

Milestone project breaks ground



The north end of the Rose District is getting a new centerpiece in a four-story, mixed use development at 305 N. Main St.

On Sept. 14, the City of Broken Arrow, Broken Arrow Chamber of Commerce, Economic Development Corporation (EDC), and Milestone Capital LLC officially broke ground on the building that will have 31,000 square feet of commercial space on the ground floor and approximately 90 apartments on the three levels above.

First announced in 2017, the project was designed by Cyntergy Architecture + Engineering, and Cowen Construction will oversee its construction.

The project will cost nearly \$20 million, financed through Milestone, a company specifically created for this development and future Rose District projects. As part of the new project, the City will extend the streetscape one block north and install a traffic light at Main and Detroit.

The site was formerly the Assembly of God Church, then First Baptist Church. The building was shuttered in 2006 and remained mostly vacant for more than 10 years. Working with the EDC, the City purchased and demolished the property in 2016.



Thank you Broken Arrow!

Broken Arrow voters approved all six propositions for the 2018 Build Our Future BA General Obligation (GO) Bond on Aug. 28. This is the largest municipal bond package in the history of the City of Broken Arrow.

“On behalf of the City Council, I want to thank all citizens of Broken Arrow who came out to vote. This was a landmark decision for the community’s future,” said Broken Arrow Mayor Craig Thurmond. “The other Councilors and I believe this package keeps Broken Arrow on the right track to continue its tremendous growth and maintain our high quality of life.”

The complete package totals just over \$210 million, to be issued over 10 years. The GO bond projects will not increase the City’s property tax rate.

New bonds will only be issued as old bonds are paid off.

“We are grateful for the overwhelming support of all the folks who voted,” said City Manager Michael Spurgeon. “The level of engagement we’ve received over the course of putting the Build Our Future BA GO Bond Package together has been unprecedented in Broken Arrow. This package truly represents the desires of our residents for what they want from the City and how they envision Broken Arrow’s future. Now the real work begins to put together a balanced implementation plan. We cannot complete every project the first year so we have to be thoughtful and communicate what we are doing.”

The 88 projects will take approximately 13 years to complete.



City staff has already started the process of prioritizing projects and deciding when during the life of the bond those projects will be completed, based on current needs and demands.

The projects are divided into six propositions:

- Proposition 1: Transportation (\$142.625 million)
- Proposition 2: Public Safety (\$20.35 million)
- Proposition 3: Parks and Recreation (\$17.75 million)
- Proposition 4: Public Facilities (\$16.8 million)
- Proposition 5: Stormwater (\$7.5 million)
- Proposition 6: Drainage (\$5.5 million)

Visit BuildOurFutureBA.com for details on the bond package.

Holiday trash schedules

City offices will be closed Monday, Nov. 12, for Veterans Day and on Thursday, Nov. 22-Friday, Nov. 23, for Thanksgiving.

There will be no trash service on Monday, Nov. 12. Monday's refuse will be picked up on Tuesday, Nov. 13, and Tuesday's trash service will be shifted to Wednesday, Nov. 14. Regular service resumes on Thursday, Nov. 15.

There is also no trash service on Thanksgiving or the day after and service will resume on the next regularly scheduled day.

Fall back and check smoke alarms

Daylight Saving Time ends at 2 a.m., Sunday, Nov. 4. As you set your clocks back, the Broken Arrow Fire Department recommends testing your smoke alarms, and changing the batteries if necessary.

Roughly two-thirds of home fire deaths occur in homes without working smoke alarms. Smoke alarms usually fail to operate because batteries were defective.

The National Fire Protection Association (NFPA) provides the following guidelines for smoke alarms:

- Test smoke alarms at least once per month using the test button.
- Make sure everyone in the home knows how to respond if an alarm goes off.
- Replace all smoke alarms when they are 10 years old.
- Smoke alarms with nonreplaceable (long-life) batteries are designed to remain effective for up to 10 years.
- For smoke alarms with any other type of battery, replace batteries at least once per year.

Download the VisitBA app

Introduced in September, the Visit Broken Arrow app is a next generation travel and tourism tool that increases the visibility for all Broken Arrow has to offer, such as restaurants, specialty shops, hotels, events and the Rose District.

Our new free custom app sets Broken Arrow apart from the rest of Oklahoma's many tourism destinations.

The new mobile app re-brands visitors' travel experience — engaging them and convincing them to share their experiences with others. It also serves to enhance Broken Arrow's

image and helps boost Broken Arrow's many events through social posts and enjoyable stories from visitors.

The app allows users to create a custom itinerary of events and places to see during a visit to Broken Arrow, and then have that itinerary with them while on the go.

Designed for visitors, the Visit Broken Arrow app also is useful for residents to rediscover the City in new ways.

To download, simply go to the Apple Store or Google Play and search for "Visit Broken Arrow."

Pumpkins laying around? Compost them at the M.e.t

The Metropolitan Environmental Trust (M.e.t) and Full Sun Composting are partnering to bring awareness to the issue of food waste, by accepting holiday pumpkins at the Broken Arrow depot.

