



City of Broken Arrow
City Council Meeting
Minutes

City Hall
220 S. 1st Street
Broken Arrow Ok
74012

Mayor Debra Wimpee
Vice Mayor Johnnie Parks
Council Member Lisa Ford
Council Member Justin Green
Council Member David Pickel

Tuesday, April 7, 2026

Time 6:30 p.m.

Council Chambers

1. Call to Order

Mayor Debra Wimpee called the meeting to order at 6:30 p.m.

2. Invocation

Pastor Greg Pittman led the Invocation.

3. Roll Call

Present: 5 - David Pickel, Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

4. Pledge of Allegiance to the Flag

The Pledge was led by Vice Mayor Johnnie Parks.

5. Consideration of Consent Agenda

- A. 26-7** Approval of the City Council Meeting Minutes of March 24, 2026
- B. 26-456** Approval of and authorization to execute Resolution No. 1737, a resolution of the City Council of the City of Broken Arrow to approve participation in settlements with Associated Pharmacies, Inc., JM Smith Corporation, Louisiana Wholesale Drug Company, Morris and Dickson Co., North Carolina Mutual Wholesale Drug Company, Inc. and United Natural Foods, Inc. and authorizing the Mayor or City Manager to execute the Remnant Defendants' Combined Subdivision Participation and Release Form contained in the Remnant Defendants' Settlement Agreement as Exhibit G and to take all actions required to effect the settlements
- C. 26-466** Approval of and authorization to execute Agreement for Professional Consulting Services with Cross Timbers Consulting for bridge design improvement plans along Broken Arrow Creek in the Arrowwood Estates II Subdivision (SW26160)
- D. 26-444** Approval of and authorization to execute Amendment No. 3 to the Agreement for Professional Consultant Services with Garver, LLC for the 9th Street Widening from New Orleans Street to Washington Street project (Project Number ST23280)
- E. 26-468** Approval of and authorization to execute the Agreement for Professional Consultant Services with Kimley-Horn and Associates, Inc. for the 20th Street - Hillside Drive Intersection & Corridor Study (Project Number ST25340)
- F. 26-465** Approval of and authorization to execute Amendment 4 to professional Consultant Agreement with Narrate for the design of the Operations Center Administration Building Remodel Project (Project No. 2317210)
- G. 26-457** Approval of and authorization to execute a renewal with Remedy Health to provide near-site clinic services for eligible employees, effective May 1, 2026
- H. 26-397** Approval of and authorization to renew subscription to SolarWinds Web-Service Desk pursuant to the Oklahoma State Purchasing Contract
- I. 26-470** Approval of and authorization to execute the Amendment to the Contract for FY2024 Community Development Block Grant (CDBG) Urban County Project between the City of Broken Arrow and the Tulsa County CDBG Urban County, and approve and authorize execution of Fiscal Year 2026 Budget Amendment Number 25
- J. 26-427** 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 \$50,000 or less
- K. 26-480** Approval of and authorization to execute Change Order No. 1 with Grade Line Construction, LLC for the Wedgewood Residential Streets Concrete Panel Replacement project (ST22100)
- L. 26-463** Approval of PR-000101-2022 I PT-002659-2026, Conditional Final Plat, RoseWood Village, 4.49 acres, RM (Residential Multifamily), and PUD-000737-2023, located

approximately one-fourth of a mile north of Houston Street (81st Street) and one-eighth of a mile east of Aspen Avenue (145th East Avenue)

- M. 26-478 Acceptance of a Drainage Easement consisting of 1,523.67 square feet of drainage easement, located at 1564 East College Street in Broken Arrow, Oklahoma, in the Northeast Quarter of Section 12, Township 18 North, Range 14 East, Tulsa County, Oklahoma, from Mona F. Johnson, Trustee of the Mona F. Johnson Trust, dated December 8, 2021, and authorization of payment in the amount of \$2,290 for the College Street Improvements-9th Street to 12th Street, Parcel 2.A (Project No. ST26020)
- N. 26-487 Acceptance of a Storm Sewer and Access Easement and a Temporary Construction Easement from Grand Slam Enterprises, LLC, an Oklahoma limited liability company, the owner, on property generally located south of West Jasper Street and east of South Elm Place in Broken Arrow, Oklahoma, located in the Northwest Quarter of Section 11, Township 17 North, Range 14 East, Tulsa County, State of Oklahoma for the Indian Springs Storm Sewer Improvements, Parcels 1.1 and 1.A (Project No. SW26100)
- O. 26-467 Acceptance of a Temporary Construction Easement for Parcel 5. A, consisting of 2,492.95 square feet of property located at 2003 West Austin Place in Broken Arrow, Oklahoma, in the Southeast Quarter of Section 27, Township 18 North, Range 14 East, Tulsa County, Oklahoma, from Andrea Seabeck and Tristan Seabeck for the Waterford Park Erosion Mitigation, Parcel 5.A (Project No. SW26110)
- P. 26-486 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)
- Q. 26-453 Ratification of the Claims List Check Register Dated March 30, 2026

