



City of Broken Arrow

Request for Action

File #: 16-1192, **Version:** 1

Broken Arrow City Council
Meeting of: 10-04-2016

To: Mayor and City Council Members
From: Development Services Department
Title:

Consideration, discussion, and possible approval of and authorization to execute a Memorandum of Understanding related to the intersection improvements at 23rd Street and Dearborn Street associated with the proposed Walmart Neighborhood Market No. 4622 at the northeast corner of 23rd Street and Dearborn Street, Broken Arrow, Tulsa County, State of Oklahoma

Background:

Walmart Stores and their Consultant, Cochran Engineering, approached the City of Broken Arrow in 2015 about a new Neighborhood Market at the northeast corner of 23rd Street and Dearborn Street. During the coordination with the City on the zoning and site layout, residents in the nearby subdivisions requested improvements to the intersection for 23rd Street and Dearborn Street, specifically the need for left turn lanes.

City staff contacted Tulsa County to discuss improvements at this intersection and proposed improvements north and east of the intersection adjacent to Walmart's proposed drive entrances. Tulsa County indicated that the 2-mile stretch from 51st Street north to 31st Street along 193rd Street (County Line) was planned for design and improvement in the 2017 and 2018 fiscal years.

City staff held a meeting with representatives of Walmart, Tulsa County, City of Tulsa and Broken Arrow to discuss improvements at the 23rd (193rd) and Dearborn (41st) intersection. Tulsa County indicated they would manage the contract (similar to past projects) with hopeful participation from the City of Tulsa and Broken Arrow. Walmart indicated they would provide \$50,000 (approximately 25%) toward the signalization for the intersection improvements.

In early 2016, Walmart indicated they were continuing with the design for the project but forecasted closing on the property later this year with a possible construction start in spring 2017. Tulsa County confirmed in Spring 2016 that they received approval and funding to move forward with the intersection improvements.

City staff prepared a Memorandum of Understanding Letter (MOU) for the Walmart Neighborhood Market site, portion of contributable money in escrow, Tulsa County administering the contract, and permits related to the

Neighborhood Market. All parties have reviewed and agreed to the MOU.

Tulsa County has contacted and will continuing coordinating with both the City of Tulsa and City of Broken to facilitate the intersection improvements schedule.

City staff recommends approval of the Memorandum of Understanding.

Cost: **None**

Prepared By: **Michael W. Skates, P.E., CFM, Development Services Director**

Reviewed By: **Engineering Department**
Finance Department
Assistant City Manager - Operations
Legal Department

Approved By: **Michael L. Spurgeon, City Manager**

Attachments: **Memorandum of Understanding**
Site Plan, Proposed Neighborhood Market

Recommendation: Approve the Memorandum of Understanding and authorize its execution.