



WATONGA PUBLIC WORKS AUTHORITY SPECIAL MEETING MINUTES FOR FEBURARY 19, 2021

In accordance with the Oklahoma Open Meeting Law, this Agenda was posted February 16, 2021 Prior to 4:00 PM. at the Watonga City Hall, on the door of the City Clerk's office, located at 117 North Weigle, Watonga, Oklahoma.

The Watonga Public Works Authority of Watonga did meet immediately following Watonga City Council Meeting at 4:00 PM on Friday, February 19, 2020 in the Auditorium of Watonga City Hall, located at 117 North Weigle, Watonga, Oklahoma for a special meeting.

Council Present: Travis Bradt, Ryan Bruner, Allen Cowan, Lindsey Doyel, Mina Green and Bill Seitter. Also present, Mayor Gary Olsen, City Manger Larry Mitchell, City Attorney Jared Harrison and City Clerk Verlen Bills. Absent were, Julie Almaguer and Kendra Baker.

Declaration of a Quorum: At 5:03 PM

CONSENT AGENDA

A. Approve the minutes of the previous PWA Meeting held January 19, 2021.

Motion to approve the Minutes of the previous PWA Meeting held January 19,2021 was made by Allen Cowan and seconded by Lindsey Doyel.

Mayor Olsen called for a vote;

T. Bradt aye	R. Bruner aye	A. Cowan aye
L. Doyel aye	M. Green aye	B. Seitter aye

Motion carried.

B. Review and Accept the list of claims against PWA for the month of January 2021.

Motion to accept the list of claims against PWA for the month of January 2021 was made by Allen Cowan and seconded by Lindsey Doyel.

Mayor Olsen called for a vote;

T. Bradt aye	R. Bruner aye	A. Cowan aye
L. Doyel aye	M. Green aye	B. Seitter aye

Motion carried.

ACTION AGENDA

- Consideration, Discussion and Action:** To approve the purchase of a Ring-O-Matic model 350 VX trailer mounted hydro-vac in the amount of \$56,692 for the Light and Water Department as recommended by Warren Rice, Light and Water Superintendent. This purchase was budgeted \$50,000 for this current fiscal year.

Mr. Mitchell: Yes. And the memo attached shows the three bids that Mr. Rice secured for this. The low bid was the Ring-O-Matic. Each of the three bidders bid the same equipment. It is the same type of equipment and you can see the price range, from \$56,000 to \$74,000. I think Mr. Rice has been asking for this equipment for at least the last couple of years. It will save a lot of manpower and add to their safety.

Mr. Seitter asked what does this equipment do, what is it used for?

Several others admitted their ignorance to what this equipment is and what it does.

Josh Shannon with the Light and Water Department explained, it is a high pressure water jet and suction that can be used to locate underground lines and utilities, with less damage, instead of digging them up with a backhoe.

Mr. Seitter asked, does it have other uses?

Mr. Shannon replied yes, there are numerous uses for this equipment.

Cleaning out sewer lines was suggested as one use.

Pioneer Telephone has been using similar equipment to help install new lines.

Mr. Cowan asked, is this the right equipment for us? Will this work for the Light and Water Department? There was a wide spread in the bids.

Mr. Shannon answered, Mr. Rice has done a lot of looking at this. And, I think it is what we need.

It was questioned, is this gas powered or diesel powered?

Mr. Mitchell noted that the Ditch Witch unit may be higher because of the brand name.

Mr. Shannon: I think Mr. Rice has talked with others that have the Ring-O-Matic unit and they think it's great.

There was discussion about the warranty for the unit and in general, how warranties seem to expire just before the equipment does.

Mr. Bruner noted that it does use a Cat Diesel engine and should be a solid unit.

Mr. Cowan asked, how old are these price quotes?

Mr. Mitchell: Mr. Rice put these prices together within the last couple of weeks. We were trying to get this ready for this Council Meeting.

Bill Seitter made the motion to approve the purchase of a Ring-O-Matic model 350 VX trailer mounted hydro-vac in the amount of \$56,692 for the Light and Water Department as recommended by Warren Rice, Light and Water Superintendent. Motion was seconded by Travis Bradt.

Mayor Olsen called for a vote;

T. Bradt aye	R. Bruner aye	A. Cowan aye
L. Doyel aye	M. Green aye	B. Seitter aye

Motion carried.

2. **Consideration, Discussion and Action:** To approve the Garver Master Agreement for Professional Services, work order No. 200002161 for the Waste Water Treatment Plant Dewatering System Design, and for equipment replacement at the existing head-works for a lump sum fee of \$128,700 and to authorize the City Manager to execute the agreement upon review by the City Attorney. (Subject to change)

Mr. Mitchell: Since we put this package together, I have had several conversations with Garver Engineering. I would ask the Council to table this for now as I have asked Garver to restructure this project.

I do not feel comfortable spending another \$128,000 in engineering fees for \$600,000 in improvements. We have had several conversations about how we can restructure the project, so I would ask the Council to table the item.

But I did want to have this in your packet so you would see these pieces of the project that we talked about last month when Garver was here. We felt that we could do this initial part of the project incrementally, apart from the overall larger project. I think I had a page in the packet that showed the breakout. The dewatering was about \$250,000. And then Mr. Rice wanted to have some repairs on the front end, the grinder, the muffin monster and some electrical work and I think was about another \$75,000 to \$80,000 or maybe \$90,000. This put this incremental step up to around \$400,000. Then add the engineering services and contingencies and that gets that number up to \$600,000. Given the fact that we have already spent approximately \$100,000 cleaning out the digester this year, I did not think we should take on this project this year. And, I have asked Garver to come back with a different proposal and look at this project for next year's budget starting July 1.

