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ATTN: LISA BLACKFORD

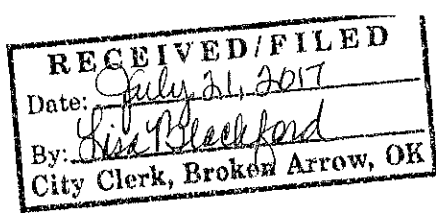
FROM RYAN ADAMS

19825 E.39TH ST. S.

BROKEN ARROW, 74014

STEEPLECHASE FARMS SUB DIVISION

RECEIVED/FILED
Date: <i>July 21, 2017</i>
By: <i>Lisa Blackford</i>
City Clerk, Broken Arrow, OK



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7/20/2017

Hello, my name is Ryan Adams. This is an appeal to the decision given to me by city manager, Michael Spurgeon, in regards to an assessment in the amount of \$529.90. The assessment was for work performed in the Glen Eagle/Steeplechase Farms neighborhoods for the improvement of the storm water system.

I live at 19825 E. 39th St. S. in the steeplechase Farms. I purchased my home in January, 2014 and have provided you with a clean copy of assessment from my title company, at the time of purchase, before being denied by Mr. Spurgeon.

I believe that this decision is unfair and unlawful due to the fact that this burden of payment should have been placed on the owner of the property who agreed to pay for the upgrade. I believe that due to the un-organization of the City of Broken Arrow to timely provide invoice, or place property liens on the property before 2014, and to place me accountable after being provided with a clean assessment from the City of Broken Arrow at the time of my home purchase is unethical.

I respectfully appeal this decision, and would like to be scheduled to go before the council to plead my case.

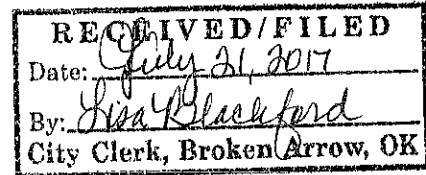
Thank you, Ryan Adams

(phone #) 707-207-5881

A handwritten signature in black ink, appearing to read "Ryan Adams".



June 22, 2017



Ryan Adams
19825 E. 39th St.
Broken Arrow, Oklahoma 74014

In re: Request for Waiver of Assessment for the Glen Eagles/Steeplechase Farms
Assessment District

Dear Mr. Adams:

In 2007, the Broken Arrow City Council began the process of approving an Assessment District for the subdivisions of Glen Eagles and Steeplechase Farms. The purpose of the Assessment District was to make improvements to the stormwater system as a result of a significant rain event. Steeplechase Farms and portions of Glen Eagles were constructed pursuant to Wagoner County standards and subsequently annexed into the City of Broken Arrow. The significant rain event resulted in the flooding of numerous residences in this area and highlighted the fact that the stormwater system was undersized. Complicating factors included the fact that the system was not constructed in accordance with the design engineer's plans, the unavailability/disengagement of the developer, grossly overgrown detention ponds, and a disorganized homeowner's association. To resolve the stormwater issues, the Council elected to proceed with upgrades to the system that included using the street to handle stormwater. This option was chosen as a result of the incredible expense of upgrading underground stormwater pipes, among other things. The Council voted to bear the costs of construction. The cost of materials was to be borne by the homeowners.

The Assessment District process is long and complicated. It is a statutory creation that provides for multiple public hearings, passage of resolutions, several notifications by mail and publication, an ordinance, an Assessment Roll, and notification of various county officials. Assessment Districts can be a valuable tool in managing the costs of infrastructural improvements that benefit a particular area.

In the Glen Eagles/Steeplechase Farms District, the Assessment Roll originally contained 277 properties. Material costs attributable to each property were based upon the size of the lot. The total assessment was \$123,056.89. As of today's date, there are 76 properties that have unsatisfied assessments. Of this number, 55 properties remain with the original owners and 21 properties have been transferred or sold. Assessments for these properties with original owners total \$23,375.67. Assessments for the transferred properties total \$9,399.73. The total overall remaining assessments, excluding interest, is \$32,795.40. I bring these numbers to your attention to emphasize that the funds for this project essentially advanced by the City of Broken Arrow

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represent taxpayer dollars. I take my responsibility as a steward of the public's money very seriously and I therefore, believe that it was important to consider not only the City's investment, but the equity of waiving any assessment, particularly when others have paid.

