



City of Broken Arrow
Special Meeting Minutes
City Council

Public Safety Complex
1101 N. 6th Street
Broken Arrow OK
74012

Mayor Craig Thurmond
Vice-Mayor Scott Eudey
Council Member Mike Lester
Council Member Johnnie Parks
Council Member Debra Wimpee

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| Tuesday, January 13, 2018 | Time 8:30 a.m. | Public Safety Complex |
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1. Call to Order

Mayor Craig Thurmond called the meeting to order at approximately 8:45 a.m.

2. Roll Call

Present: 5 - Debra Wimpee, Johnnie Parks, Mike Lester, Scott Eudey, Craig Thurmond

3. Pledge of Allegiance to the Flag

Mayor Thurmond led the Pledge of Allegiance to the Flag.

4. General Council Business

Presentation, discussion, review and consideration of General Obligation Bond Package for submission to the voters in the calendar year of 2018, including possible projects, related cost, and review of possible election dates in a study session format, and possible direction and action regarding foreclosed projects and costs, election dates, or appropriate action pertaining to the 2018 General Obligation Bond

City Manager, Michael Spurgeon, introduced President and Chief Executive Officer of the Chamber, Wes Smithwick, and Russell Peterson with Build a Better Broken Arrow, who were in attendance and thanked all those who had contributed to the General Obligation Bond Package.

Mr. Farhad Daroga introduced various consultants who had assisted with the General Obligation Bond Package.

City Manager Spurgeon stated he hoped the Council would be able to give direction on date selection for the election. He stated Assistant City Manager, Russell Gale, would discuss state law and the opportunities available for the vote. He stated he hoped City Council would give direction for setting up public forums and would approve the three suggested dates to enable educational information to be sent out to the public regarding the meetings. He stated the public forum meetings would include a short presentation on when the vote would commence, the administrative aspects of the package, and a Department of Transportation presentation, followed by collection of feedback. He stated he hoped the Council would consider the type of package City Council wished to present to the public. He stated currently the package was at \$295 million dollars and he recommended allowing it to be presented in its entirety to the public forums in February to obtain feedback with a goal of creating a pared down tentative package in early April. He explained this would allow a 30 day window for number finalization which was necessary to enable legal and staff to review the package and ensure accuracy. He stated Council could expect to consider the resolution in May. City Manager Spurgeon stated each project would be reviewed and discussed as needed.

Mayor Thurmond stated Beverly Forester requested to speak regarding the Rose Garden. Ms. Forester stated the Rose Garden did not do well on the recent Survey and she felt the project had not been represented as per the Keep Broken Arrow Beautiful vision. She stated her group, Keep Broken Arrow Beautiful, felt strongly that the Rose Garden, which included a large glass building for events, gazebos, water features and walking trails landscaped with roses, was the next step to be taken in the Rose District. She stated Keep Broken Arrow Beautiful felt this would grow Broken Arrow as a destination city. She reported Keep Broken Arrow Beautiful never wanted \$7.5 million dollars, it wanted seed money to demonstrate the City of Broken Arrow's support of the project, and it wanted a commitment to bring this vision to fruition.

Mr. Russell Peterson stated he was a local attorney in Broken Arrow with the Build a Better Broken Arrow Committee. He reported his committee was highly involved in all bond issues and had helped with the Broken Arrow Public School bond issues. He stated the purpose of the Build a Better Broken Arrow Committee was to assist with bond issues by encouraging the public to vote yes on bond issues, as the City Council was unable to influence the vote in any way. He reported historically the City of Broken Arrow responded favorably to bond issues and he discussed the percentages of approval for project types over the past decade. He explained generally roads acquired the highest rate of approval, followed by Public Safety,

followed by Recreation. He reported bond issue approval was attributed greatly to no tax increases. He stated he felt August was the right time to promote the bond issues. He stated Build a Better Broken Arrow was present to support the bond package and he commended the Council for its preplanning and the gathering of public input.

City Manager Spurgeon stated the recent public survey had provided a means to allow city administration to review the desires of the community and reconcile this information to the General Obligation Bonds Package. He reported there were several projects which had been mentioned repeatedly in the survey, including the widening of County Line Road from 51st to 61st, widening of “east to west” streets, and the need for traffic signalization. He reported out of the \$295 million dollars, \$175 million dollars was for traditional street projects which included \$30 million dollars to maintain the PCI (Pavement Condition Index) above 70 for the next 10 years. He explained the cost for PCI maintenance was \$6 million per year; however, Broken Arrow had \$3 million per year via the repurpose sales tax; therefore, only an additional \$3 million per year was required. He reported he was pleased the citizens of Broken Arrow wished for the same types of projects as the department directors.

Assistant City Manager, Mr. Kenneth Schwab, stated the General Obligation Bonds Package consisted of 5 Sections, Section 1 was a historical overview, Section 2 reviewed the potential election and public meeting dates, Section 3 was bonding capacity, Section 4 was a cost analysis, and Section 5 discussed proposed projects.

Mr. Schwab stated Section 1 reviewed the past 20 year’s General Obligation Bond Packages. He reported in 1997 the General Obligation Bond Package was \$19.5 million, of which \$13.65 million (70%) was named, and it contained 3 propositions: Streets, Public Safety, and Parks and Recreation; this package was now completed. He reported in 2000 the General Obligation Bond Package was \$28.5 million, of which \$19.95 million (70%) was named. He explained when a project was “named” the project was required to reach completion, or at least 85% of the money allotted for the project must be spent upon the project; the money could not be moved to another project. He reported the 2000 General Obligation Bond Package was completed. He reported in 2004 the General Obligation Bond Package equaled \$53.375 million and \$45.162 (almost 85%) was named. He stated the 4 propositions in the 2004 Bond Package included Streets, Public Safety, Parks and Public Buildings; this package was completed. He reported the 2008 Bond Package was \$38.475 million, \$33.653 named (90%), and this Bond Package included, for the first time, a Stormwater component; this package was completed. He reported the 2011 Bond Package equaled \$44.4 million, \$31.08 named (70%) and included 4 propositions: Street, Public Safety, Quality of Life (Parks), and Stormwater; this Bond Package was near completion. He reported 2014 was the most recent General Obligation Bond Package, equaling \$67.19 million, with 100% named. He stated there were 7 propositions included in the 2014 Package: Streets, Public Safety, Quality of Life, Public Buildings, Stormwater, Repurposing of the Conference Center, and Repurposing the Arts Center. He reported the 2014 Package was still open. Vice Mayor Eudey asked when the 2011 Bond was to be completed. Mr. Schwab responded the final Bond issue should be before Council at the next session, and all of the bonds for the 2011 Package had been sold. Council Member Lester asked if the 2008 Bond Package had gone over budget. Mr. Schwab responded the 2008 Package Street portion came in under budget; therefore, the city did not go over budget. Acting Finance Director, Tom Cook confirmed.

