

A Representative Overview of Five Presentations Made by City Staff  
For  
Wards 1, 2, 3, 4 and the at Large Ward  
May 19 - May 29, 2014

Supporting materials for the presentations are available for public review at the City Clerk's office at City Hall located at 220 South 1st Street Broken Arrow, Oklahoma.

**General Obligation Bond referendum will be held on August 26, 2014 Election ballot**

Ms. Krista Flasch, Director of Communications opened the meeting. Present were the City Council, City Manager, Department Heads and the Police and Fire Chiefs. Ms. Flasch explained that project maps were on display along with copies of the PowerPoint presentation materials and index question cards were available for questions from the citizens.

Councilor Mike Lester welcomed the public and explained the purpose of the Ward Meeting saying that this was the opportunity for citizens to express their preferences for the proposed projects and to supply input on prior General Obligation Bond programs.

City Manager Mr. Thomas Moton made staff introductions and presented a general overview of the nature of General Obligation Bonds (GO Bonds) and the projects they finance. He added that GO bonds do not fund water and sewer projects and will not increase ad valorem tax rates or property taxes. Mr. Moton presented a list of public administration studies and plans that were used to develop the proposed projects for the City. He presented a review of past projects with their budgets and their current status covering a period of seventeen years.

City Attorney Ms. Beth Anne Wilkening explained how the GO Bond packages are composed. She explained the detailed requirements for building a referendum. Ms. Wilkening said a constant reevaluation of Bond projects was required because overruns and underruns on projects can occur. She said in that case a Bond Election asking the citizens to give permission to repurpose bond money is needed. Ms. Wilkening presented a detailed listing of all named GO Bond Election Projects beginning in 2004 through 2011.

Assistant City Manager Mr. Jeff Jenkins presented the Recommended Streets Project List saying the list was designed to focus on areas where congestion can be reduced on key intersections and roadways. He said this list would be presented at the City Council meeting of June 2, 2014 for final decisions. Mr. Jenkins presented a City Map showing the Street Bond Projects for 2014.

Director of Recreation, Parks, Cultural Affairs and Tourism Mr. Scott Esmond presented the Quality of Life Recommended Project list. He described some of the City's park projects saying that events held at these outdoor venues brings many visitors and business to Broken Arrow. The largest park plan presented was the Chisholm Trail South Park which is expected to become a recreational destination for the region.

Ms. Krista Flasch presented the Public Safety Recommended List for Police and Fire which included facility enhancements and technology upgrades. The two largest projects were the access enhancements to the Public Safety Complex and the land acquisition and design of a new fire Station.

General Services Director Mr. Lee Zirk presented the Public Building Recommended List. He said that two of the three items on the list were land acquisitions that were critical in maintaining the infrastructure of the City. The most prominent was project was the proposed Creative Art Center for the Rose District.

Acting Director of Engineering and Construction Mr. Tom Hendrix presented the Stormwater / Flood Control Recommended List. He said due to development drainage improvement projects were required. Mr. Hendrix said the bi-annual bridge inspection produced recommendations for critical repairs of three bridges. The largest project was the stormwater development for Albany Street.

Mr. Jenkins explained the Repurposing Recommendation List for the 2008 GO Bond for the Art Center and the 2004 GO Bond for the Conference / Convention Center. The repurposing seeks citizen's approval of the reallocation of bond funds to complete these projects.

**Additional Information Resources:**

- City website vast resources of information: [www.brokenarrowok.gov](http://www.brokenarrowok.gov)
- Bond issuance information portal: [www.brokenarrowok.gov/2014bond](http://www.brokenarrowok.gov/2014bond)
- Additional questions submitted will be posted with answers on the bond information page.

## **Citizen Questions and Staff Answers**

### **At Large Ward Meeting May 19, 2014**

**Question:** When will 23<sup>rd</sup> from Albany Street to Omaha be four lanes?

**Answer:** Mr. Tom Hendricks said there was no project on the current Bond issue for widening that section of the road.

**Question:** When will Sunrise Addition get City water and sewer?

**Answer:** Mr. Hendricks said there were no future plans to include Sunrise Addition in the City water system.

**Question:** I don't see any proposed street projects that address the traffic during rush hour at the Kenosha and North 23<sup>rd</sup> Street intersection.

**Answer:** Mr. Moton said yes there were plans to improve the intersection using Federal funding with matching fund contributions. He said traffic efficiency designs will also help.

**Question:** Will the Liberty Parkway Trail be extended north from NSU campus? Perhaps there would be an extension to Neinhuis Park?

