



**City of Broken Arrow**  
**Meeting Agenda**  
**Broken Arrow City Council**

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

---

**Monday, June 2, 2025**

**6:30 PM**

**Council Chambers**  
**220 South 1st Street**  
**Broken Arrow, OK**

---

- 1. Call to Order**
- 2. National Anthem by the Broken Arrow Senior Center Choir**
- 3. Invocation**
- 4. Roll Call**
- 5. Pledge of Allegiance to the Flag**
- 6. Consideration of Consent Agenda**
  - A. [25-17](#) Approval of the City Council Meeting Minutes of May 20, 2025
  - B. [25-755](#) Acceptance Planning Commission meeting minutes of May 8, 2025
  - C. [25-774](#) Approval of and authorization to execute Budget Amendment Number 28 for Fiscal Year 2025
  - D. [25-777](#) Approval of and authorization to execute a Risk Management Services Agreement with the Arrow Group to provide brokerage services for Risk Management and Insurance Services administration to be effective July 1, 2025
  - E. [25-779](#) Approval of and authorization to execute the first renewal of the Mutual Aid Agreement between the City of Broken Arrow and the City of Coweta for Building Inspection Services
  - F. [25-743](#) Approval of and authorization to execute Agreement for Professional Consultant Services with Walter P. Moore and Associates, Inc. for the 245th E. Avenue Improvements from Kenosha Street to Oakland Street (Project Number 2552200)

- G. [25-780](#) Approval of and authorization to execute Amendment 1 to professional Consultant Agreement with Narrate for the design of the Operations Center Administration Building Remodel Project (Project No. 2317210)
- H. [25-747](#) Approval of and authorization to execute Agreement, Gas Facilities Relocation, between Oklahoma Natural Gas and the City of Broken Arrow, for South Aspen Ave and East Tucson Street (Project Number ST2031)
- I. [25-701](#) Approval of and authorization to execute an agreement with the Orsus Group Background Screenings to provide preemployment background check screenings for preemployment requirements of candidates of the City of Broken Arrow
- J. [25-716](#) Approval of and authorization to execute an annual use agreement between the City of Broken Arrow and ArtsOK, Inc
- K. [25-731](#) Approval of and authorization to execute an annual use agreement between the City of Broken Arrow and Broken Arrow Genealogical Society
- L. [25-720](#) Approval of and authorization to execute an annual use agreement between the City of Broken Arrow and Broken Arrow Historical Society
- M. [25-728](#) Approval of and authorization to execute an annual use agreement between the City of Broken Arrow and Broken Arrow MVA d/b/a Military History Center
- N. [25-719](#) Approval of and authorization to execute an annual use agreement and sublease between the City of Broken Arrow and Broken Arrow Veterans Center, Inc.
- O. [25-742](#) 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
- P. [25-776](#) Approval of and authorization to execute the purchase of Oklahoma Municipal Assurance Group (OMAG) Insurance Policies for Bass Pro property, General Municipal Properties including Battle Creek Property, and Auto/Mobile Equipment effective July 1, 2025
- Q. [25-745](#) Approval of and authorization to execute the sale of the bid 25.14 for the property located at 401 E. Kenosha to CRS Sanders
- R. [25-746](#) Approval of and authorization to award and execute a Request for Proposal (RFP) for consultant services to provide fleet management consulting services to Matrix Consulting Group
- S. [25-789](#) Approval of a waiver of Section 24.104 of the Codes of Ordinances for approximately 15 acres, A-1 (Agricultural), one-quarter mile south of Washington Street (91st Street) east of 23rd Street (County Line Road)