Assistant City Manager, Mr. Russell Gale, reported in an election year, such as 2018, the State restricted the dates an election could be held. He explained in May through December cities could only hold elections in the months the State held elections. He stated in 2018, the State was scheduled to hold elections June 26, August 28, and November 6. He explained the June date was for primaries, the August date was for runoff elections, and November was the general election. He reported staff felt August 28th was the most preferable date to hold the GO Bond election. He explained the other dates had various conflicts. He stated the 2014 GO Bond election had been held in August and was almost 100% successful. He stated the law also required an election resolution be adopted at least 75 days ahead of the election date; therefore, the election resolution must be adopted by June 5th at a City Council Meeting. He stated staff recommended February 22, 26 and 27th as beneficial Public Forum dates; however, there were other dates available in March. Discussion ensued regarding election dates.

MOTION: A motion was made by Scott Eudey, seconded by Mike Lester.
Move to set the General Obligation Bond Election for August 28, 2018
The motion carried by the following vote:

Aye: 5 - Debra Wimpee, Johnnie Parks, Mike Lester, Scott Eudey, Craig Thurmond

MOTION: A motion was made by Mike Lester, seconded by Johnny Parks.
Move to set the dates for the Public Forum Meetings to discuss the bond issues as Thursday February 22nd, Monday February 26th, and Tuesday February 27th 2018
The motion carried by the following vote:

Aye: 5 - Debra Wimpee, Johnnie Parks, Mike Lester, Scott Eudey, Craig Thurmond

City Manager Spurgeon stated next Friday the format of the Public Forum Meetings would be established, and he asked the Council to inform him if there were any suggestions in this regard. Discussion ensued regarding the dates and locations of the Public Forum Meetings. Director of

Communications, Ms. Krista Flasch, reported the meeting on the 22nd would be held at South Broken Arrow Baptist Church, the 26th at the Battle Creek Golf Club, and the 27th at Forest Ridge Golf Club. City Manager Spurgeon stated he felt it was important to keep the opening comments at the meetings brief, informing the public of the date of the election, and that there would be no tax increase as a result of the Bond Package. He stated consideration was being given to having “project stations” where department heads would be available and attendees could wander about the different stations and engage with the differing department heads regarding the projects. He stated he expected good turnout to the forums. Mayor Thurmond stated this format had been used before during Rose District development and he felt it worked very well. Discussion ensued regarding the project stations; it was generally approved.

City Manager Spurgeon stated following the Public Forum Meetings the City Council would need to meet for an additional special meeting to review the feedback collected. He stated after the General Obligation Bond Package had been pared down the community would need to be notified regarding the cuts made to prevent misunderstandings. He added that they did meet with Dr. Dunlop, Superintendent of Broken Arrow Public Schools, Wes Smithwick and the head of the Economic Development Corporation back in September, so there has been a review from an economic development perspective, as far as where there is potential growth in the city. Dr. Dunlop and her team were very supportive of what was put together, with just a different suggestion on the gateway to the Rose District going west. He stated he envisioned council meeting annually in January on a Saturday for a visioning session in preparation of the coming fiscal year.

Acting Finance Director, Mr. Tom Cook, stated Section 3 of the package, which was the Bond Program anticipated capacity, reflected the projected amount of the annual GO Bond Sales, as well as a cumulative amount. He stated this did not assume a tax increase. He reported the current mill levy was 16.46 mills and the table reflected this number. He explained when using a steady mill levy the amount per year could vary greatly. He stated the first year, at \$6.5 million, included the last of the sales of the 2014 GO Bonds. He explained the projection had a gradual increase in interest rates of approximately 136 basis points over time; currently Broken Arrow was at the 3% range and the chart rose to over 4% which was comparable to a historical average of a 20 year bond sale. He explained it also assumed a 3.5% growth in net assessed value which was conservative, but was fairly comparable with the past 5 or 6 years. Mr. Cook reviewed the Sale Date, Sale Amount, and Cumulative Amount on the PDF. He reported the Municipal Financial Advisors were currently analyzing a method of funding availability from debt issuance which would be discussed with the management team and Bond Council, and would be presented to the City Council at a later date. He asked if there were questions.

Mr. Spurgeon stated he had been asked if it was possible for the city to achieve something similar to what the School District had accomplished with regards to a lease purchase program. He explained the process allowed a larger amount of money up front to fund projects, but required time spent to pay off the debt prior to new projects being embarked upon. He reported at this point only 20 cities in the State of Oklahoma practiced the Bond program with mill levy. He stated staff was currently investigating the possibility of a lease purchase process, and he hoped it was a viable option as there were many projects which needed to be completed within the next 3 years and traditional bond practices did not allow this.

