

## SPECIAL MEETING NOTICE AND AGENDA

Sand Springs City Council  
August 24, 2016 – 11:30 am  
Case Community Center – Room ABC  
1050 West Wekiwa Road  
Sand Springs, Oklahoma 74063  
[www.sandspringsok.org](http://www.sandspringsok.org)

1. **Call to Order** Time \_\_\_\_\_

2. **Roll Call**

Ward 1-Nollan \_\_\_\_\_ Ward 2-Dixon \_\_\_\_\_ Ward 3-Burdge \_\_\_\_\_  
Ward 4-Fothergill \_\_\_\_\_ Ward 5-Wilson \_\_\_\_\_ Ward 6-Jackson \_\_\_\_\_  
At Large – Spoon \_\_\_\_\_

3. **State Building Code/Regulations Update**

Billy Pope, Oklahoma State Building Code Division, will provide Council with an update of the State's Building Code and Regulations and the impact the code and regulations have on the City of Sand Springs.

4. **Economic Development Update**

Council will review and discuss the list of goals as submitted by Council and staff members as related to the 04/27/16 Workshop item "Stability Test and Improvement Plan for Economic Development," as incorporated into Resolution No. 16-41 and a short update regarding the modifications to the "See Sand Springs" website.

5. **Discussion of Pending Projects**

Council will discuss the following projects:

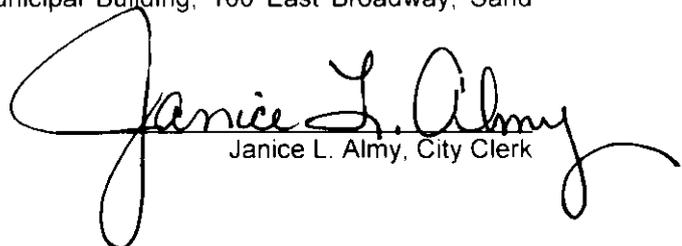
- A) Main Street Improvements project
- B) Waste Water Treatment Plant project
- C) Parks General Obligation Bond projects and Vision 2025 projects
- D) 2015 Public Safety and Economic Development Sales Tax

6. Review of "Things The City Does Well"

Council will review and discuss "Things We (as the City) Do Well".  
(Administration)

7. Adjournment Time \_\_\_\_\_

This agenda was filed in the office of the City Clerk and posted at 3:45 pm on August 17, on the digital display board located in the lobby of the Sand Springs Municipal Building, 100 East Broadway, Sand Springs, Oklahoma 74063, by Janice L. Almy, City Clerk.

  
Janice L. Almy, City Clerk

RESOLUTION NO. 16-41

A RESOLUTION ESTABLISHING  
ECONOMIC GOALS AND OBJECTIVES  
FOR THE CITY OF SAND SPRINGS

WHEREAS, the staff and city council for the city have reviewed and identified goals and objectives related to economic development for the City;

WHEREAS review, consideration and approval of a clearly defined list of goals and objectives with assist the city with achieving its objectives, and improve the economic objectives of the City;

WHEREAS, approval of a resolution establishing economic goals and objectives is in the best interest of the residents of the City of Sand Springs;

**THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAND SPRINGS AS FOLLOWS:**

The City Council finds that the following goals are appropriate economic development goals for the City:

**1. The City of Sand Springs will strive to promote local commerce, trade, and commodities by strengthening working relationships with the local/regional Chamber of Commerce, existing businesses and institutions.**

- a. Maintain a list of Top 10 employers and actively engage them to evaluate workforce objectives and collaboration with other local businesses.
- b. Support local businesses through shopping and dining campaigns/programs, including but not limited to the purchase with a purpose campaign.
- c. Promote shop local campaigns and events.
- d. Provide links to local hospitality, dining and retail establishments on a Sand Springs website.
- e. Pursue alternative methods of internet driven traffic through search engine providers and promote usage of local businesses
- f. Produce marketing material for distribution at trade shows and conventions.
- g. Expand the local business managers' quarterly meeting with City Officials to discuss concerns, achievements and future suggestions for how the City can help improve local business success

- h. Collaborate with schools and non-profit organizations on workforce development to create a sustainable workforce in Sand Springs.
- i. Create a one page handout on "What shopping local means to you!" Have facts on how much taxable sales to fund one police officer. So if it's \$40,000 average for a police officer that requires \$2,000,000 in taxable sales of .02 sales tax that goes to the general fund.

