



City of Broken Arrow
Minutes
Special City Council Meeting

City Hall
220 S 1st Street
Broken Arrow OK
74012

Mayor Debra Wimpee
Vice Mayor Christi Gillespie
Council Member Johnnie Parks
Council Member Lisa Ford
Council Member Justin Green

Tuesday, May 14, 2024

Time 5:00 p.m.

**Broken Arrow Senior Center Annex
1811 S. Main St
Broken Arrow, OK**

1. Call to Order

Mayor Debra Wimpee called the meeting to order at approximately 5:00 p.m.

2. Invocation

Michael Godefrin performed the invocation.

3. Roll Call

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

4. Pledge of Allegiance to the Flag

Mayor Wimpee led the Pledge of Allegiance to the Flag.

5. General Council Business

- A. 24 636 Consideration, discussion, and possible action regarding BAZ 001334 2024 (Rezoning) and SP 001335 2024 (Specific Use Permit), Floral Haven Expansion, 27 acres, A 1 (Agriculture) and R 1 (Single Family Residential) to A 1 (Agriculture)/SP 001335 2024, north of West Kenosha Street (East 71st Street South), and one quarter mile west of South Olive Avenue (South 129th East Avenue)**

Mayor Wimpee indicated this Item would be tabled. She noted one citizen signed up to speak.

Citizen Steve Sumrall encouraged the City not to be in a rush to approve this Item and to wait for Floral Haven to be in contact. He noted Zoning Ordinance indicated any zoning changes needed to preserve the character of the neighborhood. He stated he represented his HOA which had 129 homes, representing around \$26 million dollars in fair market value property, which paid taxes to the City and State, while the cemetery was tax exempt. He stated these things should be kept in mind while considering this application.

Council Member Johnnie Parks noted this would be discussed at the next City Council Meeting.

Assistant City Manager of Operations Kenny Schwab indicated Floral Haven sent an email to City Manager Spurgeon Sunday evening; Floral Haven's point of contact was on vacation, but the City had a meeting scheduled with Floral Haven on Friday. He indicated this Item would come back before City Council on 05/21/2024 at the City Council Meeting.

- B. 24 637 Presentation, discussion, and possible direction regarding the revenues, expenditures and budgets of the City of Broken Arrow, Broken Arrow Municipal Authority, and the Broken Arrow Economic Development Authority, the proposed Fiscal Year 2025 Budgets and Financial Plans for the General Fund, Broken Arrow Municipal Authority, Broken Arrow Economic Development Authority and other funds of the City of Broken Arrow**

Mr. Schwab thanked City Staff for their efforts with the Budget. He reviewed what points would be discussed during the presentation.

Mr. Schwab reported the Broken Arrow fiscal year was from July 1 through June 30 annually. He indicated the budget was a blueprint for providing municipal services for the upcoming fiscal year, it matched available resources with community needs and outlined the workplan and priorities for the City. He discussed the City Vision, Mission, and opportunities which would be accomplished including public safety, community wellbeing, economic development, innovative municipal government operations, fiscal sustainability, strategic public investment, transformational initiatives, transparency and communication. He noted the budget book included the City Manager's executive summary, proposed revenue and expenditure for each fund, proposed department budgets, special funds, proposed

expenditures, revenues and fund balance, street maintenance plan, the proposed 2024 GO bond sell, Oklahoma Water Resources Board (OWRB) loan program, and the Manual of Fees.

Finance Director Cindy Arnold reviewed the four key budget practices: to estimate revenues and expenditures conservatively; to ensure all funds balance; to include built in contingencies for the unexpected; and to focus on long term financial sustainability. She reviewed the basis for budget recommendations: implementation of City Council's ongoing #1 priority which was to provide great services for the community; to address the increasing demand for public infrastructure and public services; and to maintain Broken Arrow's high quality of life. She reviewed the current sales tax breakdown. She reviewed budget challenges which included inflation of costs of goods and services; supply chain availability; and the current over dependence on sales tax. She reported the FY-2025 proposed municipal budget was \$490,455,349 dollars which was a 38.1% increase over FY-2024. She stated last year the budget was \$354,890,000 dollars. She explained the big difference was the increase in capital outlay which was 68 percent higher this year than last year due to the capital projects being in different phases of construction.

Mr. Schwab stated \$275 million dollars of the \$490 million dollars (56 percent of the total budget) was in capital outlay projects. He stated all infrastructure, buildings, etc., were considered capital outlay. He discussed how and why the capital outlay projects increased significantly this year.

Ms. Arnold explained capital outlay also included the \$20 million dollars proposed for this year. She explained it was important to sell bonds on a timely basis to keep millage level. She stated debt service was up 10% because the City sold GO bonds last year and took a loan with OWRB.

