



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, October 21, 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

Councilor Justin Green led the Invocation.

3. Roll Call

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

4. Pledge of Allegiance to the Flag

The Pledge was led by Mayor Debra Wimpee

5. Consideration of Consent Agenda

- A. 25-25 Approval of the City Council Minutes of October 07, 2025-
- B. 25-1495 Acceptance of Planning Commission meeting minutes of September 25, 2025-
- C. 25-1297 Approval of and authorization to execute a Proclamation declaring November 1, 2025, as "Extra Mile Day" in Broken Arrow
- D. 25-1448 Approval of and authorization to execute a professional services contract with Family and Children's Services, Inc. to provide case management staffing for the Broken Arrow Fire Department Carelink Navigator Program
- E. 25-1447 Approval of and authorization to execute Agreement, Gas Facilities Relocation, between Oklahoma Natural Gas and the City of Broken Arrow, for South Aspen Avenue and East Tucson Street (Project Number ST2031)
- F. 25--1461 Approval of and authorization to execute an addendum to Order Form: HPA and Run Out Services Agreement with Personify Health with an effective date of January 1, 2026
- G. 25-1460 Approval of and authorization to execute necessary documents with Tokio Marine HCC (HCC Life Insurance Company) to provide Stop Loss coverage for January 1, 2026, through December 31, 2026
- H. 25-1442 Notification of City Manager's and Assistant City Manager's execution of Professional Consultant Agreements and Amendments to an Agreement, as well as public Construction Contracts not subject to the Competitive Bid Act, with a Contract value of \$50,000 or less
- I. 25-1361 Approval of and authorization to donate a quantity of decommissioned office phones to a nonprofit information technology organization that specializes in providing information technology for other nonprofits
- J. 25-1471 Approval of and authorization to purchase loose equipment for two fire apparatus from various listed vendors, pursuant to the Oklahoma State Contract, HGAC, and Sourcewell buying groups
- K. 25-1440 Approval of and authorization to purchase one BMW motorcycle for the Police Department traffic division from Eurotek BMW
- L. 25-1441 Approval of and authorization to purchase one 2026 Ford Transit T350 Van from Vance Country Ford pursuant to state contract No. SW035
- M. 25-1443 Approval of and authorization to purchase one (1) Ford Explorer and (1) Ford Escape from Vance Country Ford pursuant to the Oklahoma State purchasing contract SW0035 for the City Hall Vehicle Motor Pool
- N. 25-1456 Approval of and authorization to purchase one (1) Ford Expedition from Vance Country Ford pursuant to the Oklahoma State purchasing contract SW0035 for the Engineering Department
- O. 25-1388 Approval of and authorization to award bid No. 25.181 for elevator maintenance at the

- Broken Arrow Historical Museum to American Elevator Solutions, LLC**
- P. 25-1438** Approval of and authorization to execute Resolution No. 1709 ratifying, authorizing, and affirming payment in full of a Judgment entered in case no. CJ 2025-3964, filed in the District Court of Tulsa County, Oklahoma, from surplus monies in the City's Sinking Fund
 - Q. 25-1478** Approval of and authorization to execute Resolution No. 1710, a Resolution authorizing the take off and landing of a helicopter at Broken Arrow's Veterans Park on Saturday, November 1, 2025-
 - R. 25-1463** Approval of and authorization to execute Resolution No. 1713, a Resolution authorizing acceptance of a General Warranty Deed for Parcel 5.0 and 5.1 consisting of 3,333 square feet and 345 square feet, respectively, of permanent right of way located at 10132 South 177th East Avenue in Broken Arrow, Oklahoma, in the Northeast Quarter of Section 26, Township 18 North, Range 14 East, Tulsa County, Oklahoma, from Rose Graham Properties, LLC, an Oklahoma limited liability company, the Owner, for the 9th Street widening from New Orleans Street to Washington Street, Parcels 5.0 and 5.1 (Project No. ST23280)
 - S. 25-1467** Approval of and authorization to execute Resolution No. 1714, a Resolution authorizing acceptance of a General Warranty Deed for Parcel 32.0, consisting of 2,641 square feet of permanent Right of Way located at 17810 East 101st Street South in Broken Arrow, Oklahoma, in the Northwest Quarter of Section 25-, Township 18 North, Range 14 East, Tulsa County, Oklahoma, from Judy Ann Spraker f/k/a Judy Ann Whited, the Owner, and authorization of payment in the amount of \$11,890.00 for the 9th Street widening from New Orleans Street to Washington Street, Parcel 32.0 (Project No. ST23280)
 - T. 25-1466** Approval of and authorization to execute an Easement for Facilities by and between the City of Broken Arrow, Oklahoma, and Oklahoma Natural Gas Company, a Division of ONE GAS, Inc., an Oklahoma Corporation for a permanent easement, generally located southwest of the intersection of West Tucson Street and South Aspen Avenue in Broken Arrow, Tulsa County, Oklahoma for the Aspen Widening Shreveport to Tucson (Project #ST2031)
 - U. 25-1470** Acceptance of a Temporary Construction Easement for Parcel 16.1, consisting of 1,730 square feet, located at 4455 South 209th East Avenue in Broken Arrow, Oklahoma, in the Northwest Quarter of Section 29, Township 19 North, Range 15 East, Wagoner County, Oklahoma, from Mary Than, as Trustee of The Mary Than Living Trust, U/A dated June 1, 2024, and authorization of payment in the amount of \$300.00 for the 37th Street Roadway Widening from Omaha St to Dearborn St, Parcel 16.1 (Project No. ST21390)
 - V. 25-1464** Acceptance of a Utility Easement and a Temporary Construction Easement from Kelsey Partners, LLC, a Texas limited liability company, the Owner, on property generally located northeast of Highway 51 and west of the Creek Turnpike in Broken Arrow, Oklahoma, located in the west half of Section 17, Township 18 North, Range 15 East, Wagoner County, State of Oklahoma for the Highway 51 North Sewer Extension from Blue Bell Creameries to East Washington Street, Parcels 1.1 and 1.A (Project No. S.25-080)
 - W. 25-1465** Acceptance of a Utility Easement and a Temporary Construction Easement from Corey Joe Hamilton and Stephanie Hamilton, the owners, on property located at 7601 South Juniper Place in Broken Arrow, Oklahoma, located in the Southeast Quarter of Section 3, Township 17 North, Range 14 East, Tulsa County, State of Oklahoma for the Elm Creek Trunk Line Replacement, Parcel 23.1 and 23.A (Project No. S.1606)
 - X. 25-1481** Approval of and authorization of Final Acceptance for the public improvements at Artesia II at Forest Ridge, located at East Elgin Street and North 89th Street
 - Y. 25-1482** Approval of and authorization of Final Acceptance for the public improvements at Broken Arrow Public Schools Transportation Hub located at 301 West New Orleans Street
 - Z. 25-1483** Approval of and authorization of Final Acceptance for the public improvements at Centennial Crossing Townhouses located at 3405 North 1st Street
 - AA. 25-1485** Approval of and authorization of Final Acceptance for the public improvements at Dr. Lahari Dental Office located at 1701 West Yakima Street
 - AB. 25-1484** Approval of and authorization of Final Acceptance for the public improvements at Elm Creek located at East 121st Street and South Elm Place
 - AC. 25-1486** Approval of and authorization of Final Acceptance for the public improvements at Sunset Amphitheater located at 2745 South 38th Street
 - AD. 25-1487** Approval of and authorization of Final Acceptance for the public improvements at Trader Joe's located at 1525-East Hillside Drive
 - AE. 25-1488** Approval of and authorization of Final Acceptance for the public improvements at Twin Creek Dominos located at 3450 West Houston Street
 - AF. 25-1472** Ratification of the Claims List Check Register Dated October 13, 2025

