

AGENDA
SHAWNEE MUNICIPAL AUTHORITY
September 2, 2014 AT 6:30 P.M.
COMMISSION CHAMBERS AT CITY HALL
SHAWNEE, OKLAHOMA

CALL TO ORDER

DECLARATION OF A QUORUM

1. Consider approval of Consent Agenda:

a. Minutes from the August 18, 2014 meeting.

RECESS TO RECONVENE CITY COMMISSION

RECONVENE

2. Discussion, consideration and possible action on agreement with Rentzel Pump for extension of water line.

3. Consider Bids:

a. Sanitary Sewer Rehab Project (Various Locations) Contract No. SMA-15-01 (Open)

4. New Business

(Any matter not known about or which could not have been reasonably foreseen prior to the posting of the agenda)

5. Adjournment

Respectfully submitted

Phyllis Loftis, CMC, City Clerk

Shawnee Municipal Authority

1. a.

Meeting Date: 09/02/2014

Minutes SMA

Submitted By: Donna Mayo, Administration

Department: Administration

Information

Title of Item for Agenda

Minutes from the August 18, 2014 meeting.

RECESS TO RECONVENE CITY COMMISSION

RECONVENE

Attachments

Minutes SMA

THE TRUSTEES OF THE SHAWNEE MUNICIPAL AUTHORITY OF THE CITY OF SHAWNEE, COUNTY OF POTTAWATOMIE, STATE OF OKLAHOMA, MET IN REGULAR SCHEDULED SESSION IN THE COMMISSION CHAMBERS AT CITY HALL, 9TH AND BROADWAY, SHAWNEE, OKLAHOMA, MONDAY, AUGUST 18, 2014, DURING THE BOARD OF CITY COMMISSIONERS MEETING AT 6:30 P.M., PURSUANT TO NOTICE DULY POSTED AS PRESCRIBED BY LAW. UPON ROLL CALL, A QUORUM WAS DECLARED WITH THE FOLLOWING MEMBERS IN ATTENDANCE:

PRESENT: Stephens, Agee, Harrod, Mainord, Hall, Winterringer, Smith

ABSENT: None

Call to Order

Declaration of a Quorum

AGENDA ITEM NO. 1: Consider approval of Consent Agenda

a. Minutes from the August 4 2014 meeting

A motion was made by Trustee Hall, seconded by Trustee Mainord, to approve the Consent Agenda item No. 1(a). Motion carried 7-0.

AYE: Hall, Mainord, Winterringer, Smith, Stephens, Agee, Harrod

NAY: None

AGENDA ITEM NO. 2: New Business (Any matter not known about or which could not have been reasonably foreseen prior to the posting of the agenda)

There was no New Business.

AGENDA ITEM NO. 3: Adjournment

There being no further business to be considered, the meeting was adjourned by power of the Chair. (8:06 p.m.)

WES MAINORD
CHAIRMAN

ATTEST:

DONNA MAYO, DEPUTY CITY CLERK
SECRETARY

Shawnee Municipal Authority

2.

Meeting Date: 09/02/2014

Rentzel Pump Water Line Extension

Submitted By: Donna Mayo, Administration

Department: Administration

Information

Title of Item for Agenda

Discussion, consideration and possible action on agreement with Rentzel Pump for extension of water line.

Attachments

Staff Memo Regarding Rentzel Pump

Letter from Rentzel Pump regarding water line extension

Agreement Rentzel

Steve Nelms
Utility Director
405-273-1960

Lyndsay Pickens
Administrative Assistant
Phone: 405-273-1960
Fax: 405-878-1550



Greg Price
Plant Manager
405-878-1662

Brad Schmidt
Maintenance Manager
405-878-1513

111 S. Kickapoo, Shawnee, OK 74801

AGENDA: September 2, 2014

TO: Shawnee City Commission

FROM: Steve Nelms, Utility Director

RE: City Assistance with Utility Extension (Rentzel Pump)

Nature of the Request

Rentzel Pump is a manufacturing facility located at 42405 Westech Road. They would like to expand their production capacity and hire additional employees. In order to facilitate expansion of the facility, a public waterline extension is required to provide public water and fire protection to the site. As outlined in Exhibit 1, Rentzel Pump is requesting public assistance with the waterline extension.