City Manager Michael Spurgeon discussed the proposed workforce for FY-2025 with proposed new positions. He discussed personnel costs including salary and benefits. He discussed the 11 new positions being recommended this year including a right-of-way agent, utility coordinator, line locate technician, and a real time crime center manager.

Police Chief Brandon Berryhill explained the Real Time Crime Center (RTCC) would pull together assets from all over the City (such as license plate readers, businesses with security feeds, etc.) and use existing camera resources to fight crime. He explained the Real Time Crime Center Manager would use software to dictate what screens were important, what screens needed to be activated in a particular area in case of an armed robber or shooter for example, and having an individual who was able to coordinate this type of information and make it usable was important. He stated this was a civilian position, a position halfway between an intelligence officer and a crime analyst; someone managing in the moment and after the fact investigations. He noted the RTCC Manager would be an important position in every police department going forward.

City Manager Spurgeon asked Chief Berryhill to discuss the Foundation's efforts to help secure funding.

Chief Berryhill stated he approached several civic minded individuals in the community about creating a Foundation, much like the Tulsa County Sheriff's Office had a Foundation. He stated the Foundation received its 501c3 nonprofit status from the IRS and would be securing donations to benefit the Broken Arrow Police Department. He stated the number one focus of the Foundation currently was to secure a grant to buildout the Real Time Crime Center. He discussed some of the expenses of the Real Time Crime Center. He stated the Foundation would concentrate on taking the current EOC (Emergency Operations Center) and turning it into the EOC/Real Time Crime Center. He noted the camera assets would also be useful in storm situations/natural disasters. He stated luckily the building structure was there, it would just be a matter of putting up the screens, putting in the infrastructure, computer servers and software, etc.

Vice Mayor Christi Gillespie asked if the Real Time Crime Center Manager would be sitting at a computer, watching camera feeds, looking for people who break the law.

Chief Berryhill responded in the negative. He stated the law was not enforced by camera. He explained for an after the fact investigation, for a crime which occurred in a specific area, the RTCC software could determine what assets were located in said specific area, whether the asset was City owned, privately owned, etc., and these could be used to investigate. He explained if there were an armed robbery in progress, the RTCC software could tie into dispatch, determine where the crime was being committed, and indicate what assets were available for the RTCC Manager. He explained the system could be set up to also broadcast useful camera feeds to the officers; for example, in an active shooter situation, the police would be quicker to respond if the officers knew which hallway/room the shooter was in.

Council Member Lisa Ford asked if this software could also be used for crime prevention.

Chief Berryhill responded in the affirmative. He discussed the different ways the software could be used to help prevent crime.

Council Member Ford asked if the RTCC Manager would be able to coordinate information from all shifts.

Chief Berryhill explained there would be a variety of “super-users” who would be able to access the system within certain parameters at any time of the day to see information in real time or not. He said the RTCC Manager would manage the system to incorporate new camera feeds.

Council Member Ford stated it was good there would be multiple users of the system, not just one user.

Chief Berryhill agreed.

Council Member Justin Green stated this type of center was cutting edge for law enforcement. He stated he appreciated the amount of time and effort which went into putting this Center together correctly the first time.

City Manager Spurgeon stated over-hiring for the Police Department was recommended in anticipation of upcoming retirements. He stated he wished to continue putting 12 individuals through the Police Academy every session.

Council Member Ford asked if the over-hiring reduced the number of callbacks.

Chief Berryhill explained there were a couple of challenges hiring for the Police Department; if an individual were hired today, it would be a year before said individual could begin working and another two years before the individual became proficient. He stated the other challenge was to Staff a Police Academy, instructors were pulled out of the field to teach which also increased vacancies. He explained add to this retirements, sick time, vacation time, military leave, maternity leave, etc., and the number of officers employed was never the real number of officers available to work. He explained why over-hiring was necessary as a result. He noted the Police Department loses on average 6 to 8 officers annually.

Council Member Ford asked if the over hiring done over the last three years has helped reduce the number of callbacks.

Chief Berryhill responded it was cyclical. He noted there were certain times of the year that callbacks were higher than others.

City Manager Spurgeon stated he wanted the Police Department to be at or just above the number of authorized employees.

Council Member Ford said she just wanted to be sure the over hiring was helping, and if not, perhaps the City needed to find a more aggressive means of helping the Police Department. She noted callbacks were expensive.

Chief Berryhill stated he believed things would be better this year.

City Manager Spurgeon noted it also depended upon how many qualified applicants were available.

Vice Mayor Gillespie asked if the Police Department’s pool of applicants improved.

Chief Berryhill responded the pool of applicants was slightly bigger this year than last year.

