

AGENDA
SHAWNEE MUNICIPAL AUTHORITY
December 19, 2011 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 December 5, 2011 meeting and minutes from the special called meeting on December 8, 2011.
 - b. Confirm action taken by City Commission on Agenda Item Number 13a regarding Water Main Break Repairs (Various Locations) (Open)
 - c. Confirm action taken by City Commission on Agenda Item Number 13b regarding Sanitary Sewer Rehab Project (Various Locations) (Open)
 - d. Confirm action taken by City Commission on Agenda Item Number 13e regarding Truck Mounted CCTV Multi-Conductor Inspection System (Defer award to January 17, 2012 meeting)
 - e. Confirm action taken by City Commission on Agenda Item Number 12 regarding cancellation of January 3, 2012 Board of Commissioners, Shawnee Municipal Authority and Shawnee Airport Authority meetings.
2. Discussion, consideration and possible approval of the conveyance of the area currently leased to and/or occupied by the Shawnee Civic and Cultural Development Authority for the Heart of Oklahoma Expo Center to the City of Shawnee.
3. Discussion, consideration and possible action authorizing Urban Contractors to repair Shawnee Lake No. 1 intake valves at a cost of \$51,800.00.
4. Discussion, consideration and possible action to authorize staff to purchase 22 insta-valves to install in areas where valves are needed at a cost of \$62,539.20.
5. New Business

(Any matter not known about or which could not have been reasonably foreseen prior to the posting of the agenda)
6. Administrative Reports
7. Adjournment

Respectfully submitted

Phyllis Loftis, City Clerk

Shawnee Municipal Authority

1. a.

Meeting Date: 12/19/2011

Minutes

Submitted By: Lisa Lasyone, City Clerk

Department: City Clerk

Title of Item for Agenda

Minutes from the December 5, 2011 meeting and minutes from the special called meeting on December 8, 2011.

Attachments

Minutes 12/5/2011

Minutes 12-8-2011

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, DECEMBER 5, 2011, FOLLOWING 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, Sims, Harrod, Peterson, Collier, Winterringer, Smith

ABSENT: None

Call to Order

Declaration of a Quorum

AGENDA ITEM NO. 1:

Consider and take action with respect to a resolution authorizing the Shawnee Municipal Authority (the “authority”) to issue its (I) sales tax revenue note, series 2011A in the aggregate principal amount of \$1,885,000.00 (the “2011A note”), and (II) sales tax revenue note, taxable series 2011B in the aggregate principal amount of \$1,960,000.00 (the “2011B note”, and together with the 2011A note, the “notes”); waiving competitive bidding and authorizing the notes to be sold on a negotiated basis; approving and authorizing execution of a sales tax agreement by and between the City of Shawnee, Oklahoma (the “city”) and the authority pertaining to a year-to-year pledge of certain sales tax revenue; approving and authorizing execution of a note indenture authorizing the issuance and securing the payment of the notes; providing that the organizational document creating the authority is subject to the provisions of the note indenture; authorizing and directing the

execution of the notes and other documents relating to the transaction; establishing the authority's reasonable expectation with respect to the issuance of tax-exempt obligations by the authority in calendar year 2011, and designating the 2011A note as a qualified tax-exempt obligation; and containing other provisions relating thereto.

Mr. Chris Gander of BOSC, Inc. reported that he received bids on notes (a) tax exempt \$1,885,000.00 and (b) taxable \$1,960,000.00 for a total amount of \$2,365,000.00. A total of five bids were received with Chase Bank being the lowest bidder at 1.55%.

	2011A		2011B (\$1,960,000)		2011B (\$2,365,000)	
	Rate	Interest Cost	Rate	Interest Cost	Rate	Interest Cost
Chase	1.55%	\$ 81,499.22	2.45%	\$ 134,175.61	2.45%	\$ 163,305.43
First United Bank	1.83%	96,221.65	2.83%	154,986.52	2.83%	188,634.44
Bank of Oklahoma	1.93%	101,479.67	2.74%	150,057.62	2.74%	182,635.46
Bank of America	2.08%	109,366.69	3.22%	176,345.09	3.22%	214,629.99
BancFirst	2.15%	113,047.30	3.25%	177,988.06	3.25%	216,629.65

Mr. Allan Brooks of The Public Finance Law Group stated that on Friday afternoon they increased the amount for the Expo alternative amounts as requested by City staff.

