



**City of Broken Arrow**  
**Meeting Agenda**  
**Broken Arrow City Council**

*Mayor Debra Wimpee*  
*Vice Mayor Christi Gillespie*  
*Council Member Johnnie Parks*  
*Council Member Lisa Ford*  
*Council Member Justin Green*

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**Monday, July 15, 2024**

**6:30 PM**

**Council Chambers**  
**220 South 1st Street**  
**Broken Arrow, OK**

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**NOTICE AND AGENDA OF SPECIAL MEETING**

**1. Call to Order**

**2. Invocation**

**3. Roll Call**

**4. Pledge of Allegiance to the Flag**

**5. Consideration of Consent Agenda**

- A. [24-850](#) Acknowledgement of out-of-state travel by City Council Members
- B. [24-81](#) Approval of the City Council Meeting Minutes of June 17, 2024
- C. [24-810](#) Acceptance of the Planning Commission meeting minutes of May 23, 2024
- D. [24-811](#) Acceptance of the Planning Commission meeting minutes of June 13, 2024
- E. [24-844](#) Acknowledgement of the submittal of the Financial Statements for General Fund, Police and Fire Funds and Visit Broken Arrow for May 2024
- F. [24-970](#) Approval of and authorization to publish a Notice of Availability of Annual Audit for Fiscal Year 2022-2023
- G. [24-967](#) Approval of and authorization to execute Budget Amendment Number 33 for Fiscal Year 2024
- H. [24-881](#) Approval of and authorization to execute Amendment 2 to Professional Consultant Agreement with BKL, Inc. for the design of the Public Works Field Office Renovation Project (Project No. 2217090)

- I. [24-922](#) Approval of and authorization to execute a Second Amendment for a five-year extension on Lease Agreement at Arrowhead Park with Celco Partnership DBA Verizon Wireless
- J. [24-901](#) Approval of and authorization to execute an Amendment to Service Agreement No. 50006466 (fourth renewal) with Clean Uniform Company for non-public safety employee uniform rental service
- K. [24-905](#) Approval of and authorization to execute Amendment Number 2 to Agreement for Professional Consulting Services with Freese and Nichols, Inc. for the Houston Street Widening from 9th Street to Old Highway 51 (ST1926)
- L. [24-929](#) Approval of and authorization to execute a renewal of the City of Broken Arrow Golf Course Professional Management Services Agreement with Greenway Golf Partners, LLC on City owned land known as the Battle Creek Golf Course
- M. [24-843](#) Approval of and authorization to execute a Professional Services Agreement between the City of Broken Arrow and Hall Estill, Attorneys at Law for providing counsel and legal advice regarding Environmental law
- N. [24-583](#) Ratification of previous payment of \$150,000 and approval of and authorization to execute a contract with Inhouse Advertising for marketing services
- O. [24-842](#) Approval of and authorization to execute an Expert Witness Consultant Agreement with Joseph W. Kowalski, P.E., for providing independent professional advice as a consultant regarding the Tiger Hill Retaining Wall Design and Construction Defect Dispute with O.J.C., and Heartstone
- P. [24-917](#) Approval of and authorization to execute Amendment Number 1 to Professional Consultant Agreement with Keithline Engineering Group, PLLC for Residential Streets Asphalt Repair and Resurfacing (Project Number ST24160 and ST24170)
- Q. [24-374](#) Approval of and authorization to execute Amendment No. 5 to Professional Consultant Agreement with Kimley Horn for the design of Events Park Infrastructure Improvements (Project No. 2417210)
- R. [24-904](#) Approval of and authorization to execute an agreement for Professional Consultant Services with Marquardt Engineering, PLLC for providing design services on the Rose District Alleyway East project (Project Number ST25190)
- S. [24-891](#) Approval of and authorization to execute a renewal of the Enterprise Enrollment Agreement and relevant Amendment with Microsoft Corporation for Microsoft software, products, and licenses through SHI

