



January 22, 2026

Mary L. McCullah and Lisa Simpson  
1423 W Toledo St.  
Broken Arrow, OK 74012

**RE: COUNTY LINE TRUNK SEWER PHASE IIB – SANITARY SEWER  
IMPROVEMENTS PROJECT: 2154250 PARCEL NO. 26.0**

**PROPERTY LOCATION: 9645 SOUTH 193rd EAST AVENUE, BROKEN ARROW, OK  
74014**

Ms. McCullah and Ms. Simpson:

The City of Broken Arrow has completed the design phase and is beginning the easement acquisition phase on the above-named project. With a fair market value for the portion to be acquired now complete, the City is able to place a fair market value on the acquisitions and make an offer to you. The following offer is made by the City, subject to City Council approval:

Permanent Utility Easement: 0.05 Acres @ \$72,000/Acre x 75% = \$2,700  
Permanent Easement Improvements: Mature Trees 4 x \$475 = \$1,900

Total Just Compensation Amount (Rounded) = \$4,600

By your signature on this letter, you have accepted the City's offer of \$4,600.00. Please return this document in the enclosed self-addressed stamped envelope for further processing. If you have any questions about this offer, please contact a Right-of-Way Agent:

Amy O'Laughlin: aolaughlin@brokenarrowok.gov, or 918-259-7000 ext. 5278

**Please respond within 10 days of receipt of this letter.**

Respectfully,  
CITY OF BROKEN ARROW

for Kenneth D. Schwalb  
Michael L. Spurgeon  
City Manager

MLS/ao

Mary L. McCullah  
Mary L. McCullah

Lisa Simpson  
Lisa Simpson

Date: 3-12-26

PLEASE SIGN HERE