Due to a scribner's error regarding the amount listed on the Shawnee Municipal Authority resolution, Mr. Brooks recommended that the Board not vote during the Shawnee Municipal Authority meeting but to recess the Authority and vote on the companion resolution in the City Commission meeting. He noted that a Special Called meeting would need to convene soon to approve a corrected SMA resolution.

AGENDA ITEM NO. 2:

Consider recess of Shawnee Municipal Authority to reconvene the Board of City Commissioners.

CITY COMMISSION RECESSED BY POWER OF THE MAYORAL CHAIR.

Mayor Peterson declared the Shawnee Municipal Authority meeting at recess.

AGENDA ITEM NO. 3: Consider reconvening the Shawnee Municipal Authority.

CITY COMMISSION RECONVENED BY POWER OF THE MAYORAL CHAIR.

AGENDA ITEM NO. 4: Consider approval of Consent Agenda

- a. Minutes from the November 21, 2011 meeting.
- b. Confirm action taken by City Commission on Agenda Item Number 4-f regarding authorization to negotiate contract with Smith Roberts Baldischwiler for Shawnee Municipal Authority Comprehensive Master Plan. (*City Commission Approved.*)
- c. Confirm action taken by City Commission on Agenda Item Number 15-b regarding opening bid for Truck Mounted CCTV Multi-Conductor Inspection System. (*City Commission Approved.*)

A motion was made by Trustee Collier, seconded by Trustee Harrod, to approve the Consent Agenda Items a-c. Motion carried 7-0.

AYE: Collier, Harrod, Peterson, Winterringer, Smith, Stephens, Sims

NAY: None

AGENDA ITEM NO. 5: New Business (Any matter not known about or which could not have been reasonably foreseen prior to the posting of the agenda)

A Special Called Meeting was scheduled for Thursday, December 8, 2011 at 7:30 a.m. to consider Resolution SMA-2011-1.

AGENDA ITEM NO. 6: Administrative Reports

There were no administrative reports.

AGENDA ITEM NO. 7:

Adjournment

A motion was made by Trustee Harrod, seconded by Trustee Winterringer, to adjourn the Shawnee Municipal Authority. Motion carried 7-0. (8:46 p.m.)

AYE: Harrod, Winterringer, Smith, Stephens, Sims, Peterson, Collier

NAY: None

ATTEST:

LINDA PETERSON
CHAIRMAN

(SEAL)

PHYLLIS LOFTIS, SECRETARY

BOARD OF SHAWNEE MUNICIPAL AUTHORITY
CITY OF SHAWNEE
SPECIAL CALLED SESSION
DECEMBER 8, 2011

The Shawnee Municipal Authority Board of Trustees met in Special Called Session at the City Commission Chambers at City Hall, 16 West 9th Street, Shawnee, Oklahoma, Thursday, December 8, 2011 at 7:30 a.m., pursuant to notice duly posted as prescribed by law. Chairman Peterson presided and called the meeting to order. Upon roll call, the following members were in attendance.

Linda Peterson
Chairman

Pam Stephens
Trustee Ward 1

Frank Sims
Trustee Ward 2

James Harrod
Trustee Ward 3

Billy Collier
Trustee Ward 4

John Winterringer
Trustee Ward 5

Absent
Trustee Ward 6

Trustee(s) absent: Steve Smith

Others in attendance were City Clerk Phyllis Loftis, Finance Director/Treasurer Cynthia Sementelli, City Attorney Mary Ann Karns, Justin Erickson and James Bryce. The media was represented by Kory Oswald, Shawnee News Star.

The Call for said meeting was entered upon the records by the City Clerk, said Call being as follows:

NOTICE OF A CALLED SPECIAL SESSION OF THE BOARD OF THE SHAWNEE
MUNICIPAL AUTHORITY OF THE CITY OF SHAWNEE, OKLAHOMA

TO THE CITY COMMISSION OF THE CITY OF SHAWNEE, OKLAHOMA:

You and each of you are hereby notified that by virtue of a call issued by me on this 6th day of December, 2011, a Special Called Session will be held of the Board of the Shawnee Municipal Authority of the City of Shawnee, Oklahoma at the City Commission Chambers at City Hall, 16 West 9th Street, Shawnee, Oklahoma at 7:30 a.m. on December 8, 2011, and you are hereby notified to be present at said meeting.

