



City of Broken Arrow
Minutes
Broken Arrow Municipal Authority

City Hall
220 S 1st Street
Broken Arrow OK
74012

Chairperson Debra Wimpee
Vice Chair Christi Gillespie
Trustee Johnnie Parks
Trustee Lisa Ford
Trustee Justin Green

Tuesday, September 3, 2024

Council Chambers

1. Call to Order

Chairperson Wimpee called the meeting to order at approximately 8:59 p.m.

2. Roll Call

Present: 5 - Justin Green, Lisa Ford, Johnnie Parks, Christi Gillespie, Debra Wimpee

3. Consideration of Consent Agenda

- A. 24-1191 Approval of the Special Joint City Council - Broken Arrow Municipal Authority Meeting (BAMA) Minutes of August 13, 2024**
- B. 24-1134 Acknowledgement of submittal of the Broken Arrow Municipal Authority's Solid Waste and Recycling Report for July 2024**
- C. 24-1148 Acknowledgement of submittal of the Broken Arrow Municipal Authority's Water Supply Report for the month of July 2024**
- D. 24-1150 Acknowledgement of submittal of the Broken Arrow Municipal Authority's Wastewater Discharge Monitoring Report for the month of July 2024**
- E. 24-1178 Acknowledgement of receipt of Oklahoma Department of Environmental Quality (ODEQ) Permit No. WT000072240442 for construction of The Tiger Hill East Water Storage Tank Rehabilitation (Project No. 2454460)**
- F. 24-1170 Approval of and authorization to execute the second year of a three-year Enterprise Licensing Agreement with Environmental Systems Research Institute (ESRI) for software, products, and licenses**
- G. 24-1156 Approval of and authorization to execute Amendment No. 1 to the Professional Consulting Agreement with Garver, LLC for the Bass Pro Booster Pump Station Rehabilitation (Project No. WL22020)**
- H. 24-1145 Approval of and authorization to execute an integrated supply agreement Renewal No. 1 by and between Genuine Parts Company d/b/a NAPA Auto Parts and the City of Broken Arrow pursuant to the Sourcewell Cooperative Purchasing contract (formerly NJPA) number 110520-GPC**
- I. 24-1147 Approval of and authorization to execute an amendment to a professional services agreement with HDR Engineering, Inc. to provide one year of on-call engineering services for the Verdigris River Water Treatment Plant**
- J. 24-1146 Approval of and authorization to execute renewal of LarMar Industries for Lift Station Generator Service and Repair for the Utilities Department**
- K. 24-1171 Approval of and authorization to execute a one-year renewal subscription to Nearmap Imagery Service**
- L. 24-1172 Award the most advantageous bid to Termax Pest Control for Pest Control Services for the various City owned facilities**
- M. 24-1207 Acceptance of a Mutual Access Easement from 918 Home Investments, LLC, located at**

2116 North 28th Street, Lot 21, Block 1, Bentree, Broken Arrow, Oklahoma, 74014, located in the Northwest Quarter of Section 6, Township 18 North, Range 15 East, Wagoner County, State of Oklahoma; This easement is for the Bentree Lift Station Access Road Project No. S.24010

N. 24-1194 Ratification of the Claims List Check Register Dated August 27, 2024

Chairperson Wimpee asked if there were any Items to be removed from the Consent Agenda. There were none.

MOTION: A motion was made by Christi Gillespie, seconded by Lisa Ford.

Move to approve the Consent Agenda

The motion carried by the following vote:

Aye: 5 - Justin Green, Lisa Ford, Johnnie Parks, Christi Gillespie, Debra Wimpee

4. Consideration of Items Removed from Consent Agenda

There were no Items removed from the Consent Agenda; no action was taken or required.

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

There were no public hearings, appeals, presentations, recognitions, or awards.