It is my understanding that you have requested waiver of the assessment for your property in the amount of \$529.90. It is also my understanding that this request is based upon the fact that you were not aware of the outstanding assessment at the time you acquired your property. As City Manager for the City of Broken Arrow, it is my position that the improvements made by the City benefit your land both now and into the future. I do not believe that it would be prudent for me to waive the assessment, particularly because a number of your neighbors have paid the assessment even though they acquired the land after the assessment was finalized. For the reasons set forth above, I am denying your request for an assessment waiver.

I understand that you may be disappointed with my decision. You do, however, have a right to appeal my decision to the City Council. If you are interested in pursuing that, please contact the City Clerk, Lisa Blackford, in writing within thirty (30) days of the date of this letter.

Very Truly Yours,

A handwritten signature in cursive script that reads "Michael Spurgeon". The signature is written in black ink and is positioned above the printed name and title.

Michael Spurgeon
City Manager

FedEx Package Express
 US Airbill
 FedEx Tracking Number: 8105 9401 4051

1 From
 Date: 7.20.2017

Sender's Name: EVAN ADAMS
 Phone: 707 207-5881

Company: _____

Address: 1000 S. Pine St. Pitt. Calif.
 Dept./Floor/Suite/Room: _____

City: FORT COY State: CA ZIP: 94601

2 Your Internal Billing Reference

3 To
 Recipients Name: LISA BLANKFORD
 Phone: 918 229 8419

Company: CITY OF BROKEN ARROW

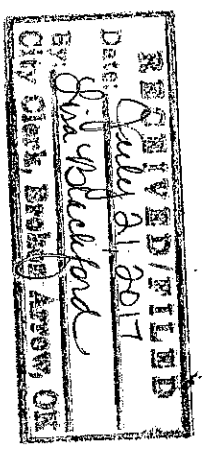
Address: 220 S. FIRST ST.
 Dept./Floor/Suite/Room: _____

Address: P.O. BOX 610
 Dept./Floor/Suite/Room: _____

City: BROKEN ARROW State: OK ZIP: 74012



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Form ID No.: 0200

4 Express Package Service

Next Business Day

FedEx First Overnight
 Earliest next business morning delivery to select Monday unless Saturday Delivery is selected.

FedEx Priority Overnight
 Next business morning. Free Saturday pickup with the exception of Monday. Monday pickup may vary by delivery location.

FedEx Standard Overnight
 Standard delivery. Saturday delivery NOT available.

2 or 3 Business Days

FedEx 2Day AM
 Select business morning. Saturday delivery NOT available.

FedEx 2Day
 Earliest next business morning. Thursday shipments will be delivered on Monday unless Saturday Delivery is selected.

FedEx Express Saver
 Standard delivery. Saturday delivery NOT available.

5 Packaging

FedEx Envelope*
 FedEx Pak*
 FedEx Box
 FedEx Tube
 Other

6 Special Handling and Delivery Signature Options

Saturday Delivery
 NOT available for FedEx Standard Overnight, FedEx 2Day AM, or FedEx Express Saver.

No Signature Required
 Signature required for delivery. Signature address may vary for delivery.

Direct Signature
 Someone at recipient's address may sign for delivery.

Indirect Signature
 Someone at recipient's address may sign for delivery. (residential deliveries only)

Dry Ice
 Dry Ice (UN 1845) _____ X _____ kg

Cargo Aircraft Only

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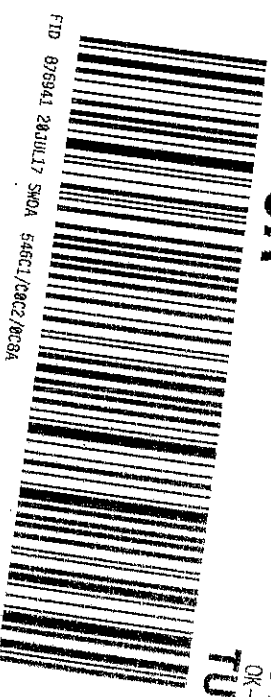
Signature Required
 Signature required for delivery.

Packages up to 150 lbs.
 For packages over 150 lbs., see the FedEx Express Freight US Airbill.

FedEx
 TRK# 8105 9401 4051

FRI - 21 JUL 10:30A
 PRIORITY OVERNIGHT

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