



City of Broken Arrow

Minutes

City Council Meeting

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

City Hall
220 S 1st Street
Broken Arrow OK
74012

Tuesday, January 7, 2025

Time 6:30 p.m.

Council Chambers

1. Call to Order

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

2. Invocation

Pastor Katrina Palan 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

Councilor Justin Green led the Pledge.

5. Consideration of Consent Agenda

- A. 24 1697 Acknowledgement of upcoming out-of-state travel by City Council Members
- B. 24 90 Approval of the City Council Meeting Minutes of November 19, 2024
- C. 24 1701 Approval of the Special City Council Meeting Minutes of December 3, 2024
- D. 24 1631 Approval of the City Council Meeting Minutes of December 3, 2024
- E. 24 1702 Approval of the City Council Meeting Minutes of December 17, 2024
- F. 24 1715 Approval of and authorization to execute a Contract with Tulsa County for Provision of Public Improvements for the Federal Program Year 2024 Community Development Block Grant (CDBG) Program and approve and authorize execution of Fiscal Year 2025 Budget Amendment Number 20
- G. 24 1690 Approval of and authorization to execute an engagement letter with Arledge & Associates, PC, for fiscal year ending June 2024
- H. 24 1693 Approval of and authorization to execute the renewal of Datto RMM (Remote Management and Monitoring) toolset for one year
- I. 24 1664 Approval of and authorization to execute a Master Consulting Agreement between the City of Broken Arrow and Industrial Organizational Solutions to provide Promotional Examinations for the Fire Department
- J. 24 1694 Approval of and authorization to execute the purchase of PURE Storage in support of the city production storage needs, according to a quote received from SHI, through the Computer Equipment, Peripherals & Related Services, Contract SW1020S
- K. 24 1685 Approval of and authorization to execute an Agreement for Professional Consulting Services with Cross Timbers Consulting, LLC, for the design plans of drainage improvements at 215 S. Laurel Ave. (Project No. SW24090)
- L. 24 1593 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
- M. 24 1659 Approval of BAZ 001842 2024 (Rezoning), Promise Land Rezoning, 1.04 acres, A 1 (Agricultural) to RS 2 (Single Family Residential), located approximately one-third mile north of Houston Street (81st Street), west of Oak Grove Road (273rd E. Avenue)
- N. 24 1680 Acceptance of a Sewer Line Easement from Premium Land, LLC, on property located one-quarter mile south of Kenosha Street (71st Street), one half mile west of 37th Street (209th East Avenue), Wagoner County, State of Oklahoma, (Section 7, T18N, R15E) (EASE 001706 2024)
- O. 24 1681 Acceptance of a Temporary Storm Sewer Easement from Premium Land, LLC, on property located one-quarter mile south of Kenosha Street (71st Street), one half mile west of 37th Street (209th East Avenue), Wagoner County, State of Oklahoma, (Section 7, T18N, R15E)(EASE 001707 2024)
- P. 24 1682 Acceptance of an Overland Drainage Easement from Premium Land, LLC, on property

located one-quarter mile south of Kenosha Street (71st Street), one half mile west of 37th Street (209th East Avenue), Wagoner County, State of Oklahoma, (Section 7, T18N, R15E) (EASE 001708 2024)

- Q. 24 1683 Acceptance of a Sewer Line Easement from B Z Properties, LLC, on property located one-quarter mile south of Kenosha Street (71st Street), one half mile west of 37th Street (209th East Avenue), Wagoner County, State of Oklahoma, (Section 7, T18N, R15E) (EASE 001709 2024)
- R. 24 1712 Approval of PUD 001845 2024 (Planned Unit Development) and BAZ 001851 2024 (Rezoning), Tiger Crossing, 17.66 acres, A 1 (Agricultural) to CG (Commercial General) and CM (Community Mixed Use), located at the northwest corner of Albany Street (61st Street) and 23rd Street (193rd E. Avenue/County Line Road)
- S. 24 1705 Ratification of the Claims List Check Register Dated December 30, 2024

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

Move to approve the Consent Agenda

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 - NONE

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

- A. 24 1688 Recognition of Robert and Lori Slankard for their participation in the "Great Christmas Light Fight" competition

Robert and Lori Slankard were recognized by Mayor Debra Wimpee, Councilor Lisa Ford, and the Broken Arrow City Council for participating in The Great Christmas Light Fight, showcasing a 33-year tradition of elaborate Christmas displays. The couple, who gained national attention, were commended for their efforts as ambassadors for the city and their charitable support of Broken Arrow Neighbors through donations. A certificate of recognition was presented in their honor, celebrating their dedication and community spirit.

