



City of Broken Arrow
Special Meeting Minutes AMENDED
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 David Pickel
Member Madison Hicks

Monday, February 23, 2026

Time: 6:00pm

Council Chambers

1. Call to Order

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

2. Roll Call

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

3. Consideration of Consent Agenda

- A. 26-163 Approval of Drainage Advisory Committee special meeting minutes of November 3rd, 2025
- B. 26-192 Notification of project closeout and return of \$500,000.00 of 2018 General Obligation Bond funds to the appropriate basin (Case No. 25 005)
- C. 26-193 Authorization to close project Woodcreek II Improvements and return the \$40,000.00 of the 2018 General Obligation Bond funds to the appropriate basin. Original Agenda Item Number 23 1366
- D. 26-194 Authorization to close project Freeport and Cedar and return the \$19,785.50 of the 2018 General Obligation Bond funds to the appropriate basin. Original Agenda Item Number 25 1069
- E. 26-198 Authorization to close project Zogg Channel and return the \$28,400.00 of the 2018 General Obligation Bond funds to the appropriate basin. Original Agenda Item Number 24 561
- F. 26-296 Authorization to close project NEEDA Study and return the \$1,000.00 of the 2018 General Obligation Bond funds to the appropriate basin. Original Agenda Item Number 24 1014.

MOTION: A motion was made by David Pickel, seconded by Donna Wallace

Move to Approve Consent Agenda

The motion carried by the following vote:

Aye: 6 - Madison Hicks, David Pickel, Donna Wallace, Johnnie Parks, Denise Mason, Lori Hendricks

4. Consideration of Items Removed from Consent Agenda - NONE

5. Presentations - NONE

6. General Committee Business

A. 26-191 **Consideration, discussion, and possible action to recommend to Council to reject the applicant's request to expend funds for drainage improvements in the Westwind Subdivision (Case No. 26 001)**

Pat Wilson, Stormwater Division Manager, presented Item 26-191, a drainage item in the West Wind Subdivision, clarifying that two separate drainage issues are on the agenda—one on the east side and one on the west side—and that while both ultimately drain to the same tributary downstream, they are not directly related.

The subdivision was platted in 1982, prior to the City's stormwater design criteria adopted in 1994. A home was built in 1992, and the nearby Charleston 1 subdivision was platted in 2001. Four homes now occupy what was originally a detention pond area. When Charleston 2 was developed, the City approved redirecting detention to a regional detention pond north of Albany near Broken Arrow High School, with an overland drainage easement allowing runoff to flow between subdivisions into a storm sewer system that ultimately drains toward Adams Creek.

Following record rainfall in spring 2025, the homeowner submitted photos showing yard flooding up to approximately eight inches deep. Years earlier, the City had assisted the homeowner by installing a domed storm sewer inlet in the backyard. Still, ownership and maintenance of that system were transferred to the property owner as a private facility. Although the applicant suggested runoff might be entering from a nearby cul-de-sac, staff determined that pavement runoff would have to flow uphill to reach the yard, making that unlikely, though some backyard-to-backyard drainage is possible.

After review, staff concluded there is no identifiable public benefit that would justify the use of 2018 Proposition 6 General Obligation Bond funds for improvements. It is recommended that the Drainage Advisory Committee deny the request for City-funded drainage work in the West Wind subdivision.

MOTION: A motion was made by Denise Mason, seconded by David Pickel **Move to Approve Item 26-191 action to recommend to Council to reject the applicant's request to expend funds for drainage improvements in the Westwind Subdivision (Case No. 26 001)**

The motion carried by the following vote:

Aye: 6 - Madison Hicks, David Pickel, Donna Wallace, Johnnie Parks, Denise Mason, Lori Hendricks

B. 26-195 **Consideration, discussion, and possible action to recommend to City Council to expend funds to design drainage design improvements from 3729 South 195th East Avenue to East 37th Court South (Case No. 26 002)**

Pat Wilson, Stormwater Division Manager, presented Item 26-195 and explained that this Steeplechase subdivision drainage project has previously come before the Drainage Advisory Committee and Council. On July 29, 2024, the committee recommended \$35,000 for design, and the Council approved it on August 20, 2024. However, the consultant contract was later approved for \$42,755, exceeding the authorized amount by \$7,755. The discrepancy was identified during a recent audit, and staff is bringing the item back for full transparency and to request approval of the additional design funds. The design is now 98 percent complete, with ongoing coordination involving Green Country Sanitary Sewer and Rural Water District 4.

The project area is in the Steeplechase subdivision, north of Dearborn (41st Street), west of County Line Road (193rd East Avenue). The subdivision was platted in 1984 in Wagoner County before either Wagoner County or Broken Arrow had stormwater design criteria, and it

was annexed into Broken Arrow in 2000. No original drainage plans were found. The drainage flows into Spunky Creek, making it eligible for Proposition 6 bond funding under unnamed creek improvements.

