



City of Broken Arrow
Meeting Minutes
Drainage Advisory Committee

Chair Lori Hendricks
Vice Chair Denise Mason
Member Amber Hamilton
Member Johnnie Parks
Member Donna Wallace
Member Donna Wiedower
Member Christi Gillespie

Monday, November 27, 2023

6:00 PM

Council Chambers
220 South 1st Street
Broken Arrow, OK

1. Call to Order

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

2. Roll Call

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

3. Consideration of Consent Agenda

A. 23-1507 Approval of Drainage Advisory Committee meeting minutes of October 30, 2023

MOTION: A motion was made by Johnnie Parks, seconded by Christi Gillespie.

Move to approve the Consent Agenda

The motion carried by the following vote:

Aye: 6 - Christi Gillespie, Amber Hamilton, Johnnie Parks, Donna Wallace, Denise Mason, Lori Hendricks

Abstain: 1 - Donna Wiedower

4. Consideration of Items removed from the Consent Agenda

There were no Items removed from the Consent Agenda; no action was taken or required.

5. Presentations

There were no presentations.

6. General Committee Business

A. 23-1508 Consideration, discussion, and possible action to recommend to City Council to expend funds to survey drainage concerns in the Glen Eagles IV and Glen Eagles Amendment Subdivisions and develop preliminary engineering plans (Case No. 23-009)

Stormwater Division Manager Patrick Wilson reported the subdivision in question was in between 41st and 31st, 193rd and 209th. He displayed and discussed a map showing where this area was located. He stated the water came from the detention pond in Glen Eagles IV, flowed north to the boundary between Green Country Sewer and Amended Glen Eagles, then split between Steeple Chase and Whiskey Ridge II which was under construction. He provided a little history of the properties and when the properties were platted and annexed

into Broken Arrow. He displayed and discussed photographs submitted by the applicant of the flooded area. He stated the problem area was an old golf course which was developed into residential land. He reported the stormwater flowed in the same direction as it did before it was developed.

Assistant City Manager of Operations Kenny Schwab indicated Amended Glen Eagles was developed under Wagoner County standards from the early 2000s which were not up to Broken Arrow standards; Wagoner County currently had standards more reflective of Broken Arrow standards. He stated Broken Arrow had a lot of problems in Amended Glen Eagles from a design perspective. He explained Amended Glen Eagles had a detention pond which received 8 inches of rain in five hours in 2005 or 2006 which caused a 500 year flood event through Steeple Chase Farms. He stated in 2007 the detention pond was redesigned as a result of the event; Broken Arrow requested a \$2 million dollar grant from FEMA, was denied and then formed an assessment district to assess money (approximately \$200,000 dollars) for the improvements to the detention pond, new pipes, and generally bringing the system up to a functioning level. He discussed the direction of the waterflow in the area and where the water collected due to a low spot. He stated due to the low area it was difficult to move the water out of the area. He stated the City believed a swale could be constructed on the north end of 9 or 10 lots and the water could be drained. He noted there was a PSO transmission easement over the 9 to 10 lots and Broken Arrow would have to work with PSO to dig the swale. He stated Broken Arrow could potentially guide the water flow into the Whiskey Ridge retention area and alleviate the nuisance water. He explained the drainage water was a nuisance to the neighbors and caused damage in the form of erosion and rotten fence posts. He noted the water was not damaging homes. He stated City staff recommended the expenditure of \$15,000 dollars of the 2018 GO Bond, Proposition 6, to survey drainage concerns and develop a preliminary engineering plan. He stated from previous analysis, the Glenn Eagles Ford detention pond to the east was functioning properly and was not the problem. He explained the flow which existed before development began was the problem.

Committee Member Johnnie Parks stated he was in this area a while ago and there was a detention area consisting of two or three ponds linked to each other. He asked if these ponds were in the problem area.

Mr. Schwab responded in the affirmative. He displayed and discussed an overhead view of the area and discussed the various detention ponds.

Committee Member Denise Mason asked if the development of the new neighborhood changed the grade in the area causing increased waterflow difficulties. She asked how the water would be led out of the area.

Mr. Schwab displayed a map and explained the current waterflow in the area and the problems with waterflow through the area and how the water might be collected and moved north to Whiskey Ridge which was within City limits.

