager Spurgeon explained the item was pulled from the consent agenda due to prior concerns raised when an earlier version of the project was denied, after which the developer proceeded "by right" under existing zoning.

Council members revisited earlier issues raised by residents, including drainage, sewer capacity, and traffic along County Line Road. Staff confirmed that sewer concerns have been addressed through an existing improvement plan and that future road improvements are funded through prior bond measures, including widening and intersection upgrades. Council members acknowledged that the lack of public opposition at this stage may indicate that earlier concerns have been resolved.

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

Move to Approve Item 26-505 PR 000689 2024|PT 002681 2026, Conditional Final Plat, Oak Creek Crossing, approximately 39.56 acres, 118 Lots, R 2 (Single Family Residential), located one quarter mile south of east. Houston Street (81st Street) on the east side of 23rd Street (County Line Road/193rd East Avenue)

The motion carried by the following vote:

Aye: 5 -

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

E. 26-536 Consideration, discussion, and possible approval of and authorization to execute Public Highway At Grade Crossing Agreement for UP Real Estate Project No. 0808256 (43rd Street DOT#413401S near mile post 259.29) (ST23230)

Kenny Schwab, Assistant City Manager of Operations, presented Item 26-536 and provided a detailed update on a long-planned railroad crossing and roadway improvement project tied to growth around a school, industrial park, sports complex, and new amphitheater. He explained the effort began in 2022 after traffic concerns emerged and evolved through feasibility studies, coordination with the railroad, and design work. The project was delayed when the railroad

required additional traffic analysis due to the new amphitheater, but the plan was ultimately approved.

The final design includes constructing a new three-lane railroad crossing, closing the existing 219th Street crossing, and building a connection north to a signalized intersection at 91st Street. The layout is designed to improve traffic flow, particularly for large events, with two outbound lanes and one inbound lane to accommodate peak exiting traffic.

Cost estimates include about \$700,000 total for the crossing (including a one-time railroad access fee), along with ongoing annual maintenance costs of roughly \$15,000 for signals and surface upkeep. Schwab noted these recurring fees are now standard practice by railroads, even though staff expressed frustration with the added long-term expense.

Council members' discussion focused on concerns about the ongoing costs and overall benefits of the new railroad crossing project. Members clarified that the city will be required to pay about \$15,200 annually for maintenance of the railroad's signals and crossing surface, even if minimal work is needed—something staff noted is becoming standard practice nationwide.

Despite frustration with the recurring fee, staff emphasized the broader value of the project, describing it as a major public safety improvement that will better serve the school, industrial park, and amphitheater area while replacing a more dangerous, unsignalized crossing at 219th Street. The project will also improve traffic flow by providing signalized access to Highway 51.

Council members discussed timing, expressing a desire for completion before the amphitheater opens, though final scheduling depends on the railroad. Additional considerations included coordinating remaining road connections, potential cost-sharing ideas, and managing truck traffic to avoid conflicts with school and park activity. Overall, there was agreement that the project is beneficial despite the added costs, and the council moved forward with approval.

**MOTION: A motion was made by Johnnie Parks, seconded by David Pickel
Move to Approve Item 26-536 authorization to execute Public Highway At Grade Crossing Agreement for UP Real Estate Project No. 0808256 (43rd Street DOT#413401S near mile post 259.29) (ST23230)**

The motion carried by the following vote:

Aye: 5 -

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

F. 26-367 Consideration, discussion, and possible approval of award to the lowest responsible bidder, Cherokee Pride Construction, Inc, and authorization to execute a construction contract for the Steeplechase Farms Project (ST24070) and East Houston Industrial Park Project (ST24100)

Charlie Bright, Director of Engineering and Construction, presented Item 26-367, a bid award for residential street rehabilitation work funded through the 2018 bond program. He explained that the Steeplechase Farms neighborhood project was combined with improvements in the East Houston Industrial Park to create a larger, more cost-effective bid. Following the state bidding process, Cherokee Pride Construction was selected as the lowest bidder at \$823,152. Staff recommended approval and noted the work is part of ongoing efforts to complete the remaining 2018 bond-funded street improvements while newer 2026 bond projects are being prepared.

