



**City of Broken Arrow**  
**AMENDED Minutes**  
**City Council Meeting**

City Hall  
220 S 1<sup>st</sup> Street  
Broken Arrow, OK  
74012

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

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<b>Tuesday, May 20, 2025</b>	<b>Time 6:30 p.m.</b>	<b>Council Chambers</b>
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**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:** 4 - Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee  
**Absent:** 1 - David Pickel

**4. Pledge of Allegiance to the Flag**

The Pledge was led by Council Member Justin Green

**5. Consideration of Consent Agenda**

- A. 25-733 Acknowledgement of out-of-state travel by City Council Members**
- B. 25-16 Approval of the City Council Meeting Minutes of May 06, 2025**
- C. 25-672 Acceptance Planning Commission Meeting Minutes of April 10, 2025**
- D. 25-673 Acceptance Planning Commission Meeting Minutes of April 24, 2025.**
- E. 25-671 Acceptance Drainage Advisory Committee meeting minutes of January 27, 2025**
- F. 25-737 Approval of and authorization to execute Budget Amendment Number 27 for Fiscal Year 2025**
- G. 25-706 Approval of and authorization to execute a Professional Services Agreement between the City of Broken Arrow and John Barnhart, P.c., Attorneys and Counselors at Law for providing outside counsel and legal advice regarding Workers’ Compensation matters**
- H. 25-703 Approval of and authorization to execute an Agreement between the City of Broken Arrow and Claims Recovery Specialists LLC for Providing City Recovery and Adjustment Services for property damages to City-owned assets**
- I. 25-664 Approval of and authorization to execute a Professional Services renewal contract with First Responder Support Services, LLC to provide behavioral health services (counseling, training, and consultation) to all employees of the Broken Arrow Police Department**
- J. 25-697 Approval of and authorization to execute Amendment 1 to Agreement for Professional Consultant Services with Garver, LLC for the 9<sup>th</sup> Street Widening from New Orleans Street to Washington Street project (Project Number ST 23280)**
- K. 25-585 Approval of and authorization to execute the Amendment Number 2 to Professional Consultant Agreement with Kimley-Horn and Associates, Inc. For Residential Streets Concrete Panel Replacement (Project Number 2352120)**
- L. 25-707 Approval of and authorization to execute a Professional Services Agreement between the City of Broken Arrow and Latham, Keele, Lehman, Ratcliff, Cater & Clark, Attorneys at Law for providing outside counsel and legal advice regarding Workers’ Compensation matters**
- M. 25-734 Approval of and authorization to execute a Side Agreement between the City of Broken Arrow, Broken Arrow Economic Development Authority, and Oak Trust Development relating to the Fifth Amendment to the Economic Development Agreement**
- N. 25-704 Approval of and authorization to execute a Professional Services Agreement between the City of Broken Arrow and Two Oaks Investments, LLC, and Consolidated Business Resources (CBR) to provide services for Workers’ Compensation claims administration**
- O. 25-522 Approval of and authorization to execute the Windstream Agreement to provide connectivity for the RTIC intersection cameras**
- P. 25-724 Approval of and authorization to execute Resolution No. 1655, a Resolution authorizing acceptance of a General Warranty Deed for Parcel 6.0 consisting of 4,169 square feet of**

permanent Right-of-Way and one Drainage Easement consisting of 1,460 feet, generally located near the northwest corner of 9<sup>th</sup> Street and Washington Street in Broken Arrow, Oklahoma, in the Southeast Quarter of Section 14, Township 18 North, Range 14 East, Tulsa County, Oklahoma, from Robin Havens, and authorization of payment in the amount of \$17,270.00 for the 9<sup>th</sup> Street widening from Houston Street to Washington Street, Parcel 0.6 (Project No. ST2027)