MOTION: A motion was made by Justin Green, seconded by Johnnie Parks
Move to Approve 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. 25-1454 Presentation of the results of the micro survey about the Potential Proposition to Fund Improvements to Public Sports Facilities in Broken Arrow

Aaron McColloch, Director of Communications, presented Item 25-1454, survey results on a possible eighth proposition to fund sports facility improvements in Broken Arrow with a temporary half-cent sales tax. The measure would last five years and then expire. Out of 3,304 respondents—88% of whom were registered Broken Arrow voters—68% indicated support. The survey received the third-highest response rate among recent city surveys. 54% of respondents had children under 17, and among them, 78% supported the proposal, compared with 56% among those without children. Every age group showed majority support: the highest at 80% among ages 35–44, and a split result (50–50) among ages 65–74. Overall, results showed strong community backing for adding the sports-related proposition alongside the seven planned 2026 bond propositions totaling about \$400 million for transportation, public safety, parks, public facilities, stormwater drainage, and a possible new south library.

It was confirmed that the survey on the potential half-cent sales tax proposition was open for three weeks, from late September through October 13, promoted through social media, the city website, and email newsletters. Mr. McColloch noted strong participation spikes following each email reminder, especially on the final day. Mayor Debra Wimpee emphasized that, if approved, the projects would begin immediately so current families could benefit rather than waiting up to ten years. City Manager Spurgeon added that the council would intend to start design and construction as soon as possible. Mr. McColloch concluded by noting Broken Arrow's strong citizen engagement, highlighting that the city is a finalist in Polco's 2025 Best in Governance Awards for Community Outreach and Power of Engagement, recognizing its high survey participation and community involvement.

City Manager Spurgeon acknowledged that sports user group representatives were present to hear the survey results, which showed strong public support for a potential eighth proposition to fund athletic facility improvements. He invited them to share feedback with the City Council. He explained that the council will ultimately determine whether to move forward with the proposition and provide direction on preparing the necessary legislation. The final decision is expected in early January so that ballot language can be drafted in time for potential inclusion on the April 7 election ballot.

B. 25-278 Update on the 2026 General Obligation Bond Package

City Manager Michael Spurgeon presented Item 25-278. The City Manager thanked staff member Aaron McColloch, the sports user groups, and parents for helping promote the survey and for their strong participation. He said the results show clear community interest, leading him to recommend that the City Council include an eighth proposition focused on sports facilities in the 2026 General Obligation Bond package. City Manager Spurgeon also acknowledged the three well-attended public forums held in August and September and noted that feedback from those meetings has been compiled. He explained that the city's finance, legal, and engineering teams are now working to reduce the total list of proposed projects—about \$600 million in requests—to roughly \$404 million. A formal recommendation reflecting community priorities, such as a community and senior center, will be presented in late October or early November. The goal is to finalize all propositions and prepare the necessary ordinance and election resolution for council consideration at the January 2, 2026 meeting.

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) - NONE

9. General Council Business

A. 25-1395 Consideration, discussion, and possible approval of one voting delegate and one alternate voting delegate for the National League of Cities Annual Business Meeting held on Saturday, November 22, 2025

Norm Stephens, Assistant City Manager of Administration, presented Item 25-1395. The National League of Cities requires each member city to appoint one voting delegate and one alternate to represent the city at its annual business meeting. Traditionally, Broken Arrow's delegate has been the Mayor, Vice Mayor, or City Manager. Since the City Manager will not attend this year's meeting, the Council is asked to designate two officials—one as the voting delegate and one as the alternate—for the 2025 Annual Business Meeting, scheduled for Saturday, November 22, 2025. The council nominated Mayor Debra Wimpee as voting delegate and Council Member Johnnie Parks as alternate voting delegate.