- T.     [25-751](#)           Approval of and authorization to execute Change Order No. 3 with Mowtown Outdoors for the Gardens at Central Park (2360450)
- U.     [25-750](#)           Approval of and authorization to execute Resolution No. 1659, a Resolution authorizing acceptance of a General Warranty Deed for Parcel 11.0, consisting of 4,898 square feet of permanent Right-of-Way and one Utility Easement for Parcel 11.A consisting of 3,179 square feet, located at 8601 South Lynn Lane Road in Broken Arrow, Oklahoma, in the Southwest Quarter of Section 13, Township 18 North, Range 14 East, Tulsa County, Oklahoma, from The Linda J. Holman Revocable Trust, dated January 25, 2007, and authorization of payment in the amount of \$17,270.00 for the 9th Street widening from Houston Street to Washington Street, Parcel 11.0 and 11.A (Project No. ST2027)
- V.     [25-770](#)           Approval of and authorization to execute Resolution No. 1660, a Resolution authorizing acceptance of a General Warranty Deed for Parcel 6.0, consisting of 7,188 square feet of permanent Right-of-Way located at 17615 East 101st Street South in Broken Arrow, Oklahoma, in the Northeast Quarter of Section 26, Township 18 North, Range 14 East, Tulsa County, Oklahoma, from King Development Group, LLC, an Oklahoma Limited Liability Company, and authorization of payment in the amount of \$17,970.00 for the 9th Street widening from New Orleans Street to Washington Street, Parcel 6.0 (Project No. ST23280)
- W.     [25-771](#)           Approval of and authorization to execute Resolution No. 1661, a Resolution authorizing acceptance of a General Warranty Deed for Parcel 7.0, consisting of 4,160 square feet of permanent Right-of-Way located at 8722 South Lynn Lane Road in Broken Arrow, Oklahoma, in the Southeast Quarter of Section 14, Township 18 North, Range 14 East, Tulsa County, Oklahoma, from Robert E. Samuel and Fran Samuel, and authorization of payment in the amount of \$12,940.00 for the 9th Street widening from Houston Street to Washington Street, Parcel 7.0 (Project No. ST2027)
- X.     [25-614](#)           Approval of PR-000766-2024 | PT-002131-2025, Conditional Final Plat, 81st Street Industrial Park, approximately 12.83 acres, 1 proposed lot, IH (Industrial Heavy) and FD (Flood District), located south of Houston Street (81st Street) and approximately one-sixteenth mile west of 23rd Street (193rd Avenue/County Line Road)
- Y.     [25-636](#)           Approval of PR-00628-2024 | PT-002142-2025, Conditional Final Plat, Elysian Fields II, 12.76 acres, 59 lots, A-1 (Agricultural) to RS-3 (Single Family Residential) and RS-4 (Single Family Residential)/PUD-306 via BAZ-2046, one-quarter mile south and east of the southeast corner of Tucson Street (121st Street) and Garnett Road
- Z.     [25-679](#)           Approval of SP-002108-2025, Ian's Auto Service, CH (Commercial Heavy), one-quarter mile north of Houston Street (81st Street), east of Lynn Lane Road (9th Street)

- AA. [25-790](#) Approval of and authorization to execute Resolution No. 1668, a Resolution of Necessity to Condemn Property located at 520 East Washington Street, Broken Arrow, OK 74012, located in Section 14, Township 18 North, Range 14 East of the Indian Meridian, Tulsa County, Oklahoma, for the: 9th Street Widening: Houston to Washington, Parcel 4.0 (Project No. ST2027)
- AB. [25-767](#) Acceptance of a Deed of Dedication from OakTrust Development, LLC, an Oklahoma Limited Liability Company, for property consisting of 3.1215 Acres of overland drainage and detention easement, located near 5601 South Aspen Avenue in Broken Arrow, Oklahoma, in the Southwest Quarter of Section 34, Township 18 North, Range 14 East, Tulsa County, Oklahoma, for the OakTrust Project
- AC. [25-559](#) Acceptance of a Detention Easement from RoseWood Village Development, LLC on property located approximately one-quarter mile north of Houston Street (81st Street) one-eighth mile east of Aspen Avenue (145th East Avenue), shown as Exhibit A (Section 10, T18N, R14E) (EASE-002077-2025)
- AD. [25-749](#) Acceptance of a Utility Easement consisting of 13.28 square feet from Ruby M. Drake Family, LLC, an Oklahoma Limited Liability Company and Eldon L. Drake Family, LLC, an Oklahoma Limited Liability Company, on property located at 4516 South 9th Street in Broken Arrow, Oklahoma, located in the Southeast Quarter of Section 26, Township 18 North, Range 14 East, Tulsa County, State of Oklahoma for the 9th Street, Waco Street to Florence Street & Florence Street, Elm Place to Ash Drive, Parcel 8.0 (Project No. WL23080)
- AE. [25-791](#) Ratification of the Claims List Check Register Dated May 29, 2025