Council Member Lester asked if typically, with a \$203 million Bond Package, Broken Arrow would name 70%. Mr. Schwab responded in the affirmative. Council Member Lester stated he noted if a 10 year Bond was chosen, at 15% additional revenue yearly, it equaled \$20 million a year, as opposed to \$17 million with a 5 year plan. Mr. Cook agreed, but stated in order to maintain a level mill levy, the yearly revenue would vary. Council Member Lester asked if Council chose the 5 year plan would the sale amount numbers stay the same. Mr. Cook responded in the affirmative. He explained as the principle was paid, new issuance became available; therefore, it was a matter of debt payoff timing to allow capacity going forward at the same mill levy. Council Member Lester asked if the inflation rate had been included. Mr. Cook responded in the affirmative. Vice Mayor Eudey asked if 70% named gave Broken Arrow enough flexibility in 10 year plan. He stated he was concerned about Broken Arrow being too tied down with the projects. City Manager Spurgeon responded it would provide enough flexibility; however, the challenge faced with longer packages was in 7 years when a project arose which was unanticipated any funding for said project would be a potential tax increase. He stated with this particular package, however, he and staff had attempted to think long term and all proposed projects, if not chosen, would again be brought before City Council at some point in the future. Therefore, he stated, he felt there was not much risk to the long term package. Mayor Thurmond stated he felt there was an advantage in a long term package at 70%; in 7 years if a planned project was deemed unnecessary, then funds could be shifted to a project which was newly necessary. Council Member Parks asked how the unnamed projects were identified. Mr. Schwab responded if the grand total of the Bond Package equaled \$200 million dollars, \$140 million dollars (70%) worth of projects would be identified by name to be completed; this gave City Council freedom to drop an unnamed project if funds were needed elsewhere. Mr. Schwab stated the unnamed projects were not listed for the election, only the named projects were listed for the public vote. Mayor Thurmond asked how the unnamed projects were tracked. Mr. Schwab responded they were tracked via an excel spreadsheet internally which included the named projects and costs, as well as unnamed projects and costs.

Vice Mayor Eudey asked if the 30% “cushion” impacted voter comfort. Mr. Peterson responded he felt the public was unconcerned in this regard. Mr. Smithwick agreed with Mr. Peterson.

Council Member Lester asked how and when the named projects would be selected. City Manager Spurgeon replied once the length and size of the Bond Package was determined, the projects would be selected piecemeal, for example in the turfing project, maybe only one or two specific fields would be named for turfing rather than all fields intended to be turfed. He stated it was his intention, with the assistance of Krista Flasch, to inform the public how the unnamed 30% of funds were to be spent following completion of the named projects. Council Member Lester agreed with this notion; he stated he felt it was important to be transparent with the community. He stated the public should also be informed as to why the city only named 70% of the projects. Mayor Thurmond stated he understood the process was to vote on the entire Bond Package and separately vote on the named items to be listed on the ballot. City Attorney, Beth Anne Childs, commented the individual projects were not listed on the ballots, only a generalized title statement.

Vice Mayor Eudey enquired about the legal issues with the lease purchase process. City Manager Spurgeon stated Ms. Childs was currently vetting this concept.

A fifteen minute break was held from 9:52 a.m. to 10:06 a.m.

Mr. Kenneth Schwab directed the Council’s attention to Section 4, Project Cost Escalation Analysis. He explained each project included several types of cost, for example, a road construction project included planning costs, utility costs, labor costs, material costs, etc. He stated this provided some complication when attempting to estimate the cost of a project which would not be completed for 7 years.

Council Member Wimpee asked if the public would be educated regarding the Bond and Project Completion processes. City Manager Spurgeon responded he felt it was of utmost importance to fully educate the public in regard to these processes to promote the understanding that projects approved in 2018 would not necessarily be completed for several years.

Mr. Schwab directed the Council’s attention to the Section 4 graph. He explained an inflation cost increase of 2.5% per year was applied; therefore, projects in 2023 would have approximately a 16% increase in cost, while in 2026 projects would experience almost a 25% inflation in cost. He reported while inflation had been considered in the current Bond Program, he was unsure if this had historically been done, but he felt this was very important with a 7 to 10 year Bond Program. He asked if there were questions. There were none.

Mr. Schwab directed the Council’s attention to Section 5, Bond Program proposed propositions. He stated this Section included: Public Facilities, Public Safety, Quality of Life, Stormwater, and Transportation. He reported the first project, Public Facilities Projects, included the renovation of the Stark Building, an old Public Works building which housed Fleet Maintenance, Purchasing and Utilities. He explained Utilities might move into the Windstream Building which would require reworking of the Stark Building; this was budgeted at \$3 million dollars. He reported next was renovation of the Street and Stormwater Facility, which was the Windstream property; renovation included a maintenance garage and secondary access onto Ash Street. He stated the third project was the Historical Museum, phase 2, budgeted at \$2.5 million.

Mr. Schwab reported the fourth project was the Armed Forces Meeting Hall for which he understood there was abundant support. City Manager Spurgeon stated if this project went through the city would not be responsible for management or operation of the facility; the various Broken Arrow Armed Forces entities would form a committee or board to handle this responsibility. He stated his only concern was the cost could rise if property had to be purchased to satisfactorily complete the project. Council Member Wimpee asked if Mr. Spurgeon was aware of any other city which had created an Armed Forces Building for public use. Vice Mayor Eudey stated the city was not giving veterans any special treatment through this project, as the Senior Citizen Center, the Historical Museum, etc., operated under the same structure of being provided a building and being held responsible for operational cost and management of said building. Mr. Spurgeon concurred; he stated the city would be responsible for foundation issues, air conditioning units, windows, etc., but would not be responsible for such things as chairs, tables or desks for the facility. He reported the facility would include a kitchen area, banquet area, and offices. Council Member Parks asked if the land acquisition could be written into the project. Mr. Schwab responded in the affirmative. Council Member Wimpee asked what lands were being considered for acquisition. Mr. Schwab replied the land to the west of the site.

Mr. Schwab stated the fifth project was a Senior Citizens Center/Annex Facility which might be built across the street from the current Senior Center. Mr. Spurgeon reported this project would include a traffic signal for crossing the street to the center. He stated consideration was also being given to building the facility in another part of the city; however, he felt this would provide challenges and additional costs. Mayor Thurmond stated he would be uncomfortable

with the idea of building elsewhere. He stated he felt it was important to build near the current facility for continuity purposes. He stated there was some concern about crossing the street in this location; however, he believed a traffic control device which would actually stop traffic to allow crossing would alleviate concern. He stated there was concern about parking. Mr. Spurgeon reported additional parking would be provided. Council Member Wimpee asked if design options and cost options would be presented to City Council to consider. Mr. Spurgeon responded in the affirmative. Council Member Parks asked about the possibility of expanding the current building. Mr. Schwab responded this was impractical, as there was not enough space. Discussion ensued regarding the long term conceptual plan for the city.

