



**City of Broken Arrow**  
**Minutes**  
**Broken Arrow Municipal Authority**

City Hall  
220 S 1st Street  
Broken Arrow OK  
74012

*Chairperson Craig Thurmond*  
*Vice Chair Scott Eudey*  
*Trustee Johnnie Parks*  
*Trustee Debra Wimpee*  
*Trustee Christi Gillespie*

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**Tuesday, November 18, 2019**

**Council Chambers**

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**1. Call to Order**

Chairperson Craig Thurmond called the meeting to order at approximately 7:41 p.m.

**2. Roll Call**

**Present: 5 -** Christi Gillespie, Debra Wimpee, Johnnie Parks, Scott Eudey, Craig Thurmond

**3. Consideration of Consent Agenda**

- A. 19-46 Approval of the Broken Arrow Municipal Authority Meeting Minutes of November 5, 2019**
- B. 19-1385 Acknowledgement of submittal of the FY 2019 Pretreatment Program Report to the Department of Environmental Quality (DEQ) for Broken Arrow Municipal Authority**
- C. 19-1386 Acknowledgement of submittal of the FY 2019 Pretreatment Program Report to the Department of Environmental Quality (DEQ) for Regional Metropolitan Utility Authority (RMUA)**
- D. 19-1418 Approval of and authorization to execute a Professional Services Agreement between the Public Finance Law Group, PLLC ("PFLG"), the City of Broken Arrow, Oklahoma, an Oklahoma Municipal Corporation (the "City"), the Broken Arrow Municipal Authority, an Oklahoma Public Trust ("BAMA") and the Broken Arrow Economic Development Authority, an Oklahoma Public Trust ("BAEDA") for providing counsel and legal advice regarding economic development law**
- E. 19-1407 Approval of and authorization to execute Professional Services Agreement for Sanitary Sewer Inspection Data Solutions with Meshek & Associates, LLC**
- F. 19-1404 Approval of and authorization to execute Professional Services Agreement for Water and Sewer Geographic Information System (GIS) Updates Fiscal Year 2020 with Meshek & Associates LLC**
- G. 19-1394 Award the most advantageous bid to Barco Pump Company for the purchase of one (1) 10 inch trailer mounted trash pump to be used by Utilities field crews for bypass pumping at lift stations and sewer main repairs**
- H. 19-1408 Approval of and authorization to execute Change Order CO6 for Construction Contract 155425; Citywide Supervisory Control and Data Acquisition (SCADA) Systems**
- I. 18-1472 Ratification of the Claims List Check Register dated November 14, 2019**

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

MOTION: A motion was made by Scott Eudey, seconded by Christi Gillespie.

**Move to approve the Consent Agenda**

The motion carried by the following vote:

**Aye: 5 -** Christi Gillespie, Debra Wimpee, Johnnie Parks, Scott Eudey, Craig Thurmond

**4. Consideration of Items Removed from Consent Agenda**

No Items were 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. 19-1402 Consideration, discussion, and possible approval of and authorization to execute an Economic Development Agreement between the Broken Arrow Economic Development Authority, an Oklahoma Public Trust (together with its successors and assigns, “BAEDA”) and the Broken Arrow Municipal Authority (together with its successors and assigns, “BAMA”), Collectively the “City”, and DHTC Development, LLC (“DHTC”), for an affordable senior housing project to be located near 37th and Kenosha Street in Broken Arrow**

Economic Development Coordinator Norm Stephens reported DHTC Development, LLC specialized in providing seniors and families with better living since 2008; DHTC had been a part of and developed over 750 units of single family and multi-family housing. He reported Debra Shantz Hart and Tammi Creason were the principle owners of DHTC Development, LLC. He noted recently DHTC leadership approached Broken Arrow City Manager Michael Spurgeon requesting to enter into a Public / Private Partnership to build affordable senior housing in the area of 37<sup>th</sup> and Kenosha Street, in the City of Broken Arrow, County of Wagoner, to be named Timber Ridge Cottages. He stated Mr. Riley Shantz and Ms. Debra Hart were present to give a brief project overview.

Ms. Debra Hart with DHTC stated she began this process two years ago and in May of 2019 received an allocation of tax credits for a 74-unit development which would be a combination of 28 apartment units with an additional 46 units designed as 4-plex to duplex units with attached garages. She stated she felt this was an excellent stimulus for the senior community. She noted this area was slated for road improvements and this extension of sewer would open up more development land in the area. She displayed and discussed an illustration of the apartment building design (contemporary farmhouse).

Vice Chairperson Eudey asked if there was a restricted covenant associated with this development or if the PUD required the development perpetually be used for senior living. Ms. Hart indicated DHTC used a Land Use Restriction Agreement which would require this development to be used for senior housing for 30 years.

City Manager Spurgeon stated he was excited about this development. He noted Staff submitted a letter of recommendation in support of the project to the Oklahoma Housing Finance Agency and received funds and tax credits which was a sure indication the development would be high quality and a good investment. He stated he recommended partnering with DHTC regarding sewer and road improvements for the project.

Vice Chairperson Eudey noted as he served as Vice President of the Board of Directors for the Church which adjoined this property, he would abstain from the vote.

Trustee Gillespie asked if the development would be on the east or west side of the Turnpike. Ms. Hart responded the development would be on the west side of the Turnpike.

MOTION: A motion was made by Debra Wimpee, seconded by Christi Gillespie.  
**Move to approve and authorize execution of an Economic Development Agreement between the Broken Arrow Economic Development Authority, an Oklahoma Public Trust (together with its successors and assigns, "BAEDA") and the Broken Arrow Municipal Authority (together with its successors and assigns, "BAMA"), Collectively the "City", and DHTC Development, LLC ("DHTC"), for an affordable senior housing project to be located near 37th and Kenosha Street in Broken Arrow**

The motion carried by the following vote:

**Aye: 4 -** Christi Gillespie, Debra Wimpee, Johnnie Parks, Craig Thurmond  
**Abstain: 1 -** Scott Eudey

City Manager Spurgeon commended Chuck Vokes, Rocky Hinkel and Kenny Schwab for excellent leadership and work in this effort.

**7. Remarks and Updates by City Manager and Staff**

There were no Remarks and Updates by City Manager and Staff

**8. Executive Session**

There was no Executive Session.

**9. Adjournment**

The meeting adjourned at approximately 7:48 p.m.

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

**Move to adjourn**

The motion carried by the following vote:

**Aye: 5 -** Christi Gillespie, Debra Wimpee, Johnnie Parks, Scott Eudey, Craig Thurmond

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Chairman

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Secretary