



P.O. BOX 850 | COWETA, OKLAHOMA 74429 | PH. (918) 486-2189 | FAX (918) 486-5366 | www.cityofcoweta-ok.gov

AGENDA - REGULAR MEETING
COWETA PUBLIC WORKS AUTHORITY
COWETA CITY HALL, 310 S. BROADWAY
IMMEDIATELY FOLLOWING THE MEETING
OF THE COWETA CITY COUNCIL
MONDAY, DECEMBER 6, 2021 6:00 P.M.

MEETING PROCEDURE: Comments on all scheduled agenda items will be heard immediately following the presentation by staff or the petitioner. Please wait until you are recognized by the Chairman and keep your comments as brief as possible. Individuals addressing the Trustees must identify themselves by name prior to making any comments. The Trust Authority will act on an agenda item after comments from staff and the Trust Authority have been heard.

I. CALL TO ORDER

II. ROLL CALL

EVETTE YOUNG _____
HAROLD CHANCE _____
NAOMI HOGUE _____
LOGAN BROWN _____
RANDY WOODWARD _____

III. CONSENT

(All matters under the "Consent Calendar" are considered by the Board of Trustees to be routine and will be enacted by one motion. Any Trustee may, however, remove an item from consent by request.)

1. MINUTES OF THE REGULAR MEETING

APPROVAL OF THE MINUTES OF THE COWETA PUBLIC WORKS
AUTHORITY REGULAR MEETING HELD ON NOVEMBER 1, 2021. (JULIE
CASTEEN, ASSISTANT TRUST MANAGER)

Documents:

[121101 MINUTES OF THE REGULAR PWA MEETING.PDF](#)

2. PFPI AGREEMENT

AFFIRMATION OF THE ACTIONS TAKEN BY THE COWETA CITY COUNCIL
RELATED TO THE APPROVAL OR DISAPPROVAL OF A CERTAIN PFPI
AGREEMENT WITH COWETA L. DEV., LLC (ROGER KOLMAN, TRUST
MANAGER)

Documents:

[211206 STAFF REPORT PFPI.PDF](#)

[211206 PFPI AGREEMENT SANITARY SEWER LINE.PDF](#)
[211206 DRAINAGE BASIN.PDF](#)

IV. OLD BUSINESS

1. TIPPERS ON SOLID WASTE TRUCK

DISCUSSION AND POSSIBLE ACTION ON THE APPROVAL OF THE EXPENDITURE OF \$18,000.00 WITH J&R EQUIPMENT, LLC FOR THE INSTALLATION OF A DUAL TIPPER SYSTEM ON THE 2015 SOLID WASTE COLLECTION TRUCK. (WES RICHTER, PUBLIC WORKS DIRECTOR)

Documents:

[211206 STAFF REPORT TIPPERS.PDF](#)
[JR EQUIPMENT LLC QUOTE.PDF](#)

V. NEW BUSINESS

(Business which was not foreseen prior to the posting of the agenda.)

VI. ADJOURNMENT

IF YOU REQUIRE SPECIAL ACCOMMODATIONS PURSUANT TO THE AMERICANS WITH DISABILITIES ACT, PLEASE CONTACT CITY HALL BY 9:00 A.M. THE DAY OF THE MEETING.

**MINUTES OF THE COWETA PUBLIC WORKS AUTHORITY REGULAR MEETING
NOVEMBER 1, 2021 6:27 P.M.**

The Trustees of the Coweta Public Works Authority met in regular session on Monday, November 1, 2021 at 6:27 p.m. following the meeting of the Coweta City Council at the Coweta City Hall, 310 S Broadway, Coweta, Oklahoma.

TRUSTEES PRESENT: Evette Young, Harold Chance, Naomi Hogue, Logan Brown, Randy Woodward.

TRUSTEES ABSENT: None.

I. CALL TO ORDER

The meeting was called to order by Chairman Young.

II. ROLL CALL

Roll call taken. Trustees were present as shown above.

III. CONSENT

Motion by Harold Chance, second by Randy Woodward to approve the consent calendar items:

1. Minutes of the Coweta Public Works Authority Regular Meeting held on October 4, 2021.
2. Declaration of a surplus for two propane tanks and authorized the Trust Manager to dispose of accordingly.

Aye: Harold Chance
Randy Woodward
Evette Young
Naomi Hogue
Logan Brown

IV. NEW BUSINESS

There was no new business.

V. ADJOURNMENT

Chairman Young adjourned the meeting at 6:27 p.m.

**MINUTES OF THE COWETA PUBLIC WORKS AUTHORITY REGULAR MEETING
NOVEMBER 1, 2021 6:27 P.M.**

Evette Young, Chairman

Julie Casteen, Trust Secretary



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Memorandum

To: Honorable Mayor, Members of the City Council
Board of Trustees Coweta Public Works Authority
From: Roger Kolman, City/Trust Manager
Re: PFPI Agreement
Date: 12/6/21

BACKGROUND

Currently, the City of Coweta is experiencing most of its commercial and residential growth north of 121st Street. The existing sanitary sewer infrastructure on the east side of Highway 51 is a mixture of 8" and 12" lines that will inhibit additional growth in that area.

The developer of the Woods subdivision, Tulsa L. Dev., LLC has designed the necessary infrastructure improvements and solicited bids for the construction in accordance with Oklahoma State Statutes. The project will consist, broadly, of the removal of the sanitary sewer lift station north of 116th Street S and the installation of an 18" sanitary sewer line from the south property line of the subdivision to an existing manhole on the west side of Highway 51. The lowest responsible bidder, Stronghand, LLC is prepared to move forward with the project as soon as possible. The lowest bidder cost for the project is \$ 674,327.76

This project is regional in nature in that it significantly increases the sanitary sewer capacity north of 121st Street and removes from the city's maintenance an existing lift station. As such, the use of a payback agreement is appropriate for this public infrastructure that will allow development to continue to occur in that portion of the city. In accordance with Resolution 2019-05, the use of sanitary sewer tap fees generated within the Woods subdivision to reimburse the developer for the regional improvements is appropriate as these improvements increase system capacity. The reimbursement, limited to the actual cost to construct the project and the amount of fees generated by the Woods subdivision, will continue to be paid by homebuilders in the subdivision and returned to the developer within the specified time.

STAFF RECOMMENDATION

Staff recommends the approval of the PFPI Agreement.

ATTACHMENTS

PFPI Agreement
Project Plan Set
Project Bid Tabulation
Benefited Drainage Basin

PRIVATELY FUNDED PUBLIC IMPROVEMENTS AGREEMENT

This Privately Funded Public Improvements Agreement ("Agreement") is made and entered into on this ___ day of _____, 2021 by and among the CITY OF COWETA, an Oklahoma municipal corporation and the COWETA PUBLIC WORKS AUTHORITY, an Oklahoma Public Trust having the City of Coweta as its beneficiary (collectively "Coweta"), and TULSA L DEV., LLC, an Oklahoma limited liability company ("Developer"). Coweta and Developer may be individually referred to as "Party", and together are the "Parties."