City Manager Spurgeon discussed the importance of quality applicants who could be successful during the training process. He stated he believed the over hiring process was working. He stated he also recommended continued over hiring for the Fire Department and discussed why. He noted the funds to design Fire Station 8 were included in the FY-2025 budget.

Vice Mayor Gillespie asked about Fire Station 8.

City Manager Spurgeon discussed where Fire Station 8 would be located. He noted how Fire Station 8 would be manned was still being determined.

Vice Mayor Gillespie stated with all the additional growth in east Broken Arrow, building Fire Station 8 was important.

Council Member Parks agreed.

Vice Mayor Gillespie stated she appreciated City Manager Spurgeon's efforts to find a way to permanently fund LifeRide.

City Manager Spurgeon stated he would discuss LifeRide in the Manual of Fees. He discussed the level of service expected by Broken Arrow residents as it related to the fees needed to maintain this level of service. He noted it was a delicate balance.

Vice Mayor Gillespie noted there were residents who did not need LifeRide because their insurance covered emergency ambulance services and she wondered if there were a way to explain the fee was not just for LifeRide, it was for overall service for the community.

City Manager Spurgeon stated he would discuss this in more detail later in the meeting. He noted the \$490 million dollar budget included all budget funds. He stated the General Fund, the fund which included Parks and Recreation, Community Development, Legal, City Manager, General Government, and many others, was proposed at \$151,182,000 dollars. He explained this included all expenditures, transfers in, and the ending fund balance. He said this reflected an increase of 9 percent. He stated general fund revenues were estimated at \$93 million dollars. He indicated revenue sources combined were 7.14 percent over last year due to the increase in building permits, electricity, sales tax, interest on investments, etc. He stated for FY 2025 Sales Tax was projected at 1.5% over estimated actuals and other revenues based on historical data and the current environment. He reviewed the general fund expenditures including personnel services, other services, materials, salaries, and the transfers out for BAMA, BAEDA, Police and Fire. He displayed a chart showing what page the general fund operational expenditures were on in the budget for each department and asked if the City Council Members had any questions about any department's expenditures. He discussed his conversations with the Department Heads.

Vice Mayor Gillespie asked the Human Resources Director what the professional and technical services were (page 13).

Human Resources Director Kelly Cox responded the professional and technical services were the training and HRIS and ERP Systems.

City Manager Spurgeon asked Ms. Cox to make a presentation.

Ms. Cox explained the HR Department was a transactional department which supported all other Broken Arrow City Departments. She discussed the HR Department team structure. She noted an HR Specialist position was requested in FY-2025. She indicated the HR Specialist position would support recruitment, compensation, and risk management. She indicated last year the FMLA and Benefits Technician position was added. She discussed how she envisioned the future of the HR Department which would allow HR employees to grow within the department. She reviewed the HR Department budget at just over \$2 million dollars. She indicated this was a slight reduction from FY-2024. She said the top spend of the HR Department was training and development at 35%, next was systems at 22%, and recruitments and onboarding at 19%. She discussed the HR Department's 2023-2024 year in review noting the City had over 90 open positions, not including seasonal positions, and received 4,227 job applications. She said the HR Specialist would help post jobs, do recruitments, go to job fairs, and be involved in hiring. She reported there were 203,000 views of available jobs on the Broken Arrow government job site. She reported in FY-2024 the HR Department helped with 105 new employees, 6 transfers, 3 re-hires, and 61 promotions.

City Manager Spurgeon commended the Broken Arrow HR Department. He asked if Broken Arrow had difficulty finding qualified applicants for any Broken Arrow positions.

Ms. Cox indicated Broken Arrow received hundreds of applications for open positions. She noted there were over 150 applications alone for the Assistant HR Director position last week. She noted this did not mean all 150 applicants were qualified, but it was certainly a lot of applications. She stated Broken Arrow did not have difficulty, for the most part, getting qualified applicants to apply.

City Manager Spurgeon stated Broken Arrow had a high retention rate which said a lot about Broken Arrow leadership and culture.

Ms. Cox reported the retention rate for calendar year 2023 was 85.43 percent which meant a 14.5 percent turnover rate. She said in the current year to date turnover was at 10 to 11 percent, which was amazing. She stated her department was working on "stay interviews" and "stay interview reports" to see how the City could better keep employees.

Council Member Ford said she liked how the City had employee luncheons which allowed interdepartmental employees to mingle. She stated the employees appreciated the luncheons as well.

City Manager Spurgeon stated the City also held a quarterly new employee luncheon to provide an opportunity for the different departments to meet the new employees.

Ms. Cox discussed HR Department accomplishments in 2023-2024 including centralized FMLA functions, an upcoming classification study, revitalization of the COBA-U program, expanded training and development, along with insurance and benefits improvements.

Assistant City Manager of Administration Norm Stephens stated he and Mr. Schwab never worked with a finer HR Director than Kelly Cox in their entire careers.