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

Move to Approve Item 25-1395, one voting delegate, Mayor Debra Wimpee, and one alternate voting delegate, Johnnie Parks, for the National League of Cities Annual Business Meeting held on Saturday, November 22, 2025

The motion carried by the following vote:

Aye: 5 -

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

B. 25-1496 Consideration, discussion, and possible appointment of two Council members for a subcommittee on the project Municipal Services Administration Building (Project No. 2417170)

Charlie Bright, Director of Engineering and Construction, presented Item 25-1496 and introduced plans to form a two-member council subcommittee to assist with the design of the new municipal services building, which will replace the current facility and be located at Washington and Main Street. The design process has begun following recent council approval of the site and design contract. Because of the project's significance and long-term impact, the council expressed interest in being more directly involved than usual. The subcommittee will actively participate in ongoing design meetings, offering real-time input and helping make key decisions rather than serving as a traditional advisory group. The council was asked to elect two members to serve on this design subcommittee.

City Manager Michael Spurgeon added that while only two council members will serve on the new municipal services building design subcommittee, the entire council will remain closely involved. He explained that the subcommittee will meet regularly with staff and consultants, then bring recommendations to the full council every few months—likely in special sessions held before regular meetings. This process will allow the entire council to review key design elements, including the layout of council chambers, seating capacity, whether to include a dedicated executive session room, and overall building features such as community spaces and public meeting areas. Spurgeon emphasized that this approach ensures steady progress while keeping all council members informed and involved in shaping the new facility.

Council members discussed participation in the design subcommittee for the new municipal services building. Several expressed enthusiasm for the project and interest in serving. In contrast, others agreed with City Manager Spurgeon's approach to keep the entire council involved through periodic updates and special meetings. City Manager Spurgeon and Mr. Bright explained that the subcommittee—likely composed of two members—would meet regularly with staff during the intensive early design stages. At the same time, the full council would review major decisions every few months to ensure consensus. City Manager Spurgeon emphasized that all five council members will ultimately decide key elements such as the council chambers layout, executive session space, and public meeting areas, preventing costly redesign delays. Mr. Bright noted the design process should take about a year, with the first six months requiring the most council input as schematic layouts and functional designs are finalized before moving into technical construction drawings. The discussion concluded with general agreement on the collaborative structure and shared excitement for advancing the city's largest-ever municipal building project. The council nominated Council Members Lisa Ford and Justin Green to serve on the subcommittee.

MOTION: A motion was made by Johnnie Parks, seconded by David Pickel

Move to Approve Item 25-1496 appointment of two Council members, Lisa Ford and Justin Green, for a subcommittee on the project Municipal Services Administration Building (Project No. 2417170)

The motion carried by the following vote:

Aye: 5 -

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

C. 25-1457 Consideration, discussion, and possible approval of Resolution No. 1711, a Resolution fixing the amount of General Obligation Bonds, Series 2025-A to mature each year; fixing the time and place the bonds are to be sold; designating a Paying Agent/Registrar and Disclosure Counsel; approving the Preliminary Official Statement and distribution thereof, and authorizing the Clerk to give notice of said sale as required by law, and fixing other details of the issue

Cindy Arnold, Director of Finance, presented Item 25-1457, details on the next series of general obligation bonds from the 2018 voter-approved \$210 million authorization. For 2025, the city will sell a total of \$17 million, divided into two parts: Series A for \$14 million—primarily for transportation projects totaling about \$13.7 million plus \$795,000 under Proposition 5—and a second \$2.5 million series to follow. Next year's sale will be the final issuance from the 2018 package, leaving \$18.775 million remaining. Resolution 1711 formally sets the 2025A bond amount, maturities, sale time and place, paying agent, and registrar, and it approves the preliminary official statement for distribution.

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

Move to Approve Item 25-1457 Resolution No. 1711, a Resolution fixing the amount of General Obligation Bonds, Series 2025-A to mature each year; fixing the time and place the bonds are to be sold; designating a Paying Agent/Registrar and Disclosure Counsel; approving the Preliminary Official Statement and distribution thereof, and authorizing the Clerk to give notice of said sale as required by law, and fixing other details of the issue.

The motion carried by the following vote:

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

- D. 25-1458 Consideration, discussion, and possible approval of Resolution No. 1712, a Resolution fixing the amount of General Obligation Bonds, Series 2025-B to mature each year; fixing the time and place the bonds are to be sold; designating a Paying Agent/Registrar and Disclosure Counsel; approving the Preliminary Official Statement and distribution thereof, and authorizing the Clerk to give notice of said sale as required by law, and fixing other details of the issue**

Cindy Arnold, Director of Finance, presented Item 25-1458, Resolution 1712 authorizing the issuance and sale of \$2.5 million in General Obligation Bonds, Series 2025B, dedicated to drainage improvement projects. The resolution establishes the bond amount, maturity schedule, and the time and place of sale; designates the paying agent, registrar, and disclosure counsel; approves the preliminary official statement for distribution; and directs the city clerk to provide the legally required notice of sale. Staff recommended council approval of the \$2.5 million Series 2025B bond issuance.

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

Move to Approve Resolution No. 1712

The motion carried by the following vote:

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

- E. 25-1479 Consideration, discussion, and possible direction regarding the of definition of "meeting" and its application to City Council activities and communications**

Trevor Dennis, City Attorney, presented Item 25-1479. The presentation reviewed key provisions of Oklahoma's Open Meeting Act, codified in Title 25, Sections 301–314, emphasizing its purpose of ensuring transparency by requiring that all fact-finding, discussion, and decision-making by public bodies occur openly for citizens to observe. The Act applies whenever a majority of a governing body—such as three or more members of the five-member council—gathers to conduct public business, either in person or by authorized video conference. Informal gatherings such as social events, funerals, or community receptions are not subject to the Act if no city business is discussed.

