



**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*

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**Tuesday, March 18, 2025**

**6:30 PM**

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

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**AMENDED AGENDA**

**1. Call to Order**

**2. Invocation**

**3. Roll Call**

**4. Pledge of Allegiance to the Flag**

**5. Consideration of Consent Agenda**

- A. [25-11](#) Approval of the City Council Meeting Minutes of February 25, 2025
- B. [25-12](#) Approval of the City Council Meeting Minutes of March 04, 2025
- C. [25-320](#) Approval of and authorization to execute Resolution No. 1637, a Resolution to request programming of FFY2026 and FFY2027 Tulsa Urbanized Area Surface Transportation Block Grant funds for the Planning, Design, Utility Relocations and Right-of-Way Acquisition for 23rd Street Improvements from Albany Street to Omaha Street (ST1931 and ST1932)
- D. [25-319](#) Approval of and authorization to execute Resolution No. 1638, a Resolution to request programming of FFY2026 and FFY2027 Tulsa Urbanized Area Surface Transportation Block Grant funds for the Planning, Design, Utility Relocations and Right-of-Way Acquisition for Olive Avenue Improvements from Kenosha Street to the railroad tracks south of Albany Street including the Kenosha Street and Olive Avenue Intersection (ST1710)

- E.**     [25-318](#)           Approval of and authorization to execute Resolution No. 1639, a Resolution to request programming of FFY2026 and FFY2027 Tulsa Urbanized Area Surface Transportation Block Grant funds for the Planning, Design, Utility Relocations and Right-of-Way Acquisition for Washington Street and 23rd Street Intersection Improvements
- F.**     [25-199](#)           Approval of and authorization to execute Agreement for Professional Consultant Services with Benham Design, LLC for providing design services on the Washington Street and 23rd Street Intersection project (Project Number ST24220)
- G.**     [25-361](#)           Approval of and authorization to execute a Second Amendment to Capital Improvement Agreement with Board of County Commissioners of Tulsa County, Oklahoma for the Broken Arrow Gateway Signage Project
- H.**     [25-303](#)           Approval of and authorization to execute Agreement for Professional Consulting Services with Freese and Nichols for the design plans to mitigate erosion along Adams Creek adjacent to the Preserve Park Regional Detention Pond (Project No. SW24070)
- I.**     [24-1677](#)          Approval of and authorization to execute Amendment Number 2 to Agreement for Professional Consulting Services with HDR Engineering, Inc. for the East Side Industrial Park Access Roadway and Railroad Crossing (Project Number ST23230)
- J.**     [25-326](#)           Approval of and authorization to execute agreement for a public and private partnership to construct a storm sewer at Lynn Oaks Apartments with MACO Construction, Inc. (Project No. SW25100)
- K.**     [25-344](#)           Approval of and authorization to execute Amendment Number 1 to Agreement for Professional Consultant Services with Poe & Associates, Inc. for the New Orleans Street Widening from Garnett Road to Olive Avenue (ST24200)
- L.**     [25-381](#)           Approval of and authorization to execute Agreement for Tax Increment Finance Counsel Services with Public Finance Law Group, PLLC.
- M.**     [25-353](#)           Approval of and authorization to execute a Parks and Recreation Use Agreement between the City of Broken Arrow and the Broken Arrow Volleyball Club for the use of Nienhuis Park Community Center
- N.**     [25-299](#)           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 less than \$50,000
- O.**     [25-251](#)           Approval of and authorization to execute a Proclamation declaring the week of March 24, 2025 Arbor Week

