

1. Agenda

Documents:

[2023-04-26 BOND PROJECTS ADVISORY COMMITTEE - PUBLIC AGENDA-1802.PDF](#)

2. Meeting Materials

Documents:

[2023-04-26 BOND PROJECTS ADVISORY COMMITTEE - FULL AGENDA-1802.PDF](#)

AGENDA

Special Meeting of the
Nichols Hills Bond Projects Advisory Committee
Wednesday, April 26, 2023 at 3:00 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

If special assistance is needed for this meeting by any person wishing to attend, please contact the City Clerk's office no later than 48 hours prior to the meeting, and such assistance will be provided.

Official action may be taken by the Bond Project Advisory Committee only on items that appear on this Agenda. The Bond Project Advisory Committee may dispose of the business set out on this Agenda by accepting, approving, adopting, rejecting, amending, or postponing action as to each item, as determined by the Bond Project Advisory Committee.

1. Call to Order

2. Roll Call

3. Citizens Desiring to be Heard

The purpose of this time is to allow members of the public to speak to the Bond Project Advisory Committee on any matter that is not otherwise set for consideration on this Agenda.

4. Items for Separate Vote

- a. List of general obligation bond issue propositions and projects to be submitted for authorization and approval to the registered, qualified voters of the City, and make recommendation to the City Council with respect to the same.

5. Adjournment

I certify that the forgoing was filed in the Office of the City Clerk at 4:00 PM on the 21st day of April, 2023 and posted in prominent view on the window at City Hall, 6407 Avondale Drive, at 4:15 PM on the 21st day of April, 2023; posted to the City of Nichols Hills website at <http://www.nicholshills.net> at 5:00 PM on the 21st day of April, 2023; and transmitted by email at 5:00 PM on the 21st day of April, 2023 to those persons who have requested to be included on such notices pursuant to the Open Meeting Act and to those who have requested such notice.

Amanda Copeland

City Clerk
City of Nichols Hills, Oklahoma

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Amanda Copeland

City Clerk
City of Nichols Hills, Oklahoma

Memorandum

From: S. Shane Pate II, City Manager
To: Bond Projects Advisory Committee
Re: Introduction
Date: April 19, 2023

Committee Members:

Historically, the City of Nichols Hills has funded many of its capital improvement projects through the issuance of general obligation bonds (“GO Bonds”). GO Bonds are issued to fund projects approved by the registered voters of the City after an election. These elections typically occur every 4-5 years, wherein all of the projects, and their estimated costs, are submitted as propositions for the voters to consider. If the propositions are approved, the City is then authorized to issue GO bonds based on those approvals each year over the next several years until the projects and amounts authorized are exhausted.

The time has come for selection of projects to be included in propositions for the next GO Bond election. Toward that end, the City Council has appointed you as members of a Bond Projects Advisory Committee to meet on an as-needed basis to work with City staff to review possible capital improvement projects to be included in the list of propositions at the next GO Bond election. This should not require more than one or two meetings; however, your committee may meet as often as you deem necessary.

To aid your decision-making process, City staff will be attending your committee meetings and providing a menu of possible projects for you to consider. Once your committee has determined a list of projects you recommend be submitted to the voters, your recommendation will be presented to the City Council, who will then make a final determination as to the list of projects to be included and then call an election.

A. Authorization Amounts for the 2018 General Bond Election.

For the next election, it is anticipated the City will be able to seek authorization for GO Bonds that total up to \$32.95 million, which would be spread out in bond issues over the next 4-6 years. This dollar amount is estimated by the City’s team of financial advisors at Bank of Oklahoma to be an amount sufficient to keep the City’s ad valorem tax levies stable. By comparison, at the last GO Bond Election that took place in 2019, voters authorized \$28.45 million in GO Bonds for a variety of projects.

B. Guidance for Determining Bond Projects.

In prior bond elections, the voters of the City have approved GO Bonds in the following categories: 1) Streets; 2) Water System Improvements; 3) Sanitary Sewer Rehabilitation; 4) Fire; 5) Technology Improvements; 6) Public Works Facility; 7) Parks; and 8) Police. While your committee is not bound by these categories, many of them are an ongoing need. Further, this

historical context may serve as a potential barometer for voter approval in the next GO Bond election.