- T.**     [24-920](#)           Approval of and authorization to execute a Second Amendment for a five year extension on Lease Agreement at Baptist Water Tower with New Cingular Wireless PCS LLC
- U.**     [24-863](#)           Approval of and authorization to renew Oklahoma Task Force-1, Urban Search and Rescue Team, commitment letters for Firefighters Jeremy Roberts, Justin Williams, Stephen Heins, Jill Boeckman, Christopher Rivera, and Jo'es Okotoghaide, to participate on the Oklahoma Task Force-1 Urban Search and Rescue Team for fiscal year 2025
- V.**     [24-899](#)           Approval of and authorization to renew the City's subscription to SolarWinds Orion Network Manager HCO through Presidio, pursuant to the Oklahoma State Purchasing Contract
- W.**     [24-890](#)           Approval of and authorization to execute an annual renewal with Questys for software maintenance
- X.**     [24-752](#)           Approval of and authorization to execute an annual use agreement between the City of Broken Arrow and ArtsOK, Inc
- Y.**     [24-927](#)           Approval of and authorization to execute an annual Parks and Recreation Use Agreement between the City of Broken Arrow and the Broken Arrow Community Playhouse
- Z.**     [24-751](#)           Approval of and authorization to execute an annual use agreement between the City of Broken Arrow and Broken Arrow Genealogical Society
- AA.**    [24-750](#)           Approval of and authorization to execute an annual use agreement between the City of Broken Arrow and Broken Arrow Historical Society
- AB.**    [24-753](#)           Approval of and authorization to execute an annual use agreement between the City of Broken Arrow and Broken Arrow MVA d/b/a Military History Center
- AC.**    [24-748](#)           Approval of and authorization to execute a Use Agreement and Services Contract between the City of Broken Arrow and the Broken Arrow Seniors, Inc
- AD.**    [24-749](#)           Approval of and authorization to execute an annual use agreement and sublease between the City of Broken Arrow and Broken Arrow Veteran's Center, Inc
- AE.**    [24-857](#)           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 \$50,000.00 or less

- AF.**     [24-874](#)     Award the most advantageous quote to Premier Truck Group of Tulsa for the purchase of two (2) 2025 Western Star 49-X Series Chassis with Dump Body Trucks equipped with snowplows and spreaders for the Streets Department pursuant to the Oklahoma Statewide Contract
- AG.**     [24-894](#)     Approval of and authorization to purchase one (1) Chevrolet Tahoe from Carter Chevrolet for the Fire Department pursuant to the Oklahoma Statewide Contract SW0035
- AH.**     [24-948](#)     Approval of and authorization to purchase four (4) Traffic Signal Cabinets and four (4) controllers for four (4) intersections from Econolite Control Products, a sole source vendor
- AI.**     [24-923](#)     Approval of and authorization to purchase pistols, pistol lights, pistol optics, rifle optics, and holsters from H & H Shooting Sports, pursuant to the Oklahoma Statewide Contract
- AJ.**     [24-947](#)     Approval of and authorization to purchase Camera Video Detection and Accessories for four (4) intersections from Iteris, a sole source vendor
- AK.**     [24-913](#)     Approval of and authorization to purchase practice ammunition from Precision Delta, pursuant to the Oklahoma Statewide Contract
- AL.**     [24-779](#)     Approval of and authorization to purchase services software, from Thirdline, a sole source provider
- AM.**     [24-892](#)     Approval of and authorization to engage with Conquest Cyber as our MDR (Managed Detection and Response) provider through United Data Technologies pursuant to the Oklahoma Statewide Purchasing Contract
- AN.**     [24-902](#)     Approval of and authorization to purchase one (1) Ford Explorer Active 4WD from Vance Country Ford pursuant to the Oklahoma State purchasing contract SW035 for Human Resources Department
- AO.**     [24-876](#)     Approval of and authorization to purchase of one (1) Wheel Loader, from Warren Caterpillar Inc., pursuant to the Sourcewell Cooperative Purchasing contract (formerly NJPA)
- AP.**     [24-875](#)     Approval of and authorization to purchase one (1) Skid Steer equipped with grading blade and 2D Earth System, from Warren Caterpillar Inc., pursuant to the Sourcewell Cooperative Purchasing contract (formerly NJPA)
- AQ.**     [24-915](#)     Approval of and authorization to execute Change Order No. 6 with Becco Contractors, Inc., for Oklahoma Department of Transportation project No. STP-272F(367)IG, JP No. 33955(04) (City of Broken Arrow project No. ST1411, Albany Street Widening from 9th Street to 23rd Street)