Mr. Schwab concurred.

Council Member Green stated he was glad to hear about the HR Specialist position as he felt it would be an asset to the HR Department and the City.

City Manager Spurgeon commended Ms. Cox and the HR Department.

Ms. Cox read the Human Resources Commitment Statement: “We lead with Integrity, Character, and Excellence. We commit to maintain a professional attitude and provide exceptional service to all who enter. We are respectful of others’ questions, concerns, opinions, and attitudes. We are as eager to listen as we are to speak. We concentrate on what we have in common, not what separates us. We hold ourselves and one another accountable for our words and actions. We will do our best, be our best and strive for better. We are COBA HR.” She stated all of her employees signed this statement and it was on display in her building.

The City Council discussed the Human Resources Commitment Statement, the importance of this type of statement, and the general approval of this Statement.

City Manager Spurgeon reviewed the FY-2025 STCI: 0.5% of 3.55% of City’s sales tax was for STCI; revenues were estimated at \$10,570,397 dollars; and this fund was used primarily for “pay as you go” capital expenses.

Ms. Arnold reviewed STCI highlights noting the carryover projects were projects on hold for some reason; these totaled \$6.2 million dollars. She stated Human Resources was requesting a vehicle, information technology was requesting cyber security investments, community development was requesting some plans, general government included the roofs and HVACs, and HVACs for BassPro. She noted Police asked for \$2.2 million dollars for police cars, and half of this expenditure came from STCI and half from the Police Fund. She continued to review STCI expenditures.

Acting Streets and Stormwater Director Tim Wilson reported a special revenue fund was created for the purpose of improving constructing and maintaining City streets, sidewalks, and related stormwater improvements, including the acquisition and replacement of machinery, equipment, materials, and including the installation of traffic control devices and signalization. He explained the funding for this fund came from a 0.25% tax which became effective January 1, 2017. He stated this tax fund, called the Street Sales Tax Fund, generated about \$4.5 million dollars annually. He noted in FY-2025 it was estimated the fund would generate \$5.2 million dollars and the money would be used for concrete panel repair (\$4 million dollars); control panel replacement (\$440,000 dollars); and miscellaneous projects (\$575,000 dollars). He reviewed the street signal projects identified for FY-2025. He discussed the PCI (pavement condition index) range definitions and how this score affected road maintenance. He reported the overall average PCI of Broken Arrow roads was 70 which was good/very good. He discussed the importance of investing in infrastructure to prevent increased maintenance costs in the future. He reviewed the concrete panel repair projects throughout the City. He reported all concrete panel replacement projects would be contracted out in FY-2025; no in-house resurfacing projects were identified due to City crews working on the public infrastructure improvements needed for the amphitheater project. He reviewed the amphitheater public infrastructure improvement project. He reviewed the miscellaneous projects for FY-2025 which included street markings, pothole and soft spot repair, annual sidewalk maintenance, and alley improvements.

Mr. Schwab discussed the difficulty of seeing road stripes at night and the switch to a different paint which could alleviate this difficulty and make it easier to see road stripes at night. He noted this paint cost more but lasted longer and was more durable; however, there were only a few companies which produced this paint for Oklahoma. He noted this new paint was being used for all new construction projects and would be used in future restriping projects as well. He explained the increased cost of the paint meant fewer miles would be

restriped this year, but the striping would last significantly longer than the previous paint which, while inexpensive, only lasted a year or so. He noted the new paint was supposed to last 5 to 7 years.

Council Member Ford stated she was pleased about this switch; she received many complaints about the poor visibility of striping.

Council Member Parks stated having good striping was important.

City Manager Spurgeon noted there was only so much money in the Street Maintenance Fund, but perhaps, in an effort to get more roads restriped with the new paint, other street maintenance projects could be delayed. He asked City Council what it thought about this possibility.

Council Member Ford stated she received complaints about bumpy roads, but this was nothing compared to the number of complaints she received about not being able to see the stripes. She said she would support delaying maintenance projects to get the roads restriped.

Vice Mayor Gillespie agreed.

Council Member Parks agreed.

Mr. Schwab stated focusing on restriping intersections would be “the most bang for your buck.”

City Manager Spurgeon stated he would ask Mr. Schwab and Mr. Wilson to make a revision to the proposed plan which included additional restriping and he would include this on the Agenda at a future City Council Meeting.

Vice Mayor Gillespie stated she felt it was also important to make sure the roads which were not well lit were restriped. She said she felt the intersections were less important than certain roads. She noted there were some places along Elm where you simply could not see where the center line was located.

Council Member Ford noted in terms of public safety, restriping was more important than certain maintenance projects.

Vice Mayor Gillespie agreed.

Council Member Parks agreed.