Staff Analysis, Considerations

As indicated in Figure 1, there is a City waterline (12-inch) along Westech Road at the eastern extent of the Blackhawk Casino site. This line was installed and paid for by the Sac-and-Fox Nation as part of casino construction. According to engineering documents provided by Rentzel Pump, the waterline needs to be extended 985 feet east along Westech Road to serve the Rentzel site.

Extension of the waterline directly benefits Rentzel Pump by allowing them to expand their facility and meet City code requirements. It benefits the larger public good by extending public utilities in an area currently without, providing the opportunity to serve additional customers and facilitate increased commercial and industrial development in the area. In addition, the City would have the opportunity to connect the extension with an existing waterline to the south, providing for a looped system.

According to City code, the waterline extension must be a twelve-inch line even though a six-inch line would provide sufficient capacity (in most cases) to meet fire hydrant requirements and building needs.

Participation by the City in the amount required to “upsized” the line could be warranted to support economic development, provided the City was also able to obtain an easement to loop the waterline on property owned by Rentzel Pump.

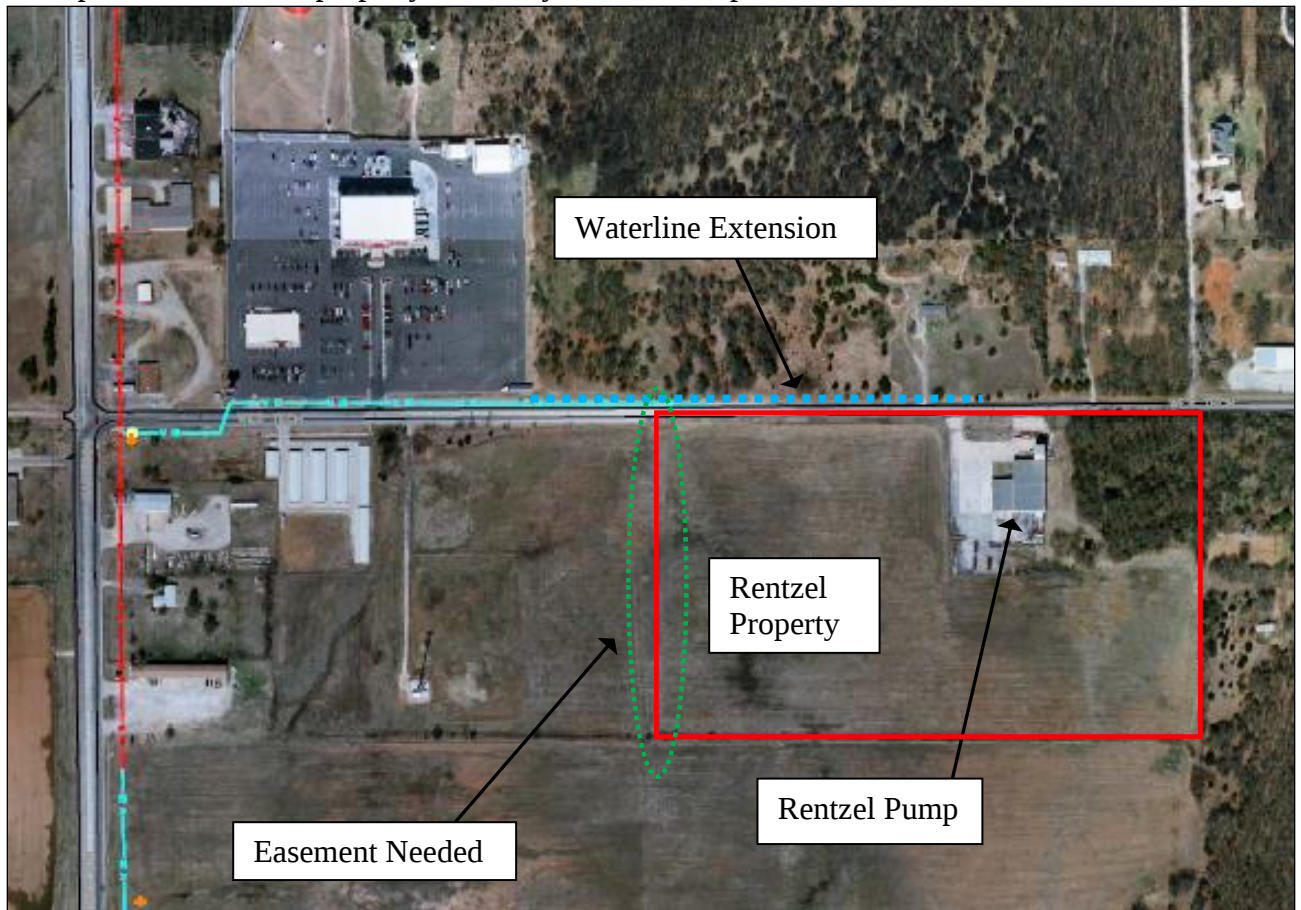


Figure 1: Rentzel Pump site and surroundings.

Recommendation

Staff recommends that the Shawnee Municipal Authority (SMA) participate in the waterline extension as follows:

1. The City will pay the cost to “upsized” the line from six-inches to twelve inches. The City Engineer estimates this cost at \$17,490.75. Minor deviation from this number may occur if quantities or item costs change.

In exchange for City participation, Rentzel Pump signs the attached agreement which provides that:

1. SMA funds are not paid until completion of the waterline and issuance of a building permit for expansion of the Rentzel Pump facility.
2. Rentzel Pump agrees to provide a 15-foot utility easement to the City along the full extent of their western property line (approximately 761 feet) to facilitate future waterline looping by the SMA. This easement shall be provided prior to waterline reimbursement.
3. The City will not participate in any work outside of public right-of-way or beyond the public water main extension detailed above.
4. Rentzel Pump agrees to maintain a water customer account and utilize City water for their facility.

Budget Considerations

Participation as outlined above will cost approximately \$17,490.75. The SMA has sufficient funds to assist with the waterline.

Attachments

- Exhibit 1: Letter dated July 28, 2014 from Rentzel Pump to Brian McDougal, City Manager
- Agreement



7-28-2014