Consideration shall be the mutual covenants and obligations as herein contained, the Parties recognizing good value therefor.

The Parties recognize that it is in their mutual best interest that certain public improvements (to include, for purposes of this Agreement, sewer utility lines of specific benefit to the Developer and of general benefit to the public) should be constructed and that, in the instance of the Developer, initial payment for the construction of such public improvements by the Developer or Developer's agents inures to the benefit of Coweta. It is, therefore, appropriate that the Developer receive subsequent reimbursement, either in whole or in part as provided herein, from third party users of such public improvements for costs expended in the construction of such public improvements. For purposes of this Agreement, such public improvements are limited to certain Sewer System Improvements, as such term is defined herein. Such limitation does not limit the capacity of the Parties to enter into a similar agreement for the purpose of providing other public improvements.

ARTICLE I. **SEWER SYSTEM IMPROVEMENTS**

1. Construction Documents. Coweta and the Developer agree that approved construction documents, including construction plans, specifications, special provisions and a public construction contract with a contractor selected in accordance with the Oklahoma Public Competitive Bidding Act (collectively, the "Construction Documents") have been prepared in such a manner that depict, in their totality, site preparation for a new sanitary sewer line, construction of 2,470 linear feet of 18-inch sewer line, manholes, conduit, right-of-way clearing and repair work (collectively, the "Sewer System Improvements"). Coweta and the Developer further agree that the Construction Documents specifically include plans showing the location and other relevant attributes of the aforementioned 18-inch sewer line as a part of the proposed Sewer System Improvements (the "Sewer Line") and that such Sewer Line will be a mutually advantageous improvement when constructed. Furthermore, the Parties recognize and agree that the Sewer Line is more particularly identified in Exhibit A (Construction Documents), attached hereto and incorporated herein by reference. As set forth herein, the Developer shall pay all costs and expenses of constructing and installing the Sewer Line and will seek recovery of such costs and expenses solely through reimbursement of Sewer Tap Fees (as such term is hereinafter defined) received by Coweta within the assessment area depicted and described on Exhibit F (the "Assessment Area").

2. Permits. The Parties acknowledge that the "Work", as defined and depicted within said Construction Documents, has been granted an Oklahoma Department of Transportation

(ODOT) Right-of-Way and Utility Permit associated with the highway bores and the sanitary sewer line construction directly associated with the Sewer System Improvements, and as well as an Oklahoma Department of Environmental Quality (ODEQ) "Permit to Construct" (collectively, the "Current Permits"). The cost of said Permits has been paid by Developer. Developer shall also obtain any additional permits that may be necessary for Developer to complete the Work and Sewer System Improvements, including, without limitation (a) any permit required for crossing the railway line running parallel to the west of State Highway 51, and (b) any permit required for crossing State Highway 51 (the "Additional Permits", and, together with the Current Permits, collectively, the "Permits"). The cost of the Permits shall be included in the Final Sewer System Costs.

3. Rights-of-Way. All rights-of-way necessary for the construction of the Sewer System Improvements have been acquired by and granted to Coweta. Developer neither has nor will have any responsibility with respect to obtaining or paying for said rights of way or any other real property rights or interests required for construction, installation or operation of the Sewer System Improvements.

4. General Contractor. Coweta and the Developer mutually agree and covenant that Developer shall enter into a general construction contract with a general construction contractor ("General Contractor") that shall require such General Contractor, in good and first class workmanlike manner, to furnish all materials, equipment and labor required to construct said Sewer System Improvements, together with all necessary appurtenances thereto, including without limitation the Sewer Line, in a manner conforming to the Construction Documents. Pursuant to the terms of the Construction Documents, said General Contractor shall hold Coweta and the Developer harmless against any liability for damages, claims, losses, costs or expenses (collectively "Claims") arising out of or resulting from such construction or the activities in connection therewith undertaken by the General Contractor or its employees, agents or contractors, except to the extent any such Claim(s) result from the negligence or willful misconduct of Coweta's or the Developer's agents or employees. The Construction Documents shall impose appropriate insurance requirements on the General Contractor and shall provide that Coweta and the Developer are additional insureds under the policies required to be obtained by the General Contractor and that the General Contractor shall obtain performance, labor and material payment, and maintenance bonding as required by Oklahoma State Statutes and Coweta's Ordinances with the Developer and Coweta as the beneficiaries of said bonds.

5. Inspection. At all times during the progress of said construction Work, Coweta shall have the right, at its own cost and expense, to inspect the materials, workmanship and all parts of the construction of said Sewer System Improvements. All materials furnished and work done shall be completed to the satisfaction of Coweta. Except as may be specifically provided in the Construction Documents, Developer shall have no obligation to inspect the progress, materials or workmanship of the Work and Sewer System Improvements.

6. Initial Statement of Certified Costs and Expenses. Coweta and the Developer agree that the original estimated costs and expenses associated with construction and installation of the Sewer Line, as included in the bid by the General Contractor for the Work on the Sewer System Improvements (the "Bid Proposal") depicted in the Construction Documents is \$403,139.00. All actual costs and expenses directly associated with or attributable to the design, engineering,

consulting and sub-consulting design fees, land acquisition costs, construction management, and government agency review fees associated with the Sewer System Improvements and the Sewer Line (i.e., all costs and expenses not associated with construction and installation of the Sewer Line), shall be, or have been, paid by and are the sole responsibility of Developer and are outside the scope of this Agreement.

Pursuant to the Construction Documents, Coweta will require the foregoing original estimated costs and expenses associated with construction and installation of the Sewer System Improvements, as stated on the Bid Proposal, to be certified by the General Contractor and submitted to Coweta and the Developer (the "Initial Statement of Certified Costs and Expenses"). The Initial Statement of Certified Costs and Expenses shall, by appropriate written acknowledgment of the Parties, be attached hereto and incorporated herein by reference as Exhibit B.