Mr. Schwab stated the sixth project was phase 2 of the Creative Arts Center. He stated there was approximately \$4 million dollars currently earmarked for phase 1 which consisted of an 18,000 sq. foot facility; phase 2 was a 12,000 sq. foot addition to the Creative Arts Center. Mr. Spurgeon reported Mark Frye was currently attempting to secure funding for operational costs for the Creative Arts Center. He explained if Mr. Frye was able to secure funding then phase 1 should continue; however, if Mr. Frye was unsuccessful City Council would have to decide whether or not to move forward with the Creative Arts Center project. Vice Mayor Eudey stated it was important to treat the Creative Arts Center as other facilities (such as the Senior Center and Armed Forces Center); it must be able to be operated without assistance from the city. City Manager Spurgeon agreed; he stated the city did not have the means to provide operational costs which could equal \$500,000 per year for the Creative Arts Center alone.

Mr. Schwab stated the seventh project was a citywide software upgrade. He stated the current software had been installed in 1993 and was becoming obsolete. He reported all city departments utilized this software. He stated this project would require \$6 million dollars. City Manager Spurgeon stated there were other possible ways to help pay for this project, for example an adjustment to utility rates or through 911 fees; he felt this project was imperative to the effective management of the city.

Mr. Schwab stated the final project in Public Facilities was a placeholder for future projects. He stated in March he would have a better idea what projects would fit into this placeholder. Council member Lester asked if the placeholder was for projects separate from the currently listed projects. Mr. Schwab replied in the affirmative.

Director of Engineering, Alex Mills reviewed the Public Safety Projects. He stated the first project, Fire Station No. 7, was \$4.5 million dollars for construction of the Fire Station. He explained the design had been funded previously and was almost complete. Mr. Spurgeon stated this new Fire Station No. 7 was to replace the current Fire Station No. 7. Discussion ensued regarding the new station design, clear access to it, classes to be held there, and the location. Vice Mayor Eudey asked if the current Fire Station No. 7 would be repurposed or sold. Mr. Spurgeon responded both options would be beneficial and certainly the city would pursue one.

Mr. Mills stated the second project was the Training Center Facility Improvements. He reported this was in regard to the Training Facility on Omaha and included expansion of classrooms and offices to eliminate the need to conduct training in various other locations. He stated the third project was Equipment/Vehicles for the Fire Department. He reported the fourth project was Fire Station No. 1 Replacement. He explained the new location had not been identified. Discussion ensued regarding the possible locations for a new Fire Station No. 1, as well as the possibility of keeping Fire Station No. 1 and building instead Fire Station No. 8.

Mr. Mills stated the fifth project was Facility Renovations of the Jail and Training Center. He reported the HVAC systems needed maintenance, and light remodeling needed to be done in the Evidence Room. He stated the sixth project was the Civil Defense Siren Replacements at \$600,000.

Mr. Mills reported the seventh project should have been included in Public Facilities, but was inadvertently listed in Public Safety. He stated it was the City Hall Annex Replacement project which consisted of property acquisition and construction of a 2 story facility to augment the current City Hall at \$4 million dollars. City Manager Spurgeon stated while the Survey indicated the public did not hold a new City Hall as a great need, the need for additional parking downtown was of import, and he felt this was a necessary project to pursue within the next 10 years. Mayor Thurmond stated the title "City Hall Annex Replacement" was inaccurate. He asked if this was correct. Mr. Spurgeon stated the decision to purchase a property next to the current City Hall and expand versus building an entirely new City Hall Complex had not been finalized. He stated in order to build a new Complex more than \$4 million dollars would be needed.

Mr. Mills stated the last project was a placeholder for \$10 million dollars. Mr. Spurgeon explained a placeholder did not automatically signify all appointed placeholder funds would be designated to project use. He reported police vehicles were not included in the Bond Package; monies would need to be kept in STCI for police vehicle replacement.

Mr. Schwab stated the third project category was Quality of Life, Parks and Recreation. He reported the first project was the Indian Springs Sports Complex Synthetic Turf at \$3 million dollars to convert four of the many soccer fields to synthetic turf. He stated the second project was Events Park, Synthetic Turf for Softball Fields which was an improvement to the current softball field project to construct the infields as Synthetic Turf. Mr. Spurgeon stated he felt if one of the synthetic turf projects needed to be eliminated it should be the softball fields (intended for adult use), as the other fields were utilized by the children. Mr. Schwab stated the third project was Nienhuis Park, Football Field Synthetic Turf, at \$1.5 million dollars. He reported the fourth project was Jackson Park Restroom Installation at \$300,000 dollars. He stated the fifth project was Land Acquisition of the 3.5 acres across from the Senior Center for \$1.3 million dollars to be used for additional parking, as well as the possible new Senior Center Complex. Mr. Peterson asked if this project should be included legally in the Public Facilities section, since if one or the other section was not approved then both projects would be void. Vice Mayor Eudey replied it should remain separate as additional parking was needed regardless of the Senior Center Complex. Mr. Spurgeon stated the legalities of the situation would be reviewed. Discussion ensued regarding the exact location of the 3.5 acres, as well as the importance of solving the parking issues.

Mr. Schwab stated the sixth project was Nienhuis Park Playground Expansion, for \$300,000 dollars. He stated the seventh was Battle Creek Golf Course, New Irrigation System for \$2.5 million dollars. He reported the current irrigation system was approximately 20 years old and could be redirected to utilize stormwater rather than the Battle Creek Golf Pond; the city had considered this project in the past as there were cost benefits once completed.

Mr. Schwab stated the eighth project through the fifteenth project were Playground Equipment Replacement projects. He reported these playgrounds were all approximately 20 years old and were still well used; however, the equipment needed replacing. Vice Mayor Eudey asked if there were safety issues with the current playground equipment. Mr. Schwab responded he did not know if currently there were safety issues per se, but yes, new playground equipment was made to a higher safety standard and it was time to replace the old equipment before significant problems arose.

