

MINUTES OF THE MEETING OF THE BOARD OF COMMISSIONERS
PONCA CITY, OKLAHOMA
November 4, 2013

Southwest Business Products E1113067LD

Pursuant to notice as required by law, the Ponca City Board of Commissioners met in work session at 2:00 p.m. in the Commission Chamber at City Hall, 516 E. Grand Avenue, with Mayor Homer Nicholson presiding:

Present: Homer Nicholson, Mayor
R. Mark Macy, Commissioner
Steve Hermann, Commissioner
Diane Anderson, Commissioner
Craig Stephenson, City Manager
Kevin Murphy, City Attorney
Marc LaBossiere, Finance Director/City Clerk

Absent: Lanita Chapman, Commissioner

Others Present: Tana McKinley, Jim Sindelar, Chris Henderson, Dwaine Vincent, Jim Fairbanks, Johnny Barron, Hong Fu, City staff; Shane Harland, Stephanie Williams, Link Cotham, YMCA.

1. CALL TO ORDER.

Mayor Nicholson called the meeting to order at 2:02 p.m.

2. RECEIVE SEMI-ANNUAL REPORT ON THE PONCA CITY AQUATIC AND FAMILY CENTER – YMCA.

YMCA Executive Director Shane Harland began, informing commissioners that the current membership count is at 3,974 units, or 9,239 individuals. Harland noted that the retention rate cycles, and is currently 70%. Harland then highlighted that the YMCA has granted \$170,000 in scholarships so far in 2013, and on track to hit the \$188,000 that was granted in scholarships in 2012. Regarding census of members, Harland stated that 13% reside outside Ponca City limits.

Harland then informed commissioners that the capital reserve account required by the operating agreement that is funded by the YMCA monthly with 5% of net profit or 10% of gross revenue, has a balance of \$109,000. Commissioner Hermann entered the meeting at 2:09 p.m. Director of Programs Stephanie Williams then reviewed a long list of event held at the facility and collaborations with schools and community groups. Williams then outlined youth and adult sporting leagues organized by the YMCA or hosted by the facility. Williams concluded by highlighting successes of their summer day camp that included 150 kids for 10 weeks, and that 65% of them qualified for scholarship, DHS, or tribal assistance. Discussion ensued.

3. RECEIVE INFORMATION REGARDING POTENTIAL RE-FINANCING OF THE PCUA SALES TAX REVENUE NOTE SERIES 2009.

Finance Director Marc LaBossiere gave a brief history of the debt issues used to construct the Ponca City Aquatic & Family Center – YMCA, including the series 2009 that was issued at \$18,000,000. LaBossiere stated the current interest rate on this note is 4.22%, with an outstanding balance of \$12,645,000. Staff has been working with bond council to identify the best way to re-finance the issue and capture the most savings before interest rates rise.

LaBossiere then outlined the staff recommendation that would re-finance the issue in an amount of \$12,510,000 for a period of approximately 5.25 years at a projected 1.88%. LaBossiere noted the projected savings would be \$714,000, with a net present value savings of \$456,000. Debt service on the new issue would require approximately \$500,000 more annually than the current note, with PCUA pooled cash funds covering the difference. As the new note is 1.75 years shorter than the current series 2009, the PCUA pooled cash funds will be re-paid at the back end of the dedicated tax. Discussion ensued and as all comments were positive, LaBossiere stated the item would be on the November 11th regular meeting for consideration.

4. COMMENTS FROM MAYOR AND COMMISSIONERS.

Commissioner Hermann questioned whether the police and highway patrol had a recent grant for traffic enforcement. Police Chief Don Bohon responded that the City has a grant currently for that purpose, but that he was unsure about the highway patrol.

5. CITY MANAGER COMMENTS.

City Manager Craig Stephenson announced that the City of Ponca City has invested \$36,500 in the purchase of a 36 foot high pre-lit tree with 24,000 mini LED lights and a 5 foot star top. The tree will be located in front of City Hall and placed on top of the fountain, which is seasonally not operated during colder months. Stephenson continued, noting that staff has held two separate meetings on the Housing Incentive Program (HIP), one with appraisers and another with local bankers and builders. Staff plans to bring an updated version of the HIP to the November 18 City Commission Work Session for discussion.