7. Revised and Final Statement(s) of Certified Costs and Expenses. The Initial Statement of Certified Costs and Expenses shall be modified by such subsequent statements of certified costs and expenses as are defined in paragraphs (a) and (b) below:

- (a) The Construction Documents shall require that, upon its receipt and approval by Coweta and the Developer and throughout the construction process of completing the Work associated with construction and installation of the Sewer System Improvements, and in no event less often than once per month during construction and installation, the General Contractor shall prepare and submit to Coweta and the Developer a "Revised Statement(s) of Certified Costs and Expenses" in accordance with any amendments to the Initial Statement of Certified Costs that result in costs and expenses differing from the General Contractor's Bid Proposal with respect to the Construction Documents, one copy of each of which shall, by appropriate written acknowledgment of the Parties, be attached hereto and incorporated herein by reference as Exhibit C after approval and acceptance of same by the City Council of the City of Coweta and Developer, and one copy of which shall be returned to the General Contractor. Subject to Article I.7(c) below, such approved Revised Statement(s) of Certified Costs and Expenses shall be used by Developer as a basis for computing the final cost and expenses of the Sewer System Improvements.
- (b) The Construction Documents shall require that, within thirty (30) days after completion of the construction of the Sewer System Improvements, to include the Sewer Line, or as soon as is practicable after such completion, the General Contractor shall certify the final actual costs and expenses to construct and install the Sewer System Improvements ("Final Sewer System Costs") and submit the same to the Parties ("Final Statement of Certified Costs and Expenses"). Specifically, the General Contractor shall be required to formalize in the Final Statement of Certified Costs and Expenses all costs and expenses directly associated with the construction and installation of the Sewer System Improvements. The Construction Documents shall require that the Final Statement of Certified Costs and Expenses be itemized in a format specified by the Parties and shall separately itemize all costs and expenses directly attributable to the Sewer Line from any other costs and expenses related to the Sewer System Improvements;

but said Final Statement of Certified Costs and Expenses shall not include attorney's fees or any other charge excluded from the scope of this Agreement pursuant to the terms hereof. By appropriate written acknowledgment of the Parties, one copy of such Final Statement of Certified Costs and Expenses shall be attached hereto and incorporated herein by reference as Exhibit D after approval and acceptance of same by the City Council of the City of Coweta and the Developer. One copy shall be returned to the General Contractor. The Final Statement of Certified Costs and Expenses shall be treated as the total actual costs and expenses of the Sewer System Improvements. Developer shall be entitled to receive full reimbursement of the Final Sewer System Costs paid by Developer from the source and in the manner as provided for in this Agreement.

8. Record Drawings. Within a period of ninety (90) days after completion of the construction of the Sewer System Improvements, to include the Sewer Line, or as soon as is practicable, Tanner Consulting, LLC shall prepare and submit to each of Coweta and Developer record drawings showing the correct location, sizes and length of all lines, manholes, conduits, valves and other accessories thereof (the "Record Drawings"), said Record Drawings being drawn to scale by Tanner Consulting, LLC as the engineer of record. After approval and acceptance by the City Council of the City of Coweta and the Developer, one copy shall be supplied to each of the Developer and the General Contractor and, by appropriate written acknowledgment of the Parties, one copy shall be attached to and incorporated by reference in this Agreement as Exhibit E.

ARTICLE II.

CONNECTIONS TO SEWER LINE; REIMBURSEMENTS

1. Connections by Developer; Reimbursement. Upon approval of the Record Drawings and the Final Statement of Certified Costs and Expenses, Developer shall be permitted to make such connection(s) and/or extension(s) to the Sewer System Improvements for further improvements as may be necessary for Developer's planned development and improvements to the Assessment Area. Developer shall pay Coweta a standard connection fee for each sewer connection as charged by Coweta from time to time (the "Sewer Tap Fee"). During the term of this Agreement, Coweta shall reimburse Sewer Tap Fees to Developer for connections Developer makes to the Sewer System Improvements monthly and no later than the fifth (5th) business day after the end of each calendar month. Such reimbursement of Sewer Tap Fees shall be limited to the total amount of the Final Sewer System Costs. Developer is currently the owner of all the land within the Assessment Area. In the event that any land in the Assessment Area shall be sold or transferred, it shall continue to be subject to the requirements of this Agreement and all Sewer Tap Fees paid to Coweta with respect to such land shall be reimbursed to Developer. During the term of this Agreement, Coweta shall not reduce or eliminate its Sewer Tap Fees.

ARTICLE III.

GRANT OF SEWER SYSTEM IMPROVEMENTS TO COWETA

1. Delivery of Sewer System Improvements to Coweta. The Construction Documents shall require that, upon completion of the Sewer System Improvements, to include the Sewer Line, or as soon thereafter as is practicable, in a manner conforming to Coweta's regulations, plans and

specifications, the Developer shall convey and grant to Coweta all right, title, and interest in and to the Sewer Line and the Sewer System Improvements and Coweta shall have the exclusive right to use and operate the same as part of Coweta's sewer system. Coweta's obligation to accept such Sewer System Improvements is contingent upon it being determined by Coweta that the Sewer System Improvements have been constructed in accordance with the Contract Documents, that all labor and materials utilized in the construction of the Sewer System Improvements have been fully paid for, with the appropriate and complete lien releases obtained therefore evidencing same, and that there is in place a two (2) year maintenance bond for the benefit of Coweta containing the content and in the form normally required by Coweta on public construction contracts. Acceptance of the Sewer System Improvements by Coweta will not be unreasonably withheld. Subject to Article II hereof, Coweta shall have the right to install service connections and meters, to connect other sewer lines to the Sewer System Improvements and to extend and enlarge the Sewer System Improvements to serve additional areas with sewer line access within the Assessment Area.

ARTICLE IV. **MISCELLANEOUS**

1. Representations and Warranties of Coweta. Coweta hereby represents and warrants to Developer that no additional easements, rights-of-way grants, licenses or permits (except the Permits specifically described in Article I.2 above) are required for Developer to complete the construction of the Sewer System Improvements. Coweta hereby represents and warrants that it has the right, title, capacity and authority to enter into this Agreement.

2. Term of Agreement. This Agreement shall run from the date the fully constructed Sewer System Improvements are approved and accepted by the City Council of the City of Coweta until Developer has been fully repaid for all Final Sewer System Costs. At such time as Developer confirms in writing to Coweta that Developer has been paid in full, this Agreement shall be fully satisfied and neither Coweta nor third parties owning property in the Assessment Area shall have any further obligations to the Developer under this Agreement.

3. Contract Documents. This Agreement consists of the following Contract Documents, all of which are incorporated herein as fully a part of this Agreement whether attached hereto or not, as if herein set out verbatim and attached hereto.

- | | | |
|------|---|---|
| i. | This Agreement, upon execution by the Parties | |
| ii. | Exhibit A | Construction Documents |
| iii. | Exhibit B | Initial Statement of Certified Costs and Expenses (Bid Proposal),
with respect to the Sewer Line |
| iv. | Exhibit C | Revised Statements(s) of Certified Costs and Expenses, with
respect to the Sewer Line |
| v. | Exhibit D | Final Statement of Certified Costs and Expenses, with respect to
the Sewer Line |
| vi. | Exhibit E | Record Drawings |
| vii. | Exhibit F | Assessment Area Map and Legal Description |

The foregoing Contract Documents, together with this instrument, constitute the entire Agreement between the Parties hereto.