6. General Authority Business

A. 24-1179 Consideration, discussion, and possible approval of and authorization to execute purchase of twelve (12) 2025 Peterbilt Drive Chassis with Heil Python Automated Side Loader from River City Hydraulics pursuant to Sourcewell Contract

Director of Solid Waste and Recycling Jerry Schuber reported this request was for the purchase of 12 new 2025 Peterbilt Drive Chassis with Heil Python Automated Side Loaders from River City Hydraulic. He stated these new side loader trucks would replace older rear loader units in the Broken Arrow fleet which surpassed the City's standards for replacement.

Director of Maintenance Services Ryan Baze stated today fleet maintenance had approximately 1,950 vehicles it was responsible for, and about 1,000 vehicles were rolling stock such as tractors, loaders, trash trucks, etc. He indicated there were 40 trash trucks which made up 4 percent of the fleet which went out on the street every day, and Staff spent 40 percent of its time repairing these trash trucks. He stated transitioning the truck fleet to side loaders would hopefully significantly reduce the amount of time spent by staff repairing trash trucks. He stated the Heil Body came with a comprehensive 3-year/6,000-hour warranty. He stated additionally, the transmission was covered by a 3-year unlimited mileage warranty, while the engine and after treatment system has a 3-year/300,000-mile warranty.

Mr. Schuber reported the City was currently picking up about 800 stops per route with one driver and two helpers. He explained when the City moved to the automated side loader fleet the City would be able to pick up 1,500 stops with one driver and no helpers. He stated transitioning the truck fleet from rear loaders to automated side loaders would significantly enhance performance, improve safety for staff operations, and provide better protection for staff against harsh weather conditions, including heat, cold, rain, and snow. He stated this would also create new career paths for those who currently worked as helpers; the City was sending the helpers over to Tulsa Tech to obtain licenses. He noted five helpers had completed the class and obtained licenses, three more helpers were queued for the next class, and no new helpers were hired in recent months; temporary labor was being used to fill the gaps in the interim. He stated there would be no reduction in the workforce with the transition to side loaders. He stated the City would now be able to make full use of the carts and there would be better opportunities for recycling and recovery of the materials already on the street.

Trustee Lisa Ford stated she was excited about this Item. She noted this seemed to come with everything except the City logo painted on the trucks.

Mr. Schuber stated the only thing which would not be on the vehicles was the route-ware (software and hardware) which the City put on the trucks enabling the drivers to take pictures and monitor the route. He explained the City would trade in the existing route-ware and purchase new route-ware because the equipment on the older trucks was now outdated.

Trustee Ford asked how long it would take to get the trucks.

Mr. Baze responded the City should expect to receive six trucks before the end of the year and the rest by May 2025.

Mr. Schuber stated this was one of the reasons Broken Arrow spent so much time fostering relationships with the companies which built this equipment. He stated he and Mr. Baze spent the last three years building these relationships and these relationships were now becoming solvent and beneficial to the City.

Trustee Justin Green stated he was happy to hear no employees would be cut as a result of this transition.

Mr. Schuber agreed; retaining employees was a priority.

Trustee Green asked about the plan for oversized item pickup.

Mr. Schuber stated the City was increasing bulky pickup routes.

Chair Wimpee stated it was impossible to know when a resident was going to leave extra trash bags outside a cart.

Mr. Schuber explained the City would eventually get to a point where it would have to say it would not pick up trash bags. He stated right now the bags were cost prohibitive; it was \$5.00 for an extra bag, but it only cost an extra \$7.50 for an extra cart, so two bags were more expensive than one cart which would hold 19 bags; therefore, it was better to get an extra container as it was cheaper, and the City could service the container with the arm. He stated green waste was the next hurdle; the City would have to retain some rear loader trucks for green waste only for a while until another solution was reached.

City Manager Spurgeon asked how many side loaders the City currently had, and how many routes.

Mr. Schuber responded the City currently had 11 side loaders. He stated the City had 11 trash routes, 7 recycling routes and two bulk trucks.

City Manager Spurgeon recommended approval.

MOTION: A motion was made by Christi Gillespie, seconded by Lisa Ford.