- AR.**    [24-879](#)            Approval of BAZ-001321-2024, Rezoning, Northside Christian Church, 1.81 acres, CH (Commercial Heavy) to CN (Commercial Neighborhood), approximately one-quarter mile north of Kenosha Street (71st Street), east of Elm Place (161st Avenue)
- AS.**    [24-962](#)            Approval of PUD-001545-2024 (Planned Unit Development), 620 S Ash, approximately 0.33 acres, Downtown Residential Overlay District (DROD) Area 1 / R-3 located on the northwest corner of South Ash Avenue and West Houston Street (81st Street) at 620 S Ash
- AT.**    [24-969](#)            Acceptance of a Deed of Dedication from FR Extex, LLC, on property located approximately one-quarter mile east of Elm Place (161st Street) and one-third mile north of Kenosha Street (71st Street), Tulsa County, State of Oklahoma, (Section 02, T18N, R14E)(EASE-001083-2023)
- AU.**    [24-882](#)            Approval of and authorization to execute Resolution No. 1593, A Resolution authorizing acceptance of a General Warranty Deed for Parcel 9.0, which consists of 0.09 acres of Permanent Right-of-Way for the Aspen, Tucson-Jasper Roadway Improvements, The Parcel is located at 12513 South 145th East Avenue, Broken Arrow, Oklahoma in the Northwest Quarter of Section 3, Township 17 North, Range 14 East, Tulsa County, State of Oklahoma, from Tiffany Tole and authorization of payment in the amount of \$26,200.00 for the Aspen, Tucson-Jasper Roadway Improvements, Parcel 9.0 (Project No. ST2031)
- AV.**    [24-883](#)            Approval of and authorization to execute Resolution No. 1594, a Resolution authorizing acceptance of a General Warranty Deed for Parcel 11.0, which consists of 0.09 acres of permanent right-of-way for the Aspen, Tucson-Jasper Roadway Improvements, the parcel is located at 12613 South 145th East Avenue, Broken Arrow, Oklahoma in the Northwest Quarter of Section 3, Township 17 North, Range 14 East, Tulsa County, State of Oklahoma, from Jerry And Kimberly Hickman and authorization of payment in the amount of \$7,600.00 for the Aspen, Tucson-Jasper Roadway Improvements, Parcel 11.0 (Project No. ST2031)
- AW.**    [24-884](#)            Acceptance of Temporary Construction Easement for Tract 2, from The Griffin Family Trust dated January 30, 2017, on property located at 6475 South 209th East Avenue, Broken Arrow, Oklahoma in the Northwest Quarter of Section 5, Township 18 North, Range 15 East, Wagoner County, State of Oklahoma for the 37th Street, Albany to Kenosha Roadway Improvements, Tract 2 (Project No. ST1413A)