MOTION: A motion was made by Lisa Ford, seconded by David Pickel
Move to Approve Consent Agenda Minus Item 26-463

The motion carried by the following vote:

Aye: 5- David Pickel, Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

6. Consideration of Items Removed from Consent Agenda

- L. 26-463 **Approval of PR-000101-2022 I PT-002659-2026, Conditional Final Plat, RoseWood Village, 4.49 acres, RM (Residential Multifamily), and PUD-000737-2023, located approximately one-fourth of a mile north of Houston Street (81st Street) and one-eighth of a mile east of Aspen Avenue (145th East Avenue)**

Rocky Henkel, Director of Community Development, presented Item 26-463. This item involves approval of a conditional final plat for Rosewood Village, a smaller-scale residential development of about 20 lots on roughly 4.5 acres, consistent with prior PUD approvals that allowed up to 30 units. The plat has been reviewed by staff and the Technical Advisory Committee, received unanimous Planning Commission approval, and had no public opposition. Staff recommended approval of the plat as presented.

MOTION: A motion was made by Justin Green, seconded by David Pickel

Move to Approve Item 26-463 Approval of PR-000101-2022 I PT-002659-2026, Conditional Final Plat, RoseWood Village, 4.49 acres, RM (Residential Multifamily), and PUD-000737-2023, located approximately one-fourth of a mile north of Houston Street (81st Street) and one-eighth of a mile east of Aspen Avenue (145th East Avenue)

The motion carried by the following vote:

Aye: 5 - David Pickel, Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

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

- A. 26-200 **A.Presentation of a Proclamation by Mayor Debra Wimpee declaring April 8, 2026, as "Ernest Childers Day" in Broken Arrow, Oklahoma**

Mayor Debra Wimpee presented Item 26-200 and proclaimed April 8, 2026, as Ernest Childers Day in Broken Arrow, honoring the hometown Medal of Honor recipient for his extraordinary bravery during World War II. The proclamation recognized his historic distinction as the first Native American Medal of Honor recipient in the war and called on the community to remember his service and the sacrifices of all veterans.

Elaine Childers expressed gratitude for honoring her father, Ernest Childers, describing him as a kind and attentive person who made everyone he spoke with feel valued and heard. She

emphasized his character and warmth, noting she is always appreciative of opportunities to recognize his legacy.

Grover Wind, Secretary of Veteran's Affairs with Muscogee Nation, thanked the City of Broken Arrow for honoring Ernest Childers and spoke about his legacy as a symbol of Native American warrior values. He highlighted Childers' extraordinary bravery during combat—continuing to lead despite injury, using ingenuity under fire, and prioritizing the safety of his men above himself. Wendt emphasized that Childers embodied the true spirit of a “warrior,” defined by protecting others and serving his people with honor and courage.

B. 26-445 Presentation of a Proclamation by Mayor Debra Wimpee declaring the month of April 2026, as "Safe Digging Month" in Broken Arrow, Oklahoma

Mayor Debra Wimpee presented Item 26-445 and proclaimed April 2026 as Safe Digging Month in Broken Arrow, emphasizing the importance of protecting underground utilities and public safety. The proclamation encouraged residents and contractors to call 811 before digging, wait for utility markings, and follow safe excavation practices to prevent accidents, service disruptions, and damage to critical infrastructure.

C. 26-483 Recognition of Broken Arrow Citizens, City Council, Employees, and Community Partners for Collaborative Efforts Regarding the 2026 General Obligation Bond Package

City Manager Michael Spurgeon presented Item 26-483 and marked the culmination of a two-and-a-half-year process to develop the city's general obligation bond package, thanking the City Council for its leadership and vision and emphasizing that the initiative was community-driven. He highlighted extensive public engagement, noting hundreds of citizens participated over two years, and more than 1,500 attended nearly 70 meetings during the final outreach phase.

He also recognized city staff, the communications team, consultants, and key community partners—including the school district, Chamber, citizen committees, and local organizations—for their contributions. Spurgeon stressed that transparency was a defining feature of the process, citing surveys, meetings, and outreach efforts, and expressed pride in the collaboration as the city awaited the election results.

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)

Edna Osborn praised the City Council and staff for the significant improvements in Broken Arrow since she moved there in 2006, highlighting the city's beauty, development, and quality of schools. While expressing pride in the progress, she noted ongoing concerns about infrastructure, particularly street widening and drainage in her neighborhood. She affirmed her commitment to her home and community, encouraged unity among residents, and voiced appreciation for incorporating prayer into council meetings.