4. Agreement Non-Assignable. Neither this Agreement nor any of the rights hereunder shall be sold, assigned, or encumbered by either party without the prior written consent of the other party. Notwithstanding the foregoing, Developer shall have the right to sell or transfer land within the Assessment Area. In such event, Developer shall continue to be entitled to reimbursement of any Sewer Tap Fees collected by Coweta for connections to the Sewer System Improvements made by third parties in the Assessment Area throughout the term of this Agreement.

5. Successors. This Agreement shall be binding upon the heirs, successors, and assigns of the Parties.

6. Sewer System Improvements. Developer's construction of the Sewer System Improvements shall be conducted in a reasonable and timely manner as determined by the Developer and the General Contractor.

[Signature page follows.]

IN WITNESS WHEREOF, the Parties have executed this Agreement in triplicate, this _____, day of _____, 2021.

CITY OF COWETA,
an Oklahoma municipal corporation

Evette Young, Mayor

Attest:

City/Trust Clerk

COWETA PUBLIC WORKS AUTHORITY,
an Oklahoma Public Trust

Evette Young, Chairman

Approved as to Form:

Ronald D. Cates, City/Trust Attorney

TULSA L DEV., LLC,
an Oklahoma limited liability company

By: _____
Name: _____
Title: _____

EXHIBIT A
CONSTRUCTION DOCUMENTS

General Notes

- 1.1 TOPOGRAPHIC INFORMATION SHOWN HEREIN WAS PROVIDED BY TANNER CONSULTING, LLC.
- 1.2 VERTICAL INFORMATION IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). HORIZONTAL INFORMATION IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83) (1993), OKLAHOMA STATE PLANE COORDINATE SYSTEM NORTH ZONE 3501, U.S. SURVEY FEET.
- 1.3 WHEREVER THE WORD "CITY" APPEARS HEREIN THE SAME SHALL CONCLUSIVELY BE DEEMED TO MEAN CITY OF COWETA UNLESS THE CONTEXT CLEARLY DICTATES OTHERWISE.
- 1.4 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY WORK ORDERS AND PERMITS FROM THE CITY, INCLUDING PROVISION OF BONDS AND INSURANCE AS REQUIRED.
- 1.5 THE CONTRACTOR SHALL NOTIFY THE ENGINEERING AND CONSTRUCTION DEPARTMENT AT LEAST 24 HOURS PRIOR TO START OF CONSTRUCTION.
- 1.6 ONE-TIME CONSTRUCTION STAKING SHALL BE PROVIDED BY THE OWNER. ANY RESTAKING WILL BE REQUESTED AND PAID FOR BY THE CONTRACTOR.
- 1.7 RIGHT-OF-WAY PERMIT IS REQUIRED FOR ALL WORK IN COWETA RIGHT-OF-WAY. PLEASE CALL 918-486-0189 FOR PERMIT INFORMATION.

Benchmark 1

CHISELED BOX SET ON THE SOUTH CURB OF ACCESS ROAD, LOCATED 740 FEET EAST AND 6 FEET SOUTH OF NORTHWEST PROPERTY CORNER.
N: 371,517.95 E: 2,657,665.40
ELEVATION = 668.84 (NAVD 88)

Benchmark 2

BRASS CAP FOUND, LOCATED AT THE SOUTHWEST CORNER OF THE NW/4.
N: 370,614.78 E: 2,656,946.43
ELEVATION = 660.43 (NAVD 88)

Benchmark 3

SET MAGNETIC NAIL IN ASPHALT, LOCATED ON CREEK HOLLOW ROAD, 13 FEET WEST AND 28 FEET SOUTH THE NORTHWEST CORNER OF LOT 3 BLOCK 2 OF "CREEK HOLLOW II"
N: 369,283.53 E: 2,657,674.34
ELEVATION = 659.30 (NAVD 88)

Contact List

TANNER CONSULTING, LLC
JUSTIN MORGAN
5323 SOUTH LEWIS AVE
TULSA, OK 74105
PHONE: (918) 745-9929

CITY OF COWETA
TOM YOUNG
310 SOUTH BROADWAY
COWETA, OK 74429
PHONE: (918) 486-2189

AEP/PSO
STEVE WILLIAMS
5224 EAST 15TH STREET
TULSA, OK 74112
PHONE: (918) 599-6509

OKLAHOMA NATURAL GAS
KYMBERLY VOSSLER
5848 EAST 15TH STREET
TULSA, OK 74112
PHONE: (918) 831-8251

WINDSTREAM
JOHNNIE PATTON
1814 WEST TACOMA STREET
BROKEN ARROW, OK 74012
PHONE: (918) 451-3463

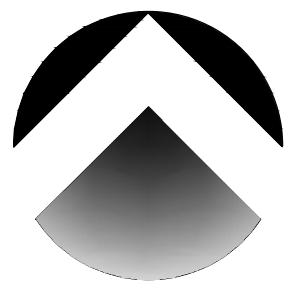
COX COMMUNICATIONS
CHRIS LONG
11811 EAST 51ST STREET
TULSA, OK 74145
PHONE: (918) 286-4665

Legend

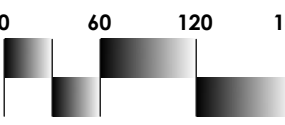
FH FIRE HYDRANT
FL FLOW LINE
GM GAS METER
IPF IRON PIN FOUND
LP LIGHT POLE
MKR MARKER
PFG PIN FLAG GAS
PTT PIN FLAG TELEPHONE
PFW PIN FLAG WATER
PP POWER POLE
SS SANITARY SEWER
TPED TELEPHONE PEDESTAL
TR TOP RIM
TSB TRAFFIC SIGNAL BOX
UG UNDERGROUND GAS
WL WATERLINE
WM WATER METER
WV WATER VALVE
XFMR TRANSFORMER

The Woods Offsite Sanitary Sewer

PART OF SECTION THIRTY-SIX (36) TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST AND
PART OF SECTION ONE (1) TOWNSHIP SEVENTEEN (17) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN
WITHIN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA



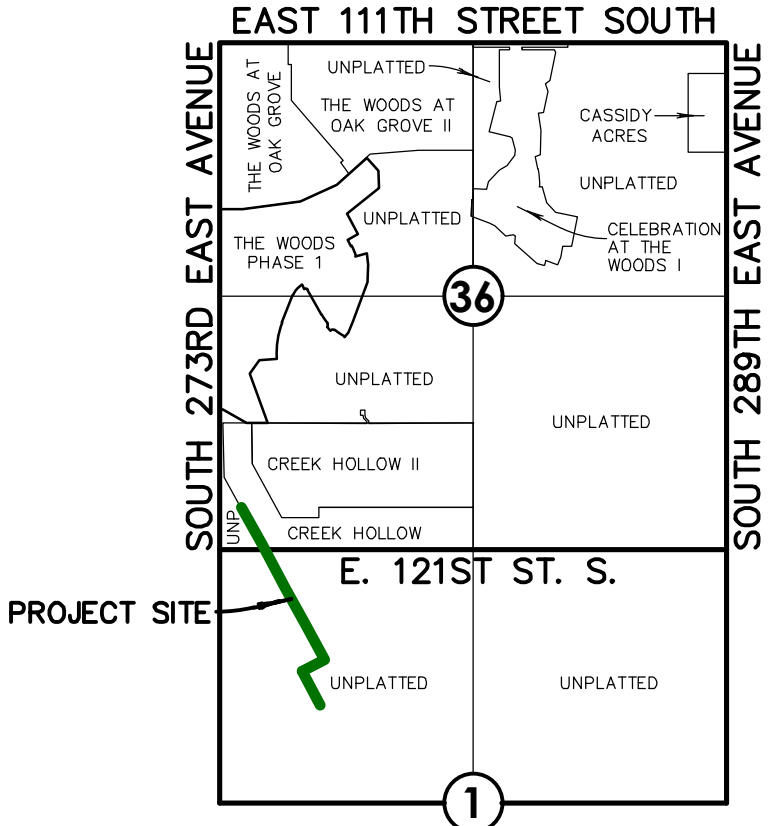
NORTH



Scale: 1"= 120'

Tanner Consulting

R 15 E



Location Map

Scale: 1"= 2000'



NORTH

OWNER:

Tulsa L Dev, LLC

P.O. Box 10560

Fayetteville, AR 72703

Phone: (479) 301-6639

Full Set Index

SHEET NUMBER - NAME

- OS01 - SANITARY SEWER COVER SHEET
OS02 - SANITARY SEWER PLAN-PROFILE MH-01 TO MH-04
OS03 - SANITARY SEWER PLAN-PROFILE MH-04 TO MH-07
OS04 - OFFSITE SEWER DETAILS
OS05 - OFFSITE SEWER DETAILS & NOTES

Coordinate Table

Manhole	Northing	Easting
01	366384.47	2658093.51
02	366728.90	2657890.12
03	366853.86	2658120.08
04	367229.43	2657905.00
05	367593.90	2657696.29
06	368027.80	2657447.82
07	368422.63	2657221.69

* SEE NOTE 1.2



Tanner Consulting LLC
CIVIL ENGINEERING | LAND SURVEYING
LANDSCAPE ARCHITECTURE | PLANNING

5323 SOUTH LEWIS AVENUE
TULSA OKLAHOMA 74105-6539
OFFICE: 918.745.9929
www.tannerbaltshop.com
CERTIFICATE OF AUTHORIZATION NO.
OK CA 2661 EXP. 6/30/2023



THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF TANNER CONSULTING, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING SAID WRITTEN PERMISSION AND CONSENT. ANY CHANGES MADE FROM THESE PLANS WITHOUT CONSENT OF TANNER CONSULTING ARE UNAUTHORIZED, AND SHALL RELIEVE TANNER CONSULTING OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.

REVISION	DATE
1	09/08/21

DATE	DATE
11/18/20	11/18/20
04/01/21	04/01/21
05/10/21	05/10/21
08/13/21	08/13/21
09/08/21	09/08/21

DATE	DATE
11/18/20	11/18/20
04/01/21	04/01/21
05/10/21	05/10/21
08/13/21	08/13/21
09/08/21	09/08/21

DATE	DATE
11/18/20	11/18/20
04/01/21	04/01/21
05/10/21	05/10/21
08/13/21	08/13/21
09/08/21	09/08/21

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF COWETA STANDARDS AND SPECIFICATIONS (INCLUDING O.D.O.T. 2009 EDITION).

The Woods Offsite Sanitary Sewer

Part of the NW/4 and N/2 SW/4 Section 36 T-18-N R-15-E
Coweta, Oklahoma

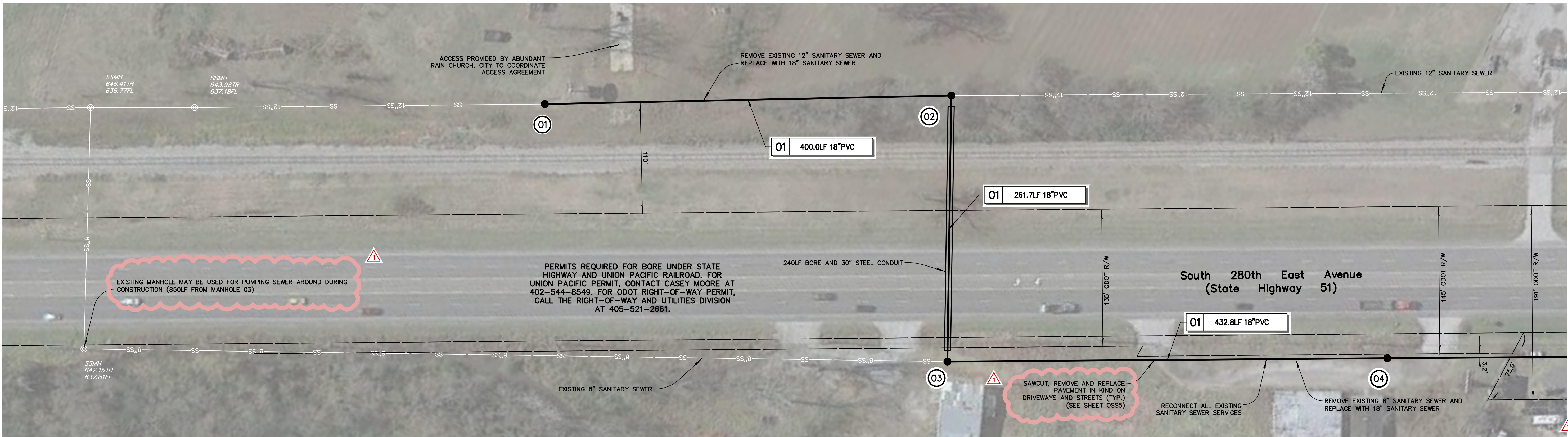
PROJECT: 20019
ISSUE DATE: 08/13/2021

PLAN SCALE: (H) 1"=120'
(V) N/A

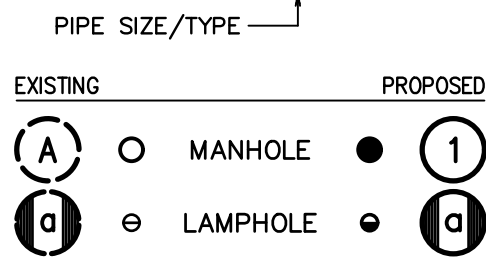
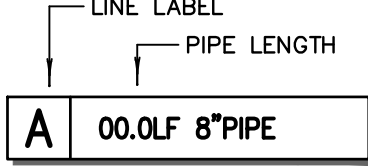
Sanitary Sewer
Cover Sheet