**MOTION: A motion was made by Lisa Ford, seconded by Johnnie Parks
Move to Approve Item 26-367 award to the lowest responsible bidder, Cherokee Pride Construction, Inc, and authorization to execute a construction contract for the Steeplechase Farms Project (ST24070) and East Houston Industrial Park Project (ST24100)**

The motion carried by the following vote:

Aye: 5 -

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

G. 26-509 Consideration, discussion, and possible approval of and authorization to award to the lowest responsible bidder, Cherokee Pride Construction, Inc, authorization to execute a construction contract for the Oak Tree Estates Concrete Roadway Panel Replacement Project ST24150

Charlie Bright, Director of Engineering and Construction, presented Item 26-509, a second residential street rehabilitation contract, again funded through the 2018 bond program and awarded to Cherokee Pride Construction as the lowest bidder. He proactively addressed concerns about the contractor, noting that while there are occasional complaints (such as cleanup), the company is responsive and delivers good-quality work.

Mr. Bright emphasized the financial benefit to the city, explaining that Cherokee Pride's competitive bids have directly saved over \$3.5 million in the past two years, with additional

indirect savings from driving down overall bid prices. He added that these savings allow the city to complete more neighborhood projects and confirmed the contractor has the resources to handle the workload, ultimately recommending approval.

Council discussion acknowledged both concerns and benefits related to Cherokee Pride Construction. Council members noted that while some constituents have complained, those concerns often diminish upon further review, and appreciated staff taking the time to explain the situations.

City staff emphasized that although the contractor is not perfect, they are highly responsive and quickly address issues when complaints arise, which is a key factor in continuing to work with them.

Most notably, staff highlighted the financial impact: the cost savings generated by Cherokee Pride's competitive bids have directly allowed the city to complete additional neighborhood street projects. Without those savings, the remaining 2018 bond funds would likely have been exhausted, and several neighborhoods would not be receiving improvements until newer bond funds became available.

**MOTION: A motion was made by David Pickel, seconded by Justin Green
Move to Approve Item 26-509 authorization to award to the lowest responsible bidder,
Cherokee Pride Construction, Inc, authorization to execute a construction contract for
the Oak Tree Estates Concrete Roadway Panel Replacement Project ST24150**

The motion carried by the following vote:

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

10. Preview Ordinances - NONE

11. Ordinances - NONE

12. Remarks and Inquiries by Governing Body Members

Mayor Debra Wimpee shared an update on upcoming regional road projects, noting that Tulsa County is preparing to widen 51st Street from Lynn Lane to County Line. She acknowledged that while many residents assume it's a city street, it is actually under county jurisdiction.

She added that this project will coincide with the city's own planned widening of County Line from Albany to Omaha, meaning construction impacts will overlap. Despite the temporary inconvenience, she expressed support for completing both projects simultaneously to speed up overall improvements rather than extending disruptions over several years.

Council members shared lighthearted remarks and community updates. The mayor clarified she had spoken on a Tulsa County podcast (not Wagoner County), and members joked about the mix-up. They also discussed upcoming road improvements, including a new two-lane roundabout on 51st Street, with plans for public education to help residents adjust.

Council members praised efforts toward government transparency and highlighted a free community event, "Bounce BA," in New Orleans Square, featuring family-friendly activities like face painting and balloons. Members encouraged residents to attend the local farmers' market.

Additional comments included praise for General Tommy Mancino's leadership and military service, noting his strong presence and contributions to the community. The council also promoted upcoming events such as Camp Bandage at Central Park, adding to the city's ongoing community engagement efforts.

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

City Manager Michael Spurgeon provided several updates to the council. He first thanked residents for participating in the April 7 bond election, noting that seven propositions passed with strong support—equal to or higher than 2018 levels—while Proposition 8 (sales tax) failed, reflecting voter hesitation toward new taxes. He explained that the next step will be developing a tentative 10-year bond issuance plan, prioritizing projects, and continuing public transparency.

He also announced the Downtown Master Plan Advisory Committee will hold its first meeting on May 13, beginning a year-long process with consultants to evaluate downtown progress and recommend improvements to zoning, infrastructure, and development strategy.

Additionally, City Manager Spurgeon said the city is finalizing the FY 2027 budget, with a workshop scheduled in May for council review. Finally, he shared that the city is in the process

of hiring a new emergency management director, narrowing over 100 applicants down to about 15 finalists, with a selection expected by early summer.

14. Executive Session - NONE

15. Adjournment

The meeting was adjourned at 7:58 p.m.

MOTION: A motion was made by Lisa Ford, seconded by Justin Green
Move to Adjourn

The motion carried by the following vote:

Aye: 5 -

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

Mayor

City Clerk