The purpose of the following special call session of the Trustees will be to consider and take action with respect to a resolution authorizing the Shawnee Municipal Authority (the "Authority") to issue its (i) Sales Tax Revenue Note, Series 2011a in the aggregate principal amount of \$1,480,000.00 (the "2011a note"), and (ii) Sales Tax Revenue Note, taxable series 2011b in the aggregate principal amount of \$2,365,000.00 (the "2011b note", and together with the 2011a note, the "notes"); waiving competitive bidding and authorizing the notes to be sold on a negotiated basis; approving and authorizing execution of a sales tax agreement by and between the City of Shawnee, Oklahoma (the "City") and the authority pertaining to a year-to-year pledge of certain sales tax revenue; approving and authorizing execution of a note indenture authorizing the issuance and securing the payment of the notes; providing that the organizational document creating the authority is subject to the provisions of the note indenture; authorizing and directing the execution of the notes and other documents relating to the transaction; establishing the authority's reasonable expectation with respect to the issuance of tax-exempt obligations by the authority in calendar year 2011, and designating the 2011a note as a qualified tax-exempt obligation; and containing other provisions relating thereto.

(SEAL)

ATTEST:

s/s Phyllis Loftis
PHYLLIS LOFTIS
CITY CLERK

s/s Brian McDougal
BRIAN MCDOUGAL
CITY MANAGER

STATE OF OKLAHOMA, COUNTY OF POTTAWATOMIE, SS.

I received this notice on the 6th day of December, 2011 at 4:15 o'clock p.m., and executed the same by delivering a true and correct copy thereof to each of the Trustees of the Shawnee Municipal Authority, City of Shawnee, Oklahoma as follows:

I delivered a true and correct copy to Chairman Linda Peterson
via e-mail at 6:08 o'clock p.m. on December 6, 2011

I delivered a true and correct copy to Trustee Frank Sims
via e-mail at 5:46 o'clock p.m. on December 6, 2011

I delivered a true and correct copy to Trustee John Winterringer
via e-mail at 6:30 o'clock a.m. on December 8, 2011

I delivered a true and correct copy to Trustee Steve Smith
via e-mail at 5:54 o'clock a.m. on December 7, 2011

I delivered a true and correct copy to Trustee James Harrod
via e-mail at 4:15 o'clock p.m. on December 6, 2011 but no response was received

I delivered a true and correct copy to Trustee Pam Stephens
via e-mail at 4:15 o'clock p.m. on December 6, 2011 but no response was received

I delivered a true and correct copy to Trustee Billy Collier
via e-mail at 4:16 o'clock p.m. on December 6, 2011

s/s Phyllis Loftis
City Clerk

CALL FOR SPECIAL SESSION OF THE SHAWNEE MUNICIPAL AUTHORITY BOARD OF THE CITY OF SHAWNEE, OKLAHOMA TO BE HELD ON THE 8TH DAY OF DECEMBER, 2011 AT 7:30 O'CLOCK A.M. AT THE CITY COMMISSION CHAMBERS AT CITY HALL, 16 WEST 9TH STREET, SHAWNEE, OKLAHOMA. THE PURPOSE OF SAID MEETING WILL BE CONSIDER AND TAKE ACTION WITH RESPECT TO A RESOLUTION AUTHORIZING THE SHAWNEE MUNICIPAL AUTHORITY (THE "AUTHORITY") TO ISSUE ITS (I) SALES TAX REVENUE NOTE, SERIES 2011A IN THE AGGREGATE PRINCIPAL AMOUNT OF \$1,480,000.00 (THE "2011A NOTE"), AND (II) SALES TAX REVENUE NOTE, TAXABLE SERIES 2011B IN THE AGGREGATE PRINCIPAL AMOUNT OF \$2,365,000.00 (THE "2011B NOTE", AND TOGETHER WITH THE 2011A NOTE, THE "NOTES"); WAIVING COMPETITIVE BIDDING AND AUTHORIZING THE NOTES TO BE SOLD ON A NEGOTIATED BASIS; APPROVING AND AUTHORIZING EXECUTION OF A SALES TAX AGREEMENT BY AND BETWEEN THE CITY OF SHAWNEE, OKLAHOMA (THE "CITY") AND THE AUTHORITY PERTAINING TO A YEAR-TO-YEAR PLEDGE OF CERTAIN SALES TAX REVENUE; APPROVING AND AUTHORIZING EXECUTION OF A NOTE INDENTURE AUTHORIZING THE ISSUANCE AND SECURING THE PAYMENT OF THE NOTES; PROVIDING THAT THE ORGANIZATIONAL DOCUMENT CREATING THE AUTHORITY IS SUBJECT TO THE PROVISIONS OF THE NOTE INDENTURE; AUTHORIZING AND DIRECTING THE EXECUTION OF THE NOTES AND OTHER DOCUMENTS RELATING TO THE TRANSACTION; ESTABLISHING THE AUTHORITY'S REASONABLE EXPECTATION WITH RESPECT TO THE ISSUANCE OF TAX-EXEMPT OBLIGATIONS BY THE AUTHORITY IN CALENDAR YEAR 2011, AND