Mr. Schwab stated the sixteenth project was the Wolf Creek Pavilion which was one of the last wooden structures in Broken Arrow, built in 1984; it needed replacement with a metal pavilion. He stated next was Nienhuis Park, phase 2 Skate Park, for \$650,000 which had been requested by the users of Nienhuis Park. He explained the community wanted to hold skate tournaments and the current park was ill-equipped for such. He reported next was the Indian Springs Sports Complex Shade Structures, for fields 1 through 8. He stated this would enhance spectator experience. He stated the nineteenth project was for southwest park infrastructure in preparation of a future park in this southwest location. Discussion ensued regarding funds available for land purchase, the possibility of swapping land with the School District which would save money, and which park projects were felt to be priority. Mr. Schwab stated the next project listed was a Nienhuis Park Pavilion, a new metal pavilion.

Mr. Schwab stated the twenty first project listed was Community Trails, \$3 million dollars for fund matching, to be used to make connection trails throughout the City of Broken Arrow. Mr. Spurgeon commented there was much talk about connectivity on the Survey. Mayor Thurmond asked if the trails were to be asphalt or concrete. Mr. Schwab replied asphalt, as this was preferred by cyclists and walkers alike.

Mr. Schwab stated the next project was the Rose Garden, mentioned earlier by Ms. Forester. He stated it was listed at \$7 million dollars, but if only seed money was required, then the number could change to \$1.5 million dollars. Vice Mayor Eudey stated he felt if the number was reduced to \$1.5 million dollars for seed money the public would be more receptive of the idea. Ms. Childs reported if the GO Bond was used to assist in construction of the Rose Garden, legally the city was required to own the property. Vice Mayor Eudey stated the land was currently owned by the city and would so remain. Mr. Spurgeon asked if the Rose Garden project should be changed to seed money at \$1.5 million dollars. Vice Mayor Eudey and the Council responded in the affirmative.

Mr. Schwab stated project 23 was Nienhuis Park, Pedestrian Trails. He explained phase 1 of this project had intended to create 3 miles of trail; however, funding was limited and only 1 mile was achieved. He stated this project was to complete the remaining 2 miles of trail. He stated the current number of \$450,000 could be trimmed down to \$150,000 if the city used its own crews for construction. He stated project 24 was Arrowhead Park Shade Structure for fields 1 through 4 which would complete the construction of shade structures for all 12 fields at Arrowhead Park. He stated project 25 was Events Park, Bike Park, which was to construct a bike track at the Events Park. Discussion ensued about the large biking community in Broken Arrow, the bike park promoting different types of biking experiences and being an innovative idea.

Mr. Schwab stated project 26 was for seed money for a New Sports Complex, indoor soccer/lacrosse, etc., complex. Mr. Spurgeon stated this was a placeholder project. He explained during the Best Practices trip in September he visited an indoor/outdoor sports complex which was a regional draw for youth and adult sports alike. He stated complex

construction cost approximately \$200 million dollars, contained indoor/outdoor multi-sport facilities with grass and turf, offices, meeting rooms, a restaurant and cafeteria. He explained it was a regional draw in the community to the degree of more than doubling the city's population in season. He stated he hoped City Council would seriously consider a similar project in the future as he felt it could potentially draw thousands to the city on a weekend basis. However, he stated, this placeholder project could be used to build a park similar to Nienhuis in the southwest section of town, or to aid in improvements throughout the city's parks. Discussion ensued regarding how this \$5 million dollars should be applied. Mr. Spurgeon stated he would conduct research and determine how best to proceed with Council direction.

Mr. Schwab stated project 27 was the Arrowhead Park, Synthetic Turf for the Softball Fields. He stated there were 12 fields in Arrowhead Park and this \$2 million dollars would convert 8 of the infields to synthetic turf. He stated the final project was Arrowhead Park, Complete the Trail System. He explained this would create a multipurpose asphalt trail along the flood plain from the 9th Grade Center to Arrowhead Park which would divert travelers off of busy 1st Place. He stated this project would complete connectivity from the Creek Turnpike and the Liberty Trail all the way to Downtown.

Mr. Mills reported the next category of projects contained Stormwater projects. He stated the first project was Stone Ridge Towne Center Improvements and explained Packages B, C and D (design almost complete). He stated project 2 was Village Square the 2nd, Vandever Acres drainage improvements, to make needed upgrades to the stormwater conveyance system, including design, construction, right-of-ways and utilities. He stated project 3 was the Indian Springs channelization, to upgrade the culvert and conveyance system, including design, construction, right-of-ways and utilities. He explained the area flooded during rain storms and channelization was required to prevent this. He stated project 4 was Arrowwood Estates Stormwater Improvements, to make various drainage improvements. He stated project 5 was Lancaster Park detention facilities improvements, for modification of the detention facility. He stated project 6 was Bridge Replacement, to replace bridges Nos. 53, 55, 78, and 89 which required replacement for safety and transportation reasons. He stated project 7 was Master Drainage Plans, for the Haikey Creek drainage basin. He stated project 8 was Tiger Creek Ecology Park and Corridor Improvements, to make Ecology Park and floodplain improvements. He stated this was in partnership with Broken Arrow Public Schools, to create rain gardens, trails, floating wetlands, etc. He reported project 9 was Shops at Adams Creek Wetlands Preserve, to create a Detention Facility and overlook. Mr. Schwab stated this project tied in with Tiger Creek, and involved not only teachers and students, but the neighboring communities as well. Mr. Mills stated project 10 was the project placeholder. Vice Mayor Eudey asked if bridges Nos. 53, 55, 78 and 89 would be clearly identified for the public's understanding. Mr. Mills responded in the affirmative.

Mr. Schwab stated at this point 54 projects had been reviewed. He reported Transportation had 45 projects alone, for a total of 99 projects. He stated the Transportation projects were in no particular order of importance, but were directionally organized. He stated Transportation project 1 was Albany Street Rehabilitation, to mill and overlay from east of Aspen to the Broken Arrow Expressway Bridge, \$600,000 for six lanes of road. Council Member Lester asked if this was part of the road rehabilitation study (Pavement Condition Index study or PCI). Mr. Schwab responded in the affirmative. He stated project 2 was Albany Street Widening (from two to three lanes) from 23rd (County Line) to 37th (209th). He explained this was located just east of the High School and widening had been requested by the school system. He stated project 3 was College Street Improvement, also requested by the school system, to improve bus traffic for the school. He stated the next project was Dallas Street Rehabilitation, Main Street to 9th Street, east of City Hall, which would become a natural gateway into town and a historic look could be preserved with possibly a brick pattern. He stated the road would remain two lanes, but would be widened, straightened, and sidewalks fixed, with gutters and lighting installed, while maintaining the historic feel down into the Rose District. Mr. Spurgeon stated the plans had not yet been created, this was still in the conceptual phase, but he felt it would result in a lovely drive.