**2. Aggressively pursue new local, regional, or national restaurant and retail businesses.**

- a. Create an inventory of City and privately owned properties that will be made available to interested parties
- b. Actively work to broker/initiate development deals and transactions
- c. Have strong code enforcement of existing properties by strengthening property management codes and regulations
- d. Attend regional and national trade shows, expos, and conventions promoting the City of Sand Springs
- e. Update the City's incentives policy to direct the long-term process of economic development
- f. Explore and employ non-traditional incentive methods where appropriate, with specific attention to fostering small businesses and entrepreneurship.
- g. Expand and grow the City's population through development of new single-family, multi-family, and elderly housing, in addition to actively encouraging annexation of property
- h. Continue to monitor and evaluate the City's permit fees and development process to stay competitive with other Tulsa Metro communities.
- i. Have a team ready of citizen ambassadors to call upon to meet with prospects.

**3. Identify some projects that will beautify Sand Springs and assist with marketing and economic development, and complete those projects.**

- a. Develop a highway corridor improvement plan or concept for implementation as part of the Vision 2025 approved project and funding
- b. Create a timeline for corridor improvements and begin implementation accordingly.

- c. Identify beautification projects that serve a multipurpose through enhancing properties or businesses that simultaneously improve the public image
- d. Engage local civic organizations, schools, and neighborhood associations to organize cleanup efforts or beautification projects
- e. Continue renovation and construction projects for city owned properties with functionality and aesthetics being considered in design
- f. Review city ordinances on landscape requirements for development with possible modifications of requirements strengthening and encouraging property beautification.
- g. Have work days more often and announced early enough that people can plan ahead.

**4. Evaluate and consider the acquisition of real estate for future development purposes**

- a. Determine the need and identify areas for property acquisition to help drive development transactions
- b. Formalize a process for which property can be bought by the City in a timely and efficient manner
- c. Develop a criteria for real estate purchasing as a form of a development incentive
- d. Initiate land use workshops with staff to engage primary land owners in goal accomplishment.

**5. Encourage and engage Subdivision and Multi-Family Developers/Developments**

- a. Work with developers to identify properties that are available for development
- b. Continue to monitor and evaluate the City's permit fees and development process to stay competitive with other Tulsa Metro cities.
- c. Expedite processes when possible to speed up the overall development time
- d. Evaluate infrastructure development as an incentive where deemed appropriate and beneficial.
- e. Attend Tulsa Home Builders Association meetings and gatherings to promote Sand Springs as a community.

- f. Contact and meet with Multi-Family Developers to inform them about Sand Springs and promote the need for additional housing options within the community.
- g. Make incentive policy options available for subdivision and multi-family developments.

**6. Develop an Economic Development website resource hub and strive to educate and advance the objective of all involved with the City to be involved in assisting with economic development as possible.**

- a. Set a public launch date of the seesandsprings.com website and begin to promote the site through social media platforms
- b. Create handout materials (cards, flyers, etc.) that can be distributed to businesses, developers, brokers, and citizens promoting seesandsprings.com
- c. Create and maintain an inventory of available city owned properties for development
- d. Provide links to active real estate professionals/organizations listings in the area
- e. Provide Demographic and Market Profile information for easy review and utilization, updated annually.
- f. Provide Economic Development Incentive information, policies, and guidelines once developed and implemented
- g. Provide links to zoning/building regulations, building permit forms and guidelines, engineering design criteria, and the Sand Springs Comprehensive Plan
- h. Provide digital links to zoning and comprehensive plan land use maps
- i. Provide links to State of Oklahoma Business Resources (ie: Small Business Incentive, Department of Commerce, etc)

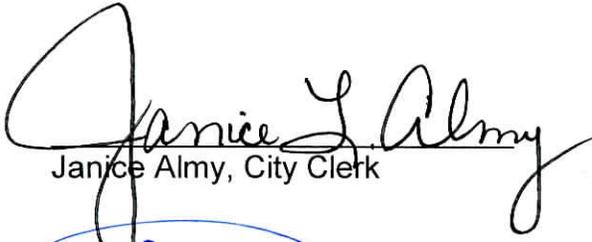
**7. Sand Springs will have a strong independent local economy that compliments the surrounding region but is not dependent on it.**

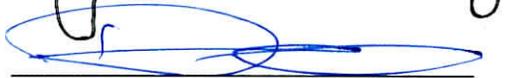
- a. Collaborate with local and regional partners regarding economic development opportunities
- b. Encourage the development of offices, professional services, and industry in appropriate locations within the City
- c. Continue to support and promote the downtown commercial area

- d. Develop a new economic development grant program for downtown development.
- e. Promote housing rehabilitation, revitalization and infrastructure improvements within neighborhoods in need
- f. Increase retail/shopping and dining availability within Sand Springs.
- g. We should encourage and find sights that may be appealing to both developers and citizens.

This resolution is approved in open meeting of the City Council of the City of Sand Springs on the 23<sup>rd</sup> day of May, 2016.

  
Mike Burdge, Mayor

  
Janice Almy, City Clerk

  
David L. Weatherford, City Attorney