



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

Monday, June 17 , 2024

Council Chambers

1. Call to Order

Chairperson Wimpee called the meeting to order at approximately 7:53 p.m.

2. Roll Call

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

3. Consideration of Consent Agenda

- A. 24-116 Approval of the Broken Arrow Municipal Authority Meeting Minutes of June 3, 2024**
- B. 24-745 Acknowledgement of submittal of the Broken Arrow Municipal Authority's Solid Waste and Recycling Report for May 2024**
- C. 24-802 Approval of and authorization to execute Professional Services Agreement for Managed Geographic Information Services (GIS) from Cloudpoint Geospatial**
- D. 24-709 Approval of and authorization to execute a Professional Consultant Agreement with Garver, LLC for the Old Town Houston Waterline and Storm Water Improvements (Project Number 2254401)**
- E. 24-804 Approval of and authorization to execute a Professional Consultant Agreement with HDR Engineering, Inc. for Verdigris River Water Treatment Plant Raw Water Pump Station Improvements (Project No. 2454140)**
- F. 24-340 Approval of and authorization to execute a Professional Consultant Agreement with Holloway, Updike and Bellen, Inc. for Park Lane Lift Station and Cambridge Estates Relief Line (Project No.S.24030)**
- G. 24-801 Approval of and authorization to execute the Professional Services Agreement with Jacobs for the Update of the Emergency Response Plan and Risk and Resilience Assessment (2454490)**
- H. 24-775 Approval of and authorization to execute a Global Financial Professional Services Agreement with Municipal Finance Services**
- I. 24-822 Award the most advantageous bid to Apac-Central, Inc., as primary with Anchor Stone Company as back-up, for purchase of Aggregate as needed**
- J. 24-829 Award the most advantageous bid to Twin Cities Ready Mix, Inc. for Concrete as needed**
- K. 24-831 Award the most advantageous bid to Watkins Sand Company Inc. for the purchase of Backfill Sand and Masonry Sand as needed and Award the most advantageous bid to Tulsa Topsoil Inc. for the purchase of Topsoil as needed**
- L. 24-833 Approval of and authorization to execute a service agreement quote with Donohue Commercial as primary, with Polar Bear Jack's, Jackson Mechanical, and Airco Service as secondary vendors based on response time for heating, ventilation, and air conditioning services**
- M. 24-824 Award the most advantageous bid to Unicare Building Maintenance, Inc and authorize**

- execution of a service agreement for Janitorial Services for City Hall, City Hall Annex, and Operations Office Building
- N. 24-826 Award the most advantageous bid to Apac-Central, Inc as primary, with Tulsa Asphalt as back-up vendor for asphalt as needed
 - O. 24-783 Notification of City Manager's and Assistant City Manager's execution of Professional Consultant Agreements and Amendments to an Agreement, as well as public Construction Contracts not subject to the Competitive Bid Act, with a Contract value of less than \$50,000
 - P. 24-835 Approval of and authorization to execute service agreement quote with Addco Electric, Inc. for electrician services
 - Q. 24-807 Approval of and authorization to purchase one (1) Caterpillar XQ230BM Trailer Mounted Generator from Warren CAT pursuant to the Sourcewell Cooperative Purchasing contract
 - R. 24-803 Award the lowest responsible sealed bid to Core & Main, LP for construction materials for the Old Town Waterline Improvements (Project No. 2254400)
 - S. 24-789 Award of the lowest responsible bid to Lubequip USA, LLC for the lube and air systems at the Broken Arrow Fleet Quick Service Building
 - T. 24-819 Approval and authorization to execute Change Order #2 with Crossland Heavy Contractors, Inc. for the project #S.1905 Lynn Lane Wastewater Treatment Plant Disinfection Improvements
 - U. 24-786 Ratification of the Claims List Check Register Dated June 07, 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. 24-545 **Consideration, discussion, and possible approval of award of the lowest responsible bid to Cherokee Pride Construction Inc. and authorize execution of a construction contract for the Melinda Park Northside Basin Sanitary Sewer & Waterline Rehabilitation (Project No. S.23030)**

Director of Engineering and Construction Charlie Bright reported Melinda Park was an older neighborhood and was ready for an infrastructure upgrade. He stated this project was a full rehabilitation of the sanitary and water lines in the community. He indicated the sanitary sewer lines would be pipe bursts which meant the workers would be digging down into the lines, bursting the existing pipe and bringing the new pipe through, so it would not be as invasive into residents' backyards. He noted there was a small percentage of the lines that would need to be completely replaced for the benefit of the homeowners. He explained on the southern end of the neighborhood the sanitary line was only about 10 feet off the houses, and as an alternate project, the sanitary sewer lines would be moved further away from the houses in that area. He noted the water line would also be a full rehab. He stated the project was bid according to State bidding laws, there were several bidders, and the lowest bidder was Cherokee Pride for a total of \$7,362,860 dollars. He noted a public meeting was held with the Melinda Park residents which went very well with great attendance and a lot of good questions were answered. He said the full rehab of the pavement in the neighborhood

was also discussed at the meeting, but the goal was to bid out that work about the time the City was finishing the water and sewer line work.