Regarding these categories, the following summaries are offered to aid in your consideration:

1. **Streets.** These projects involve repairing and improving streets, sidewalks, related drainage, and related expenses. In 2019, voters authorized \$13 million for these projects. Streets are an ongoing concern and much street repaving work needs to be done. The City Engineer and Public Works Director have developed a rating atlas for all of the City's streets, rating each street as to its condition, which will be provided to you at the first committee meeting. The rating atlas will help you prioritize the streets you would like to see included in the next GO Bond election. For this election, staff has identified up to \$20 million in street and drainage projects for your consideration. Generally, these street and drainage projects are as follows:
 - a. 1800 Block of Windsor Pl. (between Huntington and Hillcrest)
 - b. 6400-7700 Blocks of Western Ave. (between N.W. 63rd St. and Wilshire Blvd.)
 - c. 7600-7800 Ollie Avenue (between Western Ave. and Wilshire Blvd.)
 - d. 1200 Block of Larchmont Lane (between Trenton Rd. and Glenwood Ave.)
 - e. 6700 Block of Nichols Rd. (between Bedford Dr. and a private drive)
 - f. 1500 Block of Camden Way (between Huntington Ave. and Brentwood Ave.)
 - g. 1700 Block of Drakestone Ave. (between Penn. Ave. and Stratford Dr.)
 - h. 1600 Block of Elmhurst Ave. (between Nichols Rd. and Penn. Ave.)
 - i. 1700 Block of Elmhurst Ave. (between Penn. Ave. and Stratford Ave.)
 - j. 1800 Block of Guilford Ln. (between Stratford Dr. and Dorset Dr.)
 - k. 1600 Block of Westminster Pl. (between Nichols Rd. and Penn. Ave.)
 - l. 6600 Block of Avondale Dr. (between Bedford Dr. and Huntington Ave.)
 - m. 1200 Block of Bedford Dr. (between Avondale Dr. and N.W. Grand Blvd (center))
 - n. 1700 Block of Bedford Dr. (between Kingsbury Ln. and Devonshire St.)
 - o. 1400 Block of Camden Way (between Bedford Dr. and Huntington Ave.)
 - p. 1500 Block of Dorchester Dr. (between Waverly Ave. and Nichols Rd.)
 - q. 1600 Block of Dorchester Dr. (between Nichols Rd. and Penn. Ave.)
 - r. 1800 Block of Drury Ln. (between Penn. Ave. and Bedford Ave.)
 - s. 6600 Block of East Grand Blvd. (between Bedford Dr. and Huntington Ave.)
 - t. 1200 Block of Glenbrook Terr. (between N.W. 63rd St. and Lenox Ave.)
 - u. 1100 Block of Glenwood Ave. (between Trenton Rd. and Western Ave.)
 - v. 1900 Block of Guilford Ln. (between Dorset Dr. and Coventry Ln.)
 - w. 1600 Block of Huntington Ave. (between Bedford Dr. and Camden Way)
 - x. Drainage repair at the 7100 Block of Brentwood
 - y. Drainage repair at Drury and Nichols Road
 - z. Miscellaneous pavement repairs and city-wide panel replacement

2. **Water.** These projects typically concern constructing, drilling, or re-drilling water wells, and installing or rehabilitating water lines. In 2019, voters authorized \$6.55 million for these projects. Water is a category of ongoing concern. For this election, staff has identified up to \$6 million in water system projects for your consideration.

3. **Sanitary Sewer.** These projects typically include repairing, rehabilitating and improving the City's sanitary sewer lines. In 2019, voters authorized \$1.6 million for these projects. This is a category of ongoing concern. For this election, staff has identified up to \$2.3 million in sanitary sewer projects for your consideration.
4. **Technology Improvements.** The projects typically include video security equipment for water wells, tornado siren replacement, telephone system improvements, radio communication improvements, computer network infrastructure improvements, video conferencing equipment, and records management system improvements. In 2019, voters authorized \$1 million for these projects. This is another category of ongoing concern. For this election, staff has identified up to \$840,000 in Technology Improvement projects.
5. **Public Works Facility.** These projects concern the actual Public Works complex, such as covered parking, storage garages, and equipment washing facilities. In 2019, voters authorized \$1 million for these projects. This is another category of ongoing concern, particularly in the areas of DEQ facility compliance, equipment and vehicle storage, and Americans with Disabilities Act compliance. For this election, staff has identified \$1 million in Public Works Facility projects.
6. **Parks.** In 2019, voters authorized \$750,000 for water fountains, dog waste stations, new playground equipment at Davis Park, park trail lights, trash receptacles, and additional trails at Grand Boulevard. A number of potential park projects remain. Examples include, but are not limited to, parking lot reconfiguration in Woods Park, Americans with Disability Act compliance improvements in all our parks, playground and fitness equipment, additional trash receptacles, and dog waste stations. For this election, staff has identified \$760,000 in park projects.
7. **Police.** In 2019, voters authorized \$500,000 for equipped police cars. This allowed the city to reduce fixed overhead on the city's operating funds and allowed the city to purchase police vehicles on a timelier replacement schedule. For this election, staff recommends \$800,000 for more police vehicles, and also add \$700,000 for public works vehicles.
8. **Fire.** In 2019, voters authorized \$4.05 million for a fire station addition, a fire engine, and a ladder truck. For this election, staff recommends consideration of \$300,000 for fire department light fleet emergency response vehicles.
9. **Traffic Control Systems.** These projects concern traffic control equipment, lighting, signs, and entry monuments. In 2019, no traffic projects were included in the election; however, in 2015 voters authorized \$635,000 for such projects. For this election, staff has identified \$250,000 for traffic signs, an entry marker, and enhanced pedestrian crosswalks.