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)

Alex Goretoy, a citizen of Broken Arrow web developer, and entrepreneur with 20 years of experience, is seeking clients for website development while proposing a community-driven project for Broken Arrow. He envisions a secure, city-backed website for local singles as a safe alternative to dating apps. This platform would require users to verify their identity at city hall, ensuring authenticity and reducing risks like catfishing and scams. It would feature profiles with basic contact request options and be accessible for a nominal annual fee. Alex aims to foster genuine connections among residents, enhance community ties, and provide a trustworthy space for friendship and romance, free from the pitfalls of commercial dating apps.

9. General Council Business

- A. 24 1711 Consideration, discussion, and possible appointment of one Council Member to serve on the Broken Arrow Senior Center Board of Directors, with a term expiring June 30, 2025

City Manager Michael Spurgeon emphasized the need to fill an open position on a governing board following the departure of a council member. The board heavily relies on the city's partnership, and having full representation is crucial. Councilor Johnnie Parks highlighted the board's value, noting it offers opportunities to learn, network, and serve. Councilor Parks, already a board member and the incoming chair, expressed optimism for the upcoming year and encouraged a new council member to step into the role. City Manager Spurgeon emphasized the board's critical role in supporting senior services, noting the partnership's value in meeting community needs and providing excellent returns on investment. He stressed the importance of filling vacancies to maintain the board's effectiveness.

MOTION: A motion was made by Lisa Ford, seconded by David Pickel.

Move to approve Item 9A Councilor Justin Green to serve on the Broken Arrow Senior Center Board of Directors, with a term expiring June 30, 2025.

The motion carried by the following vote:

Aye: 5 -

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

- B. 24 1692 Consideration, discussion, and possible approval of and authorization to execute an agreement for automatic aid in fire protection and first response and mutual assistance in fire protection and first response between the City of Coweta and the City of Broken Arrow

Chief Jeremy Moore presented an automatic aid agreement between Broken Arrow and Coweta to address delayed emergency responses for unincorporated Wagner County residents who often mistakenly expect services from Broken Arrow due to mailing addresses. Although not legally obligated, both cities recognize a moral duty to assist with life-threatening emergencies and structure fires in this area. The agreement stipulates that the closest fire department will respond to incidents within five miles of Broken Arrow stations, with Coweta compensating Broken Arrow \$30,000 annually for the service. This formalizes prior informal practices, ensures faster emergency response, and maintains adequate resources for Broken Arrow residents. Coweta's council approved the agreement, which was presented to Broken Arrow's council for consideration.

Chief Moore and the council discussed an agreement with Coweta to address emergency service gaps in unincorporated Wagner County, where residents face challenges like delayed responses and high insurance costs due to poor ISO ratings. The agreement enables Broken Arrow to respond to life-threatening emergencies and fires within five miles of its stations, improving services and potentially lowering residents' insurance costs. Coweta will pay \$30,000 annually for this support, and the arrangement must receive state Attorney General approval due to its fee-for-service structure.

The council explored details like mutual aid coordination, dispatch improvements, and potential impacts on resource allocation. Chief Moore highlighted ongoing efforts to streamline communication and ensure the agreement benefits both cities without compromising Broken Arrow's resources. The agreement will be reviewed after a year to assess costs and effectiveness, with the council receiving periodic updates on its implementation.