OSS1

01 OF 05



Legend



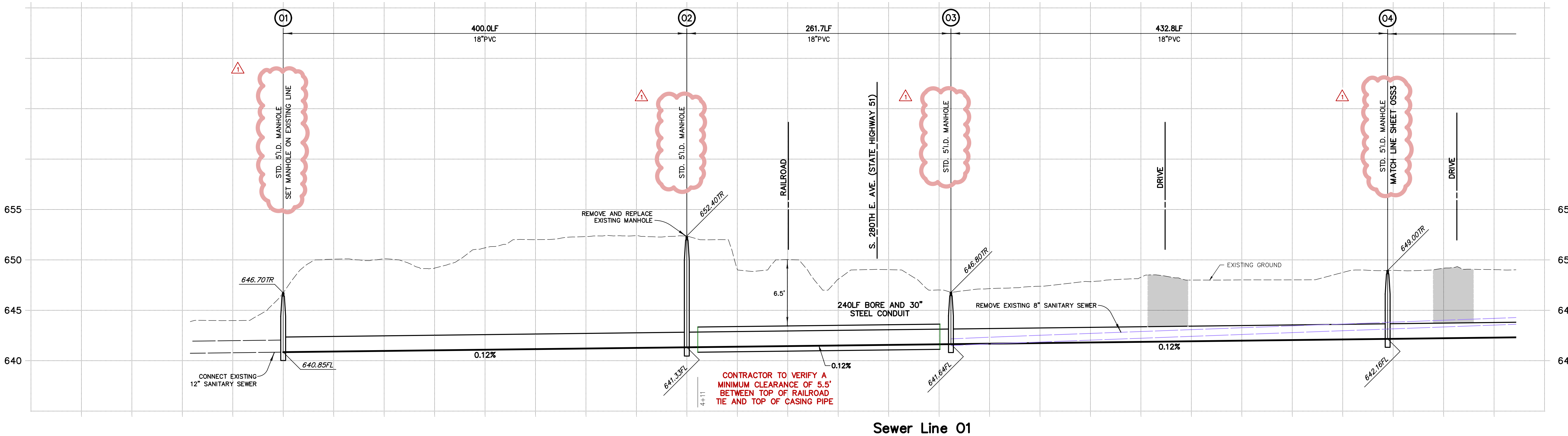
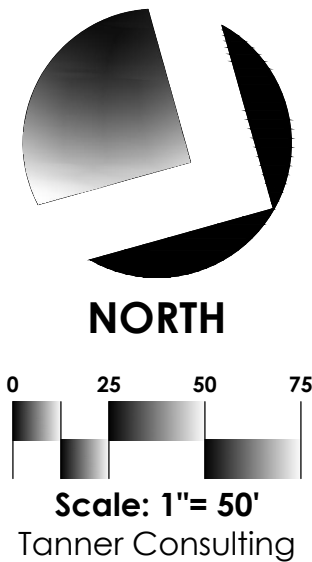
- FL
GM
IPF
LP
MVR
PFG
PFT
PFW
PP
R/W
SS
TPED
TR
WM
XFMR
- FLOW LINE
GAS METER
IRON PIN FOUND
LIGHT POLE
MARKER
PIN FLAG GAS
PIN FLAG TELEPHONE
PIN FLAG WATER
POWER POLE
RIGHT-OF-WAY
SANITARY SEWER
TELEPHONE PEDESTAL
TOP RIM
WATER METER
TRANSFORMER

UTILITY LINES LOCATED UNDER PAVED STREETS SHALL BE LAID IN TYPE A AGGREGATE BASE AND THE TRENCH COMPLETELY FILLED TO SUBGRADE WITH TYPE A AGGREGATE BASE COMPACTED TO 95% STANDARD DENSITY, OR FLOWABLE FILL, AS SHOWN ON PROFILES.

Benchmark 1
CHISELED BOX SET ON THE SOUTH CURB OF ACCESS ROAD, LOCATED 740 FEET EAST AND 6 FEET SOUTH OF NORTHWEST PROPERTY CORNER.
N: 371,517.95 E: 2,657,665.40
ELEVATION = 668.84 (NAVD 88)

Benchmark 2
BRASS CAP FOUND, LOCATED AT THE SOUTHWEST CORNER OF THE NW/4.
N: 370,614.78 E: 2,656,946.43
ELEVATION = 660.43 (NAVD 88)

Benchmark 3
SET MAGNETIC NAIL IN ASPHALT, LOCATED ON CREEK HOLLOW ROAD, 13 FEET WEST AND 28 FEET SOUTH THE NORTHWEST CORNER OF LOT 3 BLOCK 2 OF "CREEK HOLLOW II".
N: 369,283.53 E: 2,657,674.34
ELEVATION = 659.30 (NAVD 88)



Tanner Consulting LLC
CIVIL ENGINEERING | LAND SURVEYING
LANDSCAPE ARCHITECTURE | PLANNING
5323 SOUTH LEWIS AVENUE
TULSA, OKLAHOMA 74105-6539
OFFICE: 918.745.9525
www.tannerbaltshop.com
CERTIFICATE OF AUTHORIZATION NO. OK CA 2661 EXP. 6/30/2023



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REVISION	DATE
1	09/08/21

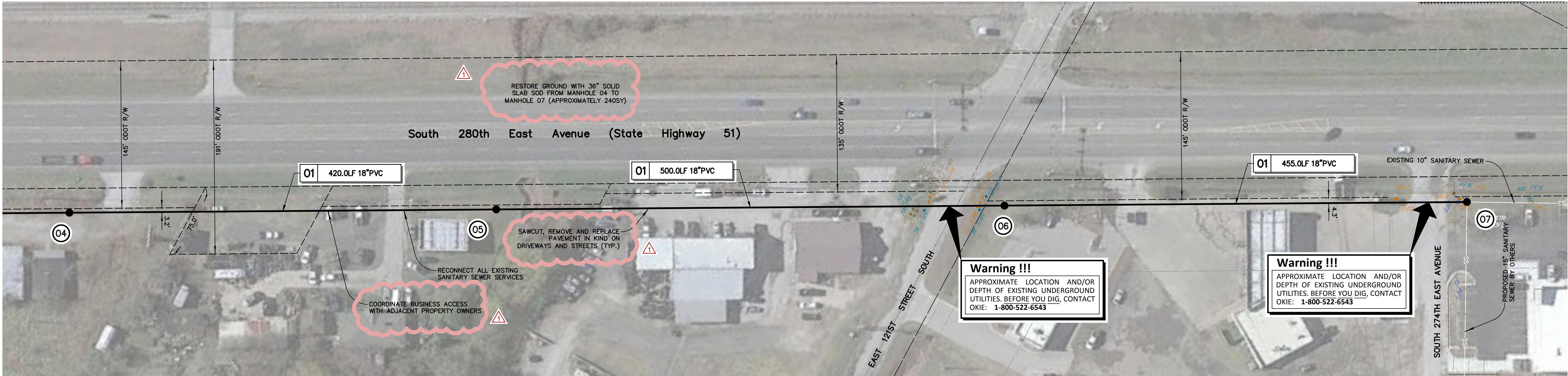
DATE	DESCRIPTION
11/18/20	FIRST SUBMITTAL
04/01/21	SECOND SUBMITTAL
05/10/21	THIRD SUBMITTAL
08/13/21	CONSTRUCTION SET
09/08/21	REVISION 1

