



City of Broken Arrow
Meeting Agenda
Broken Arrow City Council

Mayor Craig Thurmond
Vice Mayor Scott Eudey
Council Member Mike Lester
Council Member Johnnie Parks
Council Member Debra Wimpee

Tuesday, December 5, 2017

6:30 PM

Council Chambers
220 S. 1st Street
Broken Arrow, OK

AMENDED AGENDA

1. Call to Order

2. Invocation

3. Roll Call

4. Pledge of Allegiance to the Flag

5. Consideration of Consent Agenda

- A. [17-1713](#) Approval of City Council Meeting Minutes of November 21, 2017

Attachments: [11-21-2017 City Council Minutes](#)

- B. [17-2958](#) Acceptance of Planning Commission meeting minutes of September 28, 2017 and October 12, 2017

Attachments: [SEPTEMBER 28, 2017.pdf](#)
[OCTOBER 12, 2017.pdf](#)

- C. [17-2948](#) Ratification of the Agreement for Interim Street and Stormwater Director Services by and between Strategic Government Resources and the City of Broken Arrow, Oklahoma

Attachments: [SGR Interim Street and Stormwater Director Services Agreement](#)

- D. [17-2943](#) Approval of Downtown Residential Overlay Study Pay Request Number 10 in the amount of \$4,939.00 for Phase Four to be paid through the Sales Tax Capital Improvement Program (STCI) in association with the Downtown Residential Overlay District Revitalization Study and authorize payment of \$4,939.00 using Sales Tax Capital Improvement Program Funds

Attachments: [INVOICE 14481.pdf](#)
[Executed Agreement.pdf](#)

- E. [17-2959](#) Approval of BAZ-1989 (rezoning), Rose Rock Village, 7.42 acres, A-RM to RM, one-quarter mile east of the northeast corner of Albany Street and 23rd Street

Attachments: [1-PC PUBLISHED FACT SHEET](#)
[2-CASE MAP.BAZ-1989](#)
[3-AERIAL.BAZ 1989](#)
[4-COMP PLAN.BAZ 1989](#)
[5-CONCEPTUAL SITE PLAN](#)
[6-CONCEPTUAL BUILDING ELEVATION RENDERING](#)
[7-FLOOR PLAN FOR FIRST FLOOR](#)
[8-FIRST FLOOR CORE AREA](#)
[9-1 BEDROOM FLOOR PLAN](#)
[10-2 BEDROOM FLOOR PLAN](#)
[11-ALTA SURVEY ASSOCIATED WITH BAZ 1678](#)
[12-COUNTY LINE CENTER PLAT WITH BAZ 1678 INFO.](#)

- F. [17-2960](#) Approval of BAZ-1990 (rezoning), Jackson Square on Main, 0.24 acres, R-3 to DM, south of Houston Street, one-quarter mile east of Elm Place

Attachments: [1-PLANNING COMMISSION FACT SHEET](#)
[2-CASE MAP.BAZ-1990](#)
[3-AERIAL.BAZ 1990](#)
[4-Comprehensive Plan](#)
[5-Fears Addition Plat](#)

- G. [17-2961](#) Approval of PT17-109, Conditional Final Plat, Ronda Norton Center II, 1 lot, 4.55 acres, PUD 94/CG to PUD 94S-1/CH, one-half mile south of Omaha Street, one-quarter mile east of Aspen Avenue

Attachments: [1- PLANNING COMMISSION FACT SHEET](#)
[2-CHECKLIST.RONDA NORTON CENTER II](#)
[3-CONDITIONAL FINAL PLAT AND COVENANTS.RONDA NORTON CEI](#)

- H. [17-2927](#) Acceptance of a Deed of Dedication from Nathan Lovelle on property located, one-eighth mile north of New Orleans Street, west of 9th Street, Tulsa County, State of Oklahoma, (Section 23, T18N, R14E)
- Attachments:** [2-DEED OF DEDICATION WITH EXHIBIT A.pdf](#)
[3-CASE MAP FOR BAL-2027CB.pdf](#)
- I. [17-2928](#) Acceptance of a Utility Easement from Nathan Lovelle on property located one-eighth mile north of New Orleans Street, west of 9th Street, Tulsa County, State of Oklahoma, (Section 23, T18N, R14E)
- Attachments:** [2-UTILITY EASEMENT WITH EXHIBIT A.pdf](#)
[3-CASE MAP FOR BAL-2027CB.pdf](#)
- J. [17-2934](#) Acceptance of a Utility Easement from McGuire Bell Lago, LLC, on property located one-quarter mile west of Evans Road and one-quarter mile north of Houston Street, Wagoner County, State of Oklahoma, (Section 8, T18N, R15E) (The Villas at Bel Lago)
- Attachments:** [1-Utility Easement Dedication](#)
[2-Exhibit A](#)
[3-Exhibit B](#)
[4-Traverse Closure Report](#)
- K. [17-2933](#) Acceptance of a Detention Easement from RC Lynn Lane, LLC, on property located one-half mile east of 9th Street, north of the Washington Street, Tulsa County, State of Oklahoma, (Section 13, T18N, R14E) (Ninety-One Phase III)
- Attachments:** [1-Detention Easement Dedication](#)
[2-Exhibit 1A](#)
[3-Conditional Final Plat Ninety-One Phase 3](#)
- L. [17-2932](#) Acceptance of an Overland Drainage Easement from RC Lynn Lane, LLC, on property located one-half mile east of 9th Street, north of the Washington Street, Tulsa County, State of Oklahoma, (Section 13, T18N, R14E)(Ninety-One Phase III)
- Attachments:** [1-Overland Drainage Easement Dedication.pdf](#)
[2-Exhibit 2A](#)
[3-Conditional Final Plat Ninety-One Phase 3](#)
- M. [16-1599](#) Approval of the Broken Arrow City Council Claims List for December 05, 2017
- Attachments:** [12-05-17 CL](#)