**Answer:** Mr. Moton answered yes those extensions were planned.

**Question:** Our Neighborhood is in need of paving. It is 34 years old and apparently was repaved once, almost 20 years ago. Because the roads were made with a reverse crown, the roads are disintegrating near the center line where water is seeping into the seam and freezing. Can the City repave or at least apply a coating of slurry seal to the streets in Cambridge Estates?

**Answer:** Mr. Moton said the City does have a streets preservation program. The citizen was invited submit the issue to be included in the program.

**Question:** In years past, the City had included multiple retention ponds in the bond issues, but this year only one such project is proposed. Why is the City decreasing efforts to address the flooding issues which came to the fore in the 2006 and 2008 floods?

**Answer:** Mr. Moton pointed out that there were retention projects that are not part of the Bond program and the 37<sup>th</sup> street detention area that is part of the Bond program will serve areas to the north. Floodplain Manager Mr. Jeff Bigby said there was one detention facility currently under construction by Highland Park Elementary. Efforts were continuing.

### **Ward 1 Meeting May 29, 2014**

**Question:** What are the anticipated timelines / completion stages / dates for Chisolm Trail South Park?

**Answer:** Mr. Moton said this project will span several Bond issuances. He described the scope of this 200 acre destination park that will be developed over multiple phases. Currently there are no completed timelines.

**Question:** Is an exit onto 9<sup>th</sup> Street from the Broken Arrow express way possible?

**Answer:** Mr. Moton said this had been considered before the new Police and Public Safety Facility was established so a rerouting of the road to accommodate the citizens had been envisioned by taking the exit a bit further north.

**Question:** Broken Arrow exit Kenosha – long lines?

**Answer:** Mr. Hendrix said discussions with the Oklahoma Department of Transportation would most likely resume considering solutions to the difficult design issues involved.

**Question:** Fire Station #7 location?

**Answer:** Mr. Moton said that a location had not yet been determined. He said the decision required a long term needs study that considered the City's future growth patterns and an optimal coordination of all Fire Stations as an integrated network.

**Question:** Public building / facilities question: The 2004 planning for the 50,000 square foot Conference / Convention Center, can you say which hotel is considering building this center?

**Answer:** Mr. Moton said that the developer would be the Stoney Creek Hospitality Group.

**Question:** Why would we need or want this to be on public land rather than the private company build on their own land?

**Answer:** Mr. Moton said some of the more successful models for this type of endeavor entailed a public / private partnership where the municipality owned the land and the private developers builds and operates the facility. He said Bass Pro is a good example of this type of arrangement that keeps the land as a holding of the City so decades from now the if the situation changes the land will still be publicly held.

**Question:** Need a traffic light at Hillside and 23<sup>rd</sup>.

**Answer:** Mr. Moton said that they have taken note of this and the issue can be part of the traffic studies.

**Question:** When 23<sup>rd</sup> south of the BA widen please don't take out the trees.

**Answer:** Mr. Hendrix said he was familiar with the trees just south of the expressway and a bridge will come out in that area. He said he was sorry but that it was most likely that the trees would have to be removed.

**Question:** New softball fields at event complex?

**Answer:** Mr. Moton said that the date for completing the softball fields within the Chisolm Trial Park South had not yet been determined.

**Question:** What happened to the possible community center proposed by the new schools south of Forest Ridge (81<sup>st</sup> and Oneta ?) that would be a great addition to the East side of the City, especially with the number of kids between the middle and elementary schools.

**Answer:** Mr. Moton said that area is part of the City's Master Park Plan. Mr. Esmond said the Highland Park area was being considered for walking trails and a playground but as the plans for the Chisolm Trial Park South have developed it has become central to the service area.

**Comment:** Ward 1 needs a recreation center or a community center. Land at Garnett Road and Washington owned by City. YMCA has interest in staffing a facility out there but no money for a building. Going back to 2010 we were told that was going on a Bond Issue.

#### **Ward 2 Meeting May 27, 2014**

**Question:** What is our current bonding capacity?

**Answer:** Mr. Moton said that the City's bonding capacity is much greater that we are proposing. He said the limit is a percentage of the tax base. He said that figure would be posted on the website with these materials.

**Question:** In relation to streets and utilities, how does the City work with the schools, Union and Broken Arrow to prepare for new construction?

**Answer:**

**Question:** What is our goal for this GO?

**Answer:**

**Question:** Why are there no plans for widening Olive from 61<sup>st</sup> to 71<sup>st</sup>?

**Answer:** Mr. Moton said the traffic analysis classified the street as a "D" which omitted it from consideration.

**Question:** Arts Center – I understand that AVB bank will donate the property but this material indicates (under Prop. 3 Parks and Recreation) "Acquisition of building / land for new Arts Center".

