

City of Broken Arrow

Drainage Advisory Committee



PROJECT REPORT

DATE:	06/17/2026
NAME	Jon and Sue Grigson
ADDRESS / LOCATION	3321 W Commercial Ct.
WATERSHED	Haikey
ESTIMATE	\$30,000
CASE NO.	26-014

DESCRIPTION

A citizen contacted the City asking for help regarding the channel behind his house. The applicant stated that the water from the pipe and outlet flows across the back of his and the neighbors property causing costly erosion along the channel. The channel is eroding along the property line and causing the applicant a sum of money to try to combat.

In 2012, the City of Broken Arrow designed and constructed a project to extend a storm sewer from S Lewis Ave to the Creek behind 3321 W Commercial Ct. As a part of this project a new outfall was constructed on the pond to the south. The outfall was designed to release the water from pond at a rate equal to or less than the existing rate. An easement was not able to be acquired from the property owner to the west. Therefore, the outfall structure was moved 25 ft east and released in the channel behind 3321 W Commercial Ct.

The Committee recommended approval of \$30,000 of 2018 GO Bond funds at the April 2024 meeting and Council approved the recommendation on May 7th, 2024. The city hired a consultant to design the improvements. The committee recommended approval of \$245,000 for construction funds at the April 2025 Committee Meeting and Council approved on May 20th, 2025. The improvements previously designed were located on the adjacent owner's property as well as the applicant's. During the design phase, both adjacent property owners were accepting of the improvements. When it came time to obtain the easements, the property owners chose not to move forward with the project and provided formal declines to grant the easements to do the improvements. There are utilities and sanitary sewer along the rear perimeter easement that erosion could potentially affect.

The City is scoping the project with a different consultant to attempt to come up with an alternate solution that stays on the 3321 W. Commercial Ct. property. The estimated design cost to engineer a different solution that stays on the 3321 W. Commercial Ct. property is \$30,000. Staff is asking that \$30,000 of the 2018 General Obligation Bond, Proposition 6 funds be reallocated from the previously approved construction funds to engineer an alternate solution, if possible.

This area flows to Haikey Creek and is adjacent to a floodplain.

Original Case Nos. 25-007 & 24-005	
Case No. 26-014	
BENEFIT	
To protect city infrastructure and reduce impacts of erosion potentially caused by the outlet structure adjacent to the applicant's property.	
RECOMMENDATION	
Recommend approval and reallocation of \$30,000.00 of previously approved construction funds for an alternative design.	
COMPLETED BY: Sarah Walters	DATE: 07/17/2026

Drainage Advisory Committee



DATE:	6-17-2026
OWNER NAME:	Jon & Sue Grigson
PHONE NUMBER:	918-812-5908
EMAIL ADDRESS:	Angua36@aol.com ; britokusa@aol.com
OWNER MAILING ADDRESS:	3321 W. Commercial Ct.
ADDRESS OF PROPERTY WITH DRAINAGE PROBLEM:	3321 W. Commercial Ct.
LOCATION OF DRAINAGE ISSUE ON PROPERTY:	Back west side along property line

Erosion encroaching onto the property due to high velocities at the outlet structure on the pond to the south of property.

Signature: 

RETURN TO STORMWATER DIVISION MANAGER'S OFFICE, PO BOX 610 Broken Arrow, OK 74013

City of Broken Arrow

Drainage Advisory Committee



APPLICATION

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OWNER NAME:	Jon & Sue Grigson
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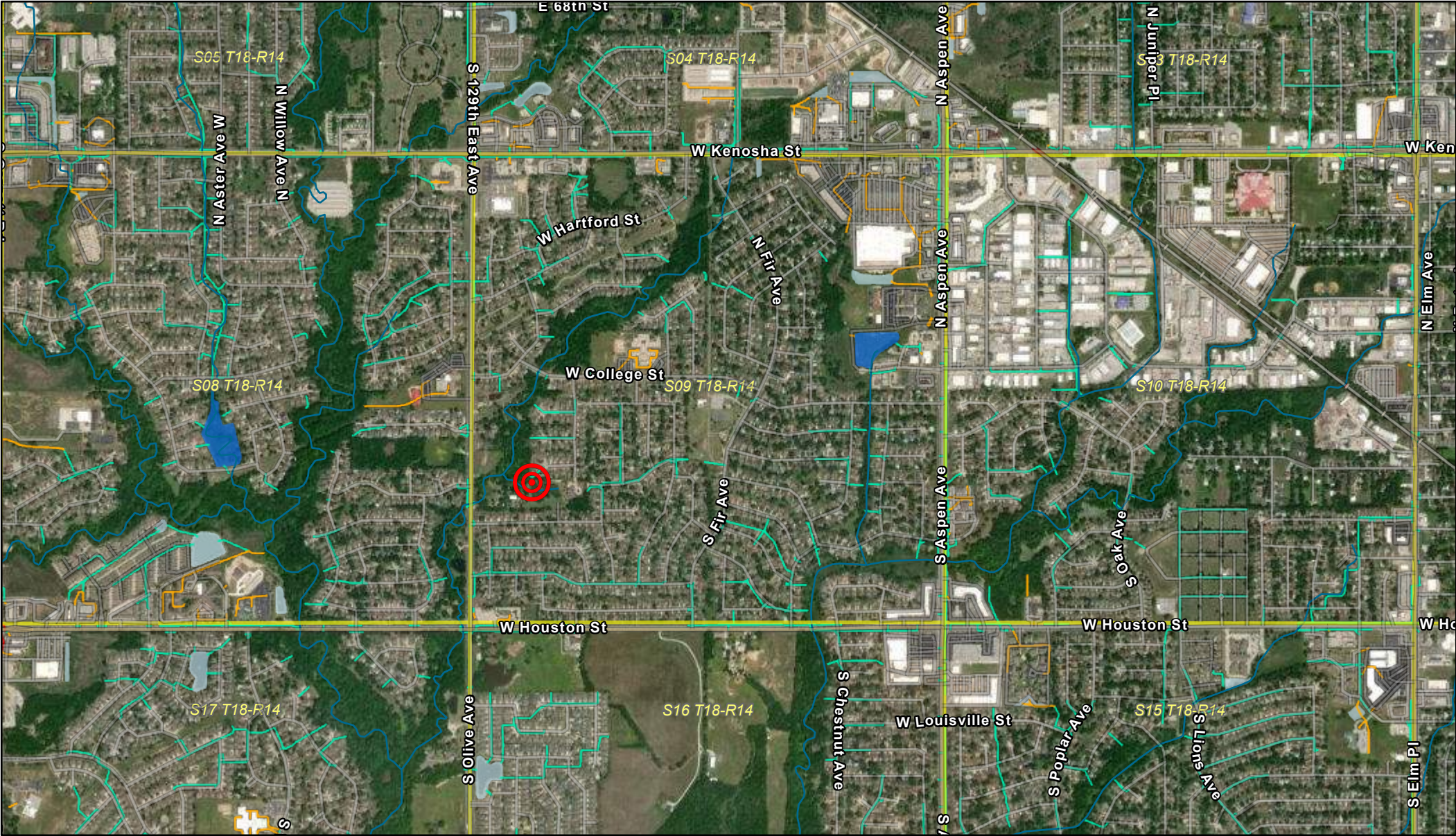
DESCRIPTION OF PROBLEM: (*PHOTOS SHOULD ACCOMPANY APPLICATION)

Erosion encroaching onto the property due to high velocities at the outlet structure on the pond to the south of property.

Signature:

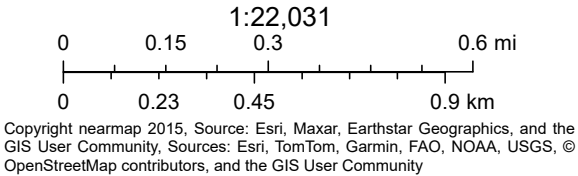
RETURN TO STORMWATER DIVISION MANAGER'S OFFICE, PO BOX 610 Broken Arrow, OK 74013

Hyam Pond Outlet Location

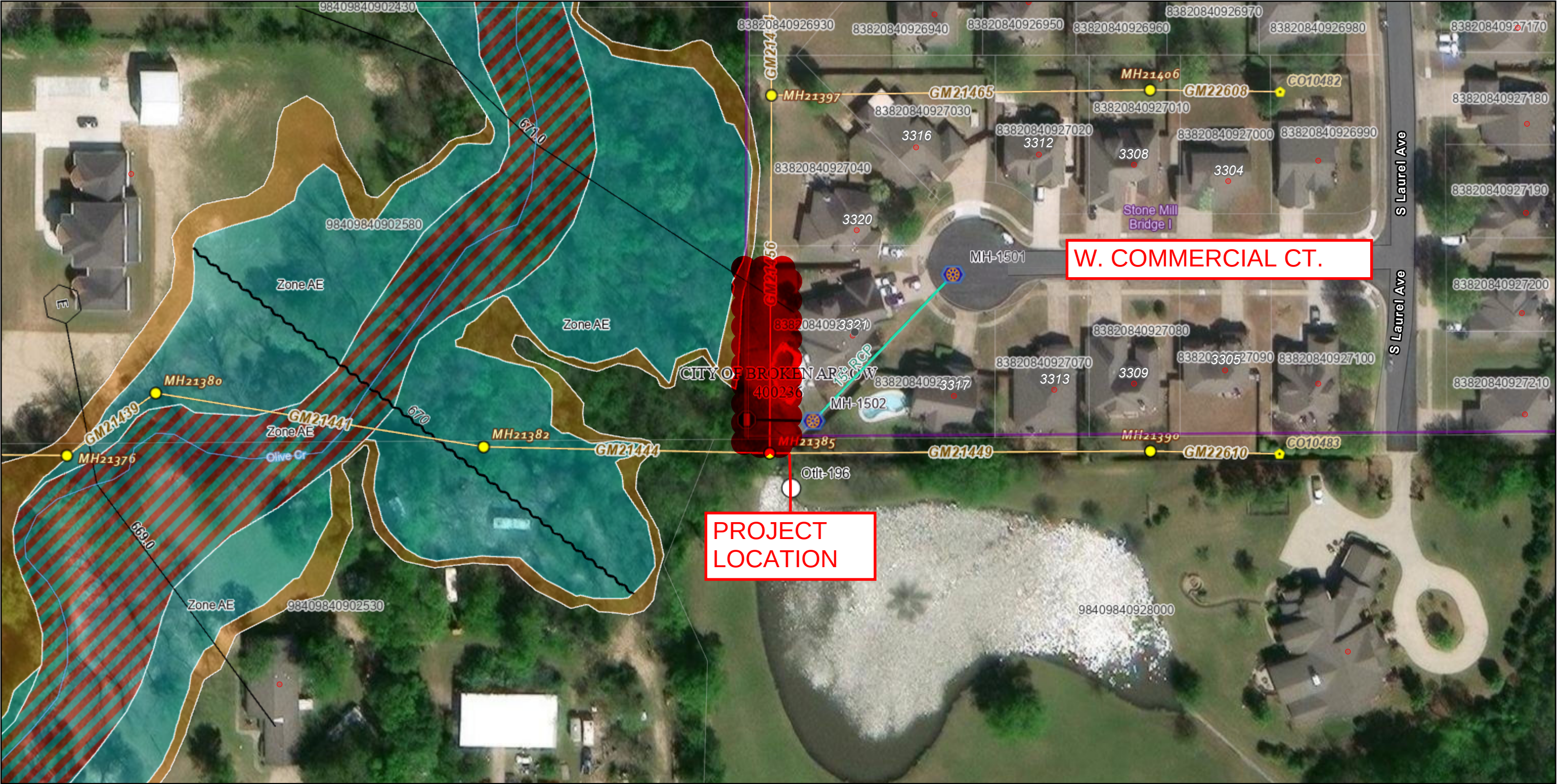


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|--------------------------|------------------|---------------|---------------------------------|---------|---------|
| Sections (PLSS) | YES | State-Federal | Stormwater Structures (Private) | Inlet | Manhole |
| Blue Line Streams (ODOT) | Stormwater Lines | State-Federal | Inlet | Inlet | Manhole |
| Detention Ponds | Broken Arrow | Private | Inlet | Inlet | Other |
| NO | State-Federal | | Inlet | Manhole | Other |



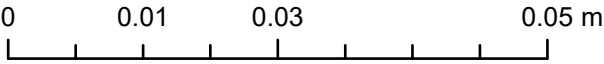
Stormwater Utility Map



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|---|---|---|--|--|
| <ul style="list-style-type: none">Address PointsCreeksCity Owned Detention PondsPrivate Detention PondsFencelineCity LimitsStreamsSubDivisionsParcels (INCOG) | Culvert <ul style="list-style-type: none">UnknownPipe CulvertPipe Arch CulvertBox CulvertArch CulvertBridge Culvert Linear Drain <ul style="list-style-type: none">Unknown | Open Channel <ul style="list-style-type: none">UnknownAqueduct ChannelSpillway ChannelNatural ChannelDitch ChannelRoadside Gutter | Pipe <ul style="list-style-type: none">UnknownGravityForce MainPerforated BMP Inlet <ul style="list-style-type: none">UnknownApron Inlet | BMP Point <ul style="list-style-type: none">UnknownDetentionDry BasinTreatment |
| | Trench Drain <ul style="list-style-type: none">Slotted Drain | | Pipe Inlet <ul style="list-style-type: none">Channel | |

This map's utility information is for general purposes only. The City of Broken Arrow makes no warranties regarding its accuracy, completeness, or reliability. Use of this information is at risk.



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