- P. [25-154](#) Approval of and authorization to execute a Proclamation declaring April 2025 as Autism Awareness and Acceptance Month in the City of Broken Arrow
- Q. [25-332](#) Approval of and authorization to purchase a new city phone service from Software House International (SHI)/RingCentral pursuant to the Oklahoma State Purchasing Contract
- R. [25-338](#) Acceptance of the Drainage Advisory Committee’s recommendation to approve expenditure of 2018 General Obligation (GO) Bond, Proposition 6 funds to construct erosion control measures and channel cleaning along the bank of Haikey Creek at the Diocese of south Tulsa
- S. [25-322](#) Approval of and authorization to execute Change Order No. 1 with Kimery Painting Inc for the Tiger Hill East Water Tank Restoration (2454460)
- T. [25-321](#) Approval of and authorization to execute Change Order No. 3 with Crossland Heavy Construction for the Lynn Lane Waste Water Treatment Plant Disinfection Improvements (S1905)
- U. [25-293](#) Approval of BAZ-001974-2025 (Rezoning), Brook Chase IV-V, approximately 33.11 acres, A-1 (Agricultural) to RS-4 (Single-Family Residential), located approximately one-eighth mile west of 23rd Street (193rd Avenue/County Line Road) and one-quarter mile north of Washington Street (91st Street)
- V. [25-336](#) Approval of PT-001907-2024|PR-000037-2022, Conditional Final Plat, Honey Springs at Battle Creek Phase I, 28.68 acres, 80 lots, PUD-94Q/A-CG, A-RD and A-R-3 to PUD-94W/CG, RD and RS-3), south and east of the southeast corner of Dearborn Street (41st Street) and Aspen Avenue (145th E. Avenue)
- W. [25-362](#) Approval of PT-001954-2025|PR-000222-2023, Conditional Final Plat for East Quik Trip on Kenosha, 10.2 acres, 2 lots, A-1 (Agricultural), R-2 (Single Family Residential) & SP (Specific Use Permit) 53 to CN (Commercial Neighborhood), A-1 and R-2, & SP-53 via BAZ-001225-2023, on the northeast corner of Kenosha Street (71st Street) and Evans Road (225th E. Avenue)
- X. [25-291](#) Approval of PT-001985-2025 | PR-000016-2022, Conditional Final Plat, Oakmont Hills, 28.20 acres, 85 Lots, A-1 (Agricultural) to RS-3 (Single-Family Residential) and CG (Commercial General)/PUD-000197-2022, located at the northwest corner of Florence Street (111th Street) and 9th Street (Lynn Lane)

- Y. [25-294](#) Approval of PUD-001972-2025 (Planned Unit Development) Major Amendment, Ferguson Superstore, 28.78 acres, & BAZ-001971-2025 (Rezoning) 1.63 acres RD (Residential Duplex) to CH (Commercial Heavy), generally located at the southeast corner of Elm Place and the Broken Arrow Expressway and one third mile south of Albany Street (61st Street)
- Z. [25-296](#) Approval of SITE-001975-2025 (Site Plan), The Enclave at Southern Trails, 20.49 acres, BAZ-00012-2022 CG (Commercial General), RM (Residential Multi-Family), CM (Community Mixed-Use) and PUD-000126-2022, generally located at the southeast corner of Olive Avenue (129th East Avenue) and New Orleans Street (101st Street)
- AA. [25-339](#) Acceptance of a Deed of Dedication for Parcel 1.1, which consists of 0.05 Acres of permanent Right-of-Way, located at 9123 South 177th East Avenue in Broken Arrow, Oklahoma, in the Northwest Quarter of Section 24, Township 18 North, Range 14 East, Tulsa County, Oklahoma, from Cheeneah Maria Armstrong, and authorization of payment in the amount of \$7,340.00 for the 9th Street widening from Houston Street to Washington Street, Parcel 1.1 (Project No. ST2027)
- AB. [25-218](#) Acceptance of a Temporary Construction Easement consisting of 4,900 square feet from the David Roy and Karen Irene Foster Revocable Living Trust, on property located at 13009 South 133rd East Avenue, Broken Arrow, Oklahoma, a tract of land that is located in the Southwest Quarter of Section 4, Township 17 North, Range 14 East, Tulsa County, State of Oklahoma for the Willow Springs Lift Station Replacement Parcel 3.A. (Project No. 2154300)
- AC. [25-325](#) Acceptance of a Utility Easement from Larry Boykins and Anita Boykins, the owners, on property located at 11506 East 64th Street, Broken Arrow, Oklahoma 74012, located in the Northwest Quarter of Section 5, Township 18 North, Range 14 East, Tulsa County, State of Oklahoma. Parcel 5.0 for the Melinda Park Sanitary Sewer Improvements. Project No. S.23030
- AD. [25-346](#) Approval of and authorization of Final Acceptance for the public improvements at Park Place II located at 6671 South 257th Avenue East
- AE. [25-329](#) Ratification of the Claims List Check Register Dated March 10, 2025

**6. Consideration of Items Removed from Consent Agenda**

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

- A. [25-305](#) Presentation, and possible approval of a Certificate of Recognition for David Heard for his patriotic act of service for the City of Broken Arrow

- B. [25-352](#) Approval of and authorization to execute Resolution No. 1641, approving and authorizing a Resolution recognizing and supporting the Motivational Me/Pack the Purpose community initiative
- C. [25-265](#) Update on the 2026 General Obligation Bond Package