9. General Council Business

A. 26-439 Consideration, discussion, and possible approval of BAZ-002651-2026 (Rezoning), The Pines IV, approximately 119.05 acres, A-1 (Agricultural) to RS (Single Family Residential), located one-quarter mile south of Omaha Street (51st Street), west of 37th Street (209th E. Avenue)

Rocky Henkel, Director of Community Development, presented Item 26-439. This item involves a rezoning request for approximately 119 acres to allow a single-family residential development (The Pines). While the applicant originally requested RSP zoning, the Planning Commission recommended a less intense RS zoning to match better the surrounding development, which the applicant accepted. Public comments raised questions about layout and development, and staff recommended approval of the rezoning as modified by the Planning Commission.

Dennis M Koch, a nearby resident, opposed the proposed development, explaining his family chose their home for its wooded surroundings and were told the area would remain undeveloped. He expressed concern that removing the trees would diminish the quality of life and potentially force residents to move. He also raised safety concerns, noting that the new development would increase traffic on a currently quiet street where children frequently play.

The discussion acknowledged the resident's concerns about increased traffic and loss of the wooded area. Staff clarified that the existing neighborhood does not have direct access to 209th Street and currently relies on other routes. Mayor Debra Wimpee empathized with the situation, sharing a similar personal experience and noting that undeveloped land is often eventually built on despite assurances. She also pointed out the challenge of real estate representations about future development and invited further clarification from staff and the applicant.

Todd Walls acknowledged the property owner’s right to develop but raised concerns about impacts to nearby residents, including loss of views, erosion, privacy, and property values. Rather than opposing the project outright, he requested a compromise—specifically a 40–50 foot tree buffer near the pond—to preserve some natural screening and mitigate impacts, suggesting it would benefit both current and future residents.

Allen Betchan of ABB Engineering explained that the pond in question is an existing detention facility serving earlier phases of the development and will continue to function as part of the system. He noted the project is designed with multiple access points, primarily directing traffic east toward 37th Street rather than through existing neighborhoods, which should limit traffic impacts and even improve connectivity. He also clarified that the layout aims to manage flow and minimize cut-through traffic while maintaining proper drainage and infrastructure.

The discussion addressed resident concerns while providing clarification from the applicant and staff about how the development will function.

The engineer explained that much of the western area near the creek will remain undeveloped due to steep terrain and floodplain conditions, preserving significant green space. While not all trees can be guaranteed to remain due to utilities and drainage needs, the intent is to retain as much natural area as possible, especially around the detention pond.

Traffic concerns were addressed by noting that most vehicle flow will be directed east to 37th Street (209th), minimizing cut-through traffic in existing neighborhoods and potentially improving connectivity. The development is a continuation of the same neighborhood, with consistent home styles, pricing, HOA rules, and shared amenities, rather than a separate subdivision.

Timing was also clarified, with construction likely beginning months after approvals and homes not appearing for roughly two years. Officials emphasized that future development in such areas is guided by the city’s comprehensive plan, which is publicly available and outlines expected land uses, reinforcing that development was anticipated even if not always clearly communicated to buyers.

**MOTION: A motion was made by Johnnie Parks, seconded by Lisa Ford
Move to Approve Item 26-439 BAZ-002651-2026 (Rezoning), The Pines IV,
approximately 119.05 acres, A-1 (Agricultural) to RS (Single Family Residential), located
one-quarter mile south of Omaha Street (51st Street), west of 37th Street (209th E.
Avenue)**

The motion carried by the following vote:

Aye: 5 - David Pickel, Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

10. Preview Ordinances - NONE

11. Ordinances

- A. 26-447 Consideration, discussion, and possible adoption of Ordinance No. 3905 Amending Chapter 7, an ordinance amending Chapter 7, Article XVII of the Code of Ordinances relating to short-term rentals; providing new and revised definitions; establishing and strengthening operating standards; requiring interior posting, noise monitoring, and security cameras; establishing occupancy and parking limits; requiring advertising disclosures and hosting-platform cooperation; capping licenses per owner in residential districts; providing enforcement, notice, appeals, and penalties; adopting an appendix checklist; providing for codification; repealer; severability; and declaring an effective date**

Trevor Dennis, City Attorney, presented Item 26-447 and summarized updates to the proposed short-term rental ordinance, explaining that it had undergone multiple revisions following community input, including a work session and prior council discussions.

He highlighted two key additions. First, a “safe harbor” provision, which allows discretion for the city not to penalize owners who proactively report issues at their own property, depending on circumstances. Second, a performance-based incentive, providing a 20% reduction in renewal fees for operators who have no nuisance or serious incidents over 12 months.