- Q. 25-698 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 \$50,000.00 or less
- R. 25-663 Award the most advantageous bid to Keeling Company for the purchase irrigation project materials for Battle Creek Golf Course
- S. 25-722 Award the lowest responsible bid to A & A Asphalt, Inc. as the primary contractor and Ellsworth Construction LLC as the secondary contractor and approve and authorize execution of a construction contract for Cold Milling Asphalt Streets (Project Number ST25330)
- T. 25-605 Approval of an extension of the bid 25.142 award period for the sale of property located at 401 E. Kenosha for an additional 90 days, finding such extension to be in the best interests of the City of Broken Arrow
- U. 25-699 Approval of and Authorization to purchase hardware and software for the City's Fortinet firewalls through Chickasaw Telecom, Inc., pursuant to the Oklahoma States Purchasing Contract Fortinet C2020-2
- V. 25-702 Approval of and authorization to purchase Video Cameras for the Police Department from Orion Security Solutions, pursuant to Oklahoma Statewide Security Equipment Contract # 0900000569
- W. 25-684 Approval of and authorization to purchase the Commvault Enterprise Solution through SHI, pursuant to the Oklahoma State Master Agreement
- X. 25-727 Approval of and authorization to execute Resolution No. 1657, a Resolution authorizing acceptance of a General Warranty Deed for Parcel 5.0, consisting of 12,516 square feet of permanent Right-of-Way and one Drainage Easement consisting of 1,340 square feet, generally located near the northwest corner of 9th Street and Washington Street in Broken Arrow, Oklahoma, in the Southeast Quarter of Section 14, Township 18 North, Range 14 East, Tulsa County, Oklahoma, from Gerardo Yanez and Elizabeth Yanez, and authorization of payment in the amount of \$57,740.00 for the 9th Street widening from Houston Street to Washington Street, Parcel 5.0 (Project No. ST2027)
- Y. 25-677 Acceptance of the Drainage Advisory Committee's recommendation to City Council to expend funds to construct erosion control measures in the Bristol Ponds south detention pond and in the channel between Bristol Ponds and Elm Place
- Z. 25-678 Acceptance of the Drainage Advisory Committee's recommendation to approve expenditure of 2018 General Obligation (GO) Bond funds to construct erosion mitigation downstream of an outlet structure at 215 S Laurel Avenue
- AA. 25-680 Acceptance of the Drainage Advisory Committee's recommendation to approve expenditure of 2018 General Obligation (GO) Bond funds for a survey to design drainage improvements at 8624 South Harp Boulevard
- AB. 25-670 Acceptance of a Deed of Dedication for Parcel 8.0, consisting of 0.74 Acres of permanent Right-of-Way from Broken Arrow Municipal Authority, the owner, on property generally located in the northeast corner of the intersection of New Orleans Street and South Lynn Lane Road in Broken Arrow, Oklahoma, in the Southwest Quarter of Section 24, Township 18 North, Range 14 East, Tulsa County, Oklahoma, for the 9th Street Roadway Improvements~ New Orleans Street to Washington Street, Parcel 8.0 (Project Number ST23280)
- AC. 25-714 Acceptance of a Right-of-Way Dedication from SVR Investments, LLC and Metro Worldwide Properties, LLC, on property located at the northeast corner of New Orleans (101st Street) and Elm Place (161st Street), Tulsa County, State of Oklahoma, (Section 23, T18N, R14E)
- AD. 25-717 Acceptance of a Utility Easement consisting of 0.16 acres of utility easement from James Hoover and Maribel Hoover on property located at 10718 South Lynn Lane Road in Broken Arrow, Oklahoma, located in the Southeast Quarter of Section 26, Township 18 North, Range 14 East, Tulsa County, State of Oklahoma for the 24-inch waterline 9th Street-Waco Street to Florence Street & Florence Street, Elm Place to Ash Drive, Parcel 11.0 (Project No. WL23080)
- AE. 25-669 Acceptance of a Utility Easement consisting of 0.015 acres from Samuel B. Neal and Vanessa I. Neal on property located at 4508 South 9th Street in Broken Arrow, Oklahoma, located in the Southwest Quarter of Section 26, Township 18 North, Range 14 East, Tulsa County, State of Oklahoma for the 9th Street, Waco Street to Florence Street & Florence Street, Elm Place to Ash Drive, Parcel 10.0 (Project No. WL23080)
- AF. 25-694 Ratification of the Claims List Check Register Dated May 12, 2025

MOTION: A motion was made by Lisa Ford, seconded by Justin Green  
 Move to Accept the Consent Agenda  
 The motion carried by the following vote:

Aye: 4 Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

## 6. Consideration of Items Removed from Consent Agenda

NONE

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

### A. 25-662 Presentation of Letter of Recognition for Paul Gerner and Kurt Klein for their years of service with the Camp Bandage event

Debra Wimpee, Mayor of the City of Broken Arrow, introduced Item 7A to the City Council.

Lisa Ford, Council Member of the City of Broken Arrow City Council, introduced a video detailing the various roles and educational aspects of a program called Camp Bandage. Counciler Ford recounted the evolution of the program from its beginnings at Emmanuel Lutheran Church and its progression to the Events Park, and now the Community Center. Camp Bandage was established by Paul's parents, Dr. A. L. Gerner and wife Shirley, as an educational seminar to teach children how to avoid and respond to common injuries. The council expressed appreciation of the commitment of the leaders of Camp Bandage and was marked with their contributions to the city. Additionally noted was the nonprofit status of Camp Bandage, as they are not paid by the city to put on these safety events. Both Paul Gerner and Kurt Klein received recognition from the City of Broken Arrow with Certificates of Recognition and Ceremonial Keys to the City.

Mr. Gerner spoke of his parents' legacy and how this recognition continues the growth of their legacy. He commended Mr. Klein, Director of Camp Bandage, for continuing the mission of Camp Bandage and its growth of importance among members of the community.