Attorney Dennis cautioned against inadvertent violations through group emails, text chains, or informal discussions after meetings that could constitute unposted meetings. Subcommittees with fewer than a quorum, such as the two-member City Hall design group, are not subject to the Act so long as they do not have authority to bind the council, and all decisions return to the whole body for formal action in a properly noticed meeting.

The presentation also addressed attendance rules under Title 11, Section 8-102, which provides that a municipal official who misses more than half of all regular and special meetings within any four months automatically ceases to hold office. The determination of such a vacancy must be made by the remaining council members, who are responsible for enforcing compliance within their own governing body.

Mayor Debra Wimpee and the council discussed how different types of meetings count toward attendance requirements under the state statute governing municipal officials. The mayor clarified that regular City Council meetings are mandatory, and City Attorney Dennis explained that properly noticed special meetings—such as public forums or ward meet-and-greets where city business is discussed—also count toward attendance, while informal events like funerals, conferences, or purely social gatherings do not.

City Manager Michael Spurgeon emphasized the importance of scheduling special meetings when all members can attend to avoid attendance issues, noting that's why most are held before regular council sessions. City Attorney Dennis confirmed that even if a member misses a properly noticed meeting, it still counts as an absence, and missing more than half of all regular and special meetings in any rolling four-month period could result in forfeiture of office, as determined by the council.

The conversation also clarified that gatherings with fewer than a quorum—such as one or two members attending an event—do not constitute official meetings under the Open Meeting Act. Both Attorney Dennis and City Manager Spurgeon recommended erring on the side of transparency by treating events in which city matters are discussed as public meetings that require notice. Council members expressed appreciation for the clarification and reassurance

that oversight of attendance and compliance remains within the governing body rather than outside authorities.

F. 25-1480 Consideration, discussion, and possible direction regarding policies and fees related to broadband service providers operating within the City

Trevor Dennis, City Attorney, presented Item 25-1480, an overview of how municipalities regulate utilities operating within public rights-of-way, focusing on broadband providers. He explained that the city's authority stems from two sources: local ordinances and state constitutional franchise powers. Ordinances, under Title 11, Section 36-101, allow the city to control and permit use of streets, sidewalks, and easements—requiring permits, occupancy fees, or reporting for any work conducted. Franchise agreements, on the other hand, are contracts authorized by Article 18, Section 5A of the Oklahoma Constitution, allowing utilities to operate within city rights-of-way for up to 25 years, subject to voter approval and franchise fees that contribute to general city revenue.

Broken Arrow currently holds franchise agreements with Cox Communications (for cable services only), Oklahoma Natural Gas (expiring in October 2026), and PSO (renewed in 2003). Cable companies require a franchise under federal law (47 U.S.C. §541). At the same time, traditional telecommunications providers already have a constitutional right to operate statewide and are therefore subject only to local permitting, not franchising.

Attorney Dennis clarified that determining whether a broadband company can be franchised depends on its classification. If it is a pure information service provider, the city may regulate through both permits and potential franchise agreements. If it is a telecommunications provider, regulation is limited to permitting, since the Oklahoma Constitution already grants such companies statewide right-of-way access. Evidence of telecommunications status includes registration with and possession of a Certificate of Convenience and Necessity from the Oklahoma Corporation Commission (OCC). The OCC does not regulate broadband providers; it only regulates telecommunications companies.

Using Metronet (Metro Fibernet) as an example, Attorney Dennis noted that the OCC issued the company a Certificate of Convenience and Necessity to provide telecommunications services, placing it in the same classification as Windstream. Therefore, the city's proper course is to regulate Metronet through its permitting process rather than a franchise agreement. However, he recommended further review to confirm whether the company is actively offering telephone services as represented to the OCC. For now, he advised that the city continue regulating broadband utilities through existing right-of-way permitting procedures while evaluating whether more comprehensive right-of-way ordinances may be warranted in the future.

Attorney Dennis confirmed that Kinetic is the doing business as (DBA) name for Windstream, which handles the company's broadband and internet services, while Metronet is a separate provider. Council member Lisa Ford then discussed accountability and oversight for utility companies operating in city rights-of-way, particularly broadband installers. Concerns were raised about not knowing which companies are working in the rights-of-way and the lack of responsibility for damage they leave behind—citing an example in the Stone Mill neighborhood where a company's work caused a deep sinkhole that took weeks to resolve.

City Manager Spurgeon agreed that stronger accountability and fairness are needed, but cautioned that franchise fees are passed on to customers, potentially increasing residents' utility bills. He emphasized balancing fairness with affordability, since Cox customers already pay a franchise fee that generates about \$850,000 annually for the city.

Kenny Schwab, Assistant City Manager of Operations, explained that a right-of-way permitting process already exists, though currently there is no fee attached. His department reviews plans for work in public rights-of-way but does not regulate work in private easements, such as backyards. He recommended forming a staff team to review the current system, examine practices in other cities, and return with proposals to add permit or rental fees, improve enforcement, and ensure companies repair any damage.

Staff supported the review, noting that the city has seen a surge of broadband companies—now four or five active providers, including Cox, Windstream/Kinetic, and Metronet—making it difficult to track all right-of-way activity. It was added that Tulsa implemented a right-of-way rental fee model about a decade ago, suggesting Broken Arrow explore a similar approach.

Council members and staff agreed to move forward with evaluating new permit fees, rental or franchise options, bonding requirements, and stronger accountability measures to ensure companies working in public rights-of-way restore property properly and comply with city regulations.

G. 25-1475 Consideration, discussion, and possible approval of and authorization to execute of a

Professional Services Agreement with Broken Arrow Film Festival, LLC, for the Broken Arrow Film Festival and Convention to be held in 2026

Makala Barton, Tourism Manager, presented Item 25-1475, a proposal for the Broken Arrow Film Festival and Convention, a new event designed to capitalize on the city's expanding role in Oklahoma's film industry and recent launch of its local film incentive program. The inaugural festival—planned for October of next year—would be a collaborative effort between Visit Broken Arrow and the Broken Arrow Film Festival, LLC, led by Brad Heath, aiming to attract filmmakers, vendors, and industry professionals from across Oklahoma and neighboring states.