Bill Seitter made the motion and to table Agenda Item Number 2. Motion was seconded by Ryan Bruner.

Mayor Olsen called for a vote;

T. Bradt aye	R. Bruner aye	A. Cowan aye
L. Doyel aye	M. Green aye	B. Seitter aye

Motion carried.

3. Comments:

Mr. Bruner made reference of the letter to Mr. Rednose in the Council packet.

Mr. Mitchell: That is a letter sent to Mr. Rednose. He is the project manager and Chief Operating Officer for Lucky Star Casino, and we have had no response. Nor has Mr. Harrison received any kind of response from their Attorney. If you remember correctly, back in November, we sat in this room and they said as soon as they receive water service, then they would sign a Memorandum of Understanding (MOU). They have received water service some time back and the Casino is opened, and we still have not heard from them.

The purpose of the letter was just to put them on notice. So that when they get their utility bill, they would not be surprised by the amount of the utility bill. Maybe they will respond after they see the first few utility bills, or maybe they are waiting to get the Hotel opened?

Mr. Bruner asked about the situation with the Grow House in the old Holleytex building.

Mr. Mitchell: We are still talking to them. They are still thinking that they are going to ramp up significantly. We had a meeting scheduled this week with OMPA, but because of the weather, we had to postpone and reschedule that.

Mr. Bruner asked, did they respond to our offer?

Mr. Mitchell: Yes. They accepted that offer. And they they understand that it is a temporary agreement until the end of June.

There was discussion about the building and how much the owner is investing into this with roof repairs.

Mr. Cowan asked of Mr Harrison: Like Watonga, I suspect Kingfisher is also experiencing this new marijuana industry growth? Is there something else we should be doing to capitalize on the growers that are that are just outside the city limits?

Mr. Harrison: Other than expanding the City Limits there is not much we can do. Cimarron Electric is already providing the power to customers just outside the City Limits. There is some obligation as Fire and EMS are required to respond because of mutual aid agreements.

Mr. Harrison discussed the complications of trying to annex areas and the obligations and pitfalls of streets and utilities.

Mr. Harrison explained some of the difference between Kingfisher and Watonga with the Marijuana Industry.

Mr. Cowan asked, what is the advantage of annexing to the City if others are already providing utilities?

Mr. Harrison: For space to grow. Oklahoma City continues to expand so they can control the area and protect their boundaries. To annex just for the benefit of selling utilities is probably for the wrong reasons. Especially if utilities are already in place.

Mr. Cowan asked about the new grow house just west of Watonga City Limits.

Mr. Mitchell: We have tried to talk to them about a water line and they were not interested. They are already on Cimarron Electric.

Discussion went to the differences between providing power to the Hotel/Casino and providing service to someone already with a utility company.

Mr. Mitchell did note that we are selling water to the grow house through their private line.

The group discussed the pros and cons of annexing and providing utilities and whether it made financial sense. We should be prepared to respond to any opportunity surrounding us.

There was talk about taxes received or not received from the grow houses.

Conversation came back to the electricity sales to the grow house in the Holleytex Building and the fact that we will profit from this situation.

Mr. Mitchell came back to the point that we need to meet with OMPA and determine how much electricity we can provide. The Grow House has still not provided us with a proper set of plans as to what their intent is. OMPA is continuing to monitor their usage.

Mr. Mitchell tried to describe how they cycle the lights and cooling. He admits that he did not really understand the process.

Their current electric bill was discussed and how it gets paid. If they continue to expand the billing will be astronomical. And they are not using A/C yet.

Mr. Mitchell: They have noted that they could hire 50 to 60 people and they are buying up property to either expand or maybe for housing.

We had lunch with one of the Grow House Managers from Oklahoma City. We talked about the difficulty in a lot of small communities of getting people to come to your community to work. For several reasons, spouse employment, schools and other issues. People will tend to migrate to the larger communities like Oklahoma City and Tulsa. We discussed the difficulty they are going to have bringing management people to Watonga.

He spoke of the Chinese culture. He said most Chinese workers are almost like migrant workers. They may live in a village, but they go to work 100 miles away for two or three months, then come home for a weekend and go back and work. That is just their lifestyle. That is what they do. Similar to the people from Mexico and Caribbean countries that come to work in the meatpacking plants, they come to Guymon to work in a meat packing plant for five or six months and go home for two months and then come back again. It is just their lifestyle.

Their thought is that they did not think they would have any problem. Now, when they get to the point where they start hiring additional employees, I think they may find this more difficult. I think the Casino is having a little bit of trouble hiring. They have scheduled another job fair here. It will be interesting to see how this works out.

4. **Adjourn:**

Motion to adjourn was made by Ryan Bruner and seconded by Bill Seitter

Mayor Olsen called for a vote;

T. Bradt aye R. Bruner aye A. Cowan aye

L. Doyel aye M. Green aye B. Seitter aye

Motion carried at 5:33 PM.

Mayor Gary Olsen

City Clerk, Verlen Bills

NOTICE:

The Governor signed HB 1031 on Wednesday February 10, 2021 amending the Open Meeting Act for the State of Oklahoma. It allows for Video Conferencing and Teleconference, but a quorum must still be present in person. And, remote locations must be listed on the Meeting Notice. As a Meeting Notice is posted 48 hours (2 working days) previous to a meeting, the City Clerk will need to be informed of any remote locations before this time. So, please allow the City Clerk's Office 48 hours or 2 working days notice at 580 623 4669.