Chairperson Hendricks asked who was developing Whiskey Ridge.

Mr. Schwab responded Executive Homes was developing Whiskey Ridge.

Chairperson Hendricks asked how many homes would be built in Whiskey Ridge.

Mr. Schwab responded he was unsure, but it was quite a few homes.

Committee Member Christi Gillespie noted the ask tonight was for a consulting fee.

Mr. Schwab concurred; the ask was for funds to obtain a survey and develop solutions. He

noted he hoped a swale could be built to guide the water to Whiskey Ridge.

Chairperson Hendricks asked about the public benefit.

Mr. Schwab explained the City was constantly dealing with nuisance waters in this area and spent years fighting a lawsuit against the City due to said nuisance waters, and if the water could be picked up and carried out of the area at a reasonable cost it would prevent future lawsuits against the City.

Committee Member Donna Weidower asked if the engineering firm would be asked to determine how best to address the problem, or to determine whether Mr. Schwab's swale solution was feasible.

Mr. Schwab responded he would like the engineering firm to survey the area and determine if the swale solution was feasible. He stated he believed the swale was the best solution as installing pipes would be costly.

Chairperson Hendricks asked if Whiskey Ridge Phase II had any finished homes at this time.

Mr. Wilson responded in the negative; the Phase II utility work was currently underway. He noted Phase I was constructed and had a lot of homes.

Chairperson Hendricks asked if Whiskey Ridge was amenable to working with the City in regard to this nuisance water.

Mr. Schwab reported when the City met with the developer a couple of years ago, Whiskey Ridge had a problem with Green Country Sewer as Whiskey Ridge was trapping water on the Green Country Sewer property. He explained as a result Whiskey Ridge met with City Staff to do a redesign and it was determined water would be trapped on the other side as well once the homes were built and fences were put in; therefore, Whiskey Ridge redesigned its system to pick up and retain the water adequately.

Committee Member Weidower asked if water had always been trapped in this area.

Mr. Schwab stated currently the water drained to Whiskey Ridge; the City understood from experience that homeowners would build fences across drainage easements which would cause complications. He explained the water would be trapped by Whiskey Ridge and the solution was to capture the water, take it north and direct it into the Whiskey Ridge system.

Committee Member Amber Hamilton asked if the City had spoken with PSO regarding working on PSO land.

Mr. Schwab responded the City hoped to get the survey started before going to speak with PSO. He noted PSO could refuse to work with the City.

Committee Member Hamilton asked if it would be smarter to get the approval of PSO before spending any money.

Mr. Schwab explained the City had to know the swale was an option before approaching PSO.

Committee Member Hamilton stated she felt it would be better to speak with PSO and get an agreement before spending any funds.

Mr. Schwab stated this could be done, but it could take years to get PSO approval, and PSO

liked to see engineering designs before considering any agreement. He stated PSO was going to want to see the flow, the cut, the high water mark, etc.

Committee Member Mason stated she understood PSO could not approve or agree to anything without seeing the engineering plans and how the plan would affect PSO property.

Committee Member Weidower noted the City had a drainage easement on PSO property with the water flowing to the west. She asked if this drainage easement could be reengineered to move the nuisance water away and to the west.

Mr. Schwab stated the water had already been redirected to the north, and while it was possible the water could be redirected to the west across land, eventually a fence would be installed across this easement and the water would be trapped.

Committee Member Weidower asked if the swale would deter installation of a fence.

Mr. Schwab responded in the negative.

Committee Member Parks stated having the engineering plans done would be helpful to PSO as well as the City in determining waterflow and how to address problem areas.

Mr. Schwab stated PSO worked well with the City, PSO simply had many different departments which had to review and approve these types of engineering plans. He stated it took about a year to obtain the 10 foot easement across the back of PSO's property in this area.

Discussion ensued regarding the benefits of moving forward with the engineering plans.

MOTION: A motion was made by Johnnie Parks, seconded by Denise Mason.

Move to approve Case No. 23-009 per Staff recommendations

The motion carried by the following vote:

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

7. Adjournment

The meeting was adjourned at approximately 6:29 p.m.


MOTION: A motion was made by Christi Gillespie, seconded by Denise Mason.

Move to adjourn

The motion carried by the following vote:

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


Lori Hendricks, Chairperson


Lisa Blackford, Deputy City Clerk