Mayor Wimpee stated she felt Broken Arrow did an excellent job focusing on the PCI. She stated she rarely heard complaints about poor road conditions; the complaints were always about striping or the need to widen a road.

City Manager Spurgeon stated Mr. Wilson and Mr. Schwab would make a recommendation for City Council to consider.

Council Member Green noted if Broken Arrow were to reduce its PCI focus from 70 to 65 or 68 it could potentially free up more funds.

Mr. Schwab noted this was a possibility. He stated if a street was up for widening as a bond project, however, he would not delay the project for striping.

Mr. Wilson noted striping with the new paint was just done in front of Reasor’s if anyone wished to have a look. He indicated it looked very nice. He stated it cost about \$26,000 dollars to stripe that street in front of Reasor’s. He reviewed the 2018 Bond residential rehabilitation projects in Chimney Ridge South and Arrow Village. He stated the total proposed budget for street maintenance projects in FY-2025 was \$5.8 million dollars.

Mayor Wimpee asked if allocating City employees to do the amphitheater infrastructure work and contracting out the other projects was the most cost effective way to get this work done.

City Manager Spurgeon explained it was a balance. He noted the more work you gave a contractor the lower the overall cost would be. He indicated there was a lot of talent in the Broken Arrow Streets and Stormwater Department. He stated construction of Evans Road for the amphitheater was a part of the amphitheater agreement with Wagoner County for Wagoner County to contribute a portion of their sales tax from the amphitheater to help Broken Arrow with the project. He indicated Broken Arrow was still negotiating with the Railroad, but the City would be building the south portion of the new road east of Rosewood.

Mr. Schwab concurred noting this new road was 43rd Street, and Broken Arrow would build

south of the Railroad to Gary Street, the road which ran on the south side of the school. He noted this project was scheduled to begin next week. He noted school let out May 21st and the City began May 22nd.

Mr. Wilson noted there was a project to paint the remaining 41 signalized intersections in Broken Arrow which utilized the Street Light Fund and was budgeted for \$700,000 dollars.

Vice Mayor Gillespie noted her family came into town over Mother's Day weekend and were highly complementary about the newly painted traffic lights, as well as New Orleans Square.

Mr. Schwab discussed the FY-2025 BAMA Budget of \$179,269,616 dollars which included expenditures, transfers out, ending fund balance, capital outlay, and debt service. He stated BAMA was public works such as stormwater, fleet maintenance, building maintenance, solid waste and recycling, engineering, etc. He reported the FY-2024 BAMA Budget was \$143,517,476. He explained the increase was 24.91% in operating costs, mostly due to different stages of construction of capital outlay projects. He reviewed highlights of the BAMA Budget explaining a rate increase was necessary to pay for ongoing operations, planned capital improvements and OWRB debt service; rates would be discussed in the Manual of Fees section; \$8,509,829 million dollars was "pay as you go" capital; and the proposed additional OWRB Projects were just over \$20 million dollars with the total OWRB projects in process in FY-2025 at approximately \$83 million dollars with the additional project loans included. He reviewed the Broken Arrow Municipal Authority expenditures including personnel, other services, materials, debt service and transfers out. He reviewed a slide indicating where each BAMA department's budget could be found in the Broken Arrow Budget document. He reviewed the pay as you go capital projects for equipment in FY-2025. He reviewed the Clean Water Loan Program projects for FY-2025.

City Manager Spurgeon asked if there were any questions about the new vehicles being purchased with the pay as you go capital funds. He noted two side loading trucks were being purchased for the sanitary department.

Vice Mayor Gillespie asked if the side loading trucks were proving to be more efficient and cost effective.

Director of Solid Waste and Recycling Jerry Schuber responded in the affirmative. He stated with a rear loader about 800 stops could be made a day with three people in one truck with exposure to traffic and heavy lifting for the workers; with a side loader there was no exposure to traffic, no heavy lifting, and between 1,200 stops and 1,500 stops could be done per day with only one person in the truck. He stated ultimately the best way to do this was with side loading trucks due to efficiency and safety.

Vice Mayor Gillespie asked if side loading trucks were only being used for recycling.

Mr. Schuber stated with the purchase of the three new side loading trucks the trucks would be used for trash as well. He stated the intention was to transition completely to side loading trucks. He noted the citizens were becoming more accustomed to the carts and were beginning to appreciate the carts, especially due to the carts being less expensive than bags for customers.

Mr. Schwab asked, after this purchase, how many side loaders would the City have.

Mr. Schuber responded the City would have six total and once the City had nine side loaders it would be set for all routes.

Vice Mayor Gillespie asked how much it cost to get an extra trash cart.

Mr. Schuber responded it cost \$7.50 dollars per month for an extra trash cart.