DESIGNATING THE 2011A NOTE AS A QUALIFIED TAX-EXEMPT OBLIGATION; AND CONTAINING OTHER PROVISIONS RELATING THERETO.

By virtue of the authority vested in me by Section 4, Article IV of the Charter of the City of Shawnee, Oklahoma, a Special Session of the Shawnee Municipal Authority Board of the City of Shawnee, Oklahoma is hereby called to meet at the City Commission Chambers at City Hall, 16 West 9th Street, Shawnee, Oklahoma at 7:30 a.m. on December 8, 2011 for the purpose of said meeting will be consider and take action with respect to a resolution authorizing the Shawnee Municipal Authority (the "Authority") to issue its (i) Sales Tax Revenue note, series 2011a in the aggregate principal amount of \$1,480,000.00 (the "2011a note"), and (ii) sales tax revenue note, taxable series 2011b in the aggregate principal amount of \$2,365,000.00 (the "2011b note", and together with the 2011a note, the "notes"); waiving competitive bidding and authorizing the notes to be sold on a negotiated basis; approving and authorizing execution of a sales tax agreement by and between the City of Shawnee, Oklahoma (the "city") and the authority pertaining to a year-to-year pledge of certain sales tax revenue; approving and authorizing execution of a note indenture authorizing the issuance and securing the payment of the notes; providing that the organizational document creating the authority is subject to the provisions of the note indenture; authorizing and directing the execution of the notes and other documents relating to the transaction; establishing the authority's reasonable expectation with respect to the issuance of tax-exempt obligations by the authority in calendar year 2011, and designating the 2011a note as a qualified tax-exempt obligation; and containing other provisions relating thereto.

Witness my hand this 6th day of December, 2011.

s/s Brian McDougal
BRIAN MCDOUGAL
CITY MANAGER

(SEAL)

ATTEST:

s/s Phyllis Loftis
PHYLLIS LOFTIS, CITY CLERK

CALL TO ORDER:

DECLARATION OF A QUORUM

Roll was called with six Trustees present and a quorum was declared.

AGENDA ITEM NO. 1:

CONSIDER AND TAKE ACTION WITH RESPECT TO A RESOLUTION AUTHORIZING THE SHAWNEE MUNICIPAL AUTHORITY (THE "AUTHORITY") TO ISSUE ITS (I) SALES TAX REVENUE NOTE, SERIES 2011A IN THE AGGREGATE PRINCIPAL AMOUNT OF \$1,480,000.00 (THE "2011A NOTE"), AND (II) SALES TAX REVENUE NOTE, TAXABLE SERIES 2011B IN THE AGGREGATE PRINCIPAL AMOUNT OF \$2,365,000.00 (THE "2011B NOTE", AND TOGETHER WITH THE 2011A NOTE, THE "NOTES"); WAIVING COMPETITIVE BIDDING AND AUTHORIZING THE NOTES TO BE SOLD ON A NEGOTIATED BASIS; APPROVING AND AUTHORIZING EXECUTION OF A SALES TAX AGREEMENT BY AND BETWEEN THE CITY OF SHAWNEE, OKLAHOMA (THE "CITY") AND THE AUTHORITY PERTAINING TO A YEAR-TO-YEAR PLEDGE OF CERTAIN SALES TAX REVENUE; APPROVING AND AUTHORIZING EXECUTION OF A NOTE INDENTURE AUTHORIZING THE ISSUANCE AND SECURING THE PAYMENT OF THE NOTES; PROVIDING THAT THE ORGANIZATIONAL DOCUMENT CREATING THE AUTHORITY IS SUBJECT TO THE PROVISIONS OF THE

