

ADMINISTRATION AND FINANCE COMMITTEE

City of Sapulpa, Oklahoma
Meeting of December 19, 2016

The Administration and Finance Committee of the City of Sapulpa, Oklahoma, met Monday, December 19, 2016, at 6:00 o'clock P.M. in the Sapulpa City Hall, 2nd Floor, Conference Room, 425 East Dewey Avenue, Sapulpa, Oklahoma.

Members Present: Reg Green, Chairman
Alan Jones
Louis Martin, Jr.
Hugo Naifeh

Others Present: City Attorney David Widdoes, Assistant City Manager Rick Rumsey, City Treasurer/Finance Director Pam Vann, Legal Assistant Amy Hoehner, City Clerk Shirley Burzio

CONSIDER APPROVAL OF MINUTES FROM PREVIOUS MEETING:

Motion was made by Mr. Hugo Naifeh, seconded by Mr. Alan Jones, to approve the minutes of the November 21, 2016, committee meeting.

Motion carried by the following vote:

AYE-Reg Green, Alan Jones, Louis Martin, Hugo Naifeh. NAY-None.

ADMINISTRATION AND FINANCE COMMITTEE

City of Sapulpa, Oklahoma
Meeting of December 19, 2016

DISCUSS AND CONSIDER RATE INCREASE ON BULK WATER TO SAPULPA RURAL WATER DISTRICT, CREEK 2 AND CREEK 3:

According to City Attorney David Widdoes, the city's water rates to the rural water districts are significantly less than the rate the City of Tulsa charges for their water. He recommended the water rates be increased .50 cents per 1,000 gallons. He will prepare an ordinance reflecting the increase to the rural water district rates.

Motion was made by Mr. Louis Martin, seconded by Mr. Alan Jones, to recommend to the city council the adoption of an ordinance increasing the water rates to the rural water districts.

Motion carried by the following vote:

AYE-Reg Green, Alan Jones, Louis Martin, Hugo Naifeh. NAY-None.

DISCUSS AND CONSIDER RECOMMENDING APPROVAL OF ORDINANCE AMENDING THE SAPULPA CITY CODE, PART 12, PLANNING, ZONING AND DEVELOPMENT, CHAPTER 8, SECTION 12-802.A, ADDING USES TO THE SPECIFIC USE PERMIT LIST:

City Attorney David Widdoes told the committee he has drafted an ordinance adding the following uses to the specific use permit list: Automobile Salvage Yard; Bars, Taverns, Night Clubs; Day Care Center; Flea Market (indoor or outdoor); Retail Nursery; Sexually Oriented Businesses; Other Residential Uses consisting of Tiny Homes (structure less than nine hundred (900 square feet), Transitional Living Center, Homeless Shelter, Multi-Family in Multi-Story Structure.

A discussion ensued as to the definition of flea market. The city attorney will report back to the committee with his findings.

Motion was made by Mr. Louis Martin, seconded by Mr. Hugo Naifeh, to recommend to the city council the adoption of the ordinance adding uses to the Specific Use Permit List.

Motion carried by the following vote:

AYE-Reg Green, Alan Jones, Louis Martin, Hugo Naifeh. NAY-None.

ADMINISTRATION AND FINANCE COMMITTEE

City of Sapulpa, Oklahoma
Meeting of December 19, 2016

**DISCUSS AND CONSIDER ENTERING INTO PUBLIC-PRIVATE PARTNERSHIP TO AUTHORIZE
NON-STATE GOVERNMENT-OWNED (NSGO) NURSING CARE FACILITIES WITHIN THE CITY:**

City Attorney David Widdoes reported city management has been approached by a local nursing home owner for the city to participate in a public-private partnership to access a new supplemental payment program introduced by the State of Oklahoma through the Oklahoma Health Care Authority (OHCA). The new program is called the upper payment limit (UPL) program. The program will provide additional funding to nursing facilities to increase their payment rate for services provided to Medicaid residents. Medicaid rules allow governmental entities that own nursing facilities to receive a much higher rate for Medicaid services.

The city would own the operations, license and Medicaid/Medicare provider number of the nursing home. The provider would lease the physical premises of the nursing home to the city at a rate supported by an independent assessment of fair market value. The city would contract with the provider to oversee the operations of the nursing home. Provider would be paid a base management fee that is equivalent to the net patient revenue of the nursing home. The provider would then receive 70% of the UPL payment as an incentive management fee. The city would retain 30% of the net UPL payments it receives. Provider would retain the net patient revenue (all gains or losses from operations) and 70% of the UPL payment as its total management fee.

No action was taken by the committee.

ADJOURNMENT:

There being no further business to consider, the meeting adjourned.