Council Member Green asked if this was what was recommended to customers who had additional bags or landscaping debris.

Mr. Schuber responded when a customer had large amounts of material the customer was scheduled for a bulky pick up. He stated during the spring months last year a green waste pilot was run through the back of the trucks, and it was found the entire City's green waste could be picked up with just two trucks, so green waste was moved away from trash and into its own stream. He said the problem was the green waste also included plastic due to people loading the green waste into plastic bags. He noted in May the City began green waste pick up and this went on until September.

Discussion ensued regarding the City's recycling and green waste pick up programs.

Vice Mayor Gillespie asked about CNG (Compressed Natural Gas).

Mr. Schuber stated in order for the City to change over to CNG, the City would need infrastructure it did not have, and all of the new trucks would need to be switched to a new fueling system. He stated if the City switched to CNG it would be a long slow process.

City Manager Spurgeon discussed the challenges with switching to CNG.

Council Member Parks asked if Owasso was part of RMUA (Regional Metropolitan Utility Authority).

Mr. Schwab responded RMUA consisted of five communities, but the only two participants with flow were Tulsa and Broken Arrow. He stated Broken Arrow's flow was 43 percent of RMUA and Tulsa made up 57 percent. He noted Owasso, Bixby and Jenks were at 0 percent of the flow, but were a part of RMUA. Mr. Schwab reviewed the Clean Water Loan Program projects (\$12 million dollars) and the Safe Drinking Water Loan Program projects (\$8.3 million dollars) for FY-2025.

City Manager Spurgeon noted there was some interest in putting the Broken Arrow Tiger emblem back on the water tower on Tiger Hill. He stated this was not included in the water projects. He asked if the City Council wished to have City Staff gather estimates to consider.

Vice Mayor Gillespie responded in the affirmative.

Council Member Ford stated she felt the City logo should be painted on the water towers, not the Tiger emblem.

Discussion ensued regarding whether the Tiger logo or a City logo should be painted on the water tower.

Mayor Wimpee noted the water tower on Tiger Hill could not even be seen due to the trees.

Mr. Schwab stated the City had considered using a wrap around the water tower. He agreed the trees blocked the view of the water tower.

Council Member Ford stated money should not be spent to paint a water tower which could not be seen.

Vice Mayor Gillespie suggested allowing the public to raise the money to donate to the City to have the water tower painted if this was what the public wished to see.

Council Member Ford agreed.

Council Member Parks discussed the conflict between Union and Broken Arrow Schools. He stated he would rather see a Broken Arrow logo on the water towers. He stated it was important to unify the community rather than encourage rivalry.

Council Member Ford agreed noting the Union School District area was just now beginning to feel a part of Broken Arrow, realizing it was Broken Arrow Police and Broken Arrow Fire who responded when there were emergencies.

Mr. Schwab indicated he would get a cost for painting and for wrapping and then further discussion could be held.

Council Member Green asked if the south loop water line and the new water tower projects would help increase water pressure in south Broken Arrow.

Mr. Schwab responded overall it would help those within 3 miles of the water tower sustain water pressure, and it would help with water flow, but down in the far southwest portion of Broken Arrow it would not help much.

Discussion ensued regarding the difference in water pressure in north Broken Arrow and south Broken Arrow.

Mr. Schwab noted if the City of Broken Arrow tied into Bixby it would also help with the water pressure.

City Manager Spurgeon discussed the OWRB. He explained Broken Arrow took loans from the OWRB due to the lack of revenue sources available to pay for larger ticket items. He explained the debt service payments to the OWRB had to be taken into consideration when calculating utility rates. He stated as a part of the negotiations for EDC contracts the City would begin requiring those who chose not to enter into an EDC contract with Broken Arrow to give a reason why to enable the City to move past these types of obstacles.

Economic Development Manager Jennifer Rush reported there were some sites in Broken Arrow which had issues with infrastructure. She stated typically when prospects came into the area, they wanted to be able to move quickly and did not have 18 to 24 months to wait for infrastructure to come to the area. She stated the City was partnering with the EDC and Wagoner County, submitted a couple of sites to the Oklahoma sites program through the Department of Commerce, to determine available utilities, and the City should get some assessments back. She explained it was difficult to determine what size utilities were needed for an area, so several options would come back with the assessments regarding what could go into the area. She stated these assessments and recommendations would be presented to City Council for consideration.

Council Member Parks stated this was an excellent idea. He stated this would enable the City to bring certain main utilities to certain sites to make said site easier for development.

Ms. Rush agreed. She stated having utilities leading to vacant land would help encourage development and could bring a big company to the City of Broken Arrow.

City Manager Spurgeon agreed this was important. He discussed potential costs of utility extension and models which could be used to recover some of the costs.