The Visit Broken Arrow Board unanimously approved \$50,000 in startup funding to support marketing, programming, and initial operational costs for the first year. Organizers will return after the event with a comprehensive post-event report detailing attendance, hotel room usage, financial results, and recommendations for future improvements, allowing the city to evaluate ongoing participation.

The festival is envisioned as a signature annual event that would elevate Broken Arrow's cultural profile, drive tourism, and strengthen its reputation as a regional hub for film and the arts. Following the presentation, Brad Heath was invited to outline the event's concept, industry outlook, and reasons for choosing Broken Arrow as the host city.

Mr. Brad Heath described the Broken Arrow Film Festival and Convention as an opportunity to elevate the city's growing role in Oklahoma's expanding film industry. He emphasized that film festivals not only celebrate creativity but also serve as key drivers for attracting filmmakers, producers, and studios—complementing the city's new film incentive program by showcasing Broken Arrow's potential as a filming destination.

Mr. Heath said the goal is to establish a large-scale, regional event, comparable in ambition to Oklahoma City's DeadCenter Film Festival, which has national recognition. The Broken Arrow festival aims to draw participants from across Oklahoma, surrounding states, and even internationally. He highlighted the city's strengths—its Rose District, restaurants, and cultural venues—as assets that make it an appealing host location. By exposing visiting filmmakers to Broken Arrow's amenities, Heath believes many will return to film future projects locally.

The event is planned as a two-day festival, possibly extending to three, running Friday and Saturday (with a potential Thursday evening kickoff). Programming would include a VIP opening host, film screenings of both short and feature films across multiple genres, and industry breakout sessions featuring directors and producers discussing their work, including projects recently filmed in Broken Arrow. The convention component would host vendors and professionals from across Oklahoma's film community, offering networking and educational opportunities.

Mr. Heath explained that festivals are crucial for independent filmmakers seeking distribution, as they provide exposure to streaming platforms and distributors such as Tubi, Pluto, and Netflix. He expressed enthusiasm for establishing Broken Arrow as one of Oklahoma's top film festival destinations within a few years, thereby strengthening both the city's creative identity and its economic development through the arts and tourism.

Mr. Heath and the council discussed details of the Broken Arrow Film Festival and Convention, including what attendees can expect, the event's logistics, and funding. Heath explained that the festival will feature public film screenings throughout Friday and Saturday, culminating in a red-carpet awards night with presenters, cameras, and formal attire. The Regal Warren Theatre is the intended venue, offering an ideal setup for screenings and breakout sessions. At the same time, the accompanying film industry convention could expand to Stoney Creek Hotel and Conference Center in future years if the event grows.

Mr. Heath emphasized that the festival will include short and feature films, Q&A sessions with directors and producers, and recognition for filmmakers whose works are selected. The awards themselves will be uniquely designed to reflect Broken Arrow's identity and serve as long-term promotional symbols for the city. Winners and official selections will carry the festival's name in their future promotions, providing continued visibility for Broken Arrow across the film community.

Councilor Lisa Ford noted his appreciation that Heath's goal is financial self-sufficiency after the first year, with no recurring funding requests to Visit Broken Arrow. Heath confirmed that the intention is to make the festival self-sustaining, with future city involvement being ceremonial rather than financial.

When asked about funding, Tourism Director Makala Barton clarified that the \$50,000 commitment comes entirely from Visit Broken Arrow's hotel lodging tax fund, not from general tax or utility revenues. The city's 4% hotel occupancy tax—paid by visitors staying in

local hotels—finances such tourism initiatives. She explained that investing these funds helps generate greater sales tax and lodging tax revenue by bringing more visitors to Broken Arrow.

Overall, the council discussion reflected enthusiasm for the festival's potential to enhance the city's image, attract visitors, and support the growing local film industry while maintaining fiscal responsibility and transparency about how the project is funded.

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

Move to Approve Item 25-1475

The motion carried by the following vote:

Aye: 5 -

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

H. 25-1476

Consideration, discussion, and possible approval of a film and hotel incentive rebate in an amount not to exceed \$53,750

Makala Barton, Tourism Manager, presented Item 25-1476, the city's second film incentive application under Broken Arrow's new film rebate program, submitted by Live Like That Movie, LLC, for a feature film partially filmed in Broken Arrow. The production, managed by Red Clay Studios, carries a \$6.7 million total budget—significantly larger than the previous project, Horrified, which was about \$2.5 million—and is expected to spend between \$1 million and \$3 million locally, depending on final production needs. The film anticipates seven shooting days in Broken Arrow and plans to hire 15 to 20 local crew members, supporting local job creation and workforce development in the city's growing film industry.

At its October 14 meeting, the Visit Broken Arrow Board approved up to \$53,750 in total incentive funding. of that amount, \$41,000 will come from the city's film incentive fund—the remaining balance from the original \$100,000 annual allocation following the Horrified production—and \$12,750 will come from the hotel rebate program, which provides \$500 for every 12 hotel room nights booked by the production. Based on updated projections, production now expects between 550 and 800 hotel room nights, a significant increase from the original estimate of 250 to 300, which will drive robust tourism activity and additional revenue for local hotels and businesses.

Ms. Barton noted that interest in the city's film incentive program continues to grow rapidly and that this project demonstrates Broken Arrow's expanding role as a film-friendly destination in Oklahoma. Cassidy Lundin with Red Clay Studios was invited to share more about the production's plans and its anticipated economic impact on the community.