Move to approve and authorize execution of the purchase of twelve (12) 2025 Peterbilt Drive Chassis with Heil Python Automated Side Loader from River City Hydraulics pursuant to Sourcewell Contract

The motion carried by the following vote:

Aye: 5 - Justin Green, Lisa Ford, Johnnie Parks, Christi Gillespie, Debra Wimpee

B. 24-1177 Consideration, discussion, and possible approval of and authorization to execute a

long-term strategic plan for Adams Creek Sewershed Basin

Director of Engineering and Construction Charlie Bright stated it was important to understand the City had the capacity to handle its water and wastewater at this time; however, this Item was related to planning for the future. He asked Emily Rowland to present.

Environmental Division Manager Emily Rowland displayed and discussed a slide showing the general timeline of the history of Broken Arrow's wastewater system ranging from the 1950s to today. She displayed and discussed a slide showing the two major sewer basins in the City, Haikey Creek Basin and Lynn Lane Basin, along with Green Country Sewer (independently owned and operated), and the Adams Creek Basin which was currently a part of the Lynn Lane Basin. She noted a ridge line divided the sewer system which kind of followed Highway 51 requiring a lot of lift stations to pump over the ridge line. She displayed and discussed a slide showing how the sewer system worked with lift stations. She indicated the Adams Creek Basin had four major lift stations, one minor lift station and around 15 small lift stations while the Lynn Lane Basin had a total of 25 lift stations, so the larger percentage of lift stations were in the Adams Creek Basin portion of Lynn Lane Basin. She discussed the various lift stations. She displayed a slide illustrating two options for long term flow transfer scenarios: a flow transfer south to Lynn Lane (which was what the City was doing) or building a new plant in the Adams Creek Basin. She noted both options had pros and cons. She stated Scenario 1 was the "Status Quo" Alternative (continuing with flow south to Lynn Lane); the pro was this plan was consistent with the City's current plan. She discussed the cons: it did not necessarily address Adams Creek Basin issues; it would require 2048 upsizing of the Lower County Line Interceptor; and addition upgrades would be needed at LLWWTP. She stated the estimated cost in 2023 dollars would be between \$270 million dollars and \$290 million dollars over the time horizon out to 2050. She stated Scenario 2 was the "New future Adams Creek Plant." She discussed the pros: leveraged current investments in infrastructure; allowed for flexibility of plant timeline/planning; relieved multiple lift stations in the Adams Creek Basin; no significant upgrades needed at LLWWTP for capacity; allowed for flexibility as growth continued in east Broken Arrow; water reuse benefits. She discussed the cons: required significant investment in a shorter period of time (depending on plant); required staffing/operations/maintenance of a new plant; and public perception of reuse. She stated the estimated cost in 2023 dollars was between \$250 million dollars and \$295 million dollars over the time horizon out to 2050.

Vice Chair Gillespie asked if the estimated cost included the cost of operations and additional staff.

Ms. Rowland noted the estimated costs for operations and maintenance were approximately \$1.9 million dollars per year for Scenario 1, and \$2 million dollars per year for Scenario 2. She explained operations and maintenance cost was based basically on the amount of flow. She stated the overall cost over the 25 year horizon for Scenario 1 was approximately \$281 million dollars and Scenario 2 was approximately \$278 million dollars, so the costs were similar long term. She noted Mary Elizabeth Monk the consultant from Garver was present to answer questions as well. She stated Staff recommended moving forward with Scenario 2 due to the flexibility it provided.

Trustee Johnnie Parks stated he had no questions; BAMA had looked at this several times. He stated he agreed with the recommendation for Scenario 2. He noted it was expensive to lift water. He stated the best thing about Scenario 2 was it would give the Broken Arrow citizens who lived in Wagoner County a better opportunity to get on a sewer system. He noted the septic tanks in the older subdivisions in this area had reached the end of their life spans and were polluting the area. He stated he believed Scenario 2 would help with long term livability in Wagoner County.