Mr. Brian McDougal
City Manager, City of Shawnee
#16 West 9th
Shawnee OK. 74801

Mr. McDougal,

Due to the demand for our products, Rentzel Pump wants to expand our manufacturing facility located at 42405 Westech Road. This expansion will allow us to hire additional employees, which will allow us to increase our local production capacity.

Per the instruction from the City Code Enforcement and Engineering Departments, for us to expand our local facility we must meet the City of Shawnee's permitting and code guidelines, which require the installation of a water line, with fire hydrant to within 300' of their main building, and also either install a sidewalk or pay into the City's sidewalk fund.

At this time the owners and management of Rentzel Pump are asking that the City of Shawnee to financially participate in the costs of these water line improvements, so that we can meet the City's requirements and proceed with the planned expansion.

To assist you with the merit of the project we would like to share some basic details about our Shawnee manufacturing facility.

Currently there are approximately twelve employees working out of the Shawnee plant and the company plans to hire an additional twelve to thirteen employees. We anticipate this will increase our annual payroll by an average of \$310,720.00. When you factor in the existing and new jobs, our annual payroll would exceed \$650,000.00 per year.

The business currently uses approximately \$7,372.00 worth of electricity per year, along with \$1,324.00 of natural gas. Once the building expansion has been completed, they estimate they would be increasing their electrical use by another \$3,686.00 per year and another \$265.00 for natural gas consumption.

The facility is currently on a well, without any metering equipment, so we are not able to provide any data on water consumption. We do not have a sewer connection in the area and are using the existing septic system and lateral filed.

We would also like to share with you that the water quality of our well has deteriorated over the past few years and we are currently getting a lot of phosphate gas from the well water. Connecting to the City's water system would certainly be preferable, especially if we can obtain some financial support for the water line extension.

The management of Rentzel has received two bids to extend the water line from its current location at the east side of the Blackhawk Casino. (attached) One of the bids is for \$106,000.00 and the other is close to \$82,000.00. Both bids have been based upon the installation of a 12" water line that meets the City of Shawnee specifications. We believe that the City Engineer has also received some engineering estimates from Landes Engineering regarding this project, although we do not have a copy of those estimates ourselves.