Producer Cassidy Lundin of Red Clay Studios spoke about the feature film Live Like That, which will be partially filmed in Broken Arrow. She expressed enthusiasm for working in the city and appreciation for its new film incentive and hotel tax rebate programs, explaining that even modest local incentives have a meaningful impact on productions and help draw crew members to the area. The production, backed by Sony Affirm Films—the faith-based division of Sony Pictures—and Mucho Mas Media, carries a \$6.7 million budget and will begin filming November 10 through December 17, with seven shooting days in Broken Arrow. Ms. Lundin noted the crew continues to grow, with team members coming from Oklahoma City, Tulsa, and Dallas, and that many will stay in local hotels, potentially filling 500 to 800 room nights.

The film will have a nationwide theatrical release on approximately 2,000 screens and tells a true story set in Pomona, California, which Broken Arrow and Tulsa will double for through visual effects. The story centers on two pastors—one whose son, a reformed gang member, is tragically killed by a rival gang member—and the community's journey toward forgiveness and unity, culminating in a peace march that led to a 50% drop in local crime. The film stars Esai Morales and Roselyn Sánchez, along with other prominent cast members.

Ms. Lundin highlighted that about 60% of the film's budget goes to labor and 40% to goods and services, meaning a substantial portion will flow directly into the local economy. She acknowledged that roughly \$2 million of the total budget covers "above-the-line" talent costs but stressed that the production will still bring significant local spending on crew, lodging, meals, and materials.

She also pointed out that Affirm Films has a successful track record with titles such as Heaven Is for Real, Miracles from Heaven, War Room, and Soul Surfer. She said she's proud that Broken Arrow will appear in the film's credits, offering the city worldwide visibility. Lundin thanked the council and Visit Broken Arrow for their support, emphasizing that investments in film, arts, and culture enhance a community's identity, strengthen tourism, and help attract new residents who value creativity and cultural vitality.

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

Move to Approve Item 25-1476 a film and hotel incentive rebate in an amount not to exceed \$53,750

The motion carried by the following vote:

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

I. 25-1412 Consideration, discussion, and possible action regarding COMP 002330 2025-(Comprehensive Plan Change), 520 E Washington St, 2.42 acres, Level 3 to Level 4, located on the northwest corner of Washington Street (91st Street) and 9th Street (Lynn Lane)

Rocky Henkel, Director of Community Development, presented Item 25-1412, a request to amend the comprehensive plan designation from Level 3 to Level 4 on approximately 2.42 acres of unplatted land located at the northwest corner of Washington Street and Lynn Lane Road. The applicant seeks the amendment to prepare for a future rezoning to CN (Commercial Neighborhood). Mr. Henkel explained that the proposed change would align with the surrounding land-use designations, supporting consistency in the area's overall land-use pattern.

Farrah Fulps, the applicant, answered the council's questions regarding the plan changes.

The Planning Commission unanimously approved the request 5-0. During that meeting, two nearby residents spoke—not in opposition but with concerns. One expressed worry about potential flooding impacts to her property once development occurs, while another raised questions about allowable uses under the proposed commercial zoning, specifically whether bars, clubs, or medical marijuana dispensaries could be permitted on the site.

MOTION: A motion was made by Justin Green, seconded by Johnnie Parks
Move to Approve Item 25-1412 action regarding COMP 002330 2025-(Comprehensive Plan Change), 520 E Washington St, 2.42 acres, Level 3 to Level 4, located on the northwest corner of Washington Street (91st Street) and 9th Street (Lynn Lane)

The motion carried by the following vote:

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

10. Preview Ordinances

A. 25-1493 Consideration, discussion, and possible preview of Ordinance No. 3895 closing an easement from Oakmont Hills, LLC, on property located one quarter mile north of Florence Street (111th East Avenue), east of 9th Street (Lynn Lane), Tulsa County, State of Oklahoma, (Section 26, T18N, R14E), repealing all ordinances to the contrary; and declaring an emergency (EASE 001742 2024)

Rocky Henkel, Director of Community Development, presented Item 25-1493, a request from Oak Hills LLC to close a 15-foot-wide easement located about one-quarter mile north of Florence Street and east of Lynn Lane Road. The site is currently being platted as the Oakmont Hills subdivision. The proposed easement closure is a procedural step associated with that development. Staff recommended that the council review the ordinance related to the easement closure and set it for formal adoption at a future meeting.

MOTION: A motion was made by Johnnie Parks, seconded by David Pickel
Move to Approve Item 25-1493 preview of Ordinance No. 3895 closing an easement from Oakmont Hills, LLC, on property located one quarter mile north of Florence Street (111th East Avenue), east of 9th Street (Lynn Lane), Tulsa County, State of Oklahoma, (Section 26, T18N, R14E), repealing all ordinances to the contrary; and declaring an emergency (EASE 001742 2024)

The motion carried by the following vote:

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

B. 25-1494 Consideration, discussion, and possible preview of Ordinance No. 3896 closing an easement from Oakmont Hills, LLC, on property located north of Florence Street (111th East Avenue), east of 9th Street (Lynn Lane), Tulsa County, State of Oklahoma, (Section 26, T18N, R14E), repealing all ordinances to the contrary, and declaring an emergency (EASE 001743 2024)

Rocky Henkel, Director of Community Development, presented Item 25-1494, an emergency measure for Ordinance No. 3896.

MOTION: A motion was made by Johnnie Parks, seconded by David Pickel
Move to Approve Item 25-1494 preview of Ordinance No. 3896 closing an easement from Oakmont Hills, LLC, on property located north of Florence Street (111th East Avenue), east of 9th Street (Lynn Lane), Tulsa County, State of Oklahoma, (Section 26, T18N, R14E), repealing all ordinances to the contrary, and declaring an emergency (EASE 001743 2024)

The motion carried by the following vote:

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

11. Ordinances

- A. 25-1490 **Consideration, discussion, and possible adoption of Ordinance No. 3894, an amendment to Broken Arrow Code of Ordinances, Section 7, 12, to align mobile food vendor regulations with state law by recognizing state licenses, setting a five-business-day local recognition period, permitting limited residential operation, adopting an all-weather surface requirement, and updating related fees, inspections, and safety provisions; and declaring an emergency**

Rocky Henkel, Director of Community Development, presented Item 25-1490 and explained that this ordinance, previously previewed at the last council meeting, updates the city's regulations to align with the Oklahoma Food Truck Freedom Act. The measure ensures that local rules governing mobile food vendors comply with current state law. Staff recommended that the council adopt Ordinance No. 3894 and set it for final adoption at the next meeting.