### B. 25-715 Approval of and authorization to execute a Proclamation declaring May 2025 as LUPUS Awareness Month in the City of Broken Arrow

Debra Wimpee, Mayor of the City of Broken Arrow, introduced item 7B to the City Council. Lisa Ford, Council Member of the City Council, gave a brief overview of the Auto-immune disease Lupus to the city council, including symptoms and demographics of those with the disease. She also informed the council of the hardships those with the disease face in medical situations, as some Primary Care doctors do not have extensive experience with the disease. She called for continued access to interdisciplinary medicine, high quality specialists, and for the development of additional communication tools for patients and doctors. Additionally, Council Member Ford called for additional funding for the cause of Lupus, for better tools to monitor disease, and for the improvement in treatments for symptoms of the disease. the proclamation is resolved to bring awareness to community members including the medical community of the City of Broken Arrow in the month of May 2025. The Council invited Ms. Kecia Loyd, Advocate for LUPUS disease awareness, to accept the proclamation.

Kecia Loyd accepted the proclamation from the City Council, and thanked the members, especially Lisa Ford for listening to her concerns, and elevating the LUPUS awareness cause to the people of Broken Arrow.

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

**Move to Approve, authorize, and execute the Proclamation declaring May 2025 as LUPUS Awareness Month in the City of Broken Arrow.**

The motion carried the following vote:

Ayes: 4 Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

### C. 25-723 Presentation of upcoming Public Safety micro-survey

Mayor Wimpee introduced Arron McColloch, Communications and Media Relations Director for the City of Broken Arrow.

Mr. McColloch addressed the City Council and the City Manager Micheal Spurgeon on the upcoming Public Safety micro survey. As detailed in the results of the 2024 Comprehensive survey, Mr. McColloch reminded the council that public safety is an important facet of community livability, noting that the respondents of the survey rated the city very high, at 93%. However, the respondents of the survey only rated the 83% score in quality of services provided by public safety departments, like first responders, fire departments, police departments, and emergency management teams. He noted that these trends are not unlike national trends in satisfaction of public safety services.

Additionally, Mr. McColloch detailed that the micro survey will cover police services, fire services, emergency management services, ambulance, and the training campus master plan. Respondents of the survey will be able to rate performance with the delineation of excellent, good, fair, poor, or don't know. Also included in the micro survey is the importance rank of survey provided ideas the city can do to improve its public safety services. With regards to the master plan, the micro survey will as survey takers to indicate on a rank scale the importance of eight different components of the training center. He also informed the council that the micro survey should not take a lot of time to complete, only 5-10 minutes. The survey should be available to Broken Arrow community members for three weeks. After the completion of

the survey, and completion of the analysis of the survey, Mr. McColloch will return to the City Council to present these findings, most likely in July of 2025. The results, when completed, will be available on the Broken Arrow city website.

Vice Mayor Johnnie Parks and Mayor Debra Wimpee commended the Office of Communications for their hard work and commitment to engaging the public on issues. Mayor Wimpee mentioned the importance of giving the public a voice to be heard by their government, as well as establishing transparency within local government.

Mr. McColloch thanked the council for their kind words of appreciation and applauded Chief Jeremy Moore, Chief Lance Arnold, and Director Jamie Ott as collaborative partners in this effort.

**D. 25-269 Update on the 2026 General Obligation Bond Package**

Michael Spurgeon, City Manager of the City of Broken Arrow, addressed the City Council in his capacity as City Manager. He informed the council that the bond package vote is scheduled for April 7<sup>th</sup>. He also informed the council that the Steering Committee has completed three meetings with great engagement through the propositions included. The Steering committee will meet two more times to discuss these matters. Mr. Spurgeon was also pleased to announce that there will be an all-day Special City Council Meeting on June 18, 2025 where members of all groups that have requested to speak will get a chance to address the council, as well as an opportunity for the council to discuss proposed projects for the consideration of the council. With regards to the proposed project, Mr. Spurgeon indicated that those were a culmination of the results of surveys, conversations and meetings with community members, and residual bond packages not included in the August 2018 bond vote. He additionally thanked the council for their considerable commitment to an all-day meeting. Later in the summer, he added, there will be additional public forums for individuals to voice their thoughts on these packages.