Mr. Schwab stated projects 5 through 7 were widening and improving of the east-west roads. He stated project 5 was Houston Street Widening from Lynn Lane (9th Street) to Highway 51, widening of approximately 1.5 miles of road to five lanes. He stated project 6 was Houston Street Widening from Garnett to Olive, project 7 was Houston Street Widening from Olive to Aspen; two full miles of Houston roadway widened from three to five lanes. Council Member Lester asked if both miles of Houston would be constructed at the same time. Mr. Schwab responded in the affirmative, if possible, as this would provide economy of scale.

Mr. Schwab stated project 8 was Washington Street Widening from Aspen to Olive which was presently under design; this was for construction monies. He stated project 9 tied in with project 8; it was the improvement of the intersection at Washington Street and Aspen. He explained the City received complaints routinely concerning this intersection. Council Member Lester asked what was wrong with the intersection. Mr. Schwab replied the road surface was very poor. Mr. Spurgeon stated the Street Tax could be used for this project; however, this was an expensive project and would drain the funds to be used for road improvements in other areas.

Council Member Lester asked if the city had investigated the economics of purchasing milling/laying equipment to resurface roads with city crews. Mr. Schwab responded in the affirmative; he explained milling machines required extensive maintenance; therefore, the city has been hesitant in this regard. Mr. Spurgeon stated Street Tax money could be used to purchase the equipment. Discussion ensued about the purchase of milling equipment, the paver equipment already owned by the city, hiring city staff with experience in road repair, and the improvement of today's equipment as compared with older equipment. Mr. Schwab stated the subject would be vetted.

Vice Mayor Eudey stated he noted Houston was being widened from Garnett to Aspen, and then 9th Street to the highway. He stated there was one mile between Aspen and Elm which was not being widened and he wondered why. Mr. Schwab stated upon review the funds were needed elsewhere. Discussion ensued in this regard. Mr. Schwab stated currently the mile of road in question functioned well, but he would assess the cost of widening. Mr. Mills stated the traffic study did not predict this particular mile of road would need attention from a capacity standpoint.

Mr. Schwab stated project 10 was Washington Street Widening from 9th Street (Lynn Lane) to 23rd Street (County Line), from two lanes to three lanes. He explained this was a preemptive fix as there was a lot of expansion happening in this area. He stated project 11 was New Orleans Street Widening from Garnett to Olive, from two lanes to three lanes. Council Member Lester asked if Mr. Schwab or Mr. Mills knew the state's anticipated start date for widening from Memorial to Garnett. Mr. Schwab responded in the negative. Council Member Lester stated he felt this should be tied into the scheduling of project 11. Mr. Schwab agreed. He stated this project could be unnamed to enable proper scheduling.

Mr. Schwab stated project 12 was New Orleans Street Widening from the Creek Turnpike to 217th East Avenue, in front of the Events Park. Mr. Spurgeon stated this was necessary if the Park was ever to be expanded. Mr. Schwab stated project 13 was Tucson Street Widening from Aspen to Olive, from two lanes to three lanes, including vertical changes and drainage structures. He stated project 14 was Tucson Rehabilitation from 1st Street to 5th Avenue, in front of Childers Middle School and Spring Creek Elementary. He stated it was a mill and overlay to resurface the existing roadway. He stated the next project was Aspen Avenue Rehabilitation from the Albany Street Intersection to Kenosha Avenue.

Vice Mayor Eudey asked if the Tucson Street Widening project included installation of a cross walk in front of the elementary school. Mr. Mills responded in the affirmative; he stated a permanent crosswalk to stop traffic for crossing was planned; it would replace the current crosswalk.

Mr. Schwab stated project 16 was Aspen Avenue Widening from Tucson to Jasper, from two lanes to three lanes. He stated this was the only remaining two lane segment of Aspen and would provide full connectivity along Aspen to the Indian Springs Sports Complex.

At 11:45 a.m. Mayor Thurmond stated Council would break for lunch until 12:15 p.m.

Following lunch Mr. Schwab stated project 17 in Transportation was Elm Place Widening from Kenosha Avenue to the Broken Arrow Expressway, widening to five lanes at \$6.4 million dollars. Council Member Lester asked if this project was the result of aesthetics or traffic count. Mr. Schwab responded Elm Place had the second heaviest traffic count with many turning movements. He stated he was surprised there were not more accidents along this stretch and he felt the widening project would alleviate the congestion. Vice Mayor Eudey concurred; he stated there were many dangerous turns along this road.

Mr. Schwab stated project 18 was the Elm/New Orleans Intersection Improvements; the intersection needed resurfacing. He stated project 19 was Main Street Streetscape Phase 6, from Elgin to Freeport, and would most likely be the final phase. Phase 5 was under design and would be underway soon. He explained consideration was being given to installation of a round-about at Freeport, and streetscape would end there. He stated project 20 was 9th Street and Kenosha Intersection Improvement. He stated this intersection had the second largest number of traffic accidents; therefore, a dual turn lane was being considered to improve safety. He stated the next project was 9th Street and Hillside Drive Intersection Improvements, for which a dual turn lane was being considered as well; this intersection had the most accidents. Council Member Lester asked if signalization upgrades would alleviate the traffic accidents by keeping the traffic moving more steadily. Mr. Schwab replied signalization would help a little; however, the lights had been recently re-synchronized which helped immensely, but accidents were still occurring. Vice Mayor Eudey asked if there was a solution to the problems regarding entry into and exit from the neighborhood across from Slim Chickens (near this intersection). Mr. Schwab responded in the affirmative; he explained the primary focus was to move traffic at the intersection more effectively, but if monies were sufficient staff had several ideas to greatly improve the neighborhood flow. Vice Mayor Eudey stated he had received multiple calls from concerned citizens regarding this difficulty. Mr. Schwab stated he agreed it was a problem which needed attention.

