



City of Broken Arrow

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220 S 1st Street
Broken Arrow OK
74012

Minutes Drainage Advisory Committee

Chairperson Lori Hendricks
Vice Chairperson Denise Mason
Member Joe Franco
Member Johnnie Parks
Member Debra Wimpee
Member Donna Wallace
Member Donna Wiedower

Monday, May 23, 2022

6:00 PM

Council Chambers
220 S. 1st St.
Broken Arrow, OK 74012

1. Call to Order

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

2. Roll Call

Present: 5 - Debra Wimpee, Donna Wallace, Johnnie Parks, Lori Hendricks, Joe Franco (Mr. Franco arrived at approximately 6:15 p.m.)
Absent: 2 - Denise Mason, Donna Wiedower

3. Presentations

There were no presentations.

4. General Committee Business

- A. 22-637 Approval of Drainage Advisory Committee meeting minutes of February 28, 2022**
Chairperson Hendricks asked if there were any questions or corrections; there were none.

MOTION: A motion was made by Debra Wimpee, seconded by Donna Wallace.

Move to approve the Drainage Advisory Committee meeting minutes of December 20, 2021

The motion carried by the following vote:

Aye: 4 - Debra Wimpee, Donna Wallace, Johnnie Parks, Lori Hendricks

- B. 22-642 Consideration, discussion and possible action to recommend to City Council to reject International Christian Assembly of Tulsa, Inc.'s request for expenditure of public funds for erosion control on the unplatted private channel and private pond (Case No. 22-003)**

Stormwater Division Manager Patrick Wilson displayed and discussed a map illustrating where the potential project area was located. He noted this was an unplatted area owned by the International Christian Assembly of Tulsa. He stated the stream running through the area was the west branch of Haikey Creek with a drainage area of approximately 3 miles (1,939 acres) with a flow of 3,600 cubic feet per second with a velocity of approximately 6 feet per second (flow records according to FEMA). He noted this was a blueline stream, governed by the Army Corps of Engineers. He explained if this proceeded into a project it would be a nationwide 13 permit. He noted there was a floodplain in the project area. He displayed and discussed photos of the area. He indicated there was indeed erosion in the area. He reviewed project options which included a retaining wall at a cost of \$223,000 dollars. He stated this was on private property but affected the Forest Creek subdivision. He indicated Forest Creek

approached Staff regarding the eroded area; Staff met with Forest Creek and the private property owner who decided to submit this application for consideration. He stated Staff did not see any public benefit to this project; therefore, Staff recommended the DAC recommend to City Council the rejection of International Christian Assembly of Tulsa's request for expenditure of public funds for erosion control on an unplatted private channel and the private pond.

Committee Member Parks asked about the creek location and flow direction.

Mr. Wilson displayed and discussed a map illustrating the creek location and flow direction.

Committee Member Parks asked if this project would provide any benefit to the public or to public utilities.

Mr. Wilson responded in the negative.

Chairperson Hendricks asked if this was a flooding issue or just an erosion issue.

Mr. Wilson responded this was an erosion issue only; there was no flooding aside from what already occurred in the flood plain.

Committee Member Parks stated as Tulsa developed, the flood plain would remain the same as Tulsa would not release water any faster than it was now.

Mr. Wilson concurred; that should be the case.

Committee Member Wimpee noted the purpose of this Committee was to recommend projects which had a public benefit; this project had none.

Committee Member Parks agreed noting if a public benefit could not be demonstrated, the DAC had no choice but to recommend rejection.

Committee Member Wimpee noted it was good to have this documented.

Chairperson Hendricks noted this was not the first time this Committee had to reject an application due to a lack of public benefit.

Citizen Brian Levengood stated the picture Mr. Wilson displayed was taken from his backyard. He noted while this was currently just an erosion issue, it could become a flood issue because it has eroded over the past five years approximately 25 feet towards the breast of the detention pond. He stated it was an erosion problem until it breached the pond; then it would become a flooding problem. He noted there were a couple of parks and a church within reach of the potential flooding if the pond were breached.

Chairperson Hendricks asked if there were a limit to the number of applications an individual could submit. She asked if this applicant could submit a new application in a few years if the situation were to change.

Mr. Kenny Schwab responded in the affirmative; the applicant could submit a new application.

Committee Member Parks asked if the detention pond was located within the City of Broken Arrow.

Mr. Schwab responded in the affirmative. He asked if a pilot channel could be cut as opposed to building a retaining wall in this area. He noted a pilot channel would be less costly; however, public benefit still needed to be demonstrated. He agreed the application should be rejected as it was; however, he was willing to look at something different for the area.

Discussion ensued regarding the possibility of a pilot channel.

Mr. Schwab discussed the pilot channel which was cut for the Rushbrooke subdivision. He stated a pilot channel would guide the water away from the homes and the detention pond. He asked if the Committee wished him to research the possibility of a pilot channel.

Committee Member Parks stated he understood this could be a problem in the future, but it could be considered in the future if it became a problem. He noted the record would show there could be a problem at some point, but he did not wish to spend the funds at this time on a project which could not show a benefit to the public.

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

Move to recommend to City Council to reject International Christian Assembly of Tulsa, Inc.'s request for expenditure of public funds for erosion control on the unplatted private channel and private pond (Case No. 22 003)

The motion carried by the following vote:

Aye: 5 - Joe Franco, Debra Wimpee, Donna Wallace, Johnnie Parks, Lori Hendricks

C. 22-643 Consideration, discussion and possible action to recommend to City Council to expend funds for removal and replacement of an existing 36 inch pipe to reduce localized flooding and roadway overtopping in the Homestead Addition Subdivision (Case No. 22-004)

Mr. Pat Wilson displayed and discussed a map showing the location of this potential project. He noted the Homestead Addition was platted in 1924. He indicated the drainage area which ran through was approximately 19 acres with a flow of 184 cfs. He stated the area was not in a floodplain; however, according to USGS (US Geological Survey) this was mapped as a blue line stream. He reported there was an existing 36-inch corrugated metal pipe (CMP) in this area which was installed in the late 1970s or early 1980s. He displayed and discussed photos of the area illustrating the storm sewer and the channel through the area during a flood event, damaged property in the area due to flooding, the storm sewer while dry, and some exposed storm sewer. He indicated if the box and pipe were increased to a 3 foot high by 17 foot wide concrete box structure it would be able to handle a 100-year flood event; however, if this were done the pipe under Cedar and across Houston would also need an upgrade to accommodate the new structure. He stated this was not the most feasible option; however, replacing the 36-inch corrugated metal pipe with a plastic pipe would double the flow capacity to 51 cfs due to the change in materials. He stated Staff also recommended removing and replacing the existing culvert, cleaning out the channel and replacing the fencing upon project completion. He stated the Corps would not object to these repairs as the repairs were only removing and replacing the structures "in kind." He indicated the cost was estimated at approximately \$51,000 dollars with a contractor doing some of the work. He noted the Streets and Stormwater Department could complete this project if DAC preferred. He stated this project would reduce the localized flooding in the area and reduce the frequency of the roadway flooding in the area.

Committee Member Parks asked if any of the fencing was within the floodplain.

Mr. Wilson stated there was no FEMA floodplain in the area. He noted these improvements would not prevent the area from flooding in a 100-year flood event; however, it would greatly

improve the situation for the residents in the area and reduce the frequency of roadway overtopping.

Committee Member Joe Franco asked where the potential new holes would form.

Mr. Wilson pointed out the potential new hole locations on a map.

Committee Member Franco asked if the residents parked over the area.

Mr. Wilson responded in the affirmative; this was private property, and the property owner could park where they pleased.

Committee Member Franco asked if there were a utility easement on the property.

Mr. Wilson responded in the negative; he noted an easement would need to be obtained from the property owner to complete the work; the property owner would donate the necessary easements.

Committee Member Franco asked if the damage to the storm sewer could be partially vehicular as opposed to completely due to pipe corrosion.

Mr. Wilson responded in the negative; the damage was due to pipe corrosion and failure.

Chairperson Hendricks asked if the DAC could recommend approval as the area did not fall within any of the four basins.

Mr. Wilson explained this was within the Haikey Creek Basin. He noted regardless, there were unnamed funds available for any project of this type which was outside of the four basins.

Chairperson Hendricks asked if the corrugated metal pipe extended underneath Galveston Street.

Mr. Wilson responded in the negative; however, it was causing flooding onto Galveston.

Committee Member Parks asked if there would be any survey costs associated with this project.

Mr. Wilson responded in the negative; a survey would not be necessary if the pipe were not repositioned upon replacement.

Mr. Schwab asked about the fence replacement.

Committee Member Franco stated he felt the property owner should be responsible for replacing the fence.

Mr. Schwab stated a drainage easement could be obtained while also requiring the property owners to replace the fencing after the work was completed.

Mr. Wilson stated he believed the property owner on the right would be amicable to replacing the fence; the property on the left was a rental property which was currently vacant.

Committee Member Parks noted the pipe did not run underneath the fence; the fence had to be moved to accommodate access for construction.

Mr. Wilson concurred.

Discussion ensued regarding fences within floodplains; this area flooding but not being a FEMA identified floodplain; flooding being predominantly along the north side of the property; the flooding being caused by deterioration of the 36-inch pipe; and using Broken Arrow crews for construction to save costs.

Mr. Wilson stated the City always requested and secured easements for all projects prior to entering and doing any work.

Committee Member Parks noted if the City did not obtain the easement, the work would not be done.

Mr. Wilson concurred.

Mr. Schwab stated Staff would request, if approved, that the easement and fence replacement be the responsibility of the property owners.

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

Move to recommend to City Council to expend funds for removal and replacement of an existing 36-inch pipe to reduce localized flooding and roadway overtopping in the Homestead Addition Subdivision (Case No. 22-004) contingent upon an easement being provided to the City and the fencing being the responsibility of the property owners

The motion carried by the following vote:

Aye: 5 - Joe Franco, Debra Wimpee, Donna Wallace, Johnnie Parks, Lori Hendricks

5. Adjournment

The meeting adjourned at approximately 6:43 p.m.

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

Move to adjourn

The motion carried by the following vote:

Aye: 5 - Joe Franco, Debra Wimpee, Donna Wallace, Johnnie Parks, Lori Hendricks

Lori Hendricks, Chairperson

Lisa Blackford, Deputy City Clerk