**Answer:** Mr. Moton said there was no formal understanding of the AVB bank land offer at this time.

**Question:** When does Country Aire get consideration for its streets? Patches don't last.

**Answer:** Mr. Moton said the City has a street preservation program and referred the individual to Mr. Steve Arant, Director of Streets, for further details.

**Question:** I am really impressed with downtown development. How do we invest more in sidewalks, public transit (buses) and bike lanes? I see too many people, including the disabled, walking in the dirt while drive by on the road. Why can't we build sidewalks everywhere we have roads?

**Answer:** Mr. Tom Hendrix said that the City was working with the ADA (Americans with Disabilities Act) compliance plan to improve the City's sidewalks. He said the standard for development was to have at least one side with sidewalks on arterial streets which are done over time with street improvements. Mr. Moton said funding had been increased for sidewalks.

**Question: Fire Station #7** – Where is it and what about old Station #2? What happened to “presence” that will always be there at #2?

**Answer:** Mr. Moton said that the location had not yet been determined for Station #7. Acting Chief Annas said the run districts for that area had been changed and are being covered by Station #5 and Station #1.

**Question:** Do you think the expansion on Albany will help traffic on 23<sup>rd</sup> going south?

**Answer:** Mr. Moton said that the expansion of Albany includes a rework of the intersection which will improve the congestion issues.

**Question:** Did we not do Elm from New Orleans to Florence in the past few years? Why are we doing it again?

**Answer:** Mr. Moton explained that this stretch of roadway has no safe way to turn left across traffic. He said the addition of a center lane would be the improvement.

### **Ward 3 Meeting May 21, 2014**

**Question:** My biggest concern is the traffic on Aspen going South to the Indian Springs Sports Complex. My home is at 12910 S. 145<sup>th</sup> East Ave. I have lived in Broken Arrow since 1966 and at the present address since 1974. I have seen a lot of change during this time. I would like to see my street be made into a four lane street. The traffic is backed up for at least two miles. I pick up a lot of trash when the events are scheduled. Maybe some organization, scouts, etc. could schedule cleaning up this street and they could earn some of their badges. Betty Cook

**Answer:** Mr. Moton said road expansion for that part of Aspen was not part of the current package for street improvements but more work needed to be done. Mr. Moton committed staff to see what could be done to minimize the hardship created by litter during events.

**Question:** How can a dog park cost almost \$500,000.00?

**Answer:** Mr. Moton described the benefits to property values near a dog park but explained that in any case ADA (Americans with Disabilities Act) restrooms were not cheap and neither was the four acres of quality fencing that it requires.

**Question:** I question the Art Center and Conference / Convention Center. How much usage will they get and how used when not having events? I approve all street and public safety items. Use money first for infrastructure.

**Answer:** Mr. Moton said studies showed that Broken Arrow had a feasible market for a Conference Center. He said it was unusual for a City the size of Broken Arrow not to have a Conference Center that could be built to the scaled needs of the City with about 150 rooms and around 30,000 square feet. He said that a survey conducted by the Chamber of Commerce indicated that one of the unmet needs for the City was a place for corporate functions. Broken Arrow serves as the third largest manufacturing base in the State and at this time those cooperate employers are taking their employees across Garnet Road into Tulsa for their meetings. Based on experience, Mr. Moton projected that 60% to 70% of the days would be booked with some turn-over time. Mr. Moton added that the original plan for the Conference Center provided for the City to develop, own and operate the facility; the recommended change would provide for the private sector to develop and own the facility. He said this change required the repurposing of the Bond money.

Mr. Moton said of the Art Center had received support from a diverse group of individuals from Northeastern State University, Tulsa Technology Center, Tulsa Community College, the Arts and Humanities Council, Broken Arrow Public Schools and the City through Recreation, Arts, Cultural Affairs and Tourism, the Mayor's office and the private sector. He recalled that the project had already been approved with specific limitations stating that the City would purchase a school building owned by the Broken Arrow Public Schools located just west of Main Street on 81<sup>st</sup> Street. He said the issue now is that the building is no longer available. Mr. Moton said that the City is asking the voters if they would continue to support the project. Mr. Moton said AVB Bank is redesigning their downtown office leaving land available on their property that they were willing to donate to the City for the Art Center.

**Question:** What is meant by a project being re-voted?

**Answer:** Mr. Moton said the City would be asking voter's permission to place the previously approved Art Center in a different location. He said the original Bond for the Conference Center was allocated for the very specific purpose of building a 50,000 square foot facility. He said that the City will be seeking voter permission to proceed with a new plan to buy the land and have the facility developed, owned and managed by the private sector.

**Question:** Isn't most of Elm Place from New Orleans to Florence already 5 lanes? What is the reason for the additional 5 lanes?