- AX.**     [24-888](#)     Acceptance of Temporary Construction Easement for Tract 1, from Daniel Taylor, on property located at 20925 E 65th Street, Broken Arrow, Oklahoma in the Northwest Quarter of Section 5, Township 18 North, Range 15 East, Wagoner County, State of Oklahoma for the 37th Street, Albany to Kenosha Roadway Improvements, Tract 1 (Project No. ST1413A)
- AY.**     [24-885](#)     Acceptance of Temporary Construction Easement for Tract 7, from Earl C Laney and Jan M Laney Joint Living Trust, dated May 21, 2009, on property located at 6449 S 209th East Avenue, Broken Arrow, Oklahoma in the Northwest Quarter of Section 5, Township 18 North, Range 15 East, Wagoner County, State of Oklahoma for the 37th Street, Albany to Kenosha Roadway Improvements, Tract 3 (Project No. ST1413A)
- AZ.**     [24-887](#)     Acceptance of Temporary Construction Easement for Tract 7, from The Terry and Rebecca Carter Trust, on property located at the Southeast corner of 37th Street and Albany Street, Broken Arrow, Oklahoma in the Northwest Quarter of Section 5, Township 18 North, Range 15 East, Wagoner County, State of Oklahoma for the 37th Street, Albany to Kenosha Roadway Improvements, Tract 7 (Project No. ST1413A)
- BA.**     [24-889](#)     Acceptance of a Utility Easement from Regino and Maurilia Cebrero, the owners, on property located at 11626 E 64th Street, Broken Arrow, Oklahoma 74012, located in the Northwest Quarter of the Section 5, Township 18 North, Range 14 East, Tulsa County, State of Oklahoma. Parcel 15.0 for the Melinda Park Sanitary Sewer Improvements Project No. S.23030
- BB.**     [24-886](#)     Acceptance of a Utility Easement from S AND R DEVELOPMENT, LLC, the owners, on property generally located in the 2800 block of West Tucson Street, Broken Arrow, Oklahoma 74011, located in the South Half of Section 33, Township 18 North, Range 14 East, Tulsa County, State of Oklahoma, Parcel 1.0 for the Innovation District Lift Station Forcemain Project No. S.24020
- BC.**     [24-916](#)     Approval of and authorization of Final Acceptance for the public improvements at Aspen Ridge - Taco Bell located at 1811 West Norfolk Drive
- BD.**     [24-930](#)     Approval of and authorization of Final Acceptance for the public improvements at the Chick-fil-A Aspen Ridge located at 5501 South Aspen Avenue
- BE.**     [24-931](#)     Approval of and authorization of Final Acceptance for the public improvements at The Cedars at the Preserve located at Section 32, Township 19 North, Range 15 East
- BF.**     [24-924](#)     Ratification of the Claims List Check Register Dated July 08, 2024

## **6. Consideration of Items Removed from Consent Agenda**

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

- A.     [24-938](#)           Presentation of street closure required near North Elm Place and West Stone Wood Drive
- B.     [24-950](#)           Presentation of the results of the Roadway Improvements Micro-Survey

## **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)**

## **9. General Council Business**

- A.     [24-543](#)           Consideration, discussion, and possible approval of and authorization to execute an Amendment to the Professional Consultant Agreement with Selser Shaefer Architects for the Schematic Design of the Jail Expansion and Renovation Project (Project No. 203019)
- B.     [24-880](#)           Consideration, discussion and possible approval of and authorization to accept the Second Guaranteed Maximum Price (GMP) from Crossland Heavy Contractors Inc. for the construction of the Events Park Infrastructure Project (Project No. 2417210)
- C.     [24-933](#)           Consideration, discussion, and possible approval of and authorization to award to the lowest responsible bidder, Becco Contractors, LLC, for a construction contract for Houston Street Widening from Garnett Road to Olive Avenue (Project No. ST2028)
- D.     [24-896](#)           Consideration, discussion and possible approval of Resolution No. 1591, a Resolution of the Broken Arrow City Council acknowledging and thanking the Oklahoma Department of Commerce and staff for their partnership and contribution of \$39,582,500.00 in funds pursuant to the Oklahoma Local Development and Enterprise Zone Incentive Leverage Act for the development, construction and operation of the Sunset Amphitheater of Broken Arrow
- E.     [24-918](#)           Consideration, discussion and possible formation of a Review Committee for the Zoning Ordinance update and Housing and Demographic Study and appointment of members
- F.     [24-954](#)           Consideration, discussion, and possible approval regarding PUD-001520-2024, Forest Ridge Tennis Facility, 19.9 acres, R-1 (Single Family Residential) to R-1/PUD (Planned Unit Development) -001520-2024, located one half mile south of Kenosha Street (71st Street), west of Midway Road (South 257th East Avenue)