PLOT DATE: 9/08/21

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF TULSA STANDARDS AND SPECIFICATIONS (INCLUDING O.D.T. 2009 EDITION).

The Woods Offsite Sanitary Sewer
Part of the NW/4 and N/2 SW/4 Section 36 T-18-N R-15-E
Coweta, Oklahoma

PROJECT: 20019
ISSUE DATE: 08/13/2021
PLAN SCALE: (H) 1" = 50'
(V) N/A
Sanitary Sewer Plan-Profile
MH-01 TO MH-04
OSS2
02 OF 05



Legend

LINE LABEL

PIPE LENGTH

A00.0LF 8\"/>

PIPE SIZE/TYPE

EXISTING

MANHOLE

LAMPHOLE

PROPOSED

MANHOLE

LAMPHOLE

FL

GM

IPF

LP

MKR

PFG

PFT

PFW

PP

R/W

SS

TPED

TR

WM

XFMR

FLOW LINE

GAS METER

IRON PIN FOUND

LIGHT POLE

MARKER

PIN FLAG GAS

PIN FLAG TELEPHONE

PIN FLAG WATER

POWER POLE

RIGHT-OF-WAY

SANITARY SEWER

TELEPHONE PEDESTAL

TOP RIM

WATER METER

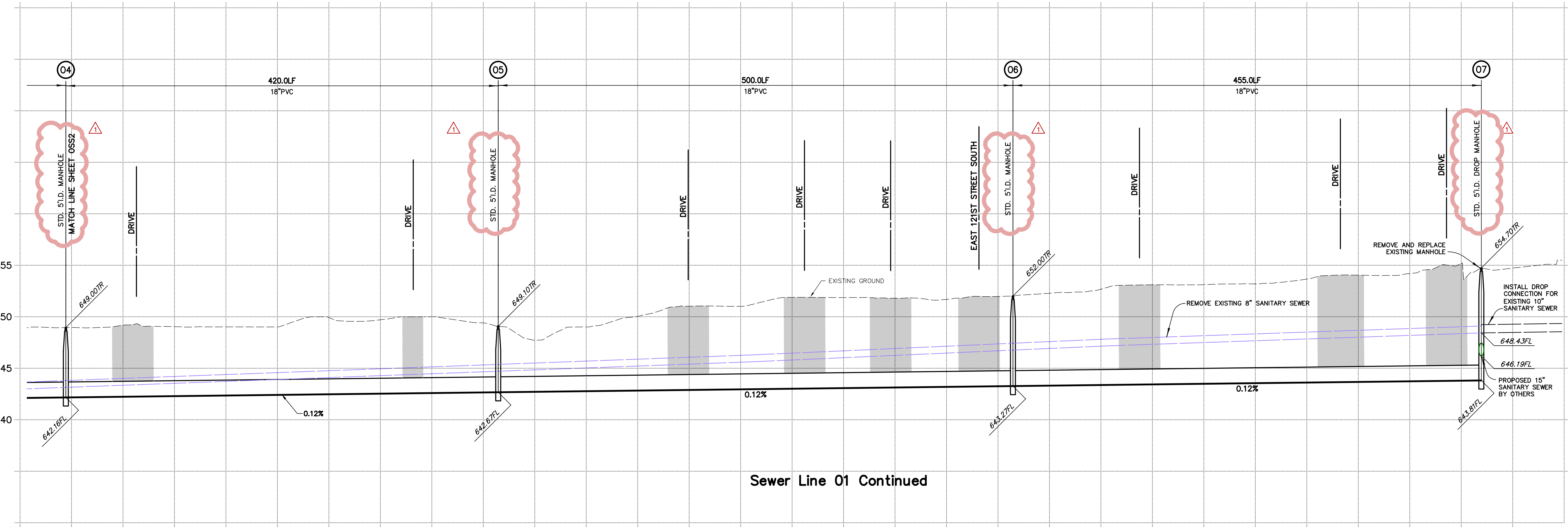
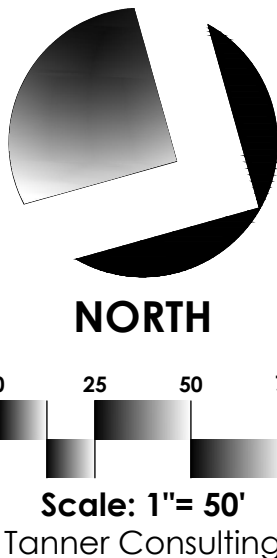
TRANSFORMER

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REVISION	DATE
FIRST SUBMITTAL	11/18/20
SECOND SUBMITTAL	04/01/21
THIRD SUBMITTAL	05/10/21
CONSTRUCTION SET	08/13/21
REVISION 1	09/08/21

PLOT DATE: 10/19/21

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF COWETA STANDARDS AND SPECIFICATIONS (INCLUDING O.D.O.T. 2009 EDITION).