In addition to the expansion of the existing facility, the management of Rentzel has expressed a long-range interest in adding even more structures to our property for potential future business endeavors. As with any company investments, such work is always contingent on the availability of funds and our business's success.

In past conversations with the City of Shawnee, it has been suggested that we would only need a 6" line to service a fire hydrant that is required by code. However the City of Shawnee would prefer a 12" line be installed, as that would better support any further additional building needs in the area, and possibly tie into an existing City line, allowing them to complete a water loop. We believe that by supporting us in this effort you will not only help our company grow, but also help improve the City's own infrastructure system.

We would be happy to answer any questions that you, your staff or the City Commissioners may have, and we appreciate the consideration of the part of the City of Shawnee in support of our request.

Respectfully,

Clair Hehnly
Manager
Rentzel Pump Shawnee OK

Email clair@rentzelpumps.com

Phone 405-620-7151

AGREEMENT FOR COST SHARE
IN EXTENSION OF WATER MAIN
ON WESTECH ROAD

1. The parties to this agreement are the City of Shawnee/Shawnee Municipal Authority (hereinafter "Shawnee") and Rentzel Pump Manufacturing (hereinafter "Rentzel").
2. Rentzel is seeking assistance in the costs of extension of a Shawnee owned and operated water line to 42405 Westech Road. The amount of assistance requested is the cost of the difference between construction of a six inch line and a twelve inch line.
3. Shawnee is willing to participate in the costs because:
 - a. The extension will facilitate commercial and industrial development by would providing sufficient capacity for building and fire hydrant requirements.
 - b. The extension will allow for the looping of Shawnee's water system without land acquisition costs.
 - c. The extension will make Rentzel a water customer of Shawnee.
 - d. The extension will allow Rentzel to expand its facilities and provide additional jobs.
4. Shawnee will pay the actual cost for increasing the size of the line not to exceed Eighteen Thousand Five Hundred Dollars (\$18,500.00) The payment to Rentzel from Shawnee will be based on paid invoices specifying the quantities of each item and will be due when the project is:
 - a. completed, inspected and accepted by Shawnee;
 - b. a certificate of occupancy is issued for the building expansion and construction the extension is to serve;
 - c. a two-year maintenance bond in the amount of 10% of the project is given to Shawnee;
 - d. a fifteen foot easement along the full extent of Rentzel's west property line is granted to Shawnee.
5. Rentzel is solely responsible for selection and supervision of its contractor.
6. Rentzel is solely responsible for all permitting and testing required by any governmental authorities.
7. This is the complete and entire agreement between the parties, and any amendments must be in writing and approved by Shawnee.
8. The agreement is binding upon both parties, its successors and assigns.

9. Rentzel will not assign this agreement or any portion thereof without the written approval of Shawnee.
10. Rentzel is not a contractor for Shawnee, is not acting on its behalf, and is not subject to its control. Rentzel agrees to indemnify Shawnee and hold it harmless from all claims of any nature arising from this project and will pay any costs associated with a defense, including attorney's fees.
11. This agreement is effective the ____ day of _____, 2014. It shall expire the ____ day of _____, 2016 unless specifically extended by both parties.

Rentzel Pump Manufacturing

By _____
Its _____

Attest:

City of Shawnee
Shawnee Municipal Authority

Wes Mainord, Mayor/Chairman

Attest:

Phyllis Loftis, City Clerk

Approved as to form and legality _____, 2014.

Mary Ann Karns, City Attorney

Shawnee Municipal Authority

3. a.

Meeting Date: 09/02/2014

Open Bids SMA-15-01

Submitted By: Donna Mayo, Administration

Department: Administration

Information

Title of Item for Agenda

Sanitary Sewer Rehab Project (Various Locations) Contract No. SMA-15-01 (Open)

Attachments

Notice to Bidders and Bidders List

NOTICE TO BIDDERS

Sealed BIDS will be received by the Shawnee Municipal Authority/City of Shawnee, Beneficiary, at the City Clerk's Office, 16 W. 9th Street, P.O. Box 1448, Shawnee, Oklahoma 74802-1448, until 4:00 p.m., Tuesday, September 2, 2014 for:

CONTRACT NO. SMA-15-01
SANITARY SEWER REHAB PROJECT (VARIOUS LOCATIONS)

Instructions and BID documents (\$25/per document) are available to qualified bidders at the office of the Utility Director, 111 S. Kickapoo, Shawnee, Oklahoma 74801. Please call (405) 273-1960 for information.