Mayor Wimpee asked if the EDC could look into previous projects to determine why certain companies chose not to move forward with development in Broken Arrow.

City Manager Spurgeon responded in the affirmative.

Council Member Parks asked what kind of interest rate the OWRB charged Broken Arrow for loans. He asked if it was variable.

Ms. Arnold responded the interest rate was fixed and it was typically lower than the market rate.

City Manager Spurgeon noted he had not seen a commercial lender who could match the terms and conditions of OWRB loans.

Mr. Schwab reviewed the General Obligation Bonds Projects including \$107.6 million dollars in current 2011, 2014, and 2018 GOB Projects (construction cycle) and the proposed GO Bond Sale in FY-2025 for \$21 million dollars.

Vice Mayor Gillespie asked what GO Bond projects were left from 2011.

Mr. Tom Cook indicated there was a stormwater project left from 2011, and from 2014 there were several projects left, the largest being Olive between Kenosha and Albany.

Vice Mayor Gillespie noted the right-of-way needed to be obtained for the Olive project.

Director of Engineering and Construction Charlie Bright introduced the members of his team who were present: Emily Rowland, Environmental Division Manager, and Shannon Marshall, the new Special Projects Division Manager. He stated he had an impressive Department with close to 30 professionals, mostly engineers, some construction professionals, and an architect, with some really exceptional skill sets. He stated he would argue that Broken Arrow had the best Engineering Team in the State of Oklahoma by far, even compared to the private sector. He thanked Mr. Schwab and City Manager Spurgeon for building such an excellent team. He discussed his team members and each member's responsibilities. He noted there were two new positions proposed for FY-2025: a Utilities Coordinator and a second right-of-way (ROW) Agent. He explained the two biggest delays in construction were obtaining right-of-way and moving utilities out of the way and these two new positions would help immensely with the delays.

Council Member Ford stated having a Utilities Coordinator made sense and would help with communication between the City and the utilities company as well.

Mr. Bright noted the utilities department had one point of contact within the City currently, but that one point of contact had 20 other responsibilities as well; having a Utilities Coordinator focused solely on coordinating with the utility companies for projects within the City would be much more effective.

City Manager Spurgeon asked how these new positions would fit in the structure.

Mr. Bright stated the ROW Agent currently was under the environmental division, and the second ROW Agent would fall into the same space. He stated the Utilities Coordinator would be in the transportation department. He explained both positions would help the entire

Engineering and Construction Department when needed. He noted the Engineering and Construction Department probably spent the majority of the City's money; Engineering and Construction had over \$200 million dollars of the \$490 million dollar budget; however, in terms of Departmental Budget it was small and straightforward, it was basically only personnel. He discussed the different parts of the Engineering and Construction Department Budget. He discussed the need for office space for his engineers and the efforts to reorganize the office space for this purpose. He discussed some of the projects planned for FY-2025.

Council Member Ford asked when the Melinda Park streets project would be completed.

Mr. Schwab noted the streets would be done as soon as the waterline project in Melinda Park was completed. He noted the waterline project was out to bid, and once this was done the streets would be done. He stated the project was already budgeted.

Mr. Bright noted a public meeting with Melinda Park would be held to inform the residents of the upcoming construction. He continued to discuss the FY-2025 projects including road widening, Innovation District, gateway signage, etc.

Vice Mayor Gillespie asked about Elm from 71st to the BA Turnpike.

City Manager Spurgeon stated it was going to be a turn lane.

Mr. Schwab stated the road would go to five lanes; however, there was a hold on this project for the time being. He explained ODOT was doing the expressway corridor, and he did not want to put in five lanes and then have ODOT indicate it wanted seven lanes on Elm.

City Manager Spurgeon displayed a slide for the Police Sales Tax Fund with a breakdown of revenues and expenses and capital expenses. He displayed a slide for the Fire Sales Tax Fund with a breakdown of revenues and expenses.

There was a short break at this time.

Finance Director Arnold reviewed the Manual of Fees. She noted there were not many changes to the Manual of Fees; changes included the water tap fees (rates increased to cover actual cost); cemetery fees (up 2%); Battle Creek fees (up by less than 5% across the board). She noted all changes to the Manual of Fees were in red. She continued to discuss changes to the Manual of Fees. She noted the bulky rate flat fee would be replaced by a "call for the cost" fee.

Council Member Ford asked about the bulky rate fee.

Mr. Schuber responded 8 cubic yards was the maximum bulky pickup, and there was a 2 yard minimum, at \$20 dollars per yard for pickup.