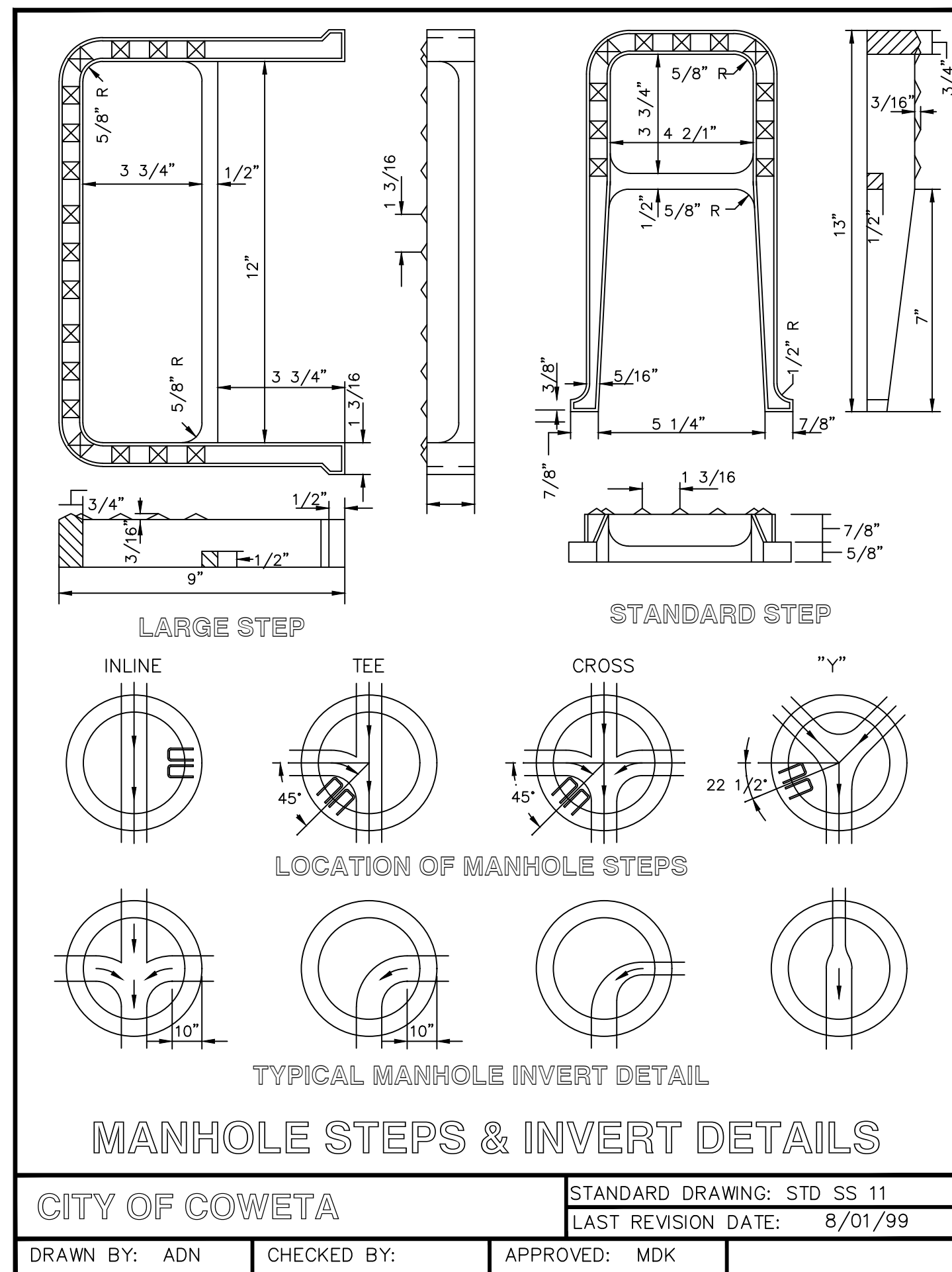
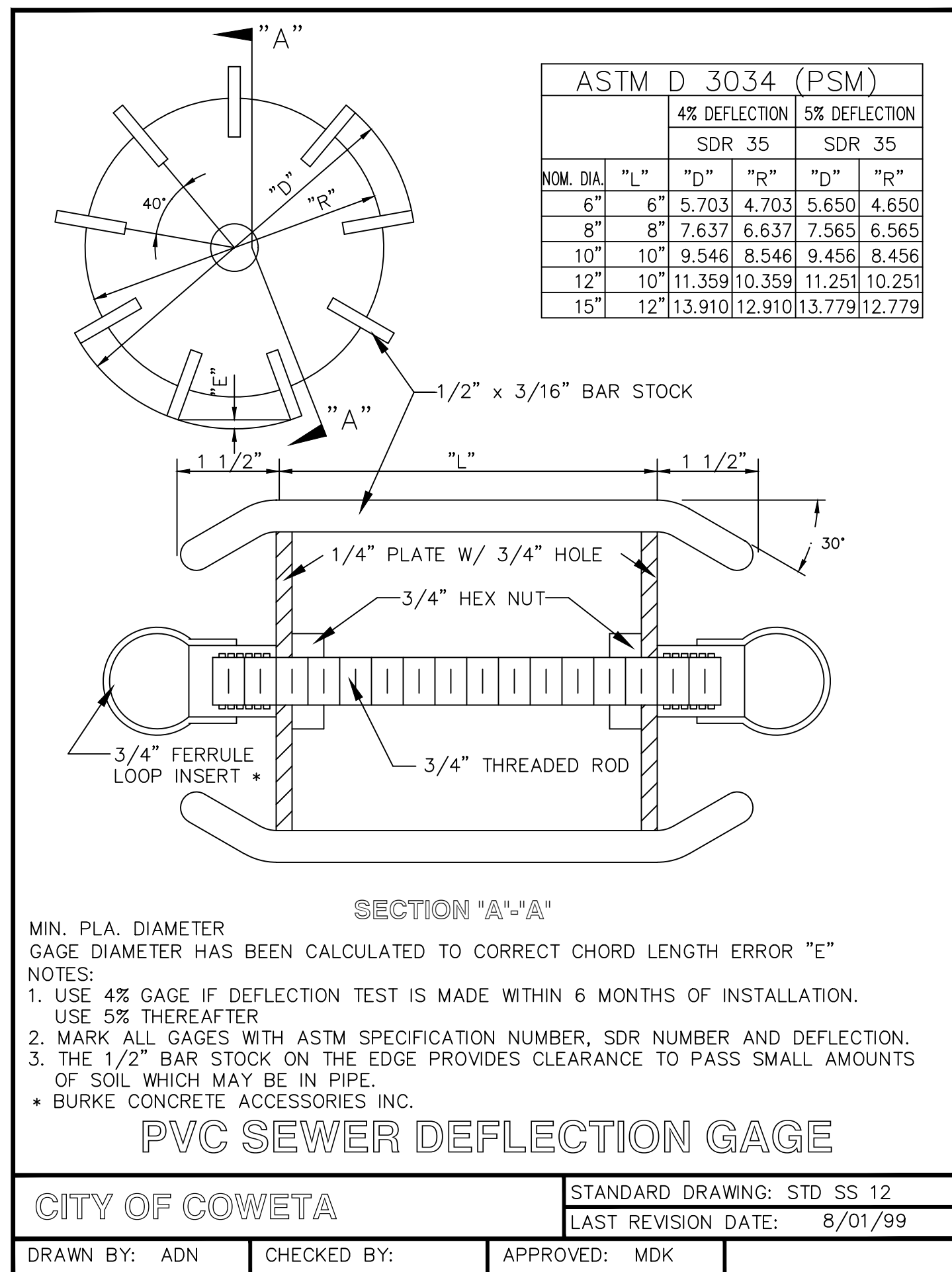