Tonya Hamersley, a citizen of Broken Arrow, shared her personal experience highlighting the urgency of improving emergency response times in unincorporated Wagner County. Ms. Hamersley recounted two critical incidents: one where a 20-minute wait for Coweta fire services preceded their father's passing despite CPR efforts and another where they rushed their grandson to a closer Broken Arrow fire station instead of waiting for Coweta responders. She expressed frustration that their new neighborhood, near a Broken Arrow fire station and schools, lacks access to timely emergency services due to jurisdictional boundaries. Speaking on behalf of their community, Ms. Hamersley urged the council to approve the agreement, emphasizing its potential to save lives in critical situations.

MOTION: A motion was made by Lisa Ford, seconded by Johnnie Parks.

Move to approve Item 9B authorization to execute an agreement for automatic aid in fire protection and first response and mutual assistance in fire protection and first response between the City of Coweta and the City of Broken Arrow.

The motion carried by the following vote:

Aye: 5 -

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

C. 24 1698

Consideration, discussion, and possible approval of COMP 001761 2024 (Comprehensive Plan Change), 510M, 3.46 acres, Level 3 (Transition Area) & Level 6 (Regional Employment/Commercial) to Level 3, located approximately one-third mile north of Kenosha Street (71st Street), east of Elm Place (161st E. Avenue)

Rocky Henkel, Community Development Director, presented Comp 1761-2024, a request to amend the comprehensive plan designation from levels three and six to level three for 3.46 acres at Northside Christian Church. The amendment supports rezoning the property as Office Neighborhood (O.N.) zoning for future commercial development. The Planning Commission approved the request unanimously on December 19, 2024, with staff recommending approval. No opposition was noted, and the applicant was available for questions.

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

Move to approve Item 9C COMP 001761 2024 (Comprehensive Plan Change), 510M, 3.46 acres, Level 3 (Transition Area) & Level 6 (Regional Employment/Commercial) to Level 3, located approximately one-third mile north of Kenosha Street (71st Street), east of Elm Place (161st E. Avenue)

Aye: 5 -

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

D. 24 1699

Consideration, discussion, and possible approval of COMP 001872 2024 (Comprehensive Plan Change), Furniture Row Lot Split, 1.63 acres, Level 3 (Transition Area) to Level 6 (Regional Employment/Commercial), located approximately one-half mile north of Kenosha Street (71st Street), one-third mile east of Elm Place (161st E. Avenue)

Rocky Henkel, Community Development Director, presented Comp 1872-2024 as a request to amend the comprehensive plan designation from level three to level six for 1.63 acres, intended to facilitate future rezoning and a Planned Unit Development (PUD). While no draft

PUD document or conceptual plans have been provided, the Planning Commission approved the request unanimously on December 19, 2024, per staff recommendations. Staff also recommended approval, and no opposition was noted. The applicant is available to address any questions.

MOTION: A motion was made by Johnnie Parks, seconded by Lisa Ford.
Move to approve Item 9D COMP 001872 2024 (Comprehensive Plan Change), Furniture Row Lot Split, 1.63 acres, Level 3 (Transition Area) to Level 6 (Regional Employment/Commercial), located approximately one-half mile north of Kenosha Street (71st Street), one-third mile east of Elm Place (161st E. Avenue)

Aye: 5 -

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

10. Preview Ordinances - NONE

11. Ordinances- NONE

12. Remarks and Inquiries by Governing Body Members

Councilor Lisa Ford acknowledged the fire department's significant role in assisting with a large fire in Wagoner, praising their efforts and commitment to helping neighboring communities. Additionally, they congratulated Mayor Debra Wimpee for being an inaugural honoree of She Leads Oklahoma, which honors Christian women of distinction. The event will be held on March 6th at ORU. Councilor Ford commended Mayor Debra Wimpee for her faith and leadership, expressing pride in her example of how the city values faith and community.

Vice Mayor Johnnie Parks highlighted the importance of revisiting the city's housing and demographics study, which has not been addressed in recent months. He emphasized its relevance to proposed changes in zoning ordinances, particularly regarding lot sizes. The council had discussed the report extensively during the summer, and the city manager has stressed the need for continued follow-up. Vice Mayor Parks community was confused about potential zoning changes and hoped the matter would be revisited within the next month to provide clarity.