Chair Wimpee agreed. She noted Trustee Parks was an expert on sewer systems and she thanked him for his input. She agreed Scenario 2 was a good recommendation.

City Manager Spurgeon recommended Scenario 2. He noted the four corners of a foundation of a community were water, sanitary sewer, stormwater and roads.

Trustee Parks stated having a plan in place would enable the City to better make future decisions as well. He thanked Ms. Rowland for her presentation.

MOTION: A motion was made by Johnnie Parks, seconded by Christi Gillespie.

Move to approve and authorize execution of a long-term strategic plan for Adams Creek Sewershed Basin

The motion carried by the following vote:

Aye: 5 - Justin Green, Lisa Ford, Johnnie Parks, Christi Gillespie, Debra Wimpee

C. 24-1208 Consideration, discussion, and possible approval of a Memorandum of Understanding between Broken Arrow Municipal Authority and MidAmerica Industrial Park

Ms. Rowland reported in March of 2022 BAMA approved an Agreement with HDR Engineering, Inc. to further investigate options for BAMA to obtain a secondary water source from the Grand River which could utilize BAMA's existing 36-inch waterline from Pryor to the Verdigris River Water Treatment Plant (VRWTP). She stated the recommendation from this report was to obtain a secondary water source from the Grand River by partnering with the Oklahoma Ordnance Works Authority (OOWA), a public trust whose beneficiary was the Stator of Oklahoma, d/b/a MidAmerica Industrial Park (MAIP), this was presented to and approved by BAMA on November 7th, 2024. She stated the first step in obtaining a secondary water source was to create a Memorandum of Understanding with Mid America Industrial Park (MAIP). She stated this MOU laid out the framework to work towards a definitive agreement with MAIP for BAMA to buy raw water from MAIP and obtain/construct the infrastructure needed to bring the raw water from GRDA's pump station through MAIP's property to BAMA's existing 36-inch waterline.

Chair Wimpee stated the City had been working on this for a while.

Trustee Parks discussed the last time this was done, 35 years ago. He noted it worked very well until the pipe went bad. He stated he believed ultimately this meant the City would not have to spend as much money on purifying the water coming out of the Grand River, as opposed to the water coming out of the Verdigris. He stated he believed the water taste would be the same because Broken Arrow provided good water, but it would be at a reduced cost.

Assistant City Manager of Operations Kenny Schwab stated MidAmerica OOWA has been wonderful to work with through this process and he felt, personally, the game changer was the potential to buy MidAmerica's 3 million gallon tank. He explained this tank would allow the City to gravity flow quite a bit which made everything much more affordable. He thanked MidAmerica OOWA.

Trustee Parks stated previously the City purchased treated water from MidAmerica, but this was the purchase of raw water, and he was very pleased with this MOU.

Trustee Green noted both this Item and the previous Item were of high importance to Broken Arrow citizens; water was often taken for granted, and it was wonderful Broken Arrow had City Staff thinking about the future of Broken Arrow water and the future of the Broken Arrow community. He expressed his appreciation to those who worked diligently toward

these two proposals.

Trustee Ford stated she was optimistic the water would taste better once it was coming from the Grand River.

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

Move to approve a Memorandum of Understanding between Broken Arrow Municipal Authority and MidAmerica Industrial Park

The motion carried by the following vote:

Aye: **5 -** Justin Green, Lisa Ford, Johnnie Parks, Christi Gillespie, Debra Wimpee

7. Remarks and Inquiries by Governing Body Members

There were no remarks or inquiries by Governing Body Members.

8. Remarks and Updates by City Manager and Staff

City Manager Spurgeon stated having a second source of water was very important and he appreciated Staff's efforts in this regard. He stated partnering with MidAmerica was a big deal.

9. Executive Session

There was no Executive Session.

10. Adjournment

The meeting was adjourned at approximately 9:38 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 -** Justin Green, Lisa Ford, Johnnie Parks, Christi Gillespie, Debra Wimpee

Chairperson

Secretary