The specific issue involves runoff flowing from a cul-de-sac along East 37th Court South through a concrete ditch that crosses multiple private lots before tying into a public storm sewer along 195th East Avenue. The original request was for assistance with debris removal. Still, staff determined the deteriorating private concrete channel and storm sewer—connected directly to the public system—posed broader drainage and maintenance concerns. An inlet wall was found to be bulging, indicating structural problems.

Staff proposes designing a new underground storm sewer system to replace the failing private channel and pipe, reduce future drainage issues, and provide long-term public benefit. As part of construction, the City would seek drainage easements across the affected lots so the system could become publicly maintained. Staff is requesting that the Drainage Advisory Committee recommend Council approval of the additional \$7,755 needed to complete the design for improvements extending from the existing inlet at 3729 South 195th East Avenue to the west end of East 37th Street Court.

MOTION: A motion was made by Lori Hendricks, seconded by Johnnie Parks
Move to Approve 26-195 action to recommend to City Council to expend funds to design drainage design improvements from 3729 South 195th East Avenue to East 37th Court South (Case No. 26 002)

The motion carried by the following vote:

Aye: 6 -

Madison Hicks, David Pickel, Donna Wallace, Johnnie Parks, Denise Mason, Lori Hendricks

C. 26-201

Consideration, discussion, and possible action to recommend approval to Council to expend funds to finalize the plans and for construction funds to reconstruct the weir structure in the Park at Adams Creek Reserve F to mitigate stormwater flows and possibly construct storm sewer improvements on East Seattle Court (Case No. 26 003)

Pat Wilson, Stormwater Division Manager, presented Item 26-201, explaining that this item is the second West Wind drainage request, located on the east side of the subdivision near Broken Arrow High School, south of Albany (61st Street), and between Lynn Lane (9th Street) and County Line Road. The property backs up to a FEMA-regulated floodplain along a tributary to Adams Creek. A large portion of the applicant's backyard lies within the 1% annual chance (100-year) floodplain, and part is within the floodway, meaning it is subject to federal floodplain and U.S. Army Corps of Engineers regulations. Any significant work in the channel would require federal permits, and certain floodplain work would also require City and possibly FEMA approval.

The applicant, who has lived there for 40 years, reported that flooding has worsened over the past three years, with last year being particularly severe due to record rainfall. Historical aeriels show that significant development has occurred since 2002, including commercial development near the Shops at Broken Arrow. The City's more comprehensive stormwater detention requirements began in 2002, and a regional detention pond was constructed in coordination with commercial development in the nearby wetland area. The City now owns that detention facility and adjacent greenbelt property extending to the Broken Arrow Expressway.

Staff has reviewed the pond's outfall structure and is concerned it may not be functioning as originally designed, potentially allowing additional downstream flow. Plans are approximately 95–98% complete to address the outlet structure, and staff proposes moving toward construction after final adjustments. The request also includes investigating drainage issues at a nearby cul-de-sac, where standing water was observed over an inlet, indicating a possible

malfunction. The City has previously maintained culverts in the area, including cleaning the 61st Street crossing to prevent backups.

Staff believes reconstructing the weir structure at the Adams Creek Reserve F detention pond and potentially improving storm sewer infrastructure near East Seattle Court would provide a public benefit by reducing peak flows for multiple downstream properties in West Wind, as well as minimizing overtopping risks near East Reno Street and 61st Street. Staff recommends that the Drainage Advisory Committee forward to the City Council approval of funds to finalize plans and complete the necessary construction improvements.

It was clarified that the original developer of the Target, Olive Garden, and Dick's Sporting Goods area constructed the detention weir structure at the north end of the commercial property, just before runoff flows back toward the subdivision. Several years later, the City worked with the developer to assume ownership of the detention pond and associated wetlands behind Dick's. Since taking ownership, the City has questioned whether the outlet structure that controls detained water is functioning as intended.

The City began a redesign effort to improve the efficiency of the outlet structure, but that work was never fully completed. The current request is to fund the completion of that redesign. It was added that while improving upstream detention is important, staff also want to evaluate downstream conditions to ensure there are no blockages or restrictions. Otherwise, holding more water upstream without confirming adequate downstream flow could create multiple pinch points in the system.

Janice Greco-Lucchina, a longtime resident of Broken Arrow, stated that she has lived in her home in West Wind for nearly 40 years and cares deeply about the property. Although it is mapped within the 1% annual chance (100-year) floodplain, she said flooding has reached that level multiple times during her residency. She recalled a major 2005 storm when water reached her garage and filled a truck parked near the cul-de-sac up to the steering wheel, even before nearby commercial development was built.

She explained that downstream beaver dams have historically limited channel improvements, contributing to flooding concerns. In recent years, she has observed water rising as much as 70 to 100 feet into backyards, with significant erosion removing the natural creek bank behind her property. Where a defined bank once existed, the slope has flattened, allowing stormwater to spread more directly into her yard during heavy rains.

Ms. Greco-Lucchina also expressed concern about upstream detention ponds north of 61st Street reportedly overtopping during major storms and about continued commercial development near County Line Road and 61st Street increasing runoff. She noted debris and mulch left from prior channel clearing appeared to wash downstream during the next rain event, potentially contributing to blockages.

At age 70, she said she physically manages debris removal herself after storms and is increasingly worried about future property disclosure requirements when she eventually sells her home. Her primary concern is reducing flooding and erosion so she can responsibly sell the house without passing along an ongoing drainage problem.

**MOTION: A motion was made by Johnnie Parks, seconded by Donna Wallace
Move to Approve 26-201 action to recommend approval to Council to expend funds to finalize the plans and for construction funds to reconstruct the weir structure in the Park at Adams Creek Reserve F to mitigate stormwater flows and possibly construct storm sewer improvements on East Seattle Court (Case No. 26 003)**

The motion carried by the following vote:

Aye: 6 -

Madison Hicks, David Pickel, Donna Wallace, Johnnie Parks, Denise Mason, Lori Hendricks

D. 26-295

Consideration, discussion, and possible action to recommend to City Council to reallocate funds from design to construction funds for drainage improvements in the South Fork Estates subdivision (Case No. 26 004)

Pat Wilson, Stormwater Division Manager, presented Item 26-295, explaining that this item involves reallocating previously approved design funds to construction for a drainage project connected to the Spring Creek Crossing development. The project was first brought before the Drainage Advisory Committee on April 23, 2025, and the City Council approved \$25,000 for design on July 14, 2025. Staff is now requesting that those funds be shifted from design to construction.

In April 2025, residents raised concerns about drainage and sediment related to the new Spring Creek Crossing subdivision, located north of Tucson (121st Street), between Elm and Lynn Lane, near Ernest Childers Middle School and the Creek Turnpike. Sediment issues were handled as a code enforcement matter, while drainage concerns were reviewed by staff and presented to the committee. The area ultimately drains to Broken Arrow Creek.

Originally, staff proposed collecting stormwater in a nearby reserve area and tying it into an existing street storm sewer system in South Fork Estates. However, that approach was not pursued. The existing drainage area flowing into South Fork was reduced from five acres to approximately 2.2 acres, but the historic flow path still directed water through South Fork. The developer of Spring Creek Crossing and their engineer independently funded a redesigned solution that would collect runoff in the reserve, route it north, and discharge it near Oklahoma Turnpike Authority property while remaining on private land. Coordination with OTA is ongoing.

City staff recently met with South Fork residents, the Spring Creek developer, and the engineer to discuss the plan, and discussions were described as productive and positive. However, some details remain to be finalized, including matters such as tree removal and formal agreements. Staff believes reallocating the \$25,000 to construction would allow the City to partner in resolving a pre-existing drainage condition that predates the City's 1994 stormwater ordinance. Although the City did not cause the issue, officials indicated a willingness to help address the longstanding problem for the benefit of affected homeowners.

It stated that this situation reflects the purpose of Proposition 6 funding. South Fork Estates was developed around 1993, prior to the City's 1994 stormwater criteria, and does not include a detention pond. Although it is a small subdivision with large lots and homes, the runoff that once filtered through natural vegetation now flows more directly after clearing associated with new development. While property owners have the right to clear land, the increased runoff has created nuisance drainage conditions affecting neighboring properties and flowing into a cul-de-sac.

It was further explained that using Prop 6 funds to collect and redirect the drainage north would help prevent ongoing inconvenience and potential damage to residents. Although the committee and Council previously approved \$25,000 for design, the developer has already completed the design at their own expense. Therefore, reallocating those funds to construction would allow the City to partner in implementing the solution, and he expressed support for moving forward with that approach.

Jason Langley, a resident, stated that this situation reflects the purpose of Proposition 6 funding. South Fork Estates was developed around 1993, prior to the City's 1994 stormwater criteria, and does not include a detention pond. Although it is a small subdivision with large lots and homes, the runoff that once filtered through natural vegetation now flows more directly after

clearing associated with new development. While property owners have the right to clear land, the increased runoff has created nuisance drainage conditions affecting neighboring properties and flowing into a cul-de-sac.

Mr. Langley explained that using Prop 6 funds to collect and redirect the drainage north would help prevent ongoing inconvenience and potential damage to residents. Although the committee and Council previously approved \$25,000 for design, the developer has already completed the design at their own expense. Therefore, reallocating those funds to construction would allow the City to partner in implementing the solution, and he expressed support for moving forward with that approach.

MOTION: A motion was made by David Pickel, seconded by Donna Wallace
Move to Approve 26-295 action to recommend to City Council to reallocate funds from design to construction funds for drainage improvements in the South Fork Estates subdivision (Case No. 26 004)

The motion carried by the following vote:

Aye: 6 -

Madison Hicks, David Pickel, Donna Wallace, Johnnie Parks, Denise Mason, Lori Hendricks

7. Adjournment

The meeting was adjourned at 6:46 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 -

Madison Hicks, David Pickel, Donna Wallace, Johnnie Parks, Denise Mason, Lori Hendricks


Chairperson


Deputy City Clerk