NOTE INDENTURE; AUTHORIZING AND DIRECTING THE EXECUTION OF THE NOTES AND OTHER DOCUMENTS RELATING TO THE TRANSACTION; ESTABLISHING THE AUTHORITY'S REASONABLE EXPECTATION WITH RESPECT TO THE ISSUANCE OF TAX-EXEMPT OBLIGATIONS BY THE AUTHORITY IN CALENDAR YEAR 2011, AND DESIGNATING THE 2011A NOTE AS A QUALIFIED TAX-EXEMPT OBLIGATION; AND CONTAINING OTHER PROVISIONS RELATING THERETO.

A motion was made by Trustee Harrod, seconded by Trustee Sims, to approve the resolution authorizing the Shawnee Municipal Authority (the "Authority") to issue its (I) Sales Tax Revenue note, Series 2011A in the aggregate principal amount of \$1,480,000.00 (the "2011A note"), and (II) Sales Tax Revenue Note, Taxable Series 2011B in the aggregate principal amount of \$2,365,000.00 (the "2011B note", and together with the 2011A note, the "Notes"); waiving competitive bidding and authorizing the notes to be sold on a negotiated basis; approving and authorizing execution of a sales tax agreement by and between the City of Shawnee, Oklahoma (the "City") and the Authority pertaining to a year-to-year pledge of certain sales tax revenue; approving and authorizing execution of a note indenture authorizing the issuance and securing the payment of the notes; providing that the organizational document creating the Authority is subject to the provisions of the note indenture; authorizing and directing the execution of the notes and other documents relating to the transaction; establishing the Authority's reasonable expectation with respect to the issuance of tax-exempt obligations by the Authority in calendar year 2011, and designating the 2011A note as a qualified tax-exempt obligation; and containing other provisions relating thereto.

Resolution No. SMA-2011-01 was read into the record by Chairman Peterson.
Motion carried 6-0.

AYE: Harrod, Sims, Peterson, Collier, Winterringer, Stephens
NAY: None

AGENDA ITEM NO. 3:

ADJOURNMENT

There being no further business to come before the meeting, a motion was made by Commissioner Harrod, seconded by Commissioner Winterringer, that the meeting be adjourned. Motion carried 6-0. (7:38 a.m..)

AYE: Harrod, Winterringer, Stephens, Sims, Peterson, Collier

NAY: None

LINDA PETERSON,
CHAIRMAN

(SEAL)

ATTEST:

PHYLLIS LOFTIS,
SECRETARY

Shawnee Municipal Authority

1. b.

Meeting Date: 12/19/2011

Water main breaks

Submitted By: Lisa Lasyone, City Clerk

Department: City Clerk

Title of Item for Agenda

Confirm action taken by City Commission on Agenda Item Number 13a regarding Water Main Break Repairs (Various Locations) (Open)

Shawnee Municipal Authority

1. c.

Meeting Date: 12/19/2011

Sanitary Sewer

Submitted By: Lisa Lasyone, City Clerk

Department: City Clerk

Title of Item for Agenda

Confirm action taken by City Commission on Agenda Item Number 13b regarding Sanitary Sewer Rehab Project (Various Locations) (Open)

Shawnee Municipal Authority

1. d.

Meeting Date: 12/19/2011

CCTV

Submitted By: Lisa Lasyone, City Clerk

Department: City Clerk

Title of Item for Agenda

Confirm action taken by City Commission on Agenda Item Number 13e regarding Truck Mounted CCTV Multi-Conductor Inspection System (Defer award to January 17, 2012 meeting)

Shawnee Municipal Authority

1. e.