- G.**     [24-952](#)     Consideration, discussion, and possible approval of BAZ-001502-2024 (Rezoning) and PUD-001503-2024, Three Oaks, 13.9 acres, A-1 (Agricultural) to RS-4 (Single-Family Residential), located approximately one-eighth mile north of East Washington Street (East 91st Street South) and approximately one-quarter mile east of 23rd Street (193rd E Ave/County Line Road)
- H.**     [24-961](#)     Consideration, discussion, and possible action regarding COMP-001535-2024 (Comprehensive Plan Change), Iron Buck Acres, 15 acres, Level 1 to Level 6, generally located west of Oneta Road (241st E. Avenue) and north of Kenosha Street (71st Street)
- I.**     [24-963](#)     Consideration, discussion, and possible action regarding COMP-001514-2024 (Comprehensive Plan Change), The Range at Tiger Crossing, A-1 to CG (via BAZ-1643), 17 acres, Level 2 and 4 to Level 4, located on the northwest corner of County Line Road (North 23rd Street) and East Albany Street (East 61st street South)
- J.**     [24-965](#)     Considerations, discussion, and possible approval regarding PUD-001561-2024 (Planned Unit Development), Hillside Villas, 13.51 acres, A-1 (Agricultural) to RD (Residential Duplex)/ PUD (Planned Unit Development)-001027-2023, located one-quarter mile east of North Elm Avenue (North 161st East Avenue), one-quarter mile south of Omaha Street (East 51st Street)

## **10. Preview Ordinances**

- A.**     [24-906](#)     Consideration, discussion and possible preview of an Ordinance revision updating Chapter 25, Stormwater Management of the Broken Arrow Code of Ordinances; Updating definitions to match Federal Emergency Management Agency (FEMA); Updating current floodplain maps to FEMA updates; Consolidating the design criteria to the Engineering Design Criteria Manual; repealing all ordinances to the contrary; and declaring an emergency
- B.**     [24-953](#)     Consideration, discussion and possible preview of an Ordinance closing a utility easement on property located one-eighth mile south of Omaha Street (51st Street), one-eighth mile west of North Elm Place (161st East Avenue), Tulsa County, State of Oklahoma, (Section 34, T19N, R14E), repealing all ordinances to the contrary; and declaring an emergency (EASE-001599-2024)



- C. [24-956](#) Consideration, discussion, and possible preview of an Ordinance, closing a utility easement on property located one-eighth mile south of Omaha Street (51st Street), one-eighth mile west of North Elm Place (161st East Avenue), Tulsa County, State of Oklahoma, (Section 34, T19N, R14E), repealing all ordinances to the contrary; and declaring an emergency (EASE-001601-2024)
- D. [24-957](#) Consideration, discussion, and possible preview of an Ordinance, closing a utility easement on property located one-eighth mile south of Omaha Street (51st Street), one-eighth mile west of North Elm Place (161st East Avenue), Tulsa County, State of Oklahoma, (Section 34, T19N, R14E), repealing all ordinances to the contrary; and declaring an emergency (EASE-001605-2024)
- E. [24-958](#) Consideration, discussion, and possible preview of an Ordinance, closing a utility easement on property located one-eighth mile south of Omaha Street (51st Street), one-eighth mile west of North Elm Place (161st East Avenue), Tulsa County, State of Oklahoma, (Section 34, T19N, R14E), repealing all ordinances to the contrary; and declaring an emergency (EASE-001606-2024)
- F. [24-959](#) Consideration, discussion, and possible preview of an Ordinance, closing a utility easement on property located one-eighth mile south of Omaha Street (51st Street), one-eighth mile west of North Elm Place (161st East Avenue), Tulsa County, State of Oklahoma, (Section 34, T19N, R14E), repealing all ordinances to the contrary; and declaring an emergency (EASE-001607-2024)
- G. [24-960](#) Consideration, discussion, and possible preview of an Ordinance, closing a utility easement on property located one-eighth mile south of Omaha Street (51st Street), one-eighth mile west of North Elm Place (161st East Avenue), Tulsa County, State of Oklahoma, (Section 34, T19N, R14E), repealing all ordinances to the contrary; and declaring an emergency (EASE-001598-2024)
- H. [24-966](#) Consideration, discussion and possible preview of an Ordinance closing a utility easement on property located one-half mile north of New Orleans Street (101st Street), one-half mile west of 9th Street (Lynn Lane/177th East Avenue), Tulsa County, State of Oklahoma, (Section 23, T18N, R14E), repealing all ordinances to the contrary; and declaring an emergency (EASE-001033-2024)