**8. Citizens' Opportunity to Address the Council on General Topics Related to City Business or Services**

NONE

**9. General Council Business**

**A. 25-4681 Consideration, discussion, and possible action to accept the Drainage Advisory Committee's recommendation to the Council to expend funds to construct improved channelization measures along the banks of a tributary to Covington Creek contingent upon all property owners' agreement and execution of a drainage easement for the construction of the project.**

Sarah Walters, Stormwater Project Manager in the Engineering and Construction Department for the City of Broken Arrow explained to the council that this item covers the Covington Creek Bank Stabilization Project evaluated and approved by the Broken Arrow Drainage Advisory committee. This project address serious erosion along the banks of the Covington Creek Tributary. Ms. Walters explained that the Drainage Advisory Committee first reviewed and approved this project in 2020, but the project required a 404 permit from the Army Corps of Engineers. It took three years to obtain the permit and was finally executed by the city in April of 2025. Additionally, Ms. Walters explained it is the recommendation of city staff to accept and follow the Drainage Advisory Committee's recommendation to expend \$500,000 in construction funds to complete the project. This recommendation also holds a stipulation that all adjacent property owners be in agreement to the construction and obtain a drainage easement from the City.

Council Member Ford recounted information from a previous meeting in which property owners in attendance we amenable to the project. An action item from that meeting indicated that city staff were to reach out to property owners who were unable to attend the initial meeting. Council Member Ford asked Ms. Walters for a status on that item.

Ms. Walters responded with nearly all of the property owners were in favor of the project and its stipulations. But he did mention that one property owner has not been reached by city staff, yet.

Joy Thorp was present at the meeting, but did not wish to speak publicly on the issue but offered her support to be added to the record.

Mr. Joe Robson of Broken Arrow addressed the council by noting that creek management has been an issue for over 50 years. He appreciated the council's consideration approving the allocation of construction funds to ease erosion.

Vice Mayor Johnnie Parks explained additional backstory on the development and management of that area of Broken Arrow. He indicated that at the time, the City of Broken Arrow was not involved in the development, and that the creek channel was moved. The city has an obligation to protect the city-maintained infrastructure like roads and sewers, and protect the interests of future residents.

Vice Mayor Johnnie Parks explained additional backstory on the development and

management of that area of Broken Arrow. He indicated that at the time, the City of Broken Arrow was not involved in the development, and that the creek channel was moved. The city has an obligation to protect the city-maintained infrastructure like roads and sewers, and protect the interests of future residents.

MOTION: A motion was made by Johnnie Parks, seconded by Justin Green  
**Move to accept the Drainage Advisory Committee's recommendation to the Council to expend funds to construct improved channelization measures along the banks of a tributary to Covington Creek contingent upon all property owners' agreement and execution of a drainage easement for the construction of the project.**

**Aye: 4** The motion carried by the following vote:  
Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

**B. 25-725 Consideration, discussion, and possible approval of and authorization to execute a Professional Consultant Agreement with CEC Corporation for the Tucson Street Improvements from Olive Avenue to Aspen Avenue Including Intersection Improvements at Olive Avenue (Project No. ST25300)**

Travis Small of the Engineering and Construction Department of the City of Broken Arrow, addressed the council on the merits of an engineering contract. He highlighted the current improvement needs of an area of roadway. Mr. Small also recounted the ways in which the department solicited bids for the project, including a Request for Qualifications to engineering firms. Through a deliberative process, CEC Corporation was determined to be the consultant with whom the City of Broken Arrow wanted to engage for this project. Mr. Small also informed the Council that the contract has been negotiated and is submitted for their review in this meeting. Mr. Small highlighted the scope of the contract that includes things like number of lanes, drainage improvements, utility relocations, and improving the safety of an intersection with alternative directions like a roundabout, or signaled intersection. He then paused for questions from the council members.

Vice Mayor Johnnie Parks noted the importance of improvement to the intersection and how there are many truck accidents in the area due to tight turns. He also mentioned the importance of these improvements on the quality of life for members of the community who reside in that area as well as all who travel through that area.

Mr. Small then added that if a roundabout were to be selected, the Engineering and Construction Department would ensure its success over the recent implementation of a roundabout.

MOTION: A motion was made by Justin Green, seconded by Johnnie Parks  
**Move to approve Item 25-725 to authorize, and execute a Professional Consultant Agreement with CEC Corporation for the Tucson Street Improvements from Olive Avenue to Aspen Avenue Including Intersection Improvements at Olive Avenue (Project No. ST25300)**

**Aye: 4** The motion carried by the following vote:  
Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

**C. 25-629 Consideration, discussion, and possible award the lowest responsible bid to Mammoth Sports Construction, LLC. for the construction of the Nienhuis Football Synthetic Turf Fields (Project 2460360)**

Shannon Marshall, Special Projects Division Manager, first modeled to the Council the accepted pronunciation of "Nienhuis." She then introduced the project as a conversion of grass turf football and lacrosse fields to synthetic turf fields. She highlighted the merits of that conversion, including recent improvements to stormwater drainage. The project will look to returf fields 1 and 4. Ms. Marshall also noted the bid process and indicated several bids for the project. Due to some omissions in the lowest bid, it is the recommendation of her team to select the second lowest responsible bidder. She informed the council that the project would cost \$1,560,739. She also informed the council that city staff recommend awarding this bid. She then paused for questions from the council.