Mr. Schwab stated project 22 was 9th Street Widening from Houston to Washington, from two lanes to three lanes. He reported project 23 was 9th Street Widening from Washington to New Orleans, from two lanes to three lanes. He stated project 24 was 9th Street Safety Improvements from New Orleans to Creek Turnpike, with a guardrail to protect vehicles from driving into the ditch or the creek along this stretch of roadway. He reported next council meeting, Tuesday, there would be a grant application for the Council to consider, and if the city received the grant then project 24 could be removed from the bond. Council Member Lester asked if the railroad tracks would cause problems for project 22, 9th Street Widening from Houston to Washington. Mr. Schwab responded in the negative. Mr. Spurgeon stated it was important to have the guardrail installed (project 24). Vice Mayor Eudey concurred. Mr. Schwab stated he hoped the city would apply for the Safe Grant.

Mr. Alex Mills stated project 25 was 23rd Street Widening from Omaha Street to Albany Street, which was a project frequently requested in the survey. He stated the next project was 23rd Street Bridge Replacement from Omaha to Albany, at \$3.1 million dollars. He explained project 25 and project 26 were tied together, but listed separately, as there might be an opportunity to secure STP funding (Surface Transportation Program) for the bridge portion. He stated the bridge was the most expensive bridge in Broken Arrow. Council Member Lester asked if Broken Arrow would be responsible for 25% of the bridge project cost assuming the City received STP funding. Mr. Mills replied \$3.1 million dollars was 25% of the cost; without STP funding the bridge would cost \$12 million dollars. Mr. Spurgeon stated the cost was higher because the City would be required to purchase more land to rebuild/expand the bridge.

Mr. Mills stated the next project was 23rd Street Rehabilitation from Albany to Kenosha, a mill and overlay project. Mr. Spurgeon stated a new traffic signal was also being considered at Hillside and Albany on 23rd Street, as there were some problems turning in this location. Discussion ensued regarding the difficulties of this intersection. Mr. Mills stated project 28 was 23rd Street Widening from Houston to Washington, from two lanes to five lanes. He reported item 29 was the 23rd Street Widening - Washington Street Intersection. He explained this could be simply widened, but also could be made a round-about. He stated project 30 was 23rd Street Widening from Washington to New Orleans, from two lanes to five lanes. He stated project 31 was 37th Street Widening from Dearborn Street to Omaha Street, in front of Liberty School, from two lanes to three lanes. He stated the next project was 79th Street (Midway) and Kenosha Intersection Widening where there is currently a signal, it eventually needed to be widened also. He stated project 33 was 79th Street (Midway) and Houston Intersection Widening.

Mr. Mills stated project 34 was a placeholder for matching funds, \$3 million dollars per year, to be used in conjunction with the Street Sales Tax.

Council Member Parks clarified that by utilizing the new system, we are basically fixing new streets first, so would the citizens be made aware of this new system and that the city would catch up to the older streets. Mr. Schwab explained the logic behind PSI (Pavement Study Index) and stated they would allot some of the money towards those lower end roads and it would be addressed.

Mr. Mills stated the next project was Old Town Streets Rehabilitation at \$2.7 million dollars for design, construction, and utilities in the downtown area. Council Member Parks asked if the City was making certain the infrastructure projects underway in the downtown area would be completed prior to road reconstruction. Mr. Schwab responded in the affirmative. Mr. Mills stated project 36 was Downtown Alleyway Improvements, repair 6 to 8 blocks of alleyways, one half block on either side of Main Street. He reported this project was complicated as the alleys in disrepair housed multiple utilities. He stated project 37 was Signalization Upgrades, which had been requested frequently in the Survey.

Mr. Mills stated project 38 was Broken Arrow Expressway and Elm Place, Pedestrian Way Improvements, to include sidewalk, trail, and other pedestrian improvements with connection to the Stonewood District.

Mr. Mills stated the next project was Broken Arrow Expressway Entryway Improvements at Various Locations. He stated this was beautification of the entryways onto Broken Arrow Expressway, possibly including signage, monuments, etc. Vice Mayor Eudey asked if there was a visual concept to present to the citizens. Mr. Spurgeon responded he felt this was an important project as currently the entryways were very unattractive and he would work up some examples.

Mr. Mills stated the next three projects were Ramp Improvements at Elm Place, 9th Street, and Kenosha Street. He explained it was difficult to get off the Broken Arrow Expressway at these locations. He stated these improvements were requested on the survey, and an effort was being made to secure STP funds (Surface Transportation Program) for construction. Council Member Parks stated he understood ODOT (Oklahoma Department of Transportation) was not on board with creating a double left turn lane at Kenosha. Mr. Mills explained this was because the off ramp went over a drainage structure which would need to be extended. He stated this should be done, but it would be a higher cost. Mr. Schwab stated when he and Mr. Mills met with ODOT several months ago, ODOT was much more receptive than it had been in the past

regarding the proposed improvements, especially in light of the STP funds with Broken Arrow matching.

Mr. Mills stated the next project was a placeholder for possible joint projects. He stated Tulsa County and Wagoner County had reached out to Broken Arrow concerning the possibility of joint projects. He stated Tulsa County mentioned Aspen from Dearborn down to Omaha and Mingo from New Orleans to Florence as potential joint projects. He stated Wagoner County mentioned a project on New Orleans to expand in front of the Events Park, as well as improvement of the road leading to the Events Park. Council Member Lester asked if there was a way for these projects to be presented at the Public Forum. Mr. Mills stated he would have the projects marked out on maps, and photos for perusal.

Mr. Mills stated the next project was Sidewalk Improvements at various locations, to reconstruct, repair, replace and add ADA (Americans with Disabilities Act) ramps throughout the City, which was well needed.