City Manager Michael Spurgeon informed the council that one more task force meeting is planned before presenting recommendations to the council. He emphasized the urgency of moving forward, comparing the process to a pebble creating ripples in a pond, with necessary actions following the initial decision. After the next meeting, the school district and the committee may provide recommendations for the council to act upon.

Vice Mayor Johnnie Parks discussed plans to extend the Youth City Council's trip to Washington, D.C., one day to facilitate more interaction between the regular and youth council. Past trips have lacked opportunities for the two groups to engage, with their schedules often overlapping or conflicting. Vice Mayor Parks suggested shared meals or participation in meetings to foster this interaction. Additional suggestions included attending events like Hill Day or other council-related activities. Mayor Debra Wimpee and Vice Mayor Parks noted specific events, such as Women in Municipal Government luncheons or public safety and crime prevention meetings, as potential opportunities for collaboration, pending the final agenda.

City Manager Michael Spurgeon acknowledged the council's commitment to the Youth City Council Program and confirmed plans to finalize details for extending the D.C. trip to include a capital visit. Separately, other councilors celebrated the swearing-in of the new police chief, highlighting the strong turnout and support from officers, firefighters, family, and friends. They expressed excitement about the chief's leadership and praised the energy he brings to the department. Vice Mayor Johnnie Parks suggested collaboration with the Home Builders Association (HBA) to inform new homeowners about insurance issues related to fire district boundaries, emphasizing the importance of proactive communication.

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

City Manager Michael Spurgeon updated the council on planning progress for the 2025 bond package, which began last year with input from community groups, department directors, and micro-surveys. An internal leadership team meeting on January 15 will kick off the process of finalizing project estimates and priorities. The package will be presented to the council after the budget is completed, followed by a 90-day public education campaign leading up to the election. Community groups and department directors will review project estimates to establish priorities, with periodic updates provided to the council. City Manager Spurgeon emphasized thorough preparation to ensure transparency and public understanding of the bond propositions.

City Manager Michael Spurgeon discussed several updates and plans with the council. First, following Tuesday's work session will include four topics: establishing quarterly meet-and-greets. The goal is to finalize a format, select dates, and advertise these events, possibly with suggested topics to engage community interest. Council input on agenda items will also be sought before each meeting.

Aaron McColloch, Communications and Media Relations Director, will present findings from the previous year's connectivity micro survey at the next council meeting and introduce plans for a further study focusing on parks and recreation, specifically Elam Park's community center. This will follow up on the park's positive reception and provide feedback for ongoing planning. Future micro surveys on stormwater and other topics, like roads, are also being considered, leading to public forums after Labor Day for project prioritization.

Additionally, City Manager Spurgeon proposed inviting Wagoner County commissioners to the January 17 Council meeting to discuss their planned special sales tax election to fund a \$13.5 million judgment. This tax, if approved, could impact residents and businesses in Broken Arrow and surrounding areas, given that nearly half of Wagoner County's residents are in Broken Arrow or nearby areas with Broken Arrow addresses. He stressed the need for transparency and understanding of potential effects on the city.

City Manager Michael Spurgeon discussed several topics with the council. Regarding Wagoner County's proposed sales tax to address a \$13.5 million judgment, he noted the tax's projected duration of 10 to 15 years. Still, he emphasized the need for transparency and public education. Mr. Spurgeon suggested inviting county officials to provide detailed information to the council and residents, addressing concerns about the lawsuit's cause and the tax's implications.

He also updated the council on Oak Creek Crossing, where the developer opted for straight zoning. City Manager Spurgeon requested additional notices be sent to nearby residents, even though not required, to ensure transparency and avoid potential complaints about lack of communication.

Finally, City Manager Spurgeon highlighted the success of the day's press conference introducing the new police chief. He praised the strong turnout from key city partners, employees, and community leaders, emphasizing the collaborative spirit of Broken Arrow. He expressed confidence in the new chief's ability to contribute to the city's leadership team and foster continued success.

14. Executive Session - NONE

15. Adjournment

The meeting was adjourned at approximately 7:26 p.m.

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