Prior to your Committee's first meeting, City staff will distribute a more detailed list of potential projects, along with estimates where possible. In the meantime, if you have a particular project(s) you would like the committee to consider, please send me an email with a description of your

proposed project(s) and staff will work toward obtaining estimates for the project(s) prior to the meeting.

2023 GO Bond Election Project Scenarios
 Authorization Available: \$32,950,000

Police		Public Works Vehicles		Fire Dept.		Streets		Traffic		Technology		Parks		Public Works Facility		Water		Sanitary Sewer	
\$800,000		\$700,000		\$300,000		\$20,000,000		\$250,000		\$840,000		\$760,000		\$1,000,000		\$6,000,000		\$2,300,000	
Vehicles	\$800,000	Light duty and street sweeper	\$300,000	Light fleet and emergency vehicles	\$300,000	Streets:	\$16,000,000	Traffic/monumt	\$50,000	Security upgrades, computer equipment, neighborhood watch technology (cameras, radios, monitors)	\$290,000	1 Parking lot Playground and fitness equipment	\$150,000	Parking canopy	\$600,000	Wells	\$3,000,000	Sewer lines	\$2,200,000
		Sanitation Truck	\$400,000			Drainage	\$4,000,000	Crosswalks/ Intersections	\$200,000	water pressure sensors	\$40,000	Garage storage Public Works Building	\$300,000	Water lines	\$2,800,000	Misc.	\$100,000,000		
										City 3D mapping update	\$40,000	Dog stations	\$10,000	Misc.	\$200,000				
										Telephone system upgrades	\$75,000	Landscaping ADA	\$50,000						
										Digital encryption software	\$60,000	Accessibility Misc Park improvements	\$250,000						
										Incode software	\$85,000								
										VXRail Replacement	\$190,000								
										Computer memory upgrades	\$60,000								
Total:	\$800,000	Total:	\$700,000	Total:	\$300,000	Total:	\$20,000,000	Total:	\$250,000	Total:	\$840,000	Total:	\$760,000	Total:	\$1,000,000	Total:	\$6,000,000	Total:	\$2,300,000