## 11. Ordinances

- A. [24-711](#) Consideration, discussion, and possible adoption of Ordinance No. 3833, an Ordinance of the City of Broken Arrow amending Chapter 2, Article XIV, Sections 2-212 and 2-215 of the Code of Ordinances, repeal all ordinances to the contrary and approve the emergency clause
- B. [24-955](#) Consideration, discussion and possible approval of an emergency clause for Ordinance No. 3833

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

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

**14. 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. Pending investigation and claim, including potential resolution, of a matter involving the tort claim of Lucas Sandman, et al., TRT1485.2024, and taking appropriate action in open session, if any, under 25 O.S. §307(B)(4);**

**In the opinion of the City Attorney, the Council is advised that the Executive Session is necessary to process the litigation and disclosure will seriously impair the ability of the public body to process the claim or conduct a pending investigation, litigation or proceeding in the public interest. After the conclusion of the confidential portion of executive session, the Council will reconvene in open meeting, and the final decision, if any, will be put to a vote.**

**15. Adjournment**

**NOTICE:**

If you wish to speak at this evening's meeting, please fill out a "Request to Speak" form. The forms are available from the City Clerk's table or at the entrance door. Please turn in your form prior to the start of the meeting. Topics are limited to items on the currently posted agenda, or relevant business.

All cell phones and pagers must be turned OFF or operated SILENTLY during meetings.

Exhibits, petitions, pictures, etc., shall be received and deposited in case files to be kept at the Broken Arrow City Hall. If you are a person with a disability and need some accommodation in order to participate in this meeting, please contact the City Clerk at 918-259-2400 Ext. 5418 to make arrangements.

21 O.S. Section 280 provides the following:

A. It is unlawful for any person, alone or in concert with others and without authorization, to willfully disturb, interfere or disrupt state business or the business of any political subdivision, which includes publicly posted meetings, or any agency operations or any employee, agent, official or representative of the state or political subdivision.

B. It is unlawful for any person who is without authority or who is causing any disturbance, interference or disruption to willfully refuse to disperse or leave any property, building or structure owned, leased or occupied by state officials or any political subdivision or its employees, agents or representatives or used in any manner to conduct state business or any political subdivision's business or operations after proper notice by a peace officer, sergeant-at-arms, or other security personnel.

C. Any violation of the provisions of this section shall be a misdemeanor punishable by imprisonment in the county jail for a term of not more than one (1) year, by a fine not exceeding One Thousand Dollars (\$1,000.00), or by both such fine and imprisonment.

D. For purposes of this section, "disturb, interfere or disrupt" means any conduct that is violent, threatening, abusive, obscene, or that jeopardizes the safety of self or others.

A paper copy of this agenda is available upon request.

POSTED this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, at \_\_\_\_\_ a.m./p.m.

\_\_\_\_\_  
City Clerk