City Manager Spurgeon discussed utility rates. He stated last year he mentioned the need to develop a vehicle replacement fund, research was done and several communities in the surrounding area had vehicle replacement fund fees on utility bills. He stated he built the rate model for stormwater to include \$2.5 million dollars for vehicle and equipment replacement. He stated he did not feel the STCI was sufficient to cover what was needed for vehicle and equipment replacement throughout the City. He noted vehicle costs had increased. He stated this year the rate would increase to begin accumulating vehicle replacement funds, and in FY-2026 the funds would be available. He stated the consultant reviewed the costs and proffered recommendations for rate increases. He displayed a slide showing the percentage rate of increases over the next five years for water, wastewater, and stormwater, and indicated he would review actual costs at another time.

Mr. Schwab discussed the slide illustrating the percentage rate of increase over the next five years for water, wastewater, and stormwater. He noted the proposed 18.5% increase in wastewater next year was only actually an increase of 84 cents per 1,000 gallons. He noted Broken Arrow's wastewater fee was only around \$4 dollars per 1,000 gallons right now while Tulsa's was around \$10 dollars. He stated Broken Arrow was basically giving away wastewater services, but there was a lot of work which needed to be done and Broken Arrow could no longer afford to give away services. He stated even with the increases over the next five years, Broken Arrow would only come up to around \$8 dollars per 1,000 gallons which was still less than Tulsa right now. He stated he agreed with Mr. Spurgeon, the City needed to find a way to fund vehicle and equipment replacement.

City Manager Spurgeon noted rate increases were a sensitive subject. He discussed the importance of a reserve fund to aid utilities in unexpected circumstances.

Vice Mayor Gillespie asked which vehicles the utility rate increase would cover.

City Manager Spurgeon responded BAMA vehicles, police vehicles, really any vehicles, but he hoped to concentrate on the purchase of utility vehicles and public safety vehicles. He stated he felt good about STCI covering parks vehicles, and other smaller vehicles, but it could not cover public safety vehicles. He stated regarding LifeRide, it was determined the additional revenue generated by making LifeRide mandatory was approximately \$500,000 dollars. He explained in essence the mandatory LifeRide fee helped pay for Fire Service and public safety.

Mayor Wimpee stated she felt the way the LifeRide fee was presented to the public was a problem; it was presented as a way to cover ambulance services, not to help fund public safety services as a whole.

Council Member Ford suggested changing the water bill to say, “fire services” instead of “LifeRide.”

Vice Mayor Gillespie agreed.

Mayor Wimpee agreed.

Vice Mayor Gillespie stated the other problem was it was originally voluntary, but then the City made it mandatory, so residents noticed the addition of the fee especially if said resident had opted out of the LifeRide program.

City Attorney Dennis stated it could be called whatever City Council wished, but the funds had to be used for ambulance service. He stated ambulance service was a public utility and a fee for a public utility, even if a resident did not use said public utility, could be collected. He said if the fee collected for ambulance services were diverted to other public safety services it became a tax rather than a fee.

Council Member Ford stated if the fee was only used for ambulance services, then the name could remain the same.

City Manager Spurgeon stated the problem was citizens opted out indicating their insurance covered ambulance services, but then when ambulance services were needed, the citizens’ insurance did not cover the services and the citizens did not pay.

Council Member Ford asked if there were problems with insurance companies paying.

Ms. Arnold stated sometimes there was pushback from insurance companies about ambulance services not being medically necessary, but if the ambulance service was medically necessary, then the insurance companies usually paid.

Council Member Ford asked if it were the noninsured citizens then that the City had difficulty collecting from.

Ms. Arnold responded with LifeRide and a new third party biller the situation was improving.

City Manager Spurgeon thanked and commended Broken Arrow City Staff. He thanked the Broken Arrow Finance Team, the Department Directors, Kenny Schwab and Norm Stephens, and the City Council Members. He noted the Budget Public Hearing would be June 3. He asked if there were any questions or comments.

Mr. Schwab stated half a billion dollars was a daunting number, but it showed where Broken Arrow was a community.

Council Member Ford stated she appreciated how City Manager Spurgeon organized the budget meeting this evening. She stated she never felt rushed and could ask whatever questions she liked. She thanked and commended City Manager Spurgeon.

Mayor Wimpee thanked City Staff for their efforts.

Council Member Parks commended and thanked City Manager Spurgeon.

Council Member Green thanked City Manager Spurgeon.

6. Remarks and Inquiries by Governing Body Members

There were no remarks or inquiries by Governing Body Members.

7. Remarks and Updates by City Manager, including Recognition of Recent Accomplishments by Employees and Elected Officials

City Manager Spurgeon stated he would be updating City Council with a few operational items later this week. He thanked City Council, City Staff, and Aaron McColloch and his

team for making this meeting available to the public. He thanked Communications and IT.

8. Adjournment

The meeting was adjourned at approximately 8:00 p.m.

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

Move to adjourn

The motion carried by the following vote:

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

Mayor

City Clerk