MOTION: A motion was made by Justin Green, seconded by David Pickel
Move to Approve Item 25-1490 adoption of Ordinance No. 3894, an amendment to Broken Arrow Code of Ordinances, Section 7, 12, to align mobile food vendor regulations with state law by recognizing state licenses, setting a five-business-day local recognition period, permitting limited residential operation, adopting an all-weather surface requirement, and updating related fees, inspections, and safety provisions; and declaring an emergency

The motion carried by the following vote:

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

- B. 25-1491 **Consideration, discussion, and possible approval of an emergency measure for Ordinance 3894; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist**

Rocky Henkel, Director of Community Development, presented Item 25-1491, an emergency measure for Ordinance 3894.

MOTION: A motion was made by Johnnie Parks, seconded by David Pickel
Move to Approve Item 25-1491 approval of an emergency measure for Ordinance 3894; 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. 25-1505 **Consideration, discussion, and possible adoption of Ordinance No. 3898, to be codified, creating Article XVI, Broken Arrow Downtown Master Plan Advisory Committee, Section 2 230, created, Section 2 231, Appointments, Section 2 232, Removal of Office, Section 2 233, Organization, Section 2 234, Duties, specifically establishing the Broken Arrow Downtown Master Plan Advisory Committee, repealing all ordinances to the contrary; and declaring an emergency**

Rocky Henkel, Director of Community Development, presented Item 25-1505, an ordinance to establish a Downtown Master Plan Committee to guide the next phase of redevelopment along Main Street, from 81st (Houston) to 91st (Washington) Street. He explained that the original 2005 Downtown Master Plan laid the foundation for the successful transformation of the Rose District, primarily between Kenosha and Houston, and it is now time to envision the future of the southern half of Main Street.

The new master plan process will again emphasize public input and stakeholder engagement, mirroring the collaborative approach that drove the original plan's success. The proposed committee will include 18 to 20 members, with representation from each council member (two appointees each), the City Manager, the Planning Commission (two), the Chamber of Commerce, the Economic Development Corporation, Broken Arrow Public Schools, the Tourism and Visitors Board, and several local business or community stakeholders.

Mr. Henkel noted that the consultant selection process has concluded, with 13 proposals submitted, demonstrating strong interest in helping shape the city's downtown future. The selected consultant and proposed committee appointments will be brought to the council for formal approval at the first meeting in November. The planning effort is expected to take approximately 1 year, with monthly meetings scheduled throughout to chart a shared vision for the continued growth and vitality of Main Street.

During the discussion of the upcoming Downtown Master Plan Committee, it was noted that the new group will be somewhat larger than the City Hall design subcommittee, with each council member asked to recommend two representatives. City Manager Michael Spurgeon

asked when those nominations would be needed, and Mr. Henkel said he would like to have all recommendations submitted before the November 4 council meeting so that the complete list could be brought forward for formal council approval at that time.

City Manager Spurgeon inquired about the appointment process, asking whether councilors should provide names and contact information. Mr. Henkel confirmed that staff could reach out directly to nominees. However, it was suggested that all potential appointees should complete the standard online Boards and Commissions application form to ensure consistency with past practice.

It was also noted that several residents had already expressed interest in serving, and that staff—particularly Lori Hill—would distribute a list of interested individuals to council members for consideration. Mr. Henkel emphasized that while each council member may nominate individuals of their choice, the complete list of nominees must ultimately be approved by a council vote, as required by the ordinance establishing the committee.

MOTION: A motion was made by Justin Green, seconded by David Pickel
Move to Approve Item 25-1505 adoption of Ordinance No. 3898, to be codified, creating Article XVI, Broken Arrow Downtown Master Plan Advisory Committee, Section 2 230, created, Section 2 231, Appointments, Section 2 232, Removal of Office, Section 2 233, Organization, Section 2 234, Duties, specifically establishing the Broken Arrow Downtown Master Plan Advisory Committee, repealing all ordinances to the contrary; and declaring an emergency

The motion carried by the following vote:

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

D. 25-1506 **Consideration, discussion, and possible approval of an emergency measure for Ordinance No. 3898; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist**

Rocky Henkel, Director of Community Development, presented Item 25-1506, an emergency measure for Ordinance No. 3898.

MOTION: A motion was made by Johnnie Parks, seconded by Justin Green
Move to Approve Item 25-1506 approval of an emergency measure for Ordinance No. 3898; 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. 25-1492 **Consideration, discussion, and possible adoption of Ordinance No. 3897, an amendment to Broken Arrow Code of Ordinances, Chapter 2 Administration, Article I, Section 2, 17 Authorizing Municipal Elected Officials and Municipal Judges to Carry Concealed Firearms for Self Defense pursuant to the Municipal Carry Act**

Trevor Dennis, City Attorney, presented Item 25-1492, an ordinance to align the city's code with the Oklahoma Municipal Carry Act, which takes effect November 1, 2025. The state law authorizes municipal elected officials and municipal judges to carry concealed firearms, provided they hold a valid Self-Defense Act (SDA) permit. The proposed ordinance mirrors the state statute word-for-word, ensuring local compliance. Staff recommended adoption of the ordinance, noting that no emergency clause is included since the changes will automatically take effect on the same date as the state law.