Council Member Ford noted this neighborhood was in her Ward and she received many requests to have the roads repaved and she kept telling the residents that the City did not want to repave the roads just to tear the roads up again for the sanitary sewer and water line project. She stated it was important to be good stewards of City money, public money, and this was the best way to do so. She said she was glad to see the progress. She agreed the meeting had good attendance.

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

Move to approve the award of the lowest responsible bid to Cherokee Pride Construction Inc. and authorize execution of a construction contract for the Melinda Park Northside Basin Sanitary Sewer & Waterline Rehabilitation (Project No. S.23030)

The motion carried by the following vote:

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

B. 24-724 Consideration, discussion, and possible approval of the proposed Fiscal Year 2024-2025 Financial Plan for the Broken Arrow Municipal Authority

Finance Director Cindy Arnold reported this was to adopt the proposed budget of \$472,198,240 dollars, the financial plan for the Authority. She indicated Staff recommended approval of the Fiscal Year 2024-2025 Financial Plan for the Broken Arrow Municipal Authority.

MOTION: A motion was made by Lisa Ford, seconded by Justin Green.

Move to approve the proposed Fiscal Year 2024-2025 Financial Plan for the Broken Arrow Municipal Authority

The motion carried by the following vote:

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

Chairperson Wimpee thanked Staff once again for putting together the budgets every year. She indicated she understood the amount of time and effort which went into the budgets.

C. 24-805 Consideration, discussion and possible approval to procure Wager Odor Control Units for County Line Trunk Sewer pursuant to a sole source contract

Utilities Director Tim Robins stated this was an item to procure an odor control unit branded by Wager for use in the County Line Trunk Sewer, specifically in the area of 71st to 81st for which there were prolific reports of odor issues. He briefly reviewed the history of the area and the problems with the odors and what was done so far to alleviate the problems. He discussed the rehabilitation of the sewer line which contributed to odor reduction in other areas of the City. He explained the odors were a result of a gas issue; the sewer system naturally produced an H₂S gas (hydrogen sulfide), a gas generated from the breakdown of the products in the sewer system which were naturally forming. He indicated normally H₂S levels ranged from 50 to 200, but in this system the H₂S levels peaked over 2,000 in areas. He stated H₂S levels from 50 to 100 were odorous, up to 500 to 700 could create biological issues and could be deadly rather quickly, and at 1,000 parts per million H₂S levels corroded the system and in a confined space would be harmful in 10 seconds. He explained the issues were created by the sewer system orientation in the lift station on the north side of town, as well as the length of time it took to turnover. He stated there was also an increase in production of H₂S from fats, oils, and greases generated from the district's residential uses, commercial uses, and the restaurant businesses. He explained public education was being sent out regarding the disposal of fats, oils, and greases in an effort to reduce the problem. He reported a chemical called Biochem, a biological component, was being introduced into the lift stations to create microorganisms which would eat away some of the things causing

H2S gas, reducing the gas levels down into the hundreds in some areas. He reported approximately 90 to 100 days ago Staff implemented a new innovative component called the Wager unit. He displayed a map showing where the Wager unit was implemented. He explained the Wager unit was free standing, connected into the sewer system, and the unit allowed the gas in the system to come through the unit, and through chemical reactions absorbing the gas, it turned the gas into an innate odorless gas which was released into the atmosphere. He displayed and discussed photos of the Wager unit, inside and out, and discussed how the parts worked. He stated the Wager unit required no electricity and City crews could install the units. He stated this section of the sewer with the new Wager unit went from 1,000 H2S down into the 300 H2S range. He stated the goal was to implement a larger size Wager unit specifically sized to the flow in the line, as well as the Biochem system, which would contribute twofold onto the sewer system. He stated if approved, a properly sized Wager unit would be installed through City forces on the very north edge of the County Line Trunk Sewer right where all of the force mains dumped. He said it would be located just south of Highway 51 where the old bridge along County Line was, and as the bridge was demolished the City would have full access to the area. He stated after an 180 day trial with data collection, he would likely come back with a future game plan for Wager unit placement in other locations.

Chairperson Wimpee noted just smelling the odor in the area was not deadly.

Mr. Robins stated inhaling the H2S gases only would be fatal if someone was inside the sewer system.

Chairperson Wimpee stated she just wanted this fact clarified: the odors outside were not hazardous.

Mr. Robins explained City Crews were specially trained to be in the sewer environment, lifting and accessing manholes. He said the public should never touch the manholes; the lids were on the manholes for a reason.

Trustee Lisa Ford said she did not want Broken Arrow to be known as the stinky city, so she was glad to see action being taken to rectify the situation.

Mr. Robins stated this was effective sewer system management, which was environmentally safe and budget conscious, especially with no electricity needed.

Trustee Justin Green stated he appreciated the hard work and research which went into this solution. He said this seemed like a sophisticated solution.

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

Move to approve to procure Wager Odor Control Units for County Line Trunk Sewer pursuant to a sole source contract

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

There were no remarks of updates by City Manager or Staff.

9. Executive Session

There was no Executive Session.

10. Adjournment

The meeting was adjourned at approximately 8:10 p.m.

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

Move to adjourn

The motion carried by the following vote:

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

Chairperson

Secretary