



March 31, 2026

B.A. Brown Property, LLC
PO BOX 1555
Broken Arrow, OK 74013

*Emailed
3-31-26
AO*

**RE: COUNTY LINE TRUNK SEWER PHASE II B – SANITARY SEWER
IMPROVEMENTS, PROJECT NO. 2154250, PARCEL NOs. 29.0 & 29.1 & 35.0 &
35.1 & 37.0 & 37.1 & 38.0 & 38.1 & 39.0 & 39.1 REVISED OFFER LETTER**

**PROPERTY LOCATION: WAGONER COUNTY ASSESSOR PARCEL NOs. 730007031
& 730007030 & 730005637 & 730096836 & 730096149**

Representatives of the Department of Engineering and Construction have kept me apprised of the discussions regarding the proposed acquisition of your property in relation to the sanitary sewer improvement project. After reviewing your response to the City's offer, I am prepared to make the following offer in accordance with your verbal request subject to City Council approval:

Permanent Easements:

Parcel 29.0 8,243.30 SQUARE FEET (SF) @ \$0.83/SF x 75% = \$5,131
Parcel 35.0 8,229.05 SQUARE FEET (SF) @ \$0.83/SF x 75% = \$5,123
Parcel 37.0 7,723.89 SQUARE FEET (SF) @ \$0.83/SF x 75% = \$4,808
Parcel 38.0 8,190.50 SQUARE FEET (SF) @ \$0.83/SF x 75% = \$5,099
Parcel 39.0 3,170.50 SQUARE FEET (SF) @ \$1.07/SF x 75% = \$2,544

Total Utility Easements: **\$22,705**

Temporary Construction Easements:

Parcel 29.1 6,594.44 SQUARE FEET (SF) @ \$0.83/SF x 10% = \$547
Parcel 35.1 6,583.24 SQUARE FEET (SF) @ \$0.83/SF x 10% = \$546
Parcel 37.1 12,358.22 SQUARE FEET (SF) @ \$0.83/SF x 10% = \$1,026
Parcel 38.1 6,552.40 SQUARE FEET (SF) @ \$0.83/SF x 10% = \$544
Parcel 39.1 5,072.35 SQUARE FEET (SF) @ \$1.07/SF x 10% = \$543

Total Temporary Construction Easements: **\$3,206**

Cost to Cure Damages:

Replace barbed-wire fencing: 2,640 Linear Feet @ \$2.88/LF = **\$7,603**

Total Just Compensation Amount (Rounded) = **\$33,520**

By your signature on this letter, you have accepted the City's offer of \$33,520.00. Please return this document in the enclosed self-addressed stamped envelope for further processing. If you have any questions about this offer, please contact a Right-of-Way Agent:

Amy O'Laughlin: aolaughlin@brokenarrowok.gov, or 918-259-7000 ext. 5278

Please respond within 10 days of receipt of this letter.



Respectfully,
CITY OF BROKEN ARROW

Michael L. Spurgeon
City Manager

MLS/ao
enc

By: Kelley Rash, Managing Member

4-6-2026