Council Member Lisa Ford confirmed that the bid was for Fields 1 and 4, due to the fact Fields 2 and 3 have previously been converted to synthetic turf fields. She then asked about the lifespan of the synthetic turf and how often it would need to be replaced.

Ms. Marshall explained to Council Member Ford that the longevity of a synthetic turf field is usually 10 years before it would need to be replaced. She then mentioned the benefits of the lack of maintenance needed with synthetic turf.

Vice Mayor Johnnie Parks recounted his experience in speaking with community members to determine the rate of injury due to synthetic turf fields. He informed the council that there is no greater risk in synthetic turf over natural turf.

Ms. Marshall followed Vice Mayor Parks point with additional facts regarding synthetic turf and its popularity among other sport facilities, and the likelihood players on the field would have experience with the landscape materials.

MOTION: A motion was made by Lisa Ford, seconded by Johnnie Parks  
**Move to approve Item 25-629 and award the lowest responsible bid to Mammoth Sports Construction, LLC. for the construction of the Nienhuis Football Synthetic Turf Fields (Project 2460360)**

The motion carried by the following vote:

Aye: 4

Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

**D. 25-652 Consideration, discussion, and possible approval of and authorization to execute Resolution No. 1658, a Resolution authorizing the acceptance of Updates to the Broken Arrow NEXT Comprehensive Plan**

Amanda Yamaguchi, Planning and Development Manager for the City of Broken Arrow, introduced the item to the city council. She explained the Resolution is to align the Comprehensive Plan to zoning ordinances for the City of Broken Arrow. She explained that several pages of zoning ordinances need to be changed in order to align with another item on the agenda that the council is expected to pass. She reiterated that this is to bring the Comprehensive plan into agreement with the new zoning ordinances. She paused for questions from the City Council.

Vice Mayor Johnnie Parks reaffirmed that the council was not changing any of the Broken Arrow NEXT Comprehensive Plan, just some terminology found within it.

Ms. Yamaguchi responded in the affirmative and said that there were specific references on four pages of the comprehensive plan to specific zoning districts, and would reflect the updates needed by the new zoning ordinances.

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

**Move to Approve Item 25-652, authorization to execute Resolution No. 1658, a Resolution authorizing the acceptance of Updates to the Broken Arrow NEXT Comprehensive Plan**

The motion carried by the following vote:

Aye: 4

Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

**E. 25-653 Consideration, discussion, and possible approval of COMP-002056-2025 (Comprehensive Plan Change), Lynn Corner, 23.18 acres, Levels 3 & 4 to Level 3, located on the northeast corner of Washington Street (91st Street) and 9th Street (Lynn Lane Road)**

Amanda Yamaguchi, Planning and Development Manager for the City of Broken Arrow addressed the council with a change to the Comprehensive Plan. She informed the council that this is an amendment to change approximately 23 acres of land marked as Level 3 and Level 4 to a change of all acres marked as Level 3. She gave a rough outline of where the property was plotted and located at the northeast corner of Washington Street and 9th Street. She then informed the council that if this item were to be approved, the applicant would return to the planning commission with an application to rezone to RS4. She recounted the activities of the Planning Commission of April 24th in which the applicant submitted a conceptual plan and layout demonstrating approximately 68 lots. She continued with a summation of a neighbor to the property who spoke at the planning commission meeting in opposition to the development, citing concerns about loss of privacy due to the wooded lot behind her home, property values, and other issues. Ms. Yamaguchi informed the council that the Planning Commission recommended approval for the application. Council Member Ford asked Ms. Yamaguchi for the degree of unity of the votes from the Planning Commission. Ms. Yamaguchi indicated the votes were all in favor of the application.

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

**Move to Approve Item 25-653, approval of COMP-002056-2025 (Comprehensive Plan Change) Lynn corner, 23.18 acres, Levels 3 & 4 to Level 3, Located on the north east corner of Washington Street (91st Street) and 9th street (Lynn Lane Road)**

The motion carried by the following vote:

Aye: 4

Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

**F. 25-653 Consideration, discussion, and possible approval of COMP-002091-2025 (Comprehensive Plan Change), Bel Lago, 17.2 acres, Level 2 (Urban Residential) to Level 3 (Transition Area), located approximately one-half mile north of Houston Street (81st Street), one-half mile west of Evans Road (225<sup>th</sup> E. Avenue)**

Amanda Yamaguchi, Planning and Development Manager for the city of Broken Arrow addressed the council with a change to the Comprehensive Plan. She informed the council that this is an amendment to change approximately 23 acres of land marked as Level 3 and Level 4 to a change of all acres marked as Level 3. She gave a rough outline of where the property was plotted and located at the northeast corner of Washington Street and 9<sup>th</sup> Street. She then informed the council that if this item were to be approved, the applicant would return to the planning commission with an application to rezone to RS4. She recounted the activities of the Planning Commission of April 24<sup>th</sup> in which the applicant submitted a conceptual plan and

layout demonstrating approximately 68 lots. She continued with a summation of a neighbor to the property who spoke at the planning commission meeting in opposition to the development, citing concerns about loss of privacy due to the wooded lot behind her home, property values, and other issues. Ms. Yamaguchi informed the council that the Planning Commission recommended approval for the application.