## **7. Consideration of Items Removed from Consent Agenda**

## **8. Public Hearings, Appeals, Presentations, Recognitions, Awards**

- A. [25-760](#) Conduct a public hearing for the Proposed 2025-2026 Fiscal Year Budget
- B. [25-358](#) Presentation and annual programming update by Broken Arrow Seniors
- C. [25-359](#) Presentation and annual programming update by ArtsOK for Arts@302
- D. [25-773](#) Presentation regarding requested lane closure at the intersection of South Elm Place and West Houston Street by AWP Safety
- E. [25-270](#) Update on the 2026 General Obligation Bond Package

## **9. 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)**

## **10. General Council Business**

- A. [25-626](#) Consideration, discussion, and possible approval of PT-001984-2025|PR-000157-2023, Conditional Final Plat, Spring Creek Crossing, approximately 36.99 acres, 132 Lots, RS-4(Single-Family Residential)/PUD-001360-2024 (Planned Unit Development), located north of Tucson Street (121st Street) and approximately one-quarter mile west of 9th Street (Lynn Lane Road/177th Avenue)
- B. [25-753](#) Consideration, discussion, and possible approval of COMP-002093-2025(Comprehensive Plan Change), Aequitas Tucson Development, 11.72 acres, Levels 2 & 3 to Levels 3 6, & Greenway/Floodplain, located approximately one-eighth mile south of Tucson Street (121st Street) and one-half mile west of Elm Place (161st East Avenue)
- C. [25-754](#) Consideration, discussion, and possible approval of PUD-002040-2025 (Planned Unit Development) and BAZ-002088-2025 (Rezoning), The Plaza at Forest Ridge, approximately 17 acres, located south of Kenosha Street (71st Street) and one-half mile east of Oneta Road (241st E. Avenue)
- D. [25-785](#) Consideration, discussion, and possible approval of and authorization to execute Resolution No. 1665, a Resolution of the City of Broken Arrow, Oklahoma (the “City”) approving action taken by the Broken Arrow Municipal Authority (the “Authority”) authorizing issuance, sale and delivery of the Authority’s Series 2025A Promissory Note to Oklahoma Water Resources Board; ratifying and confirming a Lease Agreement; ratifying and confirming a Sales Tax Agreement; and containing other provisions related thereto
- E. [25-786](#) Consideration, discussion, and possible approval of and authorization to execute Resolution No. 1667, a Resolution of the City of Broken Arrow, Oklahoma (the “City”) authorizing the Broken Arrow Economic Development Authority (the “Authority”) to assist the City in carrying out and administering the Hackberry Market Economic Development Project Plan adopted by the City; approving the incurrence of indebtedness by the Authority issuing its Tax Apportionment Bonds, Taxable Series 2025 (Hackberry Market Increment District Project) (the “Bonds”) in one or more series; providing that the organizational document creating the Authority is subject to the provisions of the Indenture authorizing the issuance of said Bonds; waiving competitive bidding and authorizing the sale of said Bonds by the Authority at negotiated sale and at a price less than par; approving and authorizing execution of a Security Agreement by and between the City and the Authority pertaining to the pledge of certain sales tax increment revenues; approving the forms of a Continuing Disclosure Agreement and an Official Statement; approving the use of assistance in development financing; approving and authorizing execution of a Development Financing Assistance Agreement; and containing other provisions relating thereto

- F. [25-778](#) Consideration, discussion, and possible approval of and authorization to execute Resolution No. 1662, a Resolution authorizing execution of and accepting a purchase and sales agreement of Real Estate in connection with an economic development agreement; and approval and authorization to execute the purchase and sale agreement and an Economic Development Agreement between CSI Aerospace, City of Broken Arrow and Broken Arrow Economic Development Authority

## **11. Preview Ordinances**

- A. [25-775](#) Consideration, discussion and possible preview of an ordinance amending Chapter 3.5, Airports, Heliports, Takeoffs, and Landings of the Broken Arrow Code of Ordinances providing for special use permits for commercial air tour operations; amending Sections 3.5-1, 3.5-2, 3.5-2.1, 3.5-3, 3.5-4, and 3.5-5; providing for severability; repealing conflicting ordinances; and establishing an effective date; and declaring an emergency

## **12. Ordinances**

- A. [25-758](#) Consideration, discussion, and possible adoption of Ordinance No. 3848, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ-001788-2024, along with PUD-001787-2024 generally located one-half mile north of East Houston Street (81st Street) and one-quarter mile east of 9th street (177th East Avenue/ Lynn Lane Road), granting RM (Residential Multi-Family) zoning classification upon the tract along with PUD-001787-2024, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency
- B. [25-759](#) Consideration, discussion and possible approval of an emergency clause for Ordinance No. 3848; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist

## **13. Remarks and Inquiries by Governing Body Members**

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

**15. Executive Session for the purpose of confidential communications between the City Council, the City Manager, the City Attorney and any other pertinent staff members discussing, conferring on matters and possible action in open session pertaining to:**

**1. A pending litigation known as Heather Fox v. City of Broken Arrow, Tulsa County District Court, Case No. CJ-24-3934, and taking appropriate action in open session, if any, under 25 O.S. §307(B)(4);**

**2. A pending investigation and claim, including potential resolution, of a matter involving the tort claim of Briar Todd, Tort Claim No. TRT 1652.2025, and taking appropriate action in open session, if any, under 25 O.S. §307(B)(4);**

**3. A pending investigation and claim, including potential resolution, of a matter involving the tort claim of James Michael Ritz, Tort Claim No. TRT 1656.2025, and taking appropriate action in open session, if any, under 25 O.S. §307(B)(4);**

**4. A pending investigation and claim, including potential resolution, of a matter involving the tort claim of Pricilla Carrick, Tort Claim No. TRT 1660.2025, and taking appropriate action in open session, if any, under 25 O.S. §307(B)(4);**

**5. A pending litigation known as Richard McMahon v. City of Broken Arrow, U.S. District Court for the Northern District of Oklahoma, Case No. 25-CV-207-JFJ, and taking appropriate action in open session, if any, under 25 O.S. §307(B)(4);**

**In the opinion of the City Attorney, the Council is advised that the Executive Session is necessary to process the claims and litigation, and disclosure will seriously impair the ability of the public body to process the proceeding in the public interest. Moreover, that the Executive Session is necessary to protect the confidentiality of the investigation and potential litigation. After the conclusion of the confidential portion of executive session, the Council will reconvene in open meeting, and the final decision, if any, will be put to a vote.**

**16. Adjournment**

**NOTICE:**

Please note that all items on this agenda may be approved, denied, amended, postponed, acknowledged, affirmed or tabled.

If you wish to speak at this evening's meeting, please fill out a "Request to Speak" form. The forms are available from the City Clerk's table or at the entrance door. Please turn in your form prior to the start of the meeting. Topics are limited to items on the currently posted agenda, or relevant business.

All cell phones and pagers must be turned OFF or operated SILENTLY during meetings.

Exhibits, petitions, pictures, etc., shall be received and deposited in case files to be kept at the Broken Arrow City Hall. If you are a person with a disability and need some accommodation in order to participate in this meeting, please contact the City Clerk at 918-259-2400 Ext. 5418 to make arrangements.

21 O.S. Section 280 provides the following:

A. It is unlawful for any person, alone or in concert with others and without authorization, to willfully disturb, interfere or disrupt state business or the business of any political subdivision, which includes publicly posted meetings, or any agency operations or any employee, agent, official or representative of the state or political subdivision.

B. It is unlawful for any person who is without authority or who is causing any disturbance, interference or disruption to willfully refuse to disperse or leave any property, building or structure owned, leased or occupied by state officials or any political subdivision or its employees, agents or representatives or used in any manner to conduct state business or any political subdivision's business or operations after proper notice by a peace officer, sergeant-at-arms, or other security personnel.

C. Any violation of the provisions of this section shall be a misdemeanor punishable by imprisonment in the county jail for a term of not more than one (1) year, by a fine not exceeding One Thousand Dollars (\$1,000.00), or by both such fine and imprisonment.

D. For purposes of this section, "disturb, interfere or disrupt" means any conduct that is violent, threatening, abusive, obscene, or that jeopardizes the safety of self or others.

A paper copy of this agenda is available upon request.

POSTED this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, at \_\_\_\_\_ a.m./p.m.

---

City Clerk