**Answer:** Mr. Moton said this stretch of roadway has no safe way to turn left across traffic so there is need for a center lane.

**Question:** Will the Splash pad use recirculated / filtered water of continual flow fresh water? Channel 6 reported on this issue last night.

**Answer:** Mr. Moton said that the City's splash pad is continual flow with fresh water.

**Question:** Would Anderson Lake have fishing docks and be stocked with fish? Would handicap accessible docks be installed?

**Answer:** Mr. Moton said that those details have not yet been designed into the plan but it is the City's intention that all affricate groups have access to the park.

**Question:** What exactly is a Creative Art Center?

**Answer:** Mr. Moton said the vision for the Creative Art Center would suggest a broad artistic expression from digital animation to fine arts; a center for creative arts that would provide an outlet for Adults with a strong desire to be artistically stimulated.

**Question:** Are all the future projects, including Chisolm Trial Park, going to be General Contractor Bid?

**Answer:** Yes it will be GC BID.

**Question:** Is there any new parking planned for Arrowhead Park?

**Answer:** Mr. Moton said that there was no investment in parking for the facility in the package at this time.

**Question:** Is this PowerPoint on the City of Broken Arrow Website? If not will it be?

**Answer:** Ms. Flasch said yes, the PowerPoint had been posted on the City's website [www.brokenarrowok.gov/2014bond](http://www.brokenarrowok.gov/2014bond). There is a "helpful documents" section at the bottom of that page the link is titled Ward Meeting Power Point Presentation.

**Question:** What is the time frame for land purchase for Fire Station 7?

**Answer:** Mr. Moton said if the Bond package is passed the first issue to address would most likely be Fire Station 3 so it would not be possible to address Station 7 within this year.

**Question:** I would like to ask about the status of the Wolf Creek project. The bid was rejected in January. Where are we on getting this completed?

**Answer:** Mr. Hendrix said the project had stalled due to complication with erosion, the design of the retaining wall and the possibility of losing several large trees. He said that his department would get back with a more a specific answer.

**Question:** Will the upgrade of the police cars with laptops include connectivity and speed upgrades?

**Answer:** Acting Police Chief James Annas said the connectivity and speed were related to the radio infrastructure that currently supported their needs. He said upgrades for the radio system, used by many other City departments as well as Emergency Medical Response, would be considered at some time in the future.

#### **Ward 4 Meeting May 28, 2014**

**Question:** When will Olive Street be widened to 5 lanes?

**Answer:** Mr. Tom Hendrix, Director of Engineering and Construction, said that while improvements have been made to Olive with the 2004 Bond issue the Level of Service Traffic Studies gave the rating of B projected to 2023 with the exception of one mile between the Broken Arrow expressway and Kenosha.

**Question:** Why aren't millage rates reduced to ease the tax burden on Broken Arrow citizens?

**Answer:** Mr. Moton said the debt can roll off as we pay off Bond issues but the question remains, if communities want to grow and remain viable, do you want to continue to reinvest in the community, not just new growth but in areas that are aging.

**Comment:** This is a compliment! We appreciate the way our city completes improvements so quickly and with a minimum of inconvenience (especially streets and parks). Thank you for being such wonderful leaders!

**Question:** With the exponential increase in new schools built is there any way to allocate some of the Public Safety Bond money to hire or allow overtime to Police Department to police the school zones? Is there any way to make the zones more visible? We desperately need drivers to slow down at all school zones!

**Answer:** Mr. Moton said that there are school resource officers at the elementary and middle schools but the Bond money is restricted to capital improvements projects. He added that the City does fund, from the General Fund, school crossing guards.

**Question:** Is the park where Saint Francis Hospital uses to be part of the Broken Arrow park system? There are many dying pine trees at this park.

**Answer:** Mr. Moton said that it was not part of the City's Parks Department.

**Question:** I understand a hotel is planned on Aspen and Indian Nations Turn Pike and indoor sports arena on Aspen and South of the Indian Nation Turn Pike. Will we have a forecast of traffic congestion and improvements in that area?

**Answer:** The developer has not finalized plans but has asked for traffic information and City engineers have done traffic modeling. Four years ago there were discussions of a soccer complex near NSU but those plans have fallen through.

**Question:** Can you improve the traffic flow on Elm Place between 121<sup>st</sup> (north and south traffic) so all the lights will allow smooth flow? We often stop at every ½ block light even though there is no cross traffic.

**Answer:** Mr. Zirk said those lights are not currently synchronized. In the future a traffic engineer would have to design that into the control system. Traffic studies to recommend specific corridors for this type of control have been considered but resources are not currently available to implement the system.