Vice Mayor Johnnie Parks asked Ms. Yamaguchi about the ownership of the properties.

Ms. Yamaguchi responded to his questions indicating that the Homeowners Association of Bel Lago, and the applicant developer both own their respective properties and that none of the land discussed is owned by the City of Broken Arrow.

Vice Mayor Parks discussed his recent conversations with members of the public who are against the development of the applicant's plot. He then asked if there were members of the community who wished to speak against the proposed item.

After none were identified, Ms. Yamaguchi informed the council that there were 4 community members who opposed the plan at the planning commission meeting. These community members brought up many concerns like the number of multifamily units, concerns of increased congestion and traffic patterns through the subdivision, loss of green space, and other concerns of that nature. Ms. Yamaguchi also pointed out to the council that no multifamily unit traffic will flow through the neighborhood, and that emergency services will have access through a secondary gate to the Bel Lago community, but that would have to be built and installed.

After much discussion of the location of the application, and the additional affected communities, the council then moved to the discussion of buffer zones. Ms. Yamaguchi informed the council of the 20ft buffer zone requirement but also indicated the flood zone as an additional buffer. She then informed the council that the applicant was present. The Council invited the applicant to speak on the matter and stand up for questions from the council.

Attorney Tom Vogt, of Tulsa, Oklahoma, representing the landowner introduced himself to the council. He described the plan for the development's buffer zone to include the extensive floodplain, as well as a screening fence along the east portion of the development. He also noted several access points to the new neighborhood that would alleviate several traffic related concerns to Bel Lago community members. He noted concerns from Bel Lago community members that the multi-family housing units would not be a multi-story apartment building, but small detached units at approximately 1200 square feet. He documented he and his clients' attempts to meet with the public, indicating good turnout of about 80 people at a local elementary school. In this recent meeting, the developer showed off plans for the proposed development and answered questions and concerns. He highlighted the proposed construction materials, and that the builder of this development built many homes in the Bel Lago community. Mr. Vogt then again reaffirmed that the property would house less unit per acre on the property than an apartment community would. Mr. Vogt then described proposed parking options included in the development plans.

Mayor Debra Wimpee asked for clarification on the lack of concept images of the proposed units.

Ms. Yamaguchi reaffirmed that the council members received a draft PUD. She informed the council that once the change to the comprehensive plan was approved, the applicant would return to the Planning Commission with a rezoning application and a complete PUD. After those actions, she explained the council members would receive those additional details.

Mr. Vogt explained his intention to submit a full PUD but due to the changes needed in the comprehensive plan first, he was unable to.

Vice Mayor Johnnie Parks remarked that in the past there has been a difference in how the approval was tied to PUD.

Ms. Yamaguchi confirmed that notion and reiterated that the recommendation from the Planning Commission would be an approval subject to a PUD similar to the draft PUD the is being presented on the property. Otherwise, the comprehensive plan would not change.

Vice Mayor Parks responded with understanding, and that any major change would additionally need to come before the council.

Mr. Vogt for the applicant assured the council that this development had matured past the initial stages, and identified the engineer of the project, Mr. Jeff Tunnell, as present in the room.

Council Member Justin Green asked Mr. Vogt of the property ownership of two of the parcels of land in discussion. Mr. Vogt agreed that the two being discussed were owned by the same property owner.

Mayor Debra Wimpee questioned Mr. Vogt if any traffic studies had occurred in the proposed area. She mentioned how frequently she travels down this road, and whether an additional 300 cars would be feasible on the roadway. Ms. Yamaguchi responded that there have not been any traffic studies completed at this stage, as they are not required until further along in the development process, specifically in the engineering and platting phase. She then went on to explain that the City Council can request a traffic study at any time and can require a study as part of the council's recommendation, but city staff do not have the authority to request a study at this stage in the project.

The Council and Mr. Vogt then discussed the timing of the project so far, indicating that first, the application came before the planning commission in January 2025. The planning commission then asked the applicant to meet with the members of the community to address

concerns. The Applicant and their team met with members of the community in late February 2025. When the item came back to the planning commission, there were significantly less concerned members of the public ready to speak in opposition to the planned development. Mr. Vogt believes that the meeting addressed many concerns of those individuals who had previously voiced loud concerns.

