



City of Broken Arrow
Meeting Agenda
Broken Arrow City Council

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

Tuesday, March 4, 2025

5:15 PM

Council Chambers
220 South 1st Street
Broken Arrow, OK

NOTICE AND AGENDA OF SPECIAL MEETING

- 1. Call to Order- City Council**
- 2. Roll Call-City Council**
- 3. Call to Order-Planning Commission**
- 4. Roll Call-Planning Commission**
- 5. General Business**
 - A. [25-289](#) Consideration, discussion, and possible action of the Housing and Demographic Study final report from Points Consulting LLC and approval of and authorization to execute Resolution No. 1635
 - B. [25-295](#) Consideration, discussion, and possible action on the updated Zoning Ordinance
- 6. Remarks and Inquiries by Governing Body Members**
- 7. Remarks and updates by City Manager, including Recognition of Recent Accomplishments by Employees and Elected Officials**
- 8. Adjournment-City Council**
- 9. Adjournment-Planning Commission**

NOTICE:

Please note that all items on this agenda may be approved, denied, amended, postponed, acknowledged, affirmed or tabled.

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



City of Broken Arrow

Request for Action

File #: 25-289, **Version:** 1

**Broken Arrow City Council
Joint Special Meeting of: 03-04-2025**

Title:

Consideration, discussion, and possible action of the Housing and Demographic Study final report from Points Consulting LLC and approval of and authorization to execute Resolution No. 1635

Background:

To guide the future growth of the city and enhance the quality of life, the 2019 NEXT Comprehensive Plan specified goals to analyze and study the City's future and current housing and demographic trends.

In November 2022, the City Council authorized preparation of a Housing & Demographic Study. Staff prepared and advertised a Request for Qualification (RFQ) with an extensive proposal to study the historical and future Housing & Demographic trends for Broken Arrow.

On May 2, 2023, City Council awarded a contract to Points Consulting LLC. An advisory steering committee assisted Points Consulting LLC. The Advisory Panel consisted of members from the following:

1. City Council Representative
2. Planning Commission Representative
3. City Manager's Office
4. Broken Arrow Chamber & EOC
5. Broken Arrow Young Professionals
6. Broken Arrow Schools
7. Union Schools
8. Home Builders Association
9. Indian Nations Council Of Governments (INCOG)
10. Residential Development
11. Alternative Housing Development

Cost: \$0

Funding Source: None

Requested By: Rocky Henkel, Community Development Director

Approved By: City Manager's Office

Attachments: None

Recommendation:

Approve and adopt the Housing and Demographic Study final report from Points Consulting and approve

Resolution No. 1635 and authorize its execution

RESOLUTION NO. 1635

A RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE BROKEN ARROW HOUSING & DEMOGRAPHIC STUDY

WHEREAS, Oklahoma cities and towns are granted certain general powers of planning and zoning under state law, including but not limited to Title 11, Articles 41, 42, 43, 44 and 45; and

WHEREAS, cities are specifically authorized under 11 O.S 43-103 to prepare and adopt a Comprehensive Plan to be used as a guide for municipal regulations on building and policies of the Broken Arrow Housing and Demographic Study; and

WHEREAS, the Housing and Demographic Study provides a significant guide to the City Council, Planning Commission, and Board of Adjustment in the exercise of their statutory duties as provided by law; and

WHEREAS, a series of meetings have been conducted in which recognized experts and consultants in the field, city staff, elected and appointed officials, and representatives of the general public have actively participated in the investigation, evaluation and creations of the Broken Arrow Housing and Demographic Study; and

WHEREAS the Broken Arrow Housing and Demographic Study conducted a public survey between September 17, 2023, and November 1, 2023, which resulted in about 4,178 responses; and

WHEREAS, the Planning Commission has unanimously recommended the adoption of the Comprehensive Plan in its current form;

BE IT FURTHER RESOLVED by the City Council of the City of Broken Arrow that the proposed Broken Arrow Housing and Demographic Study, branded as *Hitting the Target*, is hereby adopted to be effective on and after March 4, 2025.

An emergency exists for the preservation of the public health, peace, and safety, and therefor this Resolution shall become effective from and after the time of its passage and approval.

ADOPTED BY THE BROKEN ARROW CITY COUNCIL this 4th day of March, 2025.

MAYOR

ATTEST:

(SEAL) CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY



City of Broken Arrow

Request for Action

File #: 25-295, **Version:** 1

**Broken Arrow City Council
Joint Special Meeting of: 03-04-2025**

Title:

Consideration, discussion, and possible action on the updated Zoning Ordinance

Background:

Community Development is working with Kendig Keast on the new zoning ordinance. This was presented to Council on November 7, 2023 for preview and tentatively scheduled for adoption in late January or early February. On January 16, 2024, City Council approved a 90-day extension to review additional items and input which needed to be addressed prior to the final adoption to include the zoning map, the land use compatibility matrix in the comprehensive plan, and the residential zoning conversion matrix. The 90-day extensions deadline expired on April 15, 2024. On April 16, 2024, City Council approved a 30-60 day extension to review additional items and input which needed to be addressed prior to the final adoption to include the zoning map, the land use compatibility matrix in the comprehensive plan, and the residential zoning conversion matrix. The 30-60 day extension expired on June 15, 2024. On June 20, 2024 City Council had a Special Meeting to discuss the updated Zoning Ordinance in accordance with the Housing and Demographic Study.

Cost: None

Funding Source: None

Requested By: Rocky Henkel, Community Development Director

Approved By: City Manager's Office

Attachments: None

Recommendation:

As directed