Residents can drop off their holiday gourds, squash and pumpkins at the depot, located at 302 N Elm Pl., free of charge during the month of November.

Please remove all decorations, such as candles, plastics or stickers. Compost will be available Spring 2019 to residents who participate in the program.

Other locations accepting pumpkins include: Sand Springs (105 E. Morrow Rd., Sand Springs), Owasso (499 S. Main St., Owasso) and Central Tulsa (3495 S. Sheridan Rd., Tulsa).

Keep leaves out of streets and storm sewers

Inundated by fall leaves? Remember to properly dispose of your leaves by bagging, mulching or composting them. Do not blow or rake leaves into the street or storm sewers. Not only is it a violation of City of Broken Arrow code, but storm sewers clogged with leaves, grass clippings and other debris create flooding hazards.

Section 12-6 of the Code of Ordinances addresses unlawful deposits: "It shall be unlawful for any person to throw, sweep or otherwise deposit, into or upon the streets, alleys, parkings, sidewalks or other public

places of the city, any garbage, trash, paper, rubbish, grass, weeds, tree trimmings, dirt, crates, boxes or other refuse of any kind."

The City's Sanitation Division will remove up to 10 30-gallon size or smaller bags during regular trash pickup at no additional cost. Each additional bag beyond 10 will be charged \$1.25 per bag. (Note: Bags sized over 30 gallons are counted as two bags.)

For composting tips, visit metrecycle.com/composting-2.

COMMUNITY CALENDAR

Ongoing through January 12 — Broken Arrow Soccer Club Spring registration Open to boys and girls ages 3-18. Visit www.bascok.com.

November 1 — Planning Commission 5 p.m., City Hall Council Chambers, 220 S. First St.

November 2 — Night at the Museum...The Grand Event 6-11 p.m., Stoney Creek, 200 W. Albany St. brokenarrowmuseum.org

November 3 — Heart of the Crafter 9 a.m.-3 p.m., First United Methodist, 112 E. College St.

November 3 — Bark in the Park 10 a.m.-2 p.m., Ray Harral Nature Park, 7101 S 3rd St.

November 4 — Military History

Center Salute to Veterans Concert 2 p.m., Kirkland Theater, 808 E College St. Free, donations accepted.

November 5 — Broken Arrow City Council 6:30 p.m., City Hall Council Chambers, 220 S. First St.

November 12 — Veterans Day (Observed) City offices closed. No trash pickup.

November 12 — Annual City of BA Golf tournament proceeds benefit Tulsa Area United Way, open to the public, 918-259-8419 or BrokenArrowOK.gov for details.

November 15 — Planning Commission 5 p.m., City Hall Council Chambers, 220 S. First St.

November 20 — Broken Arrow

City Council 6:30 p.m., City Hall Council Chambers, 220 S. First St.

November 22-23 — Thanksgiving City offices closed. No trash pickup.

December 4 — Broken Arrow City Council 6:30 p.m., City Hall Council Chambers, 220 S. First St.

December 6 — Planning Commission 5 p.m., City Hall Council Chambers, 220 S. First St.

December 15 — Rudolph Run 8:30 a.m. Fun Run; 9 a.m. 5K, Rose District. Details at fleetfeettulsa.com/races/2018-rudolph-run

December 15 — Cookies With Santa 11 a.m.-2 p.m. Nienhuis Park Community Center, 3201 N. 9th St.



About the department

The Development Services Department's sole purpose is to provide "cradle to grave" support for the processes involving development in the City. The Department motto, painted on the wall entering the Development Services offices, is "Building the future, it's what we do!"

Comprised of four divisions, the Development Services Department employs 36 full-time staff members. The staff is dedicated to providing excellent customer service by offering professional, caring and timely service to help patrons — whether they are residents, developers or contractors — resolve any issue.

The One-Stop Division, located on the north side of City Hall, 220 S. 1st St., processes all documents related to

Development Services operations.

The Plan Development Division guides development within the City. This includes zoning, lot splits, plats, site plans, landscape plans and engineering plans.

The Inspection Division handles the day-to-day inspections of both residential and commercial construction as well as code enforcement.

The Special Projects Division oversees long-range plans, studies, special area plans and award applications.

Every member of the Development Services Division is dedicated to the continued success and growth of the City of Broken Arrow.

DIRECTOR PROFILE



Michael Skates

Michael Skates, P.E., CFM, started with the City of Broken Arrow in 2005. Utilizing over 27 years of private and public experience, Michael and his team continue to push innovative ideas to make the development experience effective and friendly.

Michael holds a Bachelor's degree from the University of Oklahoma and a Master's degree from Oklahoma State University.

He has served as president of the Tulsa Chapter of the Oklahoma Society of Professional Engineers and president of the Broken Arrow Rotary Club. He is also active in many other local, state and regional organizations.

Be aware of easements before building

Did you know most properties within the City of Broken Arrow limits are subject to an easement by the City? An easement is a legal right to use land for a specified purpose, such as running water or sewer lines underground.

Property owners should be aware of any easements on their land and take caution to avoid building any structure, such as a shed, on that easement. Doing so could result in demolition of the structure, fines or other punishment if the City needs to access the easement for any reason.

Not sure if you have an easement and where it is? Contact the One Stop Division for assistance. This should be done before building any sort of structure in the City anyway.

One Stop Division takes care of business

The One Stop Division, located at the north end of City Hall, accepts and facilitates the tracking and recording of all required departmental actions. Permits are required for any type of structure being built within the City.

Staff members of the One Stop Center take in applications, assign application numbers, verify information, distribute for review, collect payments and issue permits.

What Can I Do at the One-Stop Center?

- Apply for alarm permits
- Apply for all zoning cases
- Apply for fireworks permits
- Apply for food/beverage licenses
- Apply for pet licenses
- Apply for residential and commercial building permits
- Apply for sign permits
- Meet with staff members who are directly involved with your building or development project

- Report a property that needs improvement or has safety issues
- Obtain occupation license for taxi, massage therapist, trash haulers, ambulance, pawn shops, limousine and more
- Pay your utility bill
- Purchase burial plots in the City-owned cemetery
- Register a gated community
- Register for Certificate of Compliance for the ABLE Commission
- Register or renew your contractor license
- Submit planning and engineering applications and plans
- Resolve code enforcement issues

The One Stop Division can be contacted at 918-259-8333, (press 0). The office is open from 8 .a.m.-5 p.m. Monday-Friday.

Certain permits can also be acquired online. Visit the City's website at BrokenArrowOK.gov for details.



Planning for the present, and the future

City planning and zoning emerged from the desire of civic leaders and citizens to control the consequences of overcrowding, pollution, transportation or other issues when they arise. Broken Arrow’s first zoning ordinance came about in August 1960 via the Tulsa Metropolitan Area Planning Commission (TMAPC).

Since then, the City of Broken Arrow has developed its own comprehensive plan, which was last updated in 2012. The Plan Development Division is responsible for oversight and guidance of development activity within the City limits.

The Plan Development Division is comprised of planners, project engineers, and commercial and residential plan reviewers. They review applications for land use, zoning, subdivision (plats),

comprehensive plan amendments, special uses, variances, planned unit developments (PUDs), site plans and site engineering. Plan Development may provide information relative to adopted codes and ordinances on urban design, architecture, and landscaping.

A predevelopment meeting, coordinated by the project engineer, is required for all major developments prior to preparation of any documents submitted to the City of Broken Arrow. This meeting ensures developers know what is expected of them in order to complete a project before any paperwork is ever filed and long before dirt is moved. These meetings often include members of other City departments relevant to the project, such as the fire marshal for a commercial building or the Engineering Department for a new subdivision.

20 years ahead: Broken Arrow Next

As communities grow and mature, it is important for residents and leaders to consider what the future holds. Questions such as “what do we want the future to look like?” and “how do we get there?” are answered through the comprehensive plan process.

A comprehensive plan identifies where and how a community should grow based on a community-defined vision and an assessment of development conditions and aspirations. It presents strategies and policies for housing, transportation, infrastructure, economic development, and quality of life priorities. When completed, the comprehensive plan serves as a policy document that guides the Mayor, City Council and City staff as they make development decisions over the next 20 years.

The last comprehensive plan for Broken Arrow was adopted in 1997 (updated in 2012). Today, an update is needed to proactively prepare and respond to growth in Broken Arrow.

That’s where the Broken Arrow Next Comprehensive Plan process comes in. To be a part of the process, visit BrokenArrowNext.com.



Neighborhood Improvement Team aims to maintain City’s beauty

The Neighborhood Improvement Team enforces the City’s Nuisance Code, Zoning Code and other ordinance-related issues.

Code enforcement officers work closely with the Police Department, Streets, Stormwater and other departments to resolve various complaints.

The team also aspires to keep the City beautiful and instill community pride through active participation with various groups like homeowners associations, Keep Broken Arrow Beautiful, Adopt a Corner and other volunteers.

Need Assistance?

Broken Arrow Helping Hands is designed to assist citizens with maintaining properties that have existing code violations.

Organized by Keep

Broken Arrow Beautiful, the volunteer program establishes partnerships with local businesses, churches, non-profits and individuals to provide volunteer assistance to those citizens who, due to circumstances beyond their control, cannot accomplish basic property maintenance activities. This program helps needy individuals who would benefit from temporary assistance.

Specific criteria must apply to be considered for assistance, and information is included with all initial code letters. Applicants must demonstrate one of the following to qualify:

- Physical limitation or medical hardship
- Financial hardship
- Active military spouse (deployed or TDY, with proof of deployment)
- Family hardships (such as death in the family or illness)



Report code violations and more with the Action Center BA app

In fall 2016, the City of Broken Arrow launched the new Action Center BA website and mobile app.

Action Center BA makes it easy to report non-emergency issues such as potholes, streetlight outages, and other concerns through mobile devices or online.

Residents can provide pictures, videos, specific descriptions and other

valuable information to help City staff address issues. Action Center BA also allows users to follow their reports and receive progress updates.

To make a report online, visit ActionCenterBA.com. The mobile app is available for download on both Android and Apple devices. Search for “Action Center Broken Arrow” or find links at ActionCenterBA.com.