Mr. Mills stated the final project was the Innovation District Improvements, \$8.4 million dollars for roadway and drainage improvements to support development. Mr. Spurgeon stated the true need of infrastructure had not yet been determined; it could require less or more than \$8.4 million dollars from Broken Arrow. He stated once the concept plan was established he would return to the EDA (Economic Development Administration) to request federal funding to match the Broken Arrow investment. Mr. Spurgeon asked Wes Smithwick to talk about the Design District. Mr. Smithwick stated the Design District aimed to bring together education, workforce, higher education, government, and private industry in an innovative, truly ground breaking manner. Discussion ensued regarding the Innovation District, the different possibilities for school involvement, timing, and CAPS (Center for Advanced Professional Studies) Program. Mayor Thurmond stated the Innovation District would set Broken Arrow apart as cutting edge city. Council Member Wimpee asked what the Innovation District timeline was for construction/completion. City Manager Spurgeon responded it would take another year to develop the concept; in the next 2 to 3 years Broken Arrow could apply to the EDA and move forward with the infrastructure; otherwise, he could not give a more definitive timeline. Mayor Thurmond stated it could take 10 to 15 years to complete, but would be done in phases. Council Member Parks stated it was important to inform the citizens of upcoming planned meetings and the progressive steps in the process of developing the Innovation District. He stated he felt this would improve the possibility of approval for the \$8.4 million dollars for infrastructure. Mr. Peterson stated he agreed. He stated most Bond projects were pretty straightforward in intent, but this was more obscure and he recommended clearly defining what this money was for, as well as communicating what would happen if this money was not approved. Discussion ensued about making the public aware of what contracts were underway, who the interested parties were, and why the Innovation District would be successful. City Manager Spurgeon stated he was unsure if this should be a named project. He stated it would be difficult to clearly impart all the moving parts of this project during development, and he agreed the residents would not approve \$8.4 million dollars without a full understanding. Mr. Peterson stated he felt residents would not vote against the Streets section based up on this one line item, as there were so many clearly needed and wanted improvements included.

Vice Mayor Eudey asked, from an economic and global perspective, what needed to be prioritized in Streets, as at least one project would need to be cut. Mr. Smithwick responded the Rose District was a priority due to high demand for residential housing, and over \$60 million dollars being invested in commercial development in the area. He stated if infrastructure, road, and utility improvements were not made in the Rose District, Broken Arrow would approach a place where new houses and businesses could not be built due to poor stormwater, sewer lines, roads, etc. Economic Development Director, Mr. Norm Stephens, stated the two most important items for future development he saw were the Innovation District and the Sports Complex (if it was placed on the east side of the City). He stated these two projects would be a draw to the community and would enhance quality of life in Broken Arrow financially, commercially, residentially, and recreationally. Mr. Smithwick stated he felt road improvements along Lynn Lane (9th Street) should be a priority to maintain and promote retail growth, and the Houston Street improvement was important from an employment growth perspective. He stated, as a member of the Chamber, he felt Elm Place from the Broken Arrow Expressway to Aspen was desperately ugly and was not an image Broken Arrow wanted to display.

Council Member Wimpee asked about the Sports Complex Mr. Stephens mentioned. Mr. Spurgeon stated the \$5 million dollars for the Quality of Life, project 26 for a New Sports Complex, was going to be repurposed for park improvements in the south side of the city; however, once the Bond Package was completed the city needed to decide if it wanted to become a regional draw with some type of Sports Complex Facility on the east side of town and from there determine how best to proceed. He stated in the upcoming years funds would become available as the Bass Pro note was paid off and Debt Services at \$1.8 million dollars per year potentially could be put into use. Discussion ensued about the sports complex, turfing, parking, and sporting events in Broken Arrow.

Council Member Wimpee stated it had been brought to her attention, according to the survey, 60% of the residents of Broken Arrow desired more parks in the city. She stated she felt

residents did not fully understand what was currently available to them; therefore, she felt the city should find a method to better educate residents in this regard, possibly via a map which displayed the parks and trails available.

Council Member Lester stated he agreed with Mr. Smithwick and Mr. Stephens, the Innovation District and economic development were priorities; however, he also felt public safety and street improvements were important and should be at the top of the list of the Bond Package. Vice Mayor Eudey stated he noted there were no water and sewer projects listed in the Bond Package. Mr. Schwab explained funds for water and sewer were generated through loans which were paid back through the utility rates; therefore, would not be included in the Bond Package. However, he stated, if a roadway was being worked on and in the process the water or the sewer needed to be addressed then it was included in the Bond.

Mr. Schwab stated the final two items included in the Bond Package were the Repurposing of 2014 GO Bond items. He stated the first item was Proposition 2, widening of West 6th Street from Kenosha to Madison. He stated there was no West 6th, it should read North 6th and originally the thought was to widen the road and make it more of an entryway; however, this would require expensive drainage reworking. He explained the City now was considering a mill and overlay, install reinforcing fabric, dress up the street to make it more presentable, and widen at Kenosha at the left turn movement. He stated this all could be done with Street Sales Tax rather than bond money. He stated the issue was, the way the bond was worded the money had to be repurposed.

Mr. Schwab stated the second item was Proposition 7, Repurpose of the Arts Center. He explained if the Arts Center was unable to raise the needed funds for operational costs, then this money would require repurposing. Council Member Parks asked if there was an operational costs deadline the Arts Center was required to meet. Mr. Spurgeon responded in the affirmative; the deadline was in April. He stated if the Arts Center money was repurposed he felt it should stay downtown to address stormwater issues to enable future development.

City Manager Spurgeon stated the next step was to advertise for the Public Forums upcoming in February. He explained the package would go before the voters at the Public Forums as it was, with what little changes were made, for review. He stated in March a decision was to be made regarding a 7 or a 10 year Bond. He stated the other possibility was the lease purchase process which would be vetted and brought before Council. He explained in March the Bond Package would need to be cut back and prepared into a Resolution Ordinance for vote sometime in April.

Mayor Thurmond asked if there were any other items to be discussed. There were none.

5. Adjournment

The meeting adjourned at approximately 1:15 p.m.

MOTION: A motion was made by Mike Lester, seconded by Scott Eudey.

Move to adjourn

The motion carried by the following vote:

Aye: 5 - Debra Wimpee, Johnnie Parks, Mike Lester, Scott Eudey, Craig Thurmond

Attest:

s/Craig Thurmond_____
Mayor

s/Lisa Blackford_____
City Clerk