The council and Ms. Yamaguchi then went through and discussed the actions of the Planning Commission, including the history of the item, and the approval vote record from the planning commission. Mrs. Yamaguchi also wanted to note for the council that the application with multifamily zoning will require a .4 mile notification radius which is larger than the conference at plottage.

MOTION: A motion was made by Johnnie Parks, seconded by Lisa Ford  
**Move to Approve Item 25-653, approval of COMP-002091-2025 (Comprehensive Plan Change), Bel Lago, 17.2 acres, Level 2 (Urban Residential) to Level 3 (Transition Area), located approximately one-half mile north of Houston Street (81st Street), one-half mile west of Evans Road (225th E. Avenue)**

The motion carried by the following vote:

Aye: 3 Justin Green, Lisa Ford, Johnnie Parks,  
Nay: 1 Debra Wimpee

10. Preview Ordinances - NONE

11. Ordinances

- A. 25-674 Consideration, discussion, and possible adoption of Ordinance No. 3873, closing an easement from Anthem Church, Inc, on property located one-third mile north of Houston Street (81st Street), one-quarter mile east of Garnett Road, Tulsa County, State of Oklahoma, (Section 08, T18N, R14E), repealing all ordinances to the contrary; and declaring an emergency (EASE-002076-2025)

Amanda Yamaguchi, Planning and Development Manager, addressed the council on the closing of a portion of a utility easement for Anthem Church. This easement lies underneath a new building. The Anthem Church has dedicated a new easement to replace this easement and put in the water line. This easement, under the building, is no longer in use.

MOTION: A motion was made by Johnnie Parks, seconded by Lisa Ford  
**Move to Approve Item 25-674 adoption of Ordinance No. 3873, closing an easement from Anthem Church, Inc, on property located one-third mile north of Houston Street (81st Street), one-quarter mile east of Garnett Road, Tulsa County, State of Oklahoma, (Section 08, T18N, R14E), repealing all ordinances to the contrary; and declaring an emergency (EASE-002076-2025)**

The motion carried by the following vote:

Aye: 4 Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

- B. 25-675 Consideration, discussion and possible approval of an emergency clause for Ordinance No. 3873; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist

No summation or introduction was made for this item.

MOTION: A motion was made by Lisa Ford, seconded by Justin Green  
**Move to Approve Item 25-675, approval of an emergency clause for Ordinance No. 3873; 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: 4 Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

- C. 25-710 Consideration, discussion, and possible adoption of Ordinance No. 3877, An Ordinance amending The Broken Arrow Code of Ordinances, to regulate and restrict land use, building use and the location of buildings designed for specific uses; to regulate the limit of height of buildings hereafter erected or altered; to regulate and determine the size and area of yards and other open spaces; to regulate the density of land use; to establish Zoning Districts based upon a Comprehensive Plan and to delimit such districts by reference to a map; to provide for off-street parking and loading; to provide for the application of zoning clearance permits and the issuance thereof by the City Manager or his Authorized Representative; to provide for amendments to this Ordinance; to provide for enforcement and prescribing penalties for the violation of the provisions; to provide for the board of adjustment to define its powers; to provide for severity; to provide for procedure before the Council and the Planning Commission; to provide for amendments, Codification of this Ordinance and repeal of conflicting Ordinances, repealing all ordinances to the contrary; and declaring an emergency; and to become Effective July 1, 2025



Amanda Yamaguchi, Planning and Development Manager for the City of Broken Arrow, introduced the new Broken Arrow Zoning ordinances. She indicated that work on this item began in 2020, with a successful public kick off in 2021. Ms. Yamaguchi additionally recounted how much work, and energy went into these zoning ordinances, as well as the number of public hearings and meetings that were held in its development. The council expressed their excitement to approve the item, noting the length of the process.

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

**Move to Approve Item 25-710 adoption of Ordinance No. 3877.**

The motion carried by the following vote:

**Aye: 4** Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

- D. 25-711 Consideration, discussion and possible approval of an emergency clause for Ordinance No. 3877; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist**  
There was no discussion about this item.

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

**Move to Approve Item 25-711, approval of an emergency clause for Ordinance No. 3877; 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: 4** Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

- E. 25-708 Consideration, discussion, and possible adoption of Ordinance No. 3878, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ-2092, generally located one-quarter mile south of Tucson Street (121st Street), one-half mile west of Elm Place (161st E. Avenue), granting RS-3 zoning classification upon the tract, repealing all ordinances to the contrary; and declaring an emergency**  
Amanda Yamaguchi, Planning and Development Manager, explained the item to the council, as a change to the zoning map for a development plat to change the map to a RS-3 zone.