**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. [25-383](#) Consideration, discussion, and possible approval of and authorization to execute Resolution No. 1644, a resolution declaring the intent to consider approval of a project and creation of a tax increment district under the Local Development Act; directing preparation of a Project Plan; appointing a Review Committee; directing the Review Committee to make findings as to eligibility and financial impact, if any, on taxing jurisdictions and business activities within the district; directing the Review Committee to make a recommendation with respect to the proposed Project Plan; directing the Planning Commission to make a recommendation with respect to the proposed Project Plan; and containing other provisions relating thereto
- B. [25-382](#) Consideration, discussion, and possible approval of and authorization to execute Resolution No. 1636 regarding the City of Broken Arrow’s opposition to proposed restrictions of municipal sewer sludge and biosolids handling within Oklahoma Senate Bills SB003 and SB268, and Oklahoma House Bill HB1726
- C. [25-198](#) Consideration, discussion, and possible approval of and authorization to execute a Professional Consultant Agreement with Myers-Cherry Construction, Inc. for the Construction Management Services of the Jail Expansion and Renovation Project (Project No. 203019)
- D. [25-306](#) Consideration, discussion, and possible approval of the reappointment of Robert Goranson to the City of Broken Arrow Planning Commission for a three-year term to expire May 1, 2028
- E. [25-307](#) Consideration, discussion, and possible approval of the appointment of George Ghesquire to the City of Broken Arrow Board of Adjustment for a three-year term to expire March 21, 2028
- F. [25-335](#) Consideration, discussion and possible approval of PR-000596-2023 | PT-001987-2025, Conditional Final Plat, Three Oaks, approximately 12.34 acres, 41 proposed lot, RS-4 /PUD-0001503-2024 located approximately one-eighth mile north of East Washington Street (East 91st Street South) and approximately one-quarter mile east of 23rd Street (193rd E Ave/County Line Road)

- G. [25-363](#) Consideration, discussion, and possible approval of PT-001942-2024 | PR-000627-2024, Conditional Final Plat, Timber Ridge Residential, approximately 35.30 acres, 141 Lots, A-1 (Agricultural) to RS-4 (Single-Family Residential) and RD (Residential Duplex)/PUD-334, located south and west of the southwest corner of Albany Street (61st Street) and 37th Street (209th E. Avenue)
- H. [25-308](#) Consideration, discussion, and possible approval of PUD-001983-2025 (Planned Unit Development) Bintree Lift Station, 9.60 acres, located approximately one-third mile east of 23rd Street (County Line Road), south of Albany Street (61st Street)
- I. [25-301](#) Consideration, discussion, and possible direction on securing lobbying services for the City of Broken Arrow for state and federal legislative matters

**10. Preview Ordinances**

- A. [25-304](#) Consideration, discussion and possible preview of an Ordinance amending Chapter 10, Fire Prevention and Protection, Article I, In General, Section 10.3, Manufacture, Sale, Use, Etc., of fireworks, of The Broken Arrow Code of Ordinances; Authorizing the City Manager or his Designee to declare a rainout day for July 3 and or July 4 and designating an alternate date not later than July 15 authorizing the discharge of fireworks; repealing all ordinances to the contrary; and declaring an emergency
- B. [25-300](#) Consideration, discussion, and possible preview of an Ordinance closing a Waterline Easement on property located one-quarter mile south of Tucson Street (121st Street) and one-half mile west of Elm Place (161st Street), Tulsa County, State of Oklahoma, (Section 03, T17N, R14E), repealing all ordinances to the contrary; and declaring an emergency (EASE-002008-2025)
- C. [25-333](#) Consideration, discussion, and possible preview of an Ordinance closing an easement from Oakmont Hills, LLC, on property located one-quarter mile north of Florence Street (111th East Avenue), east of 9th Street (Lynn Lane), Tulsa County, State of Oklahoma, (Section 26, T18N, R14E), repealing all ordinances to the contrary; and declaring an emergency (EASE-001742-2024)
- D. [25-334](#) Consideration, discussion, and possible preview of an Ordinance closing an easement from Oakmont Hills, LLC, on property located north of Florence Street (111th East Avenue), east of 9th Street (Lynn Lane), Tulsa County, State of Oklahoma, (Section 26, T18N, R14E), repealing all ordinances to the contrary; and declaring an emergency (EASE-001743-2024)

**11. Ordinances - NONE**

**12. Remarks and Inquiries by Governing Body Members**

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

**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:**

- 1. A pending eminent domain litigation proceeding, asserted by the City of Broken Arrow against Bonnie E. Blalack Living Trust, et al.; Tulsa County District Court Case No. CJ-2024-3784, and taking appropriate action in open session, including possible authorization to settle the proceeding, under 25 O.S. §307(B)(4);**
- 2. Litigation, including potential resolution and settlement, of a matter involving the worker's compensation claim of William Thummel, WCC #Cm3-2022-07716F, including possible authorization to settle this claim, 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.**

**15. 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