6. Consideration of Items Removed from Consent Agenda

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

- A. [17-2966](#) Presentation and update of the Main Street Bikeway Project

Attachments: [660-BA Main Street Binder 90% to City-REDUCED \(1\)](#)

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. [17-2944](#) Consideration, discussion, and possible approval of a request by representatives of the Museum Broken Arrow to place small sculptures of "Marmie the Mouse" in the Rose District

Attachments: [Marmie sculpture Map](#)
[Marmie the Mouse sculpture](#)

- B. [17-2838](#) Consideration, discussion, and possible reasonable accommodation of an Oxford house located at 113 West Norman Street, Broken Arrow, Oklahoma 74012

- C. [17-2952](#) Consideration, discussion, and possible approval of PUD-268 (Planned Unit Development), Alfa Laval, Inc., 39.43 acres, IL, east of 9th Street, one-quarter mile south of Houston Street

Attachments: [2-Published Planning Commission Fact Sheet](#)
[3- Case Map](#)
[4-Aerial Photo](#)
[5-PUD-268 Development Standards, Revised November 7, 2017](#)
[6-Lynn Lane Industrial Park Plat](#)
[7-Amended Plat of Lynn Lane Industrial Park](#)

- D. [17-2844](#) Consideration, discussion, and possible approval of and authorization to execute Resolution No. 1065, a Resolution approving and authorizing execution of a Capital Lease Agreement between the City of Broken Arrow and Bank of Oklahoma Financial Equipment Finance, Inc. for the acquisition of three ambulances; and approving and authorizing the execution of certain documents related thereto, including but not limited to a Schedule of Payments, an Amortization Schedule, an Acceptance Certificate, No Arbitrage Certificate, a Lessee's Counsel Opinion, a Certificate of Resolution, a Certificate of Appropriation, and Incumbency Certificate, a Pay Proceeds Certification, and a Notification of Tax Exempt Status

Attachments: [RFP 18-122 Bid Tabulation](#)
[RFP 18-122 BOK Financial Proposal](#)
[12-4-2017 RES. 1065 Ambulance bids BOK and City](#)
[Municipal Lease Agreement](#)

- E. [17-2918](#) Consideration, discussion, and possible approval of and authorization to execute Resolution No. 1070, a Resolution of the Broken Arrow City Council approving the Downtown Residential Overlay District Design Standards and incorporating the standards into the City of Broken Arrow Comprehensive Plan

Attachments: [3- DROD Final Draft 11-16-17.pdf](#)
[4-Letter of support from Chamber and EDC.pdf](#)
[5-LTR OF SUPPORT FROM HBA.pdf](#)
[11-29-17 Resolution 1070 Downtown Residential Overlay District Design Stand](#)

- F. [17-2965](#) Consideration, discussion, and possible approval of the appointment of Dr. Steve Tiger to the Broken Arrow Economic Development Corporation (BAEDC) Board of Directors for a term beginning January 2018 and expiring May 2018

10. Preview Ordinances

- A. [17-2917](#) Consideration, discussion, and possible preview of an ordinance amending Section 3.1.F (Table 3.1-1), Table of Allowed Uses, and Section 5.8.D Downtown residential Overlay District (DROD), of the City of Broken Arrow Zoning Ordinance; specifically including supplement A which contains the Downtown Residential Overlay District Design Standards; repealing all ordinances or part of ordinances in conflict herewith; and declaring an emergency

Attachments: [1-DROD PREVIEW ORDINANCE.doc](#)
[2-Letter of Support from EDC & Chamber.pdf](#)
[3-Letter of Support from HBA .pdf](#)
[4- DROD Final Draft 11-16-17.pdf](#)

11. Ordinances

- A. [17-2967](#) Consideration, discussion, and possible adoption of Ordinance No. 3505, an ordinance adopting an employee retirement system, defined contribution plan for the position of City Manager for the City of Broken Arrow, Oklahoma; providing retirement benefits for eligible employees of City of Broken Arrow, Oklahoma; providing for purpose and organization; providing for definitions; providing for eligibility and participation; providing for employer and employee contributions; providing for accounting, allocation, and valuation; providing benefits; providing for required notice; providing for amendments and termination; providing for transfer to and from other plans; creating a committee and providing for powers duties, and rights of committee; providing for payment of certain obligations; providing for duration and payment of expenses; providing for effective date; providing for vesting schedules; providing for a fund to finance the system to be pooled with other incorporated cities, towns and their agencies and instrumentalities for purposes of administration, management, and investment as part of the Oklahoma Municipal Retirement Fund; providing for payment of all contributions under the system to the Oklahoma Municipal Retirement Fund for management and investment; providing for non-alienation of benefits and loss of benefits for cause; adopting those amendments mandated by the Internal Revenue Code; providing for repealer and severability; and declaring an emergency

Attachments: [12-5-17 Adoption Ordinance for CMO-SI Broken Arrow ORD \(2018-03-01\).doc](#)
[Joinder Agreement Exhibit A.pdf](#)
[DC Master Exhibit B.pdf](#)

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 - - NONE

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.

POSTED this ____ day of _____, _____, at _____
a.m./p.m.

City Clerk