He noted that these changes were made in response to public feedback and that concerns raised by community members—such as those submitted by a local short-term rental owner—had largely already been addressed within the updated ordinance. He offered to answer further questions and clarify how the ordinance handles those concerns.

The discussion emphasized both the need for the ordinance and how its incentives work.

Council Member Ford expressed support for the regulations, noting they help prevent short-term rentals from becoming disruptive in neighborhoods, and thanked leadership for addressing the issue. City Attorney Trevor Dennis reinforced that the ordinance was driven by real incidents—ranging from disorderly conduct to more serious situations—highlighting the need for stronger oversight.

Council member Green clarified how the incentive (“carrot”) works, and Mr. Dennis explained that the 20% fee reduction is applied on a rolling, year-by-year basis. It does not accumulate over time—operators can receive up to a 20% discount each year they remain compliant, but it resets annually based on the previous year’s performance.

MOTION: A motion was made by Lisa Ford, seconded by Johnnie Parks
Move to Approve Item 26-447 adoption of Ordinance No. 3905 Amending Chapter 7, an ordinance amending Chapter 7, Article XVII of the Code of Ordinances relating to short-term rentals; providing new and revised definitions; establishing and strengthening operating standards; requiring interior posting, noise monitoring, and security cameras; establishing occupancy and parking limits; requiring advertising disclosures and hosting-platform cooperation; capping licenses per owner in residential districts; providing enforcement, notice, appeals, and penalties; adopting an appendix checklist; providing for codification; repealer; severability; and declaring an effective date

The motion carried by the following vote:

Aye: 5 - David Pickel, Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

B. 26-448 Consideration, discussion, and possible approval of an emergency measure for Ordinance No. 3905; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist

Trevor Dennis, City Attorney, presented Item 26-448, the emergency clause for Ordinance No. 3905

MOTION: A motion was made by Lisa Ford, seconded by Justin Green
Move to Approve Item 26-448, an emergency measure for Ordinance No. 3905; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist

The motion carried by the following vote:

Aye: 5 - David Pickel, Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

12. Remarks and Inquiries by Governing Body Members

Mayor Debra Wimpee reflected on honoring Ernest Childers, noting her attendance at a Medal of Honor recognition event in Tulsa and expressing appreciation to his family. She also thanked city staff for their extensive work on the bond package, acknowledging their dedication and sacrifices, while emphasizing that the most important work—implementation—still lies ahead.

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

City Manager Michael Spurgeon thanked a resident for her positive comments and updated the Council that staff is continuing to work with a citizen regarding concerns about the Amazon development near College Road.

He also emphasized that the short-term rental ordinance originated from law enforcement concerns—not overreach—and was intended to balance protecting compliant operators while addressing problem properties. He expressed appreciation to the Police Chief, City Council, and engaged citizens for collaborating to create an ordinance that supports both community safety and responsible business operations.

At 7:24 p.m. Mayor Wimpee noted there was an Executive Session and called for a recess for BAMA and BAEDA.

MOTION: A motion was made by Lisa Ford, seconded by Justin Green
Move for a recess for BAMA and BAEDA

The motion carried by the following vote:

Aye: 5 - David Pickel, Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

MOTION: A motion was made by Lisa Ford, seconded by Justin Green
Move to clear the room for Executive Session

The motion carried by the following vote:

Aye: 5 - David Pickel, Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

At 7:27 p.m., the room was cleared for Executive Session.

MOTION: A motion was made by Lisa Ford, seconded by Justin Green

Move to enter Executive Session

The motion carried by the following vote:

Aye: 5 - David Pickel, Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

At 7:28 p.m. City Council entered into Executive Session.

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:

A pending litigation known as Judith Latus v. City of Broken Arrow, Wagoner County District Court, Case No. CJ-2020-115, and taking appropriate action in open session, if any, under 25 O.S. §307(B)(4);

At Approximately 7:40 p.m. the Mayor announced return to open session

MOTION: A motion was made by Johnnie Parks, seconded by Justin Green

Move to find Executive Session was necessary to discuss pending litigation under 25 O. S. Section 307(B)(4).

The motion carried by the following vote:

Aye: 5 - David Pickel, Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

MOTION: A motion was made by Johnnie Parks, seconded by Justin Green

Move to authorize the City Attorney to settle the case in the amount recommended by the City Attorney, resolving all claims related to this litigation.

The motion carried by the following vote:

Aye: 5 - David Pickel, Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

15. Adjournment

The meeting was adjourned at 7:41 p.m.

MOTION: A motion was made by Johnnie Parks, seconded by Lisa Ford

Move to Adjourn

The motion carried by the following vote:

Aye: 5 - David Pickel, Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

Mayor

City Clerk