Meeting Date: 12/19/2011

Meeting cancellation

Submitted By: Lisa Lasyone, City Clerk

Department: City Clerk

Title of Item for Agenda

Confirm action taken by City Commission on Agenda Item Number 12 regarding cancellation of January 3, 2012 Board of Commissioners, Shawnee Municipal Authority and Shawnee Airport Authority meetings.

Shawnee Municipal Authority

2.

Meeting Date: 12/19/2011

Expo deed

Submitted By: Lisa Lasyone, City Clerk

Department: City Clerk

Title of Item for Agenda

Discussion, consideration and possible approval of the conveyance of the area currently leased to and/or occupied by the Shawnee Civic and Cultural Development Authority for the Heart of Oklahoma Expo Center to the City of Shawnee.

Attachments

Expo deed

Expo Memo

DEED

KNOW ALL MEN BY THESE PRESENTS:

That Shawnee Municipal Authority, a public trust, duly organized and existing under and by virtue of the laws of the State of Oklahoma, whose principal place of business is in the City of Shawnee, Pottawatomie County, State of Oklahoma, Party of the First Part, in consideration of the sum of Ten Dollars and other valuable consideration (\$10.00) in hand paid, the receipt of which is hereby acknowledged does hereby Grant, Bargain, Sell and Convey unto the City of Shawnee, Oklahoma, a Oklahoma municipal corporation, Pottawatomie County, State of Oklahoma, Party of the Second Part, the following described real property and premises situated In Pottawatomie County, State of Oklahoma, to-wit:

A tract of land being located in the Southeast Corner (SE/4) of Section 11, Township 10 North, Range 3 East of the Indian Meridian, Pottawatomie County, State of Oklahoma, more particularly described as:

Beginning at a point 718.0 feet N00°17'44"E of the SE corner along the East boundary of said Section 11

Thence N00°17'44"E" along the East Section Line of said Se\section 11 for a distance of 130 feet;

Thence N89°42'16"W for a distance of 160 feet;

Thence N00°17'44"E for a distance of 1202 feet;

Thence N89°42'16"W for a distance of 774 feet;

Thence S00°17'44"W for a distance of 546 feet;

Thence S89°42'16"E for a distance of 112 feet;

Thence S00°17'44"W for a distance of 550 feet;

Thence N89°42'16"W for a distance of 438.47 feet to the East Right of Way of Leo Street;

Thence S00°16'58"W along said East Right of Way for a distance of 63.46 feet;

Thence S20°09'00"E for a distance of 169.78 feet;

Thence S50°09'00"E for a distance of 35.56 feet;

Thence N89°50'57"E for a distance of 1173.77 feet

to the point or place of beginning containing 24.496 acres more or less.

TO HAVE AND TO HOLD the above described premises unto the City and its assigns forever.

IN WITNESS WHEREOF, the said Party of the First Part has caused this deed to be executed the ____ day of _____, 2011.

SHAWNEE MUNICIPAL AUTHORITY

By _____
Linda Peterson, Chairman

Attest:

Phyllis Loftis, Secretary

Accepted by the City of Shawnee on the ____ day of _____, 2012.

By _____
Linda Peterson, Mayor

Attest:

Phyllis Loftis, City Clerk

STATE OF OKLAHOMA)
) SS
COUNTY OF POTTAWATOMIE)

On the ____ day of _____, 2012, Linda Peterson, Chairman of the Shawnee Municipal Authority and Mayor of the City of Shawnee, and Phyllis Loftis, Secretary of the Shawnee Municipal Authority and City Clerk of the City of Shawnee, appeared before me, a notary for the State of Oklahoma, and upon their oaths stated that they executed the foregoing document in their capacities as officers of the Shawnee Municipal Authority and the City of Shawnee for the uses and purposes set forth.

Notary Public

My Commission Expires:

City of Shawnee Memorandum

Office of the City Manager



To: The City Commission, Mike Jackson, and Karl Kozel
From: Brian McDougal and Mary Ann Karns *BM* *Male*
Date: December 15, 2011
Re: SCCDA Lease Amendment

On January 2, 1975, the Shawnee Civic and Cultural Development Authority was established with the City of Shawnee as the Beneficiary. The primary purpose was the establishment of a Civic Center/Fairgrounds Complex.