Stephenson relayed that a special Planning Commission meeting will also be held on November 18, 2013 to consider a rezoning request for the MACO Companies, who are the current developers of the Senior Tax Credit Housing project at the corner of Highland and Waverly. The request will be to rezone the northwest corner of Grand and Waverly to a C-2 (commercial) on the corner with a R-3 (residential) multifamily wrapped around the C-2. The multi family unit will be a two story building with approximately 60 family units in total. This is proposed as a general family tax credit project. This rezoning will come before the City Commission at the November 25, 2013 meeting. Stephenson then noted that on the November 11, 2013 City Commission meeting there will be an agenda item calling for a general election for City Commission seats number one and three.

Stephenson continued with a series of information about the water level in Lake Ponca, noting that at the end of October 2013 Lake Ponca was 63 inches below the spillway elevation. While there have been many speculations as to the reason for Lake Ponca being relatively low, staff has gathered information to identify facts on the issue. Stephenson related that staff has recently driven the twenty-nine miles of the Lake Ponca watershed basin area, as well as studying the recent aerial photography taken this past winter to look for anomalies in the area that might indicate a portion of Turkey Creek being dammed and therefore diverting storm water runoff to Lake Ponca. There were no indications of anything out of the ordinary that would prevent storm water from being able to follow its normal path of migration and end up in Lake Ponca.

Stephenson spoke of speculation by some that oil/fracking operators may be removing water from Lake Ponca in tanker trucks. Stephenson clarified that it takes approximately 24 million gallons of water to lower Lake Ponca one inch based on its 700 plus surface acres.

A large tanker holds approximately 11,600 gallons. As such, this means that it would take almost 2,100 trucks to lower the lake level by one inch, making this theory very unlikely.

Stephenson then addressed comparisons of Lake Ponca to Kaw Lake and related water levels. Even though Kaw Lake is five miles to the east of Lake Ponca, it has a watershed that is 1,500 times larger than Lake Ponca. The Kaw Lake watershed is 46,000 square miles and Lake Ponca's watershed is 29 square miles.

The City of Ponca City uses Lake Ponca for two purposes other than recreation, a supplement to the community's potable water supply during the summer and irrigation for Wentz Golf Course. The golf course uses approximately 32 million gallons a year or an estimated 87,500 gallons a day. Lake Ponca use for potable water for the last four years have been: 2010 - 18 million gallons total; 2011 - 14 million gallons total; 2012 - 163 million gallons total; and 2013 - 91 million gallons total. During the highest demand year of 2012, the golf course and water plant used a total of 195 million gallons, which would have lowered the lake level by only eight inches. In 2013, the golf course and water plant used 113 million gallons, which would have lowered the lake level by only five inches.

Stephenson reminded all that the last time Lake Ponca was full was in April of 2012, when it was overtopping the spillway. During a very intense and short duration rain event on April 29 & 30, 2012, NOAA recorded over 11 inches of rain for the Lake Ponca watershed. So we know that Lake Ponca was full on that date and will use it for the base line coming forward to today when Lake Ponca is 63 inches below the spillway. Since that time, rainfall events in the Lake Ponca watershed have been in a lower than averages over the last eighteen months by 25.66 inches. The normal rainfall for this time period of eighteen months is 58.03 inches, but only 32.37 inches of rain have been received, resulting in a deficit of 25.66 inches of rain in the Lake Ponca watershed, a significant amount.

Stephenson concluded, summarizing that staff believes the reason behind Lake Ponca's water level being 63 inches below the spillway is that there have not been any significant rain events in its watershed. Though rainfall stations show that there have been significant rainfall events near Ponca City, they have not fallen in Lake Ponca's watershed.

6. ADJOURN.

A motion was made by Commissioner Macy to adjourn. Commissioner Hermann seconded. Roll: Yeas; Macy, Hermann, Nicholson, Anderson. Nays; none. Motion carried.

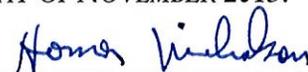
Mayor Nicholson adjourned the meeting at 3:12 p.m.

PASSED IN SESSION AND APPROVED THIS 11TH DAY OF NOVEMBER 2013.



ATTEST:


CITY CLERK


MAYOR

