



# 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 1<sup>st</sup> Street  
Broken Arrow OK  
74012

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Tuesday, April 15, 2025	Time 6:30 p.m.	Council Chambers
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1. Call to Order

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

2. Invocation

Pastor Greg Pittman 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. Administration of Oaths of Office

Council Members David Pickel, Justin Green, Lisa Ford, Vice Mayor Johnnie Parks, and Mayor Debra Wimpee took the Oath of Office.

6. Election of the Mayor

MOTION: A motion was made by Justin Green, seconded by Lisa Ford  
**Move to Re-elect existing Mayor Debra Wimpee to another term as Mayor Of Broken Arrow, OK**

The motion carried by the following vote:

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

7. Election of the Vice Mayor

MOTION: A motion was made by David Pickel, seconded by Justin Green  
**Move to Re-elect existing Vice Mayor Johnnie Parks to another term as Vice Mayor Of Broken Arrow, OK**

The motion carried by the following vote:

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

8. Consideration of Consent Agenda

- A. 25-14 Approval of the City Council Meeting Minutes of April 01, 2025
- B. 25-525 Approval of and authorization to execute Resolution No. 1640, a Resolution of the Broken Arrow City Council to purchase property located at 1819 South Main Street, Broken Arrow, OK, and approval and authorization to execute a Purchase and Sales Agreement with Griffith Contracting LLC for the sum of \$700,000.00 with \$15,000.00 earnest money and by paying one half of the 5% sales commission at closing
- C. 25-476 Approval of and authorization to execute Resolution No. 1645, a Resolution of Necessity to Condemn Property located at 12338 South 145th East Avenue, Broken Arrow, OK 74011, located in Section 4, Township 17 North, Range 14 East of the Indian Meridian, Tulsa County, Oklahoma, for the Aspen Shreveport to Tucson Roadway Improvements, Parcel 8.0 and 8.A (Project No. ST2031)
- D. 25-538 Approval of and authorization to execute Budget Amendment Number 22 for Fiscal Year 2025
- E. 25-528 Acknowledgment of the submittal of the Financial Statements for General Fund, Broken Arrow Municipal Authority, Police Sales Tax Fund, Fire Sales Tax Fund, and Visit Broken Arrow for February 2025

- F. 25-482 Approval of the appointment of Matt Litterell to the Broken Arrow Economic Development Corporation (BAEDC) Board of Directors for a term beginning April 30, 2025, and expiring December 31, 2027**
- G. 25-420 Approval of and authorization to execute the Tulsa County Urban County Community Development Block Grant (CDBG) Application for Federal Fiscal Year 2025 (FFY2025) Funds**
- H. 24-1507 Approval of and authorization to execute a Professional Consultant Agreement with Monte R. Lee and Company for design of a new Radio Communications Tower (Project 191793)**
- I. 25-518 Notification of Quarterly Enterprise Resource Planning (ERP) Systems Status Report for City Council**
- J. 25-425 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**
- K. 25-524 Approval of and authorization to issue a 15-day extension to award bids for good cause for Scissor Tail Construction for the Renovation of the Public Safety Complex EMS Building (Project Number 191711)**
- L. 25-530 Approval of and authorization to purchase the Unify software product from CentralSquare to enhance the mutual automatic aid agreement between the City of Broken Arrow and the City of Coweta**
- M. 25-455 Approval of and authorization to purchase seventy-three (73) Glock G45 A cut Aimpoint COA combo pistols from H&H Shooting Sports, pursuant to Oklahoma Statewide Contract #0900000488**
- N. 25-531 Approval of and authorization to amend Purchase Order 22501126 for the purchase of one (1) Caterpillar C4.4 GCABR 80kW stationary generator from Warren CAT pursuant to the Sourcewell Purchasing Cooperative**
- O. 25-526 Approval of and authorization to waive prohibited construction activities during specified times and allow for temporary 24-hour per day availability for various intersection striping (ST25140) by Action Safety Supply pursuant to Broken Arrow Code of Ordinances, Chapter 16, Section 12**
- P. 25-292 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)**
- Q. 25-540 Approval of PT 002050 2025|PR 000784 2024, Hackberry Market, Conditional Final Plat, 30.54 acres, 6 lots, CN (Commercial Neighborhood), CG (Commercial General), RD (Residential Duplex), and R 2 (Single Family Residential) to CH (Commercial Heavy) and PUD 001818 2024 via BAZ 001817 2024, northeast corner of Tucson Street (121st Street) and Aspen Avenue (145th E. Avenue)**
- R. 25-302 Acceptance of a Right of Way Dedication from Great Plains Land and Wildlife Conservation Corporation, on property located west of the northwest corner of 9th Street (Lynn Lane) and Florence Street (111th Street), Tulsa County, State of Oklahoma, (Section 26, T18N, R14E) (EASE 002010 2025)**
- S. 25-337 Acceptance of a Right of Way Dedication from Oakmont Hills, LLC, on property located north and west of the northwest corner of 9th Street (Lynn Lane) and Florence Street (111th Street), Tulsa County, State of Oklahoma, (Section 26, T18N, R14E) (EASE 002009 2025)**
- T. 25-514 Approval of and authorization to execute the United States Army Corps of Engineers Permit No. SWT 2021 0053 to construct erosion control measures along the banks of a tributary to Covington Creek, City project No. SW2006**
- U. 25-535 Approval of and authorization to execute Change Order No. 1 with Muscat Co for the Paint Existing Traffic Signals (9399350)**
- V. 25-536 Approval of and authorization to execute Change Order No. 1 with Anytime Roofing Inc. for the Old Fire Station No. 7 Roof Replacement (2417020)**
- W. 25-474 Acceptance of a Temporary Construction Easement consisting of 0.28 acres from the Shenandoah Valley at Battle Creek Property Owners Association, the owner, on property located in the Southeast Quarter of Section 27, Township 19 North, Range 14 East, Tulsa County, State of Oklahoma for the Shenandoah Valley at Battle Creek Pond Outlet Structure, Parcel 2.A. (Project No. SW23030)**
- X. 25-475 Acceptance of a Temporary Construction Easement consisting of 0.33 acres from the Shenandoah Valley at Battle Creek Property Owners Association, the owner, on property located in the Southeast Quarter of Section 27, Township 19 North, Range 14 East, Tulsa County, State of Oklahoma for the Shenandoah Valley at Battle Creek Pond Outlet Structure, Parcel 1. A. (Project No. SW23030)**
- Y. 25-487 Acceptance of a Utility Easement from Jason W. Camp, the owner, on property located at 11806 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 17.0 for the Melinda Park Sanitary Sewer Improvements Project No. S.23030**
- Z. 25-499 Approval of and authorization of Final Acceptance for the public improvements at**

- AA. 25-501 Anthem Church located at 7777 South Garnett Road  
Approval of and authorization of Final Acceptance for the public improvements at Aspen Ridge Commercial Development Driveway located at 5601 South Aspen Avenue
- AB. 25-502 Approval of and authorization of Final Acceptance for the public improvements at Broken Arrow High School (BAHS) Fencing & Security located at 1901 East Albany Street
- AC. 25-503 Approval of and authorization of Final Acceptance for the public improvements at Legacy Shops at Aspen Ridge located at 1810 West Norfolk Drive
- AD. 25-504 Approval of and authorization of Final Acceptance for the public improvements at Sequoyah Middle School 8th Grade Academy located at 2701 South Elm Place
- AE. 25-521 Ratification of the Claims List Check Register Dated April 07, 2025

MOTION: A motion was made by Lisa Ford, seconded by Johnnie Parks  
Move to Approve Consent Agenda minus Item 25-292

The motion carried by the following vote:

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

9. Consideration of Items Removed from Consent Agenda

- P. 25-292 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)

Rocky Henkel, Director of Community Development, presented Item 25-2952, the conditional final plat for Spring Creek Crossing, covering 36.99 acres with 132 lots, which is located west of Lynn Lane and north of Tucson. The property was previously rezoned from AG 1 to RS 4 with a PUD. It was approved unanimously by the Planning Commission on February 27, 2025. A few residents raised questions about landscaping and construction, but there was no opposition to the plat itself. The project engineer is available for questions.

Dustin Fletcher raised concerns about severe flooding in Southfork, which he attributes to nearby construction activity. He presented video evidence showing water and mud runoff affecting his driveway, backyard, and neighbors' properties—conditions he says have never occurred before the development. Mr. Fletcher noted the 50-foot buffer zone is failing to stop the water and that runoff is now impacting his patio and a backyard structure. Despite previous warnings at planning and council meetings, he said the issue has persisted, communication with the developer has been limited, and he urged the city to take action.

In response to Dustin Fletcher's flooding concerns, Rocky Henkel acknowledged the issue and noted that the neighbor had previously contacted them, prompting a referral to the engineering and construction team. While construction regulations require erosion control measures like silt fences and BMPs, the presence of muddy runoff indicates those aren't being effectively maintained. Engineering has reportedly issued letters to the developer, but a full review of the situation is pending since it was only brought to attention earlier that day. Concern was expressed over the visible silt and increased runoff. City Manager Michael Spurgeon said they would consult with staff, including Kenny Schwab and Charlie Bright, and are willing to issue a stop work order if the developer fails to comply with city regulations. He also urged residents to bring such issues directly to his attention in the future for quicker resolution.

Megan Pasco of Tanner Consulting, the project's engineering firm, stated that she had not previously been contacted by any neighbors about the flooding concerns and only became aware of the issue earlier that day while preparing for the meeting. She noted that while residents may have reached out to a future homebuilder involved with the project, they likely had not contacted the actual developer responsible for site conditions, leading to miscommunication. She offered to help connect the neighbors with the correct development representatives and share her contact information to ensure future concerns are directed appropriately.

Megan Pasco of Tanner Consulting emphasized that erosion control measures such as silt fences and water trucks were in use and that the current conditions are temporary due to construction. She outlined the stormwater design, which includes redirecting runoff to reduce flow toward Southfork by over 40% under 100-year storm conditions. Michael Spurgeon responded by expressing strong concern over the situation, asserting that "doing the best we can" isn't enough when residents are being affected. He emphasized the city's responsibility to enforce regulations, consider a stop work order if needed, and improve communication between developers, inspectors, and residents. Staff committed to issuing a written list of expectations for the developer before final approval. It was also agreed that residents should report concerns directly to the city so the appropriate departments can respond quickly, with City Manager Spurgeon promising to take steps to ensure accountability and prevent future damage.

A letter by citizen Gary Benuzzi described severe and ongoing impacts from the Spring Creek Crossing development, which has caused mud to flood his backyard during recent rains. He and his wife, long-time residents of Southfork Estates, have seen layers of mud cover their walkways, flower beds, and yard, preventing them from enjoying their property. The mud flows through their fence from the adjacent development, spreading to neighboring properties and even down the street. These conditions have made basic outdoor activities difficult and even hazardous, as he nearly fell while trying to fill a bird feeder. Their dog can no longer be let outside without returning covered in mud, further complicating daily life. Mr. Benuzzi emphasized that the developer's current attempts at mitigation have been ineffective and called for the city to compel the developer to take meaningful action, questioning why residents should bear the burden of negligence for the sake of profit.

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

**Move to table Item 25-292 until a resolution is reached.**

The motion carried by the following vote:

Aye: 5 -

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

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

**A. 25-517 Presentation of the results of the Parks and Recreation Micro Survey**

Aaron McColloch, Director of Communications, presented Item 25-517, the Parks and Recreation Department, presented the results of a March micro survey that garnered 3,509 responses, reflecting strong community engagement. The survey focused on the South Broken Arrow community center, the Elam Park master plan, trail system expansion, and other potential amenities. For the community center, the indoor walking track and flexible multipurpose spaces received the highest support, while a proposed \$20 million indoor swimming pool, although initially popular, lost favor when cost was considered, with respondents preferring that money be allocated to other park features. In Elam Park, exercise stations and trails topped the list of priorities, followed by pavilions, a splash pad, and courts for tennis, pickleball, and basketball. Skate parks and sand volleyball received the least interest. The Rose District ranked highest among destinations for improved pedestrian access, though support was relatively close across all proposed trail connections. Outdoor pickleball courts and a northeast dog park received moderate interest, while sand volleyball additions ranked lowest. The city will now publish these results and use them to inform 2026 general obligation bond planning, with the following micro survey already underway and expected to focus on emergency services.

Council members and staff discussed public input from the recent Parks and Recreation micro survey, with emphasis on indoor basketball courts and facility usage. One concern raised was the lack of free-play space for basketball, as current community centers are often booked for volleyball. Michael Spurgeon noted public interest in indoor walking tracks and flexible multipurpose spaces, with support for incorporating those in potential new facilities like Elam Park. The high cost of an indoor pool was acknowledged as a factor in its lower prioritization in survey responses.

The discussion also addressed why sports facilities scored lower than expected despite their known economic benefits. Officials speculated that the demographics of survey respondents—predominantly older residents—may have skewed the results away from amenities like turf fields or pools that appeal to families with young athletes. They emphasized the need for more targeted outreach to ensure future surveys reflect broader community needs. The potential for creative funding strategies in the upcoming 2026 bond was noted, with the goal of balancing priorities.

Additionally, updates were shared on regional planning efforts and a separate survey on expanding the Batmobile transit service. Talks with Tulsa Transit are ongoing to assess the feasibility of extended weekend hours and service areas. Phase 2 of that program is nearing completion, and the council will soon need to consider Phase 3. Staff acknowledged previous service concerns and committed to ensuring better follow-up with Tulsa Transit.

**B. 25-357 Presentation and annual programming update by the Broken Arrow Genealogy Society**

Lori Hill, Community Relations Manager, congratulated the council and noted that they would now be coordinating meeting schedules with them moving forward. As part of the annual user group agreements, organizations are required to provide yearly updates on their activities. Two such groups—the Veterans Board, represented in part by Mayor Wimpee and speaker Bryan Bandy, and the Genealogy Society, represented by Councilor Green and speaker Jae Jaeger were present to give their reports.

Jae Jaeger of the Genealogy Society congratulated the mayor and council on their new terms and presented a colorful historical handout featuring D.B. Layton, an early oilman in Broken

Arrow. She explained that studying individual and family genealogy reveals unique historical details, and the museum continues to support both public and online inquiries with dedicated hospitality and research hours. The society holds quarterly public meetings and remains active with regional heritage groups, including collaborations with the Muscogee Creek Nation and their archives in Okmulgee. They are also working to promote access to a significant Tulsa City-County Library collection tied to the Indian rights movement. Jaeger thanked the city for providing a new carpet in July and shared that the collection continues to grow, particularly with Civil War materials, Missouri historical journals, and surname files critical to Broken Arrow's history. She expressed a need for more volunteers, especially for library coverage, but noted the group remains financially stable and looks forward to future collaborations with the museum's new director.

**C. 25-364 Presentation and annual programming update by the Broken Arrow Veterans Center**

Bryan Bandy, recently elected Chairman of the Veterans Center Board, congratulated the council and provided an update on the center's activities. The organization includes groups such as the Veterans of Foreign Wars, American Legion, Purple Heart Association, Vietnam Veterans Association, Blue Star Mothers, and a representative from the Oklahoma Department of Veteran Affairs. Financially, the center began with \$1,463, had \$23,000 in deposits, spent \$20,000, and currently maintains a \$2,600 balance. Outreach efforts have been substantial: the Blue Star Mothers shipped over 2,400 care packages worldwide, the American Legion placed 512 wreaths for Wreaths Across America, and the center supported 23 community events. Additionally, Howard Coy and Bobby Jones collectively assisted over 2,100 veterans with service claims. Bandy emphasized the center's exceptional impact and efficiency in serving veterans.

Mr. Bandy acknowledged that while the Veterans Center, being relatively new, doesn't have many pressing needs, he welcomed ongoing discussions about potential improvements, including additional storage. Mr. Bandy expressed interest in scheduling a meeting with the center's representatives to ensure continued support for veteran services. Bryan Bandy welcomed the opportunity and praised Community Relations Manager, Lori Hill for her invaluable contributions to the center. Council members agreed and took the opportunity to remind the public that the Veterans Center is also available for event rentals, highlighting its amenities such as tables, chairs, a catering kitchen, and a covered patio, making it ideal for showers, reunions, and other gatherings.

**D. 25-267 Update on the 2026 General Obligation Bond Package**

City Manager Michael Spurgeon updated the council on the progress of the Internal Steering Committee formed to support the partnership process. The committee held its first meeting, received project review materials, and is expected to meet at least twice more before June. He encouraged members to attend council-user group meetings to understand expectations better. Spurgeon noted that councilmembers also received their project books early to allow ample time—about two months—for review, given the large number of proposed projects generated through public input, staff recommendations, and survey feedback.

City Manager Michael Spurgeon praised the engineering and construction team—particularly Charlie Bright, Shannon Marshall, Travis Small, and consultant Jacobs—for their work on preparing the comprehensive bond program materials. He emphasized that the project book is more than a one-time bond package; it's a strategic program that can serve future councils, with about two-thirds of the proposed projects likely being long-term priorities. The document's organization, especially the table of contents, was highlighted as a valuable tool for council members to navigate and make informed decisions.

City Manager Spurgeon noted that recreation survey results, presented earlier, may warrant a follow-up survey later in the year to refine priorities. Public forums are being scheduled across three parts of the city, coordinated by Lori Hill, with the first forum already confirmed and others planned around the summer schedule. City Manager Spurgeon acknowledged the challenge ahead—balancing a high volume of quality projects against budget limitations—but expressed excitement about the process. He also mentioned that his first status letter on the bond program has begun circulating, with a second to follow this summer. While council members joked about reading through the hefty book, Spurgeon reaffirmed his commitment to keeping them informed and encouraged them to reach out with any questions ahead of upcoming meetings and decisions later in the year.

**11. 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)**

City Manager Michael Spurgeon responded to a question about the city's contract with the Broken Arrow Economic Development Corporation (EDC), which Mr. Bell brought up from the Chamber. He explained that the EDC handles specific aspects of the city's broader

economic development efforts, particularly workforce development and the retention, expansion, and recruitment of manufacturing, industrial, and high-tech sectors—areas aligned with the EDC's expertise. This partnership has been in place for about 15 years, and a board was created to oversee and advise the City Council. City Manager Spurgeon noted that the most recent agreement, approved unanimously by the council in June, outlines all responsibilities and deliverables, which are reported monthly to ensure compliance. He offered to provide the deal to Mr. Bell or have someone from the city explain it further.

**12. General Council Business**

**A. 25-468 Consideration, discussion, and possible appointment of two (2) Trustees to the Oklahoma Municipal Assurance Group Board and approval of and authorization for the Mayor to execute the official ballot casting votes for the two (2) Trustee appointments with three-year terms commencing July 1, 2025**

City Manager Michael Spurgeon provided background on the Oklahoma Municipal Assurance Group (OMAG), which has offered liability, workers' compensation, property, and risk management services to Oklahoma municipalities since 1977. Governed by a seven-member board elected by its members, OMAG has included Broken Arrow as a member since 1982. With two board seats expiring on June 30th, eight individuals were nominated to fill the vacancies. After reviewing the candidates, the recommendation was made for the council to vote for Vicki Patterson, an incumbent from Broken Bow, and Karl Burkhardt from Stonewall, who is not an incumbent but has worked closely with city officials and served on the Oklahoma Municipal League's policy committee.

MOTION: A motion was made by Lisa Ford, seconded by Johnnie Parks  
**Move to Approve Item 25-468 appointment of two (2) Trustees to the Oklahoma Municipal Assurance Group Board and approval of and authorization for the Mayor to execute the official ballot casting votes for the two (2) Trustee appointments with three-year terms commencing July 1, 2025**

The motion carried by the following vote:

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

**B. 25-469 Consideration, discussion, and possible approval of selection of Clarity of Place as the consultant for the Visit Broken Arrow Five-Year Strategic Plan**

Makala Barton, Tourism Development Manager, presented Item 25-469 and requested council approval to proceed with hiring Clarity of Place as the consultant for a new strategic tourism plan. Marking her first anniversary in the role, she noted the city's significant growth and the need for a fresh, focused direction to guide future tourism efforts, especially since the previous plan from 2017 has been fully executed and is now outdated. An RFP process yielded 12 proposals with a wide cost range. After a thorough review and interviews with the top four firms, Clarity of Place was selected for its strong methodology, relevant experience, and partnership with Kimley-Horn. The firm received strong endorsements from other cities and was among the more affordable options. Confident in their ability to deliver valuable guidance, she asked the council to approve the selection.

In response to questions about the scope of the strategic plan, Ms. Barton confirmed that Clarity of Place will provide creative marketing ideas and campaign recommendations aimed at enhancing tourism. Their work will include evaluating existing tourism assets, identifying opportunities for improvement, analyzing visitor demographics, and forecasting how new attractions—like the upcoming amphitheater—might shift the city's tourism profile. The plan will also explore ways to expand outreach to overlooked groups, such as veterans, while maintaining the city's strong family-friendly branding.

City Manager Michael Spurgeon and council members expressed strong support, emphasizing the importance of aligning the plan with future developments like the amphitheater and maximizing hotel use through strategic cross-marketing. Council member Lisa Ford, who serves on the Tourism Board, endorsed the effort, noting the value of a clear, unified direction given the many ideas already in motion. The plan will be shaped with input from various stakeholders, including the tourism board, city council, hoteliers, and amphitheater partners, through focus groups. The project will be funded through the city's tourism reserve funds.

MOTION: A motion was made by Lisa Ford, seconded by Justin Green  
**Move to Approve Item 25-469 selection of Clarity of Place as the consultant for the Visit Broken Arrow Five-Year Strategic Plan**

The motion carried by the following vote:

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

**C. 25-438 Consideration, discussion, and possible approval of and authorization to execute**

**Agreement, Gas Facilities Safety Improvement, between Enable Oklahoma Intrastate Transmission, LLC and the City of Broken Arrow, for Houston Street Widening from Garnett Road to Olive Avenue (Project ST2028)**

Charlie Bright, Director of Engineering and Construction, presented Item 25-438, an agreement with Enable (under the parent company Energy Transfer) concerning a 24-inch high-pressure gas line along Houston Street. During the redesign of Houston Street—adjusted initially to avoid the \$2 million cost of relocating the gas line—it was discovered during construction that the existing casing under the road wasn't long enough to cover the line beneath the newly shifted roadway. To protect the line under the road, Enable requires the casing to be extended.

After lengthy negotiations, the city reached an agreement for approximately \$110,000, which, while considered high, is significantly less than the cost of relocating the line. The agreement stipulates the city will only pay actual construction costs, meaning if the project comes in under the estimated amount, the city will pay less. The project is complex due to the safety and construction standards involved in casing a pressurized gas line, and approval of the agreement is recommended so work can proceed and construction on the road can continue without delay.

In response to a question about what "casing" means, Mr. Bright explained that casing involves placing a larger protective steel pipe around a utility line—such as the 24-inch gas transmission line in question—when it crosses under a roadway. This casing extends beyond both sides of the road and serves two key purposes: it protects the line from damage caused by traffic and road stress, and it allows for future maintenance or replacement of the line without needing to dig up the road. The actual gas line runs inside this casing, which can remain in place if the line ever needs to be removed or replaced. This method is a standard industry practice used by the city for water lines and other utilities as well, especially under roads and creeks. The line in question is the largest in Broken Arrow and is part of a broader regional transmission network—not a local service line—making its protection especially important.

MOTION: A motion was made by Johnnie Parks, seconded by David Pickel  
**Move to Approve Item 25-438 approval of and authorization to execute Agreement, Gas Facilities Safety Improvement, between Enable Oklahoma Intrastate Transmission, LLC and the City of Broken Arrow, for Houston Street Widening from Garnett Road to Olive Avenue (Project ST2028)**

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

**13. Preview Ordinances**

- A. 25-471 **Consideration, discussion, and possible preview of an Ordinance closing a utility and drainage easement from Heritage BA on property located one-eighth mile east of Evans Road (225th East Avenue) and north of Kenosha Street (71st Street), Wagoner County, State of Oklahoma, (Section 04, T18N, R15E), repealing all ordinances to the contrary; and declaring an emergency (EASE 002069 2025)**

Rocky Henkel, Director of Community Development, presented Item 25-471, a request from Heritage BA to close a 25-foot-wide utility and detention easement located about one-eighth mile east of Evans Road and north of Kenosha. The property is currently being platted as Heritage United. After reviewing the application, staff determined the closure was appropriate and recommended the council preview the ordinance and set it for adoption.

MOTION: A motion was made by Johnnie Parks, seconded by Lisa Ford  
**Move to Approve the Ordinance**

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

**14. Ordinances**

- A. 25-448 **Consideration, discussion and possible adoption of Ordinance No. 3856, closing a waterline easement from Independent School District No. 3 of Tulsa County, on property located one-quarter mile south of Albany Street (61st Street) and one-quarter mile west of 23rd Street (County Line Road), Tulsa County, State of Oklahoma, (Section 01, T18N, R14E), repealing all ordinances to the contrary; and declaring an emergency (EASE 002103 2025)**

Rocky Henkel, Director of Community Development, presented Item 25-448. The ordinance pertains to a request from Independent School District No. 3 of Tulsa County to close a 10-foot-wide waterline easement on property located about one-quarter mile south of Albany and one-quarter mile west of County Line Road, currently developed as Broken Arrow High School. City staff has reviewed the application and supports the easement closure. The City Council previously previewed the ordinance on April 1, 2025. Staff recommends the adoption of Ordinance No. 3856 along with approval of the accompanying emergency clause.

MOTION: A motion was made by Justin Green, seconded by Lisa Ford  
**Move to Approve Item 25-448 adoption of Ordinance No. 3856, closing a waterline easement from Independent School District No. 3 of Tulsa County, on property located one-quarter mile south of Albany Street (61st Street) and one-quarter mile west of 23rd Street (County Line Road), Tulsa County, State of Oklahoma, (Section 01, T18N, R14E), repealing all ordinances to the contrary; and declaring an emergency (EASE 002103 2025)**

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

Rocky Henkel, Director of Community Development, presented the following Ordinance Items:

- B. 25-449 Consideration, discussion, and possible approval of an emergency clause for Ordinance No. 3856; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist**

MOTION: A motion was made by Johnnie Parks, seconded by Justin Green  
**Move to Approve Item 25-449, an emergency clause for Ordinance No. 3856; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist**

The motion carried by the following vote:

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

- C. 25-457 Consideration, discussion, and possible adoption of Ordinance No. 3857, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ 1825, along with PUD 199A generally located south and west of the southwest corner of Elm Place (161st East Avenue) and Tucson Street (121st Street), granting CN (Commercial Neighborhood) zoning classification upon the tract along with PUD 199A, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency**

MOTION: A motion was made by Lisa Ford, seconded by Johnnie Parks  
**Move to Approve Item 25-457 adoption of Ordinance No. 3857, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ 1825, along with PUD 199A generally located south and west of the southwest corner of Elm Place (161st East Avenue) and Tucson Street (121st Street), granting CN (Commercial Neighborhood) zoning classification upon the tract along with PUD 199A, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency**

The motion carried by the following vote:

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

- D. 25-458 Consideration, discussion, and possible approval of an emergency clause for Ordinance No. 3857; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist**

MOTION: A motion was made by Johnnie Parks, seconded by Justin Green  
**Move to Approve Item 25-458, an emergency clause for Ordinance No. 3857; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist**

The motion carried by the following vote:

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

- E. 25-459 Consideration, discussion, and possible adoption of Ordinance No. 3858, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ 1958, along with PUD 118E generally located one-quarter mile north of Kenosha Street, one-quarter mile east of Aspen Avenue, granting RM (Residential Multi-Family) zoning classification upon the tract along with PUD 118E, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency**

MOTION: A motion was made by Lisa Ford, seconded by Johnnie Parks  
**Move to Approve Item 25-459 adoption of Ordinance No. 3858, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ 1958, along with PUD 118E generally located one-quarter mile north of Kenosha Street, one-quarter mile east of Aspen Avenue, granting RM (Residential Multi-Family) zoning classification upon the tract along with PUD 118E, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency**

The motion carried by the following vote:

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

- F. 25-460 Consideration, discussion, and possible approval of an emergency clause for Ordinance**



**No. 3858; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist**

MOTION: A motion was made by Johnnie Parks, seconded by Lisa Ford  
**Move to Approve Item 25-460, an emergency clause for Ordinance No. 3858; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist**

The motion carried by the following vote:

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

- G. 25-461** Consideration, discussion, and possible adoption of Ordinance No. 3859, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ 1966, along with PUD 156, generally located one-quarter mile south of the southwest corner of Albany Street (61st Street) and Elm Place (161st E. Avenue), granting CH (Commercial Heavy) zoning classification upon the tract along with PUD 156, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency

MOTION: A motion was made by Lisa Ford, seconded by Johnnie Parks  
**Move to Approve Item 25-461 adoption of Ordinance No. 3859, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ 1966, along with PUD 156, generally located one-quarter mile south of the southwest corner of Albany Street (61st Street) and Elm Place (161st E. Avenue), granting CH (Commercial Heavy) zoning classification upon the tract along with PUD 156, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency**

The motion carried by the following vote:

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

- H. 25-462** Consideration, discussion, and possible approval of an emergency clause for Ordinance No. 3859; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist

MOTION: A motion was made by Justin Green, seconded by Lisa Ford  
**Move to Approve Item 25-462, an emergency clause for Ordinance No. 3859; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist**

The motion carried by the following vote:

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

- I. 25-480** Consideration, discussion, and possible adoption of Ordinance No. 3861, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ 2064, along with PUD 318 generally located one-quarter mile north of Kenosha Street (71st Street), one quarter mile west of Aspen Avenue (145th E. Avenue), granting RS 4 (Single Family Residential) zoning classification upon the tract along with PUD 318, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency

MOTION: A motion was made by Lisa Ford, seconded by Johnnie Parks  
**Move to Approve Item 25-480 adoption of Ordinance No. 3861, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ 2064, along with PUD 318, generally located one-quarter mile north of Kenosha Street (71st Street), one quarter mile west of Aspen Avenue (145th E. Avenue), granting RS 4 (Single Family Residential) zoning classification upon the tract along with PUD 318, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency**

The motion carried by the following vote:

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

- J. 25-481** Consideration, discussion, and possible approval of an emergency clause for Ordinance No. 3861; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist

MOTION: A motion was made by Lisa Ford, seconded by David Pickel  
**Move to Approve Item 25-481, an emergency clause for Ordinance No. 3861; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist**

The motion carried by the following vote:

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

- K. 25-483** Consideration, discussion, and possible adoption of Ordinance No. 3862, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ 001334 2024, along with SP 001335 2024 generally located north of West Kenosha Street (East 71st Street South), and one-quarter mile west of South Olive Avenue (South 129th

East Avenue), granting A 1 (Agricultural) zoning classification upon the tract along with SP 001335 2024, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency

MOTION: A motion was made by Lisa Ford, seconded by Johnnie Parks  
Move to Approve Item 25-483 adoption of Ordinance No. 3862, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ 001334 2024, along with SP 001335 2024, generally located north of West Kenosha Street (East 71st Street South), and one-quarter mile west of South Olive Avenue (South 129th East Avenue), granting A 1 (Agricultural) zoning classification upon the tract along with SP 001335 2024, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency

The motion carried by the following vote:

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

- L. 25-484 Consideration, discussion, and possible approval of an emergency clause for Ordinance No. 3862; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist

MOTION: A motion was made by Davids Pickel, seconded by Johnnie Parks  
Move to Approve Item 25-484, an emergency clause for Ordinance No. 3862; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist

The motion carried by the following vote:

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

- M. 25-485 Consideration, discussion, and possible adoption of Ordinance No. 3863, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ 001873 2024, generally located one-half mile north of Houston Street (81st Street), East of Lynn Lane (9th Street), granting RD (Residential Duplex) zoning classification upon the tract, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency

MOTION: A motion was made by Lisa Ford, seconded by Johnnie Parks  
Move to Approve Item 25-485 adoption of Ordinance No. 3863, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ 001873 2024, generally located one-half mile north of Houston Street (81st Street), East of Lynn Lane (9th Street), granting RD (Residential Duplex) zoning classification upon the tract, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency

The motion carried by the following vote:

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

- N. 25-486 Consideration, discussion, and possible approval of an emergency clause for Ordinance No. 3863; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist

MOTION: A motion was made by Justin Green, seconded by Lisa Ford  
Move to Approve Item 25-486, an emergency clause for Ordinance No. 3863; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist

The motion carried by the following vote:

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

- O. 25-488 Consideration, discussion, and possible adoption of Ordinance No. 3864, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ 2078, along with PUD 322 generally located at the northeast corner of Main Street and Washington Street (91st Street), granting CN (Commercial Neighborhood) zoning classification upon the tract along with PUD 322, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency

MOTION: A motion was made by Lisa Ford, seconded by Johnnie Parks  
Move to Approve Item 25-488 adoption of Ordinance No. 3864, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ 2078, along with PUD 322 generally located at the northeast corner of Main Street and Washington Street (91st Street), granting CN (Commercial Neighborhood) zoning classification upon the tract along with PUD 322, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency

The motion carried by the following vote:

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

- P. 25-491**      **Consideration, discussion, and possible approval of an emergency clause for Ordinance No. 3864; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist**
- MOTION: A motion was made by Lisa Ford, seconded by Johnnie Parks  
**Move to Approve Item 25-491, an emergency clause for Ordinance No. 3864; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist**  
The motion carried by the following vote:  
**Aye: 5**      David Pickel, Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee
- Q. 25-496**      **Consideration, discussion, and possible adoption of Ordinance No. 3865, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ 2096, along with PUD 326 generally located one-half mile north of New Orleans Street (101st Street) and west of Olive Avenue (129th East Avenue), granting RS 3 (Single Family Residential) zoning classification upon the tract along with PUD 326, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency**
- MOTION: A motion was made by Lisa Ford, seconded by Johnnie Parks  
**Move to Approve Item 25-496 adoption of Ordinance No. 3865, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ 2096, along with PUD 326, generally located one-half mile north of New Orleans Street (101st Street) and west of Olive Avenue (129th East Avenue), granting RS 3 (Single Family Residential) zoning classification upon the tract along with PUD 326, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency**  
The motion carried by the following vote:  
**Aye: 5**      David Pickel, Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee
- R. 25-497**      **Consideration, discussion, and possible approval of an emergency clause for Ordinance No. 3865; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist**
- MOTION: A motion was made by Justin Green, seconded by David Pickel  
**Move to Approve Item 25-497, an emergency clause for Ordinance No. 3865; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist**  
The motion carried by the following vote:  
**Aye: 5**      David Pickel, Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee
- S. 25-494**      **Consideration, discussion, and possible adoption of Ordinance No. 3867, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ 1972, generally located at the southeast corner of Washington Street (91st Street) and First Place, granting RS 2 (Single Family Residential), repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency**
- MOTION: A motion was made by Lisa Ford, seconded by Johnnie Parks  
**Move to Approve Item 25-494 adoption of Ordinance No. 3867, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ 1972, generally located at the southeast corner of Washington Street (91st Street) and First Place, granting RS 2 (Single Family Residential), repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency**  
The motion carried by the following vote:  
**Aye: 5**      David Pickel, Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee
- T. 25-495**      **Consideration, discussion, and possible approval of an emergency clause for Ordinance No. 3867; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist**
- MOTION: A motion was made by Johnnie Parks, seconded by Lisa Ford  
**Move to Approve Item 25-495, an emergency clause for Ordinance No. 3867; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist**  
The motion carried by the following vote:  
**Aye: 5**      David Pickel, Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee
- U. 25-492**      **Consideration, discussion, and possible adoption of Ordinance No. 3868, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ 1948, along with PUD 315, generally located one-half mile north of New Orleans Street (101st Street) and east of 9th street (177th East Avenue/ Lynn Lane Road), granting RS 3 (Single Family Residential) zoning classification upon the tract along with PUD 315, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an**

emergency

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

**Move to Approve Item 25-492 adoption of Ordinance No. 3868, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ 1948, along with PUD 315, generally located one-half mile north of New Orleans Street (101st Street) and east of 9th street (177th East Avenue/ Lynn Lane Road), granting RS 3 (Single Family Residential) zoning classification upon the tract along with PUD 315, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency**

The motion carried by the following vote:

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

- V. 25-493 Consideration, discussion, and possible approval of an emergency clause for Ordinance No. 3868; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist**

MOTION: A motion was made by Justin Green, seconded by David Pickel

**Move to Approve Item 25-493, an emergency clause for Ordinance No. 3868; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist**

The motion carried by the following vote:

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

- W. 25-506 Consideration, discussion, and possible adoption of Ordinance No. 3869, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ 2070, along with PUD 316A generally located one-quarter mile south of New Orleans Street (101st Street), east of Olive Avenue (129th E. Avenue), granting RS 4 (Single Family Residential) zoning classification upon the tract along with PUD 316A, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency**

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

**Move to Approve Item 25-506 adoption of Ordinance No. 3869, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ 2070, along with PUD 316A, generally located one-quarter mile south of New Orleans Street (101st Street), east of Olive Avenue (129th E. Avenue), granting RS 4 (Single Family Residential) zoning classification upon the tract along with PUD 316A, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency**

The motion carried by the following vote:

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

- X. 25-507 Consideration, discussion, and possible approval of an emergency clause for Ordinance No. 3869; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist**

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

**Move to Approve Item 25-507, an emergency clause for Ordinance No. 3869; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist**

The motion carried by the following vote:

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

- Y. 25-508 Consideration, discussion, and possible adoption of Ordinance No. 3870, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ 1732, generally located one-half mile south of New Orleans Street (101st Street), one half mile west of Aspen Avenue (145th East Avenue), granting RS 3 (Single Family Residential) zoning classification upon the tract, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency**

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

**Move to Approve Item 25-508 adoption of Ordinance No. 3870, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ 1732, generally located one-half mile south of New Orleans Street (101st Street), one half mile west of Aspen Avenue (145th East Avenue), granting RS 3 (Single Family Residential) zoning classification upon the tract, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency**

The motion carried by the following vote:

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

- Z. 25-509 Consideration, discussion, and possible approval of an emergency clause for Ordinance**

**No. 3870; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist**

MOTION: A motion was made by Johnnie Parks, seconded by Lisa Ford  
**Move to Approve Item 25-509, an emergency clause for Ordinance No. 3870; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist**

The motion carried by the following vote:

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

**AA. 25-510** Consideration, discussion, and possible adoption of Ordinance No. 3871, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ 2024, along with PUD 288, generally located north of the northwest corner of Florence Street (111th Street) and Aspen Avenue (145th E Avenue), granting CM (Community Mixed Use) zoning classification upon the tract along with PUD 288, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency

MOTION: A motion was made by Lisa Ford, seconded by Johnnie Parks  
**Move to Approve Item 25-510 adoption of Ordinance No. 3871, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ 2024, along with PUD 288, generally located north of the northwest corner of Florence Street (111th Street) and Aspen Avenue (145th E Avenue), granting CM (Community Mixed Use) zoning classification upon the tract along with PUD 288, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency**

The motion carried by the following vote:

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

**AB. 25-511** Consideration, discussion, and possible approval of an emergency clause for Ordinance No. 3871; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist

MOTION: A motion was made by Justin Green, seconded by David Pickel  
**Move to Approve Item 25-511, an emergency clause for Ordinance No. 3871; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist**

The motion carried by the following vote:

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

**AC. 25-512** Consideration, discussion, and possible adoption of Ordinance No. 3872, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ 2097, along with PUD 110C generally located south of Omaha Street (51st Street), one-quarter mile west of 23rd Street (193rd E. Avenue/County Line Road), granting RM (Residential Multi-Family) zoning classification upon the tract along with PUD 110C, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency

MOTION: A motion was made by Lisa Ford, seconded by Johnnie Parks  
**Move to Approve Item 25-512 adoption of Ordinance No. 3872, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ 2097, along with PUD 110C generally located south of Omaha Street (51st Street), a one-quarter mile west of 23rd Street (193rd E. Avenue/County Line Road), granting RM (Residential Multi-Family) zoning classification upon the tract along with PUD 110C, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency**

The motion carried by the following vote:

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

**AD. 25-513** Consideration, discussion, and possible approval of an emergency clause for Ordinance No. 3872; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist

MOTION: A motion was made by Johnnie Parks, seconded by Justin Green  
**Move to Approve Item 25-513, an emergency clause for Ordinance No. 3872; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist**

The motion carried by the following vote:

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

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

Mayor Debra Wimpee reminded the public to download the city app to stay informed about upcoming events. She highlighted several key dates: Bounce BA on April 26th, National Prayer

Day on May 1st, and the reopening of the farmers market on Saturdays and Tuesdays. Mayor Wimpee also mentioned the May 3rd event, Fiesta de Mayo, and the May 10th Rock Off for Veterans, which marks its 30th annual celebration with support from Representative Ross. She encouraged everyone to take part in the many exciting activities happening in the city.

Council Member Lisa Ford recognized National Public Safety Telecommunicators Week, held annually during the second week of April, as a time to honor the vital but often unseen work of emergency dispatchers. She emphasized that while we usually only hear their voices, these professionals are the first line of response in emergencies, saving lives through their swift, calm, and skilled coordination. In Broken Arrow, over the past year, telecommunicators answered 45,269 emergency calls, 164,976 non-emergency calls, and 108 text-to-911 messages. Council Member Ford praised their dedication, referred to them as the true first responders, and encouraged the community to show appreciation—whether through kind words, gifts, or gestures—during their recognition week.

Vice Mayor Johnnie Parks shared a heartfelt update about attending a local performance of The Wizard of Oz involving students from several schools, including elementary participants. His niece, Annie Graves, played Dorothy and delivered an impressive vocal performance. He praised the students' dedication and the quality of the production, which was mainly student-led and lasted over two hours. He also mentioned speaking with Youth City Counselor Sloan at the event.

In addition, Councilor Justin Green highlighted this week's Leadership Broken Arrow class project, Be a Part of Us, which focused on mental health awareness. The project will be unveiled Thursday at ARTS 302 with a reception and will remain on display for several weeks. He encouraged everyone to visit, noting that the project has already had a meaningful impact by sparking essential conversations about mental health in the community.

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

City Manager Michael Spurgeon shared that over 90 businesses had signed up for the opening of the farmers market, which had to be postponed. He commended the Community Development team for successfully coordinating with vendors to reschedule and even offer more vendor spaces despite limited availability. He noted that the intense interest supports the council's vision of expanding the farmer's market area in the future, highlighting the growing opportunity for vendor participation and community engagement.

The council and city staff discussed the successful opening weekend of the farmers market, noting it was packed with vendors and attendees, well-organized, and featured minimal duplication of offerings. There was interest in possibly expanding the market throughout the Rose District, with ideas like utilizing ARTS 302's patio area and even temporarily closing off a block to accommodate more vendors. However, it was noted that vendors prefer consistent locations, which poses some logistical challenges. Still, the feedback has been overwhelmingly positive, and the city remains committed to enhancing the experience.

City Manager Michael Spurgeon also congratulated councilmembers on their re-elections and shared highlights from the day, including filming a video with Police Chief Arnold for the Hispanic Business Council to promote community inclusion. He suggested future videos could involve council members to strengthen the city's message of welcome and representation for all residents.

He closed with a passionate statement regarding development oversight, reaffirming his and the city's commitment to high standards. Responding to earlier concerns about flooding from a construction site, City Manager Spurgeon made it clear that "doing the best we can" is not acceptable and that residents deserve better. He assured the council and public that staff—including Kenny Schwab, Pat Wilson, and Charlie Bright—will ensure the developer resolves the issues and comes into compliance before any future decisions move forward. Mayor Wimpee thanked him for his passion and, in a lighthearted close, wished him a happy wedding anniversary for spending it at the meeting.

Mayor Debra Wimpee stated there was an Executive Session.

MOTION: A motion was made by Lisa Ford, seconded by Johnnie Parks  
**Move to recess to BAMA/BAEDA at 7:56 p.m.**

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 Lisa Ford, seconded by Johnnie Parks  
**Move to clear room at 7:58 p.m.**

The motion carried by the following vote:

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

**17. 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 Carmen Thompson v. City of Broken Arrow, Tulsa County District Court, Case No. CJ 23 3977, under 25 O.S. §307(B)(4); -No action taken**
2. **A pending condemnation case known as City of Broken Arrow v. Roland Investments, LTD, et al., Tulsa County Court, Case No. CJ 2024 2455, under 25 O.S. §307(B)(4). – No action taken.**
3. **Litigation, including potential resolution and settlement, of a matter involving the worker's compensation claim of Patrick Sills, WCC #CM3 2024 02831Q, including possible authorization to settle this claim, under 25 O.S. §307(B)(4).**

MOTION: A motion was made by Johnnie Parks, seconded by Justin Green  
**Move to find executive session was necessary to process the pending litigation against the City of Broken Arrow.**

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

MOTION: A motion was made by Johnnie Parks, seconded by Lisa Ford  
**Move to authorize the City Attorney and outside counsel to settle the matter of the Workers' Compensation claim of Patrick Sills in the amount requested by outside counsel.**

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

## 18. Adjournment

The meeting was adjourned at approximately 8:46 p.m.

MOTION: A motion was made by Johnnie Parks, 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