During council discussion of the ordinance aligning city code with the Oklahoma Municipal Carry Act, a councilor noted that the legislation originated from an earlier incident involving a municipal official, which prompted her to request that the Oklahoma Municipal League (OML) pursue a statewide solution. It was added that while she had hoped Broken Arrow would be the first city to recognize the new law, the City of McClure adopted it first—its mayor, an attorney named McClure, helped draft the original legislation.

Another council member sought clarification on the scope of the law, confirming that it specifically authorizes only municipal elected officials and municipal judges to carry concealed firearms with a valid Self-Defense Act permit. When asked why the council needed to vote on it if it is already state law, staff explained that the action is a formal recognition and adoption to ensure the city's ordinances match state statute once it takes effect on November 1, 2025.

MOTION: A motion was made by Debra Wimpee, seconded by David Pickel
Move to Approve Item 25-1492 adoption of Ordinance No. 3897, an amendment to Broken Arrow Code of Ordinances, Chapter 2 Administration, Article I, Section 2, 17 Authorizing Municipal Elected Officials and Municipal Judges to Carry Concealed Firearms for Self Defense pursuant to the Municipal Carry Act

The motion carried by the following vote:

12. Remarks and Inquiries by Governing Body Members

Mayor Wimpee highlighted the upcoming Safety Spooktacular in the Rose District, a free family event taking place Saturday from 5 to 9 p.m., featuring police presence and activities for children. They also encouraged residents to welcome veterans returning from the Heroes Flight at Tulsa International Airport on Friday at 4:45 p.m., noting that 30 veterans had traveled to Washington, D.C.

The Veterans Parade is scheduled for November 1 at 10 a.m. on Main Street, with an F-16 flyover and a Black Hawk helicopter landing at the Community Center pool area for public viewing. Additional veteran-related events include the Mission 22 wreath-laying ceremony at Veterans Park on Saturday at 10 a.m., and Wreaths Across America at Park Grove Cemetery, where the city hopes to place wreaths on all 700 veterans' graves, supported through community fundraising.

Mayor Debra Wimpee and City Manager Michael Spurgeon were recognized for being inducted into the Oklahoma Military History Hall of Honor, commending their years of service and dedication to veterans. Mayor Wimpee was congratulated for also being appointed by the governor to the Oklahoma AmeriCorps Commission, representing Broken Arrow at the state level.

Councilor David Pickel shared community pride in the Pride of Broken Arrow Marching Band, which recently won the St. Louis Super Regional Championship, sweeping all awards, including Best Costume and Best Overall Performance. The band will hold a community performance in a few weeks as a send-off to the Grand Nationals in Indianapolis, with admission consisting of canned food donations for Broken Arrow Neighbors.

During a light-hearted discussion about the upcoming council meet-and-greet coinciding with the Broken Arrow–Union football game, members joked about balancing community events and city duties.

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

City Manager Michael Spurgeon provided an update highlighting several key developments. He began by noting that the city hosted Tom Ashley, the new Vice President of Real Estate Development for Venue, who has been in the position for only four months. Ashley visited Broken Arrow to review progress on the amphitheater project.

City Manager Spurgeon explained that the city organized a productive visit that included meetings with city leadership, the Chamber of Commerce, Broken Arrow Public Schools Superintendent Rosalind Van Jackson, and Wagoner County Commissioner Darla Helder. Two formal work sessions and a luncheon were held to discuss sponsorship and naming rights opportunities, as well as project expectations—outlined on the city's behalf by the Assistant City Manager.

In the afternoon, the group toured the amphitheater site, where construction activity is rapidly advancing. Spurgeon emphasized the impressive progress and encouraged the four council members who have not yet toured the property to schedule 2-2 visits to see the development firsthand. He described standing before the future stage, envisioning a crowd of 12,500 people, as an impactful experience. Council members will receive safety gear and staff-coordinated guided site tours.

City Manager Spurgeon added that Mr. Ashley and his wife, Carrie, along with a representative from the venue's communications team, will attend the upcoming State of the City event. He also mentioned that staff will soon present an amendment to the development agreement—primarily to adjust timelines for project completion and other minor items—after discussions with Venue leadership this week.

Finally, City Manager Spurgeon introduced Travis Stephens, the city's new Economic Development Director, marking his seventh day on the job. Mr. Stephens brings extensive experience from multiple organizations and is currently immersed in community initiatives. City Manager Spurgeon invited him to briefly introduce himself to the council and the public, noting that many residents tune in to council meetings and should have the opportunity to meet him.

New Economic Development Director Travis Stephens addressed the council, expressing his enthusiasm and appreciation for joining the City of Broken Arrow team. He said he had already met the council members and looked forward to getting to know them better, describing Broken Arrow as an "incredible, business-friendly, forward-thinking community."

Mr. Stephens shared that he has spent significant time working with and studying other cities, benchmarking best practices in economic development. He noted that Broken Arrow stands out as "top shelf." He thanked City Manager Spurgeon for the opportunity to serve and said he is "super excited" to help sustain and build on the city's strong momentum. He concluded by emphasizing his eagerness to get started, support ongoing initiatives, and help make great things happen for the community.

City Manager Michael Spurgeon closed his report with a reflection inspired by Amber Miller, who said, "People don't move to Broken Arrow until they visit Broken Arrow." He praised the statement as a perfect expression of the city's appeal, emphasizing that Broken Arrow's brand centers on quality of life—something best appreciated firsthand.

City Manager Spurgeon said he plans to use that phrase in the future, crediting Ms. Miller for the insight. He shared that during lunch earlier in the day, two visiting guests expressed the same sentiment: they had heard positive things about Broken Arrow before, but after spending the day in the city, they understood why so many people choose to live and invest here. Spurgeon described their comments as heartfelt and said they reaffirmed the pride residents and leadership have in the community's continued growth and reputation.

14. Executive Session - NONE

15. Adjournment

The meeting was adjourned at 8:27 p.m.

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