

Broken Arrow City Council
Meeting of: 04-07-2026

Title:

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Acceptance of Utility Easements for Parcels 23.0 and 24.0, consisting of 37,842 square feet and 6,607 square feet, respectively, of utility easement and acceptance of Temporary Construction Easements for Parcels 23.1, 23.2 and 24.1, consisting of 3,393 square feet, 19,536 square feet, and 4,405 square feet, respectively, of temporary construction easement on property generally located at 9665 South 193rd East Avenue in Broken Arrow, Oklahoma, in the Southwest Quarter of Section 19, Township 18 North, Range 15 East, Wagoner County, Oklahoma, from David Warne aka David M. Warne and Sharon Warne aka Sharon E. Warne, and authorization of payment in the amount of \$48,730.00 for the County Line Trunk Sewer Phase IIB - Sanitary Sewer Improvements, Parcels 23.0, 23.1, 23.2, 24.0, and 24.1 (Project No. 2154250)

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Background:

The attached Utility Easements and Temporary Construction Easements are being conveyed to the City of Broken Arrow, a municipal corporation, from David Warne aka David M. Warne and Sharon Warne aka Sharon E. Warne, the owner. Parcel 23.0 consists of 37,842 square feet of utility easement; Parcel 24.0 consists of 6,607 square feet of utility easement; Parcel 23.1 consist of 3,393 square feet of temporary construction easement; Parcel 23.2 consist of 19,536 square feet of temporary construction easement; Parcel 24.1 consist of 4,405 square feet of temporary construction easement, generally located at 9665 South 193rd East Avenue in Broken Arrow, Oklahoma, in the Southwest Quarter of Section 19, Township 18 North, Range 15 East, Wagoner County, State of Oklahoma. David Warne aka David M. Warne and Sharon Warne aka Sharon E. Warne have accepted the following offer, made subject to City Council approval:

Parcel 23.0 Permanent Utility Easement: 37,842 SQUARE FEET (SF) @ \$1.15/SF x 75% = \$32,639

Parcel 23.1 Temporary Construction Easement: 3,393 SF @ \$1.15/SF x 10% = \$391

Parcel 23.2 Temporary Construction Easement: 19,536 SF @ \$1.15/SF x 10% = \$2,247

Parcel 23 Total: \$35,277

Parcel 24.0 Permanent Utility Easement: 6,607 SQUARE FEET (SF) @ \$1.15/SF x 75% = \$5,699

Cost to Cure: Replace Mature Trees 2 x \$850 each = \$1,700; Mature Oak Tree: 1 x \$950 = \$950

Total cost to Cure: \$2,650

Parcel 24.1 Temporary Construction Easement: 4,405 SF @ \$1.15/SF x 10% = \$507

Cost to Cure: Replace Mature Trees 2 x \$850 each = \$1,700 Total cost to Cure: \$1,700

Parcel 24 Total: \$10,049

Improvements Acquired: Mature Trees: 4 x \$850 = \$3,400

Total Just Compensation Amount (Rounded) = **\$49,240**

A copy of the signed acceptance of the City's offer is attached, as is the Utility Easement. Payment of the compensation amount is on the April 7, 2026 City Council Claims List.

Cost: \$48,730.00

Funding Source: OWRB Loan

Requested By: Charlie Bright, P.E., Director of Engineering and Construction

Approved By: City Manager's Office

Attachments: Utility Easement
Temporary Construction Easement
Acceptance Letter
Conditions and Request for Payment
Affidavit

Recommendation:

..recommend

Accept the Utility Easements and Temporary Construction Easements

..end