Grand Total: \$32,950,000



2025-2029 GOBI Paving Improvements



Segment	Street	Block	From Intersection	To Intersection	Ward	Existing Surface	Proposed Surface	Condition	Notes	Area (SY) **	Intersections	Drainage	Cost Estimate
										\$273	\$125,000	\$75,000	
1	Windsor Pl.	1800	Huntington Ave.	Hillcrest Ave.	1	Asphalt Overlay	Concrete	Lost		867			\$236,691.00
2	Western Ave.	6400-7700	N.W. 63rd St.	Wilshire Blvd.	1. 2	Asphalt Overlay	Asphalt	Lost	OKC Resurfacing	-	-	-	\$629,500.00
3	Ollie Ave.	7600-7800	Western Ave.	Wilshire Blvd.	3	Asphalt Overlay	Asphalt	Lost	OKC Resurfacing	-	-	-	\$96,950.00
4	Larchmont Ln.	1200	Trenton Rd.	Glenwood Ave.	2	Concrete	Concrete	Lost		2600	1.0	1	\$909,800.00
5	Nichols Rd.	6700	Bedford Dr.	(Private Drive)	2	Concrete	Concrete	Lost		1300		1	\$429,900.00
6	Camden Way	1500	Huntington Ave.	Brentwood Ave.	1	Asphalt Overlay	Concrete	Lost		2950	1.0		\$930,350.00
7	Drakestone Ave.	1700	Pennsylvania Ave.	Stratford Dr.	3	Concrete	Concrete	Lost		3467		1	\$1,021,491.00
8	Elmhurst Ave.	1600	Nichols Rd.	Pennsylvania Ave.	3	Concrete	Concrete	Lost		2080			\$567,840.00
9	Elmhurst Ave.	1700	Pennsylvania Ave.	Stratford Dr.	3	Concrete	Concrete	Lost		3365			\$918,645.00
10	Guilford Ln.	1800	Stratford Dr.	Dorset Dr.	3	Asphalt Overlay	Concrete	Lost		2600	1.0		\$834,800.00
11	Westminster Pl.	1600	Nichols Rd.	Pennsylvania Ave.	3	Asphalt Overlay	Concrete	Lost		5171			\$1,411,683.00
12	Bedford Dr.	1700	Kingsbury Lane	Devonshire St.	1	Asphalt Overlay	Concrete	Critical		2216		2	\$754,968.00
13	Drury Ln.	1800	Pennsylvania Ave.	Bedford Dr.	2	Concrete	Concrete	Critical		2267			\$618,891.00
14	East Grand Blvd.	6600	Bedford Dr.	Huntington Ave.	2	Asphalt Overlay	Asphalt	Critical		3467			\$946,491.00
15	Belford Ave.	1200	Trenton Rd.	Avondale Dr.	2	Concrete	Concrete	Critical		2575			\$702,975.00
16	Nichols Rd.	7000	Avondale Ct.	Wilshire Blvd.	2	Asphalt Overlay	Concrete	Critical		1551		1	\$498,423.00
17	Park Manor Dr.	1100	Western Ave.	Trenton Rd.	2	Concrete	Concrete	Critical		2400			\$655,200.00
18	Tedford Way	1100	Western Ave.	Trenton Rd.	2	Concrete	Concrete	Critical		2200			\$600,600.00
19	Trenton Rd.	6700	Tedford Way	Marlboro Ln.	2	Asphalt Overlay	Concrete	Critical		1010			\$275,730.00
20	Waverly Ave.	7100	Avondale Dr.	Wilshire Blvd.	2	Asphalt Overlay	Concrete	Critical		1445			\$394,485.00
21	Westminster Pl.	1700	Pennsylvania Ave.	Stratford Dr.	3	Asphalt Overlay	Concrete	Critical		3250			\$887,250.00
22	Avondale Dr.	6600	Bedford Dr.	Huntington Ave.	2	Asphalt Overlay	Concrete	Critical		5200	1.0		\$1,544,600.00
23	Bedford Dr.	1200	Avondale Dr.	N.W. Grand Blvd. (Center)	1	Asphalt Overlay	Concrete	Critical		2685	1.0		\$858,005.00
24	Camden Way	1400	Bedford Dr.	Huntington Ave.	1	Asphalt Overlay	Concrete	Critical		2500			\$682,500.00
26	Guilford Ln.	1900	Dorset Dr.	Coventry Ln.	3	Asphalt Overlay	Concrete	Critical		1650			\$450,450.00
27	Huntington Ave.	1600	Bedford Dr.	Camden Way	1	Asphalt Overlay	Concrete	Critical		1054			\$287,742.00
D1	Brentwood	7100			2				Drainage Repair			1.5	\$112,500.00
D2	Drury & Nichols Road				2				Drainage Repair			1	\$75,000.00
M1	City Wide Panel Replacement												\$500,000.00
M2	Misc. Pavement Repairs												\$500,000.00
												Total	\$19,333,460.00
Next Bond/As Money Becomes Available													
ALT 1	Dorchester Dr.	1500	Waverly Ave.	Nichols Rd.	3	Concrete	Concrete	Critical		4700	1.0	1	\$1,483,100.00
ALT 2	Dorchester Dr.	1600	Nichols Rd.	Pennsylvania Ave.	3	Concrete	Concrete	Critical		3075			\$839,475.00
ALT 3	Glenbrook Terr.	1200	N.W. 63rd St.	Lenox Ave.	1	Concrete	Concrete	Critical		3053		1	\$908,469.00
ALT 4	Glenwood Ave.	1100	Trenton Rd.	Western Ave.	2	Concrete	Concrete	Critical		2890		1	\$863,970.00
ALT 5	Kenilworth Rd.	1400	Nichols Rd.	Waverly Ave.	3	Concrete	Concrete	Critical		3800			\$1,037,400.00
ALT 6	Sherwood Ln.	1200	Avondale Dr.	N.W. Grand Blvd. (Center)	1	Concrete	Concrete	Critical		2250			\$614,250.00
ALT 7	Drakestone Ave.	1600	Westminster Pl.	Pennsylvania Ave.	3	Concrete	Concrete	Fair		2238			\$610,974.00

Ward
Ward 1
Ward 2
Ward 3