To that end, on April 24, 1979, the City transferred 24.496 acres of former airport land to the SCCDA. On May 29, 1986, the SCCDA then transferred the same land to the Shawnee Municipal Authority as part of a financing arrangement.

It appears that the SMA immediately leased the property back to SCCDA (though no executed copy of the lease has been found) for a period to time to end "October 1, 1990 or on the date which the outstanding Sales Tax and Utility Revenue Bonds, Refunding Series 1986 issued by the SMA are paid or provision for payment made, whichever comes first." Those bonds were later extended, and other money borrowed. The final payment is due December 27, 2011, which would bring the lease to an end. This area is the central portion of the area now used by the Heart of Oklahoma Exposition Center and upon which the bulk of the buildings sit.

Meanwhile, on Nov. 21, 1988, the City leased an additional 31.43 acres to the SCCDA for a period of forty years and another tract for three years. The shorter term lease expired some twenty years ago, but remains in use by the Expo.

At some point, the Expo Center began using the area south of its main building as RV parking and put some parking along the north edge as well.

Tonight you are being asked to do the following:

As the SMA, convey the ownership tract of 24.496 acres back to the City.

As the City,

- *accept the 24.496 acres

- *restate and amend the Nov. 1988 lease to include the eastern tract where the lease expired twenty years ago as well as all the land currently used by the Expo.

The result will be that the entire tract is under one ownership which will allow for public financing by the City, but the 90.53 acres now being used by the Expo Center will be under the management and control of the SCCDA.

A map is attached.

The SCCDA Board has approved the lease amendment.

Management recommends the approval of these items.

Shawnee Municipal Authority

3.

Meeting Date: 12/19/2011

Intake valves

Submitted By: Lisa Lasyone, City Clerk

Department: City Clerk

Title of Item for Agenda

Discussion, consideration and possible action authorizing Urban Contractors to repair Shawnee Lake No. 1 intake valves at a cost of \$51,800.00.

Attachments

Intake Valves

Jim Bierd
Director

Donna Uranga
Administrative Assistant
Phone: 405-273-1960
Fax: 405-878-1550



Randy Brock
Deputy Director
405-878-1723

Greg Price
Special Projects Manager
405-878-1662

111 S. Kickapoo, Shawnee, OK 74801

MEMORANDUM

To: City Commission
From: Jim Bierd, Utility Director
CC: Brian McDougal, City Manager
Date: December 14, 2011
Re: Lake #1 Intake Tower Valves

Upon a routine inspection of the Twin Lake Tower Valves, it was discovered that lake #1 intake valves are not working properly. The top intake is the only one that can currently be used. We asked Urban Contractors to check them out and give us a quote for repair. Since they have already used their divers to determine the issues with the valves, it is only feasible for them to do the repair at a cost of \$51,800. Staff asks permission to authorize Urban to proceed with this project.

Shawnee Municipal Authority

4.

Meeting Date: 12/19/2011

Purchase Insta valves

Submitted By: Lisa Lasyone, City Clerk

Department: City Clerk

Title of Item for Agenda

Discussion, consideration and possible action to authorize staff to purchase 22 insta-valves to install in areas where valves are needed at a cost of \$62,539.20.

Attachments

Insta valves

Jim Bierd
Director

Donna Uranga
Administrative Assistant
Phone: 405-273-1960
Fax: 405-878-1550



Randy Brock
Operations Manager
405-878-1723

Greg Price
Special Projects Manager
405-878-1662

111 S. Kickapoo, Shawnee, OK 74801

MEMORANDUM

To: City Commission
From: Jim Bierd, Utility Director
CC: Brian McDougal, City Manager
Date: December 15, 2011
Re: Insta-Valve Purchase

The new valve insertion equipment has arrived and we are ready to start using it. Staff would like permission to purchase 22 insta-valves to install in areas where valves are needed and reduce the impact on the number of customers affected by main breaks. The cost is \$62,539.20. Sizes range from 4" to 12". We can save 10% by purchasing in quantity. Budgeted amount in water line rehab is \$500,000.

The areas that these will be installed are:

Highland from Harrison to Pesotum

Harrison from 45th to I-40

Harrison from Independence to Wallace

McKinley from Anna to Ridgewood

Water Treatment plant