A BID FORM will be issued by the Shawnee Municipal Authority/City of Shawnee, Beneficiary. Each BID shall be filed in a sealed 12" x 15 1/2" envelope. On the front of each envelope shall be written the following words to the left of the address:

BID: CONTRACT NO. SMA-15-01
SANITARY SEWER REHAB PROJECT

The purpose of this specification is to rehab the sanitary sewer system within the City of Shawnee, as specified. BIDDERS must obtain Bid Documents directly from the Shawnee Municipal Authority in order for Bids to be acknowledged.

The ORIGINAL BID shall be filed with the Secretary of the Shawnee Municipal Authority/City of Shawnee Beneficiary, together with a sworn anti-collusion affidavit in writing that the BIDDER has not entered into any agreement, expressed or implied, with any other bidder, or bidders, for the purpose of limiting the bid, or bidders or parcel out to any bidder, or bidders or any other persons, any part of the contract or subject matter of the bid.

The BIDS filed with the City Clerk will be opened and considered by the Board of City Commissioners at a Public Meeting in the City Hall Commission Chambers, at 16 W. 9th Street, Shawnee, Oklahoma, at 6:30 p.m., Tuesday, **September 2, 2014.**

A Pre-Bid meeting will be held at 2:00 p.m., Wednesday August 27, 2014 at Public Works Service Center located at 111 S. Kickapoo in Shawnee.

The Shawnee Municipal Authority / City of Shawnee, Beneficiary, reserves the right to reject any or all



SHAWNEE MUNICIPAL AUTHORITY/
CITY OF SHAWNEE, BENEFICIARY

By: _____
Brian E. McDougal, General Manager

ATTEST: Phyllis Loftis
Phyllis Loftis, Secretary

SHAWNEE MUNICIPLA AUTHORITY/BENIFICIARY CITY OF
SHAWNEE
PLAN HOLDER'S LIST
CONTRACT NO. SMA 15-01
PIPE BURSTING-VARIOUS LOCATIONS

Business Name: Krapff-Reynolds Construction
Contact: Fred Krapff
Address: 2400 NE 4th
OKC OK 73117
Telephone: 405-733-9682
Fax: 405-516-0081
Cell: _____
E-Mail: fred@krapff-reynolds.com
Paid for & Picked Up Specs: 8/6/14 Check#208838

Business Name: Jordan Contractors
Contact: Jimmy Jordan
Address: 123 S. Broadway
Tecumseh Ok 74873
Telephone: 405-598-2169
Fax: 405-598-2160
Cell: 405-550-9856
E-Mail: jordancontractors@gmail.com
Paid for & Picked Up Specs: 8/7/14 check#58921

Business Name: Tri Star Utilities
Contact: Ruth Hutchison
Address: 2109 W. Maple St
Independence KS 67301
Telephone: 620-331-7159
Fax: 620-331-7455
Cell: _____
E-Mail: indyunderground@cableone.net
Paid for & Picked Up Specs: 8/8/14 check#7767

SHAWNEE MUNICIPLA AUTHORITY/BENIFICIARY CITY OF
SHAWNEE
PLAN HOLDER'S LIST
CONTRACT NO. SMA 15-01
PIPE BURSTING-VARIOUS LOCATIONS

Business Name: Urban Contractors
Contact: Amy Hampton
Address: 7113 N. Bryant Ave
OKC OK 73121
Telephone: 405-478-5370
Fax: 405-478-5618
Cell: _____
E-Mail: ahampton@urbancontractors.com
Paid for & Picked Up Specs: 8/11/14 check#3714

Business Name: PM Construction
Contact: Doug McGrath
Address: 131 N. Richey
Pasadena, Texas 77506
Telephone: 832-252-4800
Fax: 832-550-2130
Cell: _____
E-Mail: dmcgrath@teamipr.com
Paid for & Picked Up Specs: 8/18/14