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

**Move to Approve Item 25-708 adoption of Ordinance No. 3878, an ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ-2092, generally located one-quarter mile south of Tucson Street (121st Street), one-half mile west of Elm Place (161st E. Avenue), granting RS-3 zoning classification upon the tract, repealing all ordinances to the contrary; and declaring an emergency**

The motion carried by the following vote:

**Aye: 4** Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

- F. 25-709 Consideration, discussion and possible approval of an emergency clause for Ordinance No. 3878; it being immediately necessary for the preservation of the public peace, health, safety, or welfare, an emergency is hereby declared to exist**  
No discussion was had for this item.

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

**Move to Approve Item 25-709, approval of an emergency clause for Ordinance No. 3878; 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: 4** Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

**12. Remarks and Inquiries by Governing Body Members**

Vice Mayor Johnnie Parks commended the collaboration between the History Museum and the Senior Center on their recent Rooster Day dinner. He commended the staff of the Senior Center who work right alongside the History Museum staff and volunteers to set up, break down, and clean up the event. He also commended the Senior Center for volunteering their facility at no charge to the History Museum. He also recounted the success of the pie auction. Additionally, Vice Mayor Parks informed the public that the Governor of the State of Oklahoma has called special elections to fill the seats for Oklahoma State Representatives in Districts 71 and 74 as indicated in a letter he received from the Tulsa County Election Board. He also included the schedule of the election, with Republican runoff primaries on May 13, 2025, and a general election on June 10, 2025. The state election board will continue to send our confirmations letters to voters who fit into five categories. He added that the letter encouraged community members to log onto the Oklahoma Voter Portal within 60 days to update their information.

Council Member Lisa Ford praised the decoration of the City of Broken Arrow Float in the

Rooster Days parade. She then described that the float contained a rotating carousel and bubbles containing a vapor that dissipated after popping. She then remarked on the construction, and how grateful the council was for the individuals responsible for its design and execution. Other members of the council also agreed and were appreciative of the efforts. Council Member Justin Green expressed his admiration of the Sound of Broken Arrow, the choir from the Broken Arrow Senior Citizen Center who performed in the chambers of the city council for National Elected Officials Day. The members of the choir recognized all city employees for their hard work and performed patriotic songs for the group assembled. Council Member Green noted this incredible performance and thanked the choir.

Mayor Debra Wimpee shared with the City Council that The City of Broken Arrow was named The Best Place to live in the State of Oklahoma, and Number 12 in Best Places to Live in the United States of America. She attributed this ranking to the contributions of dedicated staff, public safety, and the measure, intentional growth of the community. She also included remarks about the great local community regarding community events, employers, restaurants, and retail in the area.

Mayor Wimpee shared with the community about a public meeting the city council is hosting regarding human trafficking. It will be at NSUBA from 8:30am-12:00pm on Friday. She went on to explain the meeting is to bring awareness of the issue to the community, listen to industry professionals.

Mayor Wimpee also shared there would be an event on Saturday called Avenue of the Flags, at Floral Haven beginning at 10am. The ceremony will feature the son of General Mancino. Following that, at 1:00pm the Youth on Guard Tomb of the Unknown Soldier reenactment will begin and continue until Monday at 3:00pm. Additionally, Mayor Wimpee indicated that Tuesdays in the Park will begin on June 2.

Council Member Ford informed the City Council that the rose garden dedication and ceremonial ribbon cutting will begin at 10am on Friday. The rose garden is located behind the community center. The public is encouraged to attend.

Mayor Wimpee also informed the council that the former Superintendent Max Smith passed away. The Council noted his longtime service to the schools and education systems of Broken Arrow. His Memorial Service is Friday at 2pm at Arrow Heights Baptist Church for those interested in attending.

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

City Manager Michael Spurgeon updated the council on the Oak Grove Fire Protection District plan. He reminded the council that the voters in the district voted to begin paying additional property taxes needed to support their additional contributions to the district in order to provide necessary emergency services to the area. Mr. Spurgeon went on to illustrate the work the Fire Chief Moore’s work to engage community leaders and additional leaders in nearby counties. These meetings included a recent meeting to establish protocols for dispatching to these areas. City Manager Mike Spurgeon then informed the council of a recent question on the improvements to County Line Road. He then said that pending the approval for capital improvements in the city budget, the city is prepared to begin work in July on a mill and overlay of the road. This will take place from the roads of Houston to New Orleans. In his final update to the council, Mr. Spurgeon informed the council that Senate Bill 701 will be heard in the legislative house of Oklahoma the following day. He reiterated the importance of the bill and that it would determine whether or not NSU could be heard at the Board of Regents to offer traditional four-year college classes.

**15. Adjournment**

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

MOTION: A motion was made by Lisa Ford, seconded by Justin Green  
**Move to adjourn**

The motion carried by the following vote:  
Justin Green, Lisa Ford, Johnnie Parks, Debra Wimpee

**Aye: 4**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk