



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, March 24, 2026

Council Chambers

1. Call to Order

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

2. Invocation

Pastor Rich Manganaro 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 Mayor Debra Wimpee.

5. Consideration of Consent Agenda

- A. 26-6 Approval of the City Council Minutes of March 03, 2026
- B. 26-422 Approval of the City Council Special Meeting Minutes of March 3, 2026
- C. 26-411 Approval of the Special City Council Minutes of May 16, 2023, and the Special Joint Meeting of Broken Arrow City Council, Broken Arrow Municipal Authority, and Broken Arrow Economic Development Authority of May 22, 2025
- D. 26-390 Acceptance of Planning Commission meeting minutes of February 12, 2026
- E. 26-408 Acceptance of Planning Commission meeting minutes of February 26, 2026
- F. 26-369 Acceptance of Drainage Advisory Committee meeting minutes of November 3, 2025
- G. 26-379 A.Approval of and authorization to execute a Proclamation declaring the week of March 23, 2026, Arbor Week
- H. 26-425 Approval of and authorization to execute a Proclamation declaring April 22, 2026, as Earth Day, and the month of April, 2026, as Earth Month in the City of Broken Arrow, and encourage our citizens to participate in activities such as recycling, reducing, reusing, replanting, and restoring our communities and the planet
- I. 26-357 Approval of and authorization to execute a professional Consultant Agreement with Cowan Group Engineering for the design of the Operations Center Site Improvements Project (Project No. 2217090)
- J. 26-356 Approval of and authorization to execute Agreement, Gas Facilities Relocation, between Oklahoma Natural Gas and the City of Broken Arrow, for North Olive Avenue, between West Kenosha Street and West Albany Street (Project Number STI 710 - South Phase)
- K. 26-391 Notification of City Manager's execution of an Agreement with the Broken Arrow Chamber of Commerce for advertising, promotion, and marketing of the Rooster Days Festival for an amount not to exceed \$20,000
- L. 26-384 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
- M. 26-428 Approval of and authorization to purchase one (1) ZD1211-3-60 Zero Tum Mower from Stewart Martin Kubota of Broken Arrow, pursuant to the Sourcewell purchasing contract quote#2943965 for Battle Creek Golf Course
- N. 26-434 Approval of and authorization to execute an agreement between the City of Broken Arrow and Tulsa Technology Center to provide training services for employees
- O. 26-418 Approval of and authorization to execute an Order Form, and other necessary document with NeoGov for a co-subscription for software and subscriptions through June 30, 2027
- P. 26-358 Acceptance of the Drainage Advisory Committee's recommendation to approve expenditure of 2018 General Obligation Bond funds to design drainage design improvements from 3729 South 195th East Avenue to East 37th Court South

- Q. 26-359 Acceptance of the Drainage Advisory committee recommendation 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
- R. 26-360 Acceptance of the Drainage Advisory Committee recommendation 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
- S. 26-361 Acceptance of the Drainage Advisory Committee's recommendation to approve expenditure of 2018 General Obligation Bond 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
- T. 26-363 Acceptance of the Drainage Advisory Committee's recommendation to approve the reallocation of 2018 General Obligation Bond funds from design to construction funds for drainage improvements in the South Fork Estates subdivision
- U. 26-364 Acceptance of the Drainage Advisory Committee's recommendation to reject the expenditure of 2018 General Obligation Bond funds for drainage improvements in the Westwind Subdivision
- V. 26-365 Acceptance of the Drainage Advisory Committee recommendation 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
- W. 26-366 Acceptance of the Drainage Advisory Committee recommendation 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
- X. 26-417 Approval of and authorization to execute Change Order No. 1 with Cherokee Pride Construction, Inc. for the College Addition Phase 1 (ST24170)
- Y. 26-394 Approval of and authorization to execute Change Order No. 7, final reconciliatory, with Becco Contractors, Inc., for Oklahoma Department of Transportation project# STP-272F(367)IG, JP# 33955(04) (City of Broken Arrow project# STI 411, Albany Street Widening from 9th Street to 23rd Street)
- Z. 26-421 Approval of and authorization to execute Agreement for Professional Consulting Services with Cross Timbers Consulting for the design of drainage improvement plans in the Tucson Village II Subdivision (Project Number SW26200)
- AA. 26-402 Approval of PR-000895-2025 IPT-002596-2025, Conditional Final Plat, Brook Chase Phase V, 18.56 acres, 86 proposed lots, AG (Agricultural) to RS-4 (Single Family Residential) via BAZ-2074, located one-half mile north of Washington Street (91st Street), one-half mile west of 23rd Street (193rd E. Avenue/County Line Road)
- AB. 26-432 Approval of PT-002629-2025IPR-000089-2022, Conditional Final Plat, The Enclave at Southern Trails, 20.49 acres, 3 lots, CM (Community Mixed-Use), RM (Residential Multi-family), & CG (Commercial General) via BAZ-000012-2022 and PUD-000126-2022, located south of New Orleans Street (101st Street) and east of Olive Avenue (129th Avenue)
- AC. 26-438 Approval of PR-000910-2026 I PT-002655-2026, Conditional Final Plat, Brook Chase Phase VI, 25.94 acres, 92 proposed lots, AG (Agricultural) to RS-4 (Single Family Residential) via BAZ-2074, located one-half mile north of Washington Street (91st Street), one-half mile west of 23rd Street (193rd E. Avenue/County Line Road)
- AD. 26-406 Approval of and authorization to execute Agreement, Gas Facilities Relocation, between Oklahoma Natural Gas and the City of Broken Arrow, for North Olive Avenue, between West Kenosha Street and West Albany Street (Project Number STI 710 - North Phase)
- AE. 26-416 Approval of and authorization to execute Pipeline Crossing Agreement between Union Pacific Railroad (UPRR) and the City of Broken Arrow, for a license to construct, maintain, and operate a waterline across UPRR property and track for the 9th Street Widening from Washington Street to Houston Street project (ST2027) for payment of the license fee
- AF. 26-407 Acceptance of a Utility Easement for Parcel 26.0, consisting of 2,168.92 square feet of utility easement located at 9645 South 193rd East Avenue in Broken Arrow, Oklahoma, in the Southwest Quarter of Section 19, Township 18 North, Range 15 East, Wagoner County, Oklahoma, from Mary L. McCullah and Lisa Simpson, and authorization of payment in the amount of \$4,600.00 for the County Line Trunk Sewer Phase IIB - Sanitary Sewer Improvements, Parcel 26.0 (Project No. 2154250)
- AG. 26-409 Approval of and authorization to renew the Blue Zoo subscription
- AH. 26-410 Approval of and authorization to execute Amendment 3 to Agreement for Professional Consulting Services with Kimley-Horn and Associates, Inc. for Residential Streets Concrete Panel Replacement (Project Number 2352120)
- AI. 26-412 Ratification of the Claims List Check Register Dated March 16, 2026

MOTION: A motion was made by Justin Green, seconded by David Pickel
Move to Approve Consent Agenda Minus Items K. 26-391 and T. 26-363
 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

- K. 26-391 Notification of City Manager's execution of an Agreement with the Broken Arrow Chamber of Commerce for advertising, promotion, and marketing of the Rooster Days Festival for an amount not to exceed \$20,000**

MOTION: A motion was made by Justin Green, seconded by Lisa Ford
Move to Table Item 26-391 Notification of City Manager's execution of an Agreement with the Broken Arrow Chamber of Commerce for advertising, promotion, and marketing of the Rooster Days Festival for an amount not to exceed \$20,000, until April 7th or next meeting of the Tourism Board

The motion carried by the following vote:

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

- T. 26-363 Acceptance of the Drainage Advisory Committee's recommendation to approve the reallocation of 2018 General Obligation Bond funds from design to construction funds for drainage improvements in the South Fork Estates subdivision**

Jason Langley, a citizen of Broken Arrow, thanked the commission for their support throughout the process and provided a brief update, highlighting ongoing drainage issues on his and a neighbor's property following recent rainfall. He shared that mitigation efforts are in progress and expressed confidence that the proposed solution will address the problem. He emphasized appreciation for staff and the commission's responsiveness and support, particularly in advancing the project tied to the South Broken Arrow Home Depot development.

MOTION: A motion was made by Justin Green, seconded by Lisa Ford
Move to Approve Item 26-363 Acceptance of the Drainage Advisory Committee's recommendation to approve the reallocation of 2018 General Obligation Bond funds from design to construction funds for drainage improvements in the South Fork Estates subdivision

The motion carried by the following vote:

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

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

- A. 26-271 Approval of and authorization to execute a Proclamation declaring April 2026 as Autism Awareness and Acceptance Month in the City of Broken Arrow**

Molly, representing Creeks Health Services and the Autism Foundation of Oklahoma, announced an upcoming Autism Awareness Day at the State Capitol on April 2nd. She invited the public to attend and emphasized the importance of advocating for individuals with autism, particularly in areas like transportation and services. She also expressed appreciation for the proclamation recognizing April as Autism Awareness Month.

Mayor Debra Wimpee read a proclamation recognizing April 2026 as Autism Awareness and Acceptance Month, highlighting the prevalence of autism and the diverse challenges individuals may face. She emphasized the importance of early diagnosis, access to resources, and ongoing advocacy to support individuals and families. The proclamation also underscored the city's commitment to raising awareness and promoting inclusion and opportunities for those affected by autism.

MOTION: A motion was made by Johnnie Parks, seconded by Lisa Ford
Move to Approve Item 26-271 Approval of and authorization to execute a Proclamation declaring April 2026 as Autism Awareness and Acceptance Month in the City of Broken Arrow

The motion carried by the following vote:

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

- B. 26-376 Approval of and authorization to execute a Proclamation declaring the week of April 12-18, 2026, as National Telecommunicators Week**

Councilor Lisa Ford read a proclamation recognizing April 12–18, 2026, as Telecommunicator Appreciation Week, highlighting the critical, life-saving role of 911 telecommunicators in guiding emergency response, assisting callers in crisis, and supporting public safety operations. She emphasized their importance as the vital link between citizens and first responders and acknowledged their impact on the community. She also noted ongoing advocacy efforts at the national level to reclassify telecommunicators as professionals rather than administrative staff, underscoring their essential role in public safety.

MOTION: A motion was made by Johnnie Parks, seconded by David Pickel
Move to Approve Item 26-376 Approval of and authorization to execute a Proclamation declaring the week of April 12-18, 2026, as National Telecommunicators Week

Aye: 5 - The motion carried by the following vote:
David Pickel, Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

C. 26-415 Presentation regarding road closure of Houston Street from S. 1st Street to S. 6th Street in association with the Old Town Waterline Improvements (Project No. 2254401)

Charlie Bright, Director of Engineering and Construction, presented Item 26-415, and explained that the city is planning a temporary closure of Houston Street between Main and Linn Lane for about a month to complete Old Town water line improvements and related drainage work. Because the work is close to the roadway and involves equipment extending into traffic areas, the closure is necessary for safety. While the road is an arterial, it also functions as a residential street, so traffic impacts are expected to be manageable, with detours routed via Dallas Street. Residents will still have access to their homes, and crews will coordinate directly with them to minimize disruption.

D. 26-403 Presentation, consideration, and acceptance of the City of Broken Arrow Annual Financial Statements for Fiscal Year 2024-2025

Cindy Arnold, Director of Finance, presented Item 26-403 and introduced Jake Winkler.

Jake Winkler with Arledge & Associates P.C. reported a clean audit with no findings, no significant deficiencies, and no material weaknesses. He noted that federal grant funds were also audited with no issues, and both the Uniform Guidance and Yellow Book reports were clean, emphasizing that the uneventful results reflect a strong financial position.

Following the audit presentation, officials expressed appreciation for the clean audit results and credited the city's finance team for their organization and transparency. Mr. Winkler praised their responsiveness and record-keeping, noting that it contributed to the smooth audit process. At the same time, council members emphasized confidence in staff and the importance of maintaining strong financial practices.

**MOTION: A motion was made by Lisa Ford, seconded by Johnnie Parks
Move to Approve Item 26-403 acceptance of the City of Broken Arrow Annual Financial Statements for Fiscal Year 2024-2025**

Aye: 5 - The motion carried by the following vote:
David Pickel, Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

E. 26-87 Update on the 2026 General Obligation Bond Package

City Manager Michael Spurgeon highlighted that the city is nearing the April 7 bond election after a nearly three-year planning and public engagement process, emphasizing extensive transparency through surveys, meetings, and community partnerships. He noted the package includes nearly 130 projects aimed at maintaining Broken Arrow's quality of life and reflects strong community input. Spurgeon also recognized the COBA U leadership class and thanked council members, staff, and partners for their efforts, expressing pride in the process and strong public support as the city enters the final phase before the vote.

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)

Jill Hatfield, a citizen of Broken Arrow, expressed concern about the impact of nearby development—particularly the new Amazon facility—on her neighborhood, citing increased noise, traffic, and road wear affecting residents' quality of life. She questioned why homeowners were not more directly informed in advance and raised specific concerns about planned road widening on College Street, including how it may affect property frontage. She also asked about the timeline for a previously approved 180-unit apartment project, noting that additional construction could further intensify disruptions, and requested guidance on whom to contact for more information.

City officials acknowledged Ms. Hatfield's concerns and confirmed they would follow up directly with her after coordinating internally to provide detailed answers to her questions. They also agreed to update the council on the response. Additionally, members noted the importance of addressing her concern about the lack of prior notification, clarifying that the project did not come before the City Council for approval, and committed to explaining that publicly for broader awareness.

Rocky Henkel, Director of Community Development, clarified that the property in question was rezoned to light industrial in 2020. At that time, public notices were issued, and residents had the opportunity to speak during public hearings. Since no opposition was recorded, the zoning was approved, allowing the current development to proceed "by right," meaning it complies with existing zoning and does not require further City Council approval. He explained that while the project must still meet all engineering, building, and regulatory requirements,

additional public notification is not required at this stage because the use was already permitted under the approved zoning.

9. General Council Business

- A. 26-355 **Consideration, discussion, and possible action for approval of and authorization to award to the lowest responsible bidder, Builder's Unlimited, Inc., authorization to execute a construction contract for the Kenosha Sidewalk Project (ST23290), and a prove and authorize a project transfer from ST26080 to ST23290**

Travis Small, Transportation Division Manager, presented Item 26-355, the proposed award for the Kenosha Sidewalks Project, which aims to fill a sidewalk gap between Sycamore and Narcissus. He explained that the project was designed in coordination with a consultant and Union Pacific Railroad. After bidding, Builders Unlimited was identified as the lowest responsible bidder at approximately \$324,000—below the engineer's estimate of about \$382,000. Funding is available through the 2018 bond funds and street sales tax, and staff recommended moving forward with the award.

MOTION: A motion was made by Lisa Ford, seconded by David Pickel
Move to Approve Item 26-355 approval of and authorization to award to the lowest responsible bidder, Builder's Unlimited, Inc., authorization to execute a construction contract for the Kenosha Sidewalk Project (ST23290), and a prove and authorize a project transfer from ST26080 to ST23290

The motion carried by the following vote:

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

- B. 26-424 **Consideration, discussion, and possible approval of and authorization to execute and publish a Notice of Availability of An11ual Audit for Fiscal Year 2024-2025**

Cindy Arnold, Director of Finance, presented Item 26-424 and explained that state law requires the city to publish a Notice of Availability for the annual audit in the newspaper, informing the public that the audit is accessible. She stated that this is a routine requirement, and staff recommend approval of the notice.

MOTION: A motion was made by Justin Green, seconded by Lisa Ford
Move to Approve Item 26- 424 authorization to execute and publish a Notice of Availability of An11ual Audit for Fiscal Year 2024-2025

The motion carried by the following vote:

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

- C. 26-436 **Consideration, discussion, and possible approval PUD-002644-2026 (Planned Unit Development), Elysian Fields III, a major amendment to PUD-306, 53.55 acres, AG (Agricultural) to RS-P (Single Family Residential - Preservation) & PUD-306 via BAZ-2050, located at the southeast corner of Tucson Street (121st Street) and Garnett Road (113th E. Avenue)**

Rocky Henkel, Director of Community Development, presented Item 26-436, a major amendment request for PUD 306 on approximately 53 acres at Tucson and Garnett, originally proposing a slight increase in housing units, potential future commercial development, and updated sidewalk requirements. He noted that the Planning Commission partially approved the request, allowing the increase in homes but rejecting the commercial component due to public opposition. The applicant has since revised the proposal to remove the commercial portion and clarify sidewalk requirements, and the updated PUD reflects those changes.

The discussion clarified that the amendment increases the allowed homes from 182 to 186, which was the primary concern raised by residents. The previously proposed commercial component has been removed from the PUD. However, officials noted that the property owner could still pursue commercial development in the future through a separate comprehensive plan amendment and rezoning process. Council members confirmed that any such future change would require additional public review and approval.

MOTION: A motion was made by Lisa Ford, seconded by David Pickel
Move to Approve Item 26-436 PUD-002644-2026 (Planned Unit Development), Elysian Fields III, a major amendment to PUD-306, 53.55 acres, AG (Agricultural) to RS-P (Single Family Residential - Preservation) & PUD-306 via BAZ-2050, located at the southeast corner of Tucson Street (121st Street) and Garnett Road (113th E. Avenue)

The motion carried by the following vote:

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

- D. 26-442 **Consideration, discussion, and possible approval of the appointment or reappointment of a member to the City of Broken Arrow Board of Adjustment for a term to expire May 1, 2028**

Rocky Henkel, Director of Community Development, explained that Michelle Bergwall's position on the Board of Adjustments was deemed vacant due to attendance requirements under city code. After review by legal and city management, staff recommended reappointing her to continue serving in the same role for the remainder of the term, which would expire on May 1, 2028.

The council discussed concerns about reappointing Michelle Bergwall due to missed meetings, questioning her attendance and commitment. Staff clarified that absences triggered the vacancy under the city code, but also noted she remains interested in serving and has contributed value in the past. The council supported reappointment, emphasizing her experience and importance to the board, while also stressing that improved attendance is expected going forward and will be monitored closely.

**MOTION: A motion was made by Johnnie Parks, seconded by David Pickel
Move to Approve Item 26-442, the appointment or reappointment of Michelle Bergwall to the City of Broken Arrow Board of Adjustment for a term to expire May 1, 2028**

The motion carried by the following vote:

Aye: 5 -

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

E. 26-433

Consideration, discussion, and possible modification to Request to Appear Forms and Guidelines for City Council meetings and all other City Boards and Commissions meetings adopted by City Council on February 6, 2018, as modified on April 20, 2021, including but not limited to consolidation of the Guidelines providing for a single set to apply to both City Council meetings as well as to meetings of Boards and Commissions; providing for cancelation or suspension of public comment periods; and setting forth criteria to be considered when canceling or suspending public comment periods

Trevor Dennis, City Attorney, presented Item 26-433 and explained that the city is proposing updates to its "request to appear before Council" forms and guidelines, last revised in 2021, to align with the adopted parliamentary procedures. The changes clarify the Mayor's authority to manage meetings, including the ability to interrupt or end public comments to maintain order and efficiency. The updates also consolidate guidelines across the City Council, Planning Commission, and other boards, and incorporate feedback to improve clarity.

The discussion clarified that the proposed updates do not change the city's procedures but simply put existing practices into clearer written form. Officials emphasized that public comment is not legally required under current Oklahoma law and remains at the discretion of the governing body. However, it is typically allowed to promote transparency and citizen engagement. They also noted that managing repetitive or disruptive comments is part of maintaining efficient meetings.

**MOTION: A motion was made by Lisa Ford, seconded by David Pickel
Move to Approve Item 26-433 modification to Request to Appear Forms and Guidelines for City Council meetings and all other City Boards and Commissions meetings adopted by City Council on February 6, 2018, as modified on April 20, 2021, including but not limited to consolidation of the Guidelines providing for a single set to apply to both City Council meetings as well as to meetings of Boards and Commissions; providing for cancelation or suspension of public comment periods; and setting forth criteria to be considered when canceling or suspending public comment periods**

The motion carried by the following vote:

Aye: 5 -

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

10. Preview Ordinances

A. 26-423

Consideration, discussion and possible preview of Ordinance No. 3905 Amending Chapter 7, an ordinance amending Chapter 7, Article XVII of the Code of Ordinances relating to short-term rentals; providing new and revised definitions; establishing and strengthening operating standards; requiring interior posting, noise monitoring, and security cameras; establishing occupancy and parking limits; requiring advertising disclosures and hosting-platform cooperation; capping licenses per owner in residential districts; providing enforcement, notice, appeals, and penalties; adopting an appendix checklist; providing for codification; repealer; severability; and declaring an effective date

Trevor Dennis, City Attorney, presented Item 26-423, summarizing proposed updates to the city's short-term rental ordinance, developed in response to numerous complaints involving noise, safety issues, and difficulty identifying responsible parties. He explained that the revisions aim to balance regulation with feedback from property owners by removing requirements like mandatory insurance, public display of license numbers, and training discounts, while clarifying tax handling and extending compliance timelines to 180 days. The proposal also strengthens enforcement options, including criminal penalties and civil actions

to address unlicensed or noncompliant operators—especially out-of-state owners. He emphasized that the proposal is still a draft, seeking council feedback before moving toward final adoption.

Amanda Sole, a licensed short-term rental operator, expressed support for reasonable regulations aimed at protecting neighborhoods but urged the city to distinguish between responsible, compliant operators and illegal or problematic ones. She highlighted her property’s strong track record, proactive monitoring, and local management, emphasizing that issues stem from lack of accountability—not remote ownership. She raised concerns about increasing costs on compliant businesses. At the same time, illegal operators remain active and advocate for targeted enforcement with stronger penalties for repeat or unlicensed offenders, rather than broad measures that could harm responsible operators.

The discussion reinforced that the city’s goal is to target unlicensed and noncompliant short-term rental operators—not those already following the rules. Officials agreed with the speaker that enforcement should focus on “bad actors,” and staff explained that new tools are being proposed to address them more effectively. These include a graduated penalty system for violations, beginning with warnings or short suspensions and escalating if issues continue.

For operators who refuse to comply, the city outlined a stronger enforcement path: issuing cease-and-desist notices and, if ignored, pursuing legal action in district court to obtain injunctions that could shut down operations. Officials emphasized that this approach is designed to ensure accountability—even for out-of-state owners—while protecting responsible, licensed businesses.

They also clarified that properties operating illegally in restricted locations (such as too close to another rental) would not be eligible for a license and could be forced to cease operations entirely. Overall, the conversation highlighted a shift toward stricter, more enforceable measures aimed at bringing noncompliant operators into the system or shutting them down if necessary.

Jeremiah Calsing, a local short-term rental manager, expressed support for the city’s efforts to regulate the industry but suggested refinements to make the ordinance more balanced. He raised concerns about the current suspension system, noting it could unintentionally penalize responsible operators who report issues, and proposed adopting a “safe harbor” policy to encourage cooperation with law enforcement. He also recommended incentive-based measures, such as reduced renewal fees for operators with clean records, to promote compliance. Additionally, he cautioned against adding a hotel/motel tax, citing reduced revenues for operators and potential negative impacts on local lodging supply and tourism.

The discussion focused on refining the proposed short-term rental rules, particularly around Jeremiah Calsing’s suggestions. Council members were receptive to exploring a “safe harbor” provision so responsible operators who report issues themselves would not be penalized, with staff confirming this could be incorporated into the ordinance. However, they emphasized the need for safeguards to prevent abuse, such as limiting repeated use of the provision or requiring cooperation and preventative measures.

They also considered the idea of incentive-based fee reductions for operators with clean records, directing staff to research how other cities handle such programs and potentially bring back recommendations. At the same time, members reiterated that enforcement should remain focused on noncompliant operators.

Regarding the hotel/motel tax, council members indicated continued support for it as a tool to fund tourism, despite concerns raised by operators. Overall, the council showed openness to adjustments that reward responsible behavior while maintaining strong enforcement against problem properties.

Jessica Paige, a new resident, expressed appreciation for city leadership and shared her interest in potentially using her home as a short-term rental in the future. She asked how to obtain a copy of the proposed ordinance and sought clarification on whether a hotel/motel tax currently applies—or will apply—to short-term rentals.

The discussion clarified that a short-term rental ordinance already exists, and a copy can be obtained through the city clerk after the meeting. Officials noted that some platforms already collect hotel/motel taxes, but the broader application of that tax is still under consideration by the council. They also confirmed the current annual license renewal fee is approximately \$515. Jessica Paige reiterated her support for short-term rentals as an income opportunity, while council members acknowledged differing views within the community.

MOTION: A motion was made by Justin Green, seconded by Johnnie Parks
Move to Approve Item 26-423 preview of Ordinance No. 3905 Amending Chapter 7, an ordinance amending Chapter 7, Article XVII of the Code of Ordinances relating to short-

term rentals; providing new and revised definitions; establishing and strengthening operating standards; requiring interior posting, noise monitoring, and security cameras; establishing occupancy and parking limits; requiring advertising disclosures and hosting-platform cooperation; capping licenses per owner in residential districts; providing enforcement, notice, appeals, and penalties; adopting an appendix checklist; providing for codification; repealer; severability; and declaring an effective date

The motion carried by the following vote:

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

11. Ordinances

- A. 26-419** **Consideration, discussion, and possible adoption of Ordinance No. 3907 amending Chapter 21, Streets and Sidewalks, Section 21-12, Allowing construction materials to spill onto public ways, replacing the entire section to address concrete residue/wash water containment, cleanup, and enforcement; severability; declaring an emergency**

Trevor Dennis, City Attorney, presented Item 26-419, explaining that the proposed ordinance would prohibit the discharge or tracking of concrete slurry, wash water, and other construction materials into city streets or stormwater systems. He noted this has become a growing issue with increased construction activity, and the ordinance would give the city enforcement tools to hold violators accountable and protect infrastructure and water systems.

MOTION: A motion was made by Lisa Ford, seconded by David Pickel
Move to Approve Item 26-419 adoption of Ordinance No. 3907 amending Chapter 21, Streets and Sidewalks, Section 21-12, Allowing construction materials to spill onto public ways, replacing the entire section to address concrete residue/wash water containment, cleanup, and enforcement; severability; declaring an emergency

The motion carried by the following vote:

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

- B. 26-420** **Consideration, discussion, and possible approval of an emergency clause for Ordinance No.3907**

Trevor Dennis, City Attorney, presented Item 26-420, an emergency clause for Ordinance No. 3907.

MOTION: A motion was made by Johnnie Parks, seconded by Justin Green
Move to Approve Item 26-420, an emergency clause for Ordinance No. 3907

The motion carried by the following vote:

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

12. Remarks and Inquiries by Governing Body Members

Mayor Debra Wimpee shared reflections from a recent trip to Washington, D.C., noting travel challenges but highlighting the significance of a Broken Arrow resident becoming Secretary of Homeland Security. She described attending the confirmation hearing and meeting with congressional representatives, observing a sense of transition and activity at the federal level, and concluded that the conference was productive overall.

Vice Mayor Johnnie Parks praised city staff for their exceptional work on the bond election effort, noting that in his decades of service, he has never seen such a high level of coordination and dedication. He highlighted that officials from Tulsa specifically commended Broken Arrow's transparency and outreach, saying it stood out as a model. He credited the city manager's leadership and expressed appreciation to the entire staff for their efforts.

Councilor Pickel added recognition for the Broken Arrow Youth City Council, noting they represented the city well during the trip. She also praised the chaperones for their effort. Mayor Wimpee highlighted Vice Mayor Parks' role in providing a meaningful experience for students at Arlington Cemetery, emphasizing the value of that opportunity.

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

City Manager Michael Spurgeon provided several updates, thanking a resident for her questions and confirming staff will follow up with answers. He announced that the fiscal year 2027 budget process is underway and recognized the finance team for another strong audit result. He also highlighted completed road improvements tied to the amphitheater partnership with Wagoner County, noting positive community feedback. Remaining work includes completing a connecting road near the railroad, which is still in coordination and may not be finished before the amphitheater's opening, requiring temporary alternate access.

At 7:59 p.m. Mayor Wimpee noted there was an Executive Session and called for a recess for BAMA and BAEDA.

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

Move for a recess for BAMA and BAEDA

The motion carried by the following vote:

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

at approximately 8:15 p.m. a motion to clear the room was made

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

Move to clear the room for Executive Session

The motion carried by the following vote:

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

MOTION: A motion was made by Debra Wimpee, seconded by Johnnie Parks

Move to enter Executive Session

The motion carried by the following vote:

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

At 8:21 p.m. City Council entered into Executive Session.

14. 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:

Discussing the sale, purchase, lease, acquisition, or appraisal of real property for the construction and installation of a sanitary sewer line extension located in the general area of New Orleans and 9th Street by the public body, including the possibility of filing a condemnation action to acquire such property under 25 O.S. Section 307(B)(3).

In the opinion of the City Attorney, the City Council is advised that the Executive Session is necessary to discuss the sale, purchase, lease, acquisition, or appraisal of the real property. 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.

at approximately 8:43 p.m. Mayor announced return to open session

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

Move to find Executive Session was necessary to discuss purchase of real property under 25 O.S. Section 307(B)(3)

The motion carried by the following vote:

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

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

Move to Authorize the Assistant City Manager to negotiate the purchase of real property located in the area of New Orleans and 9th Street

The motion carried by the following vote:

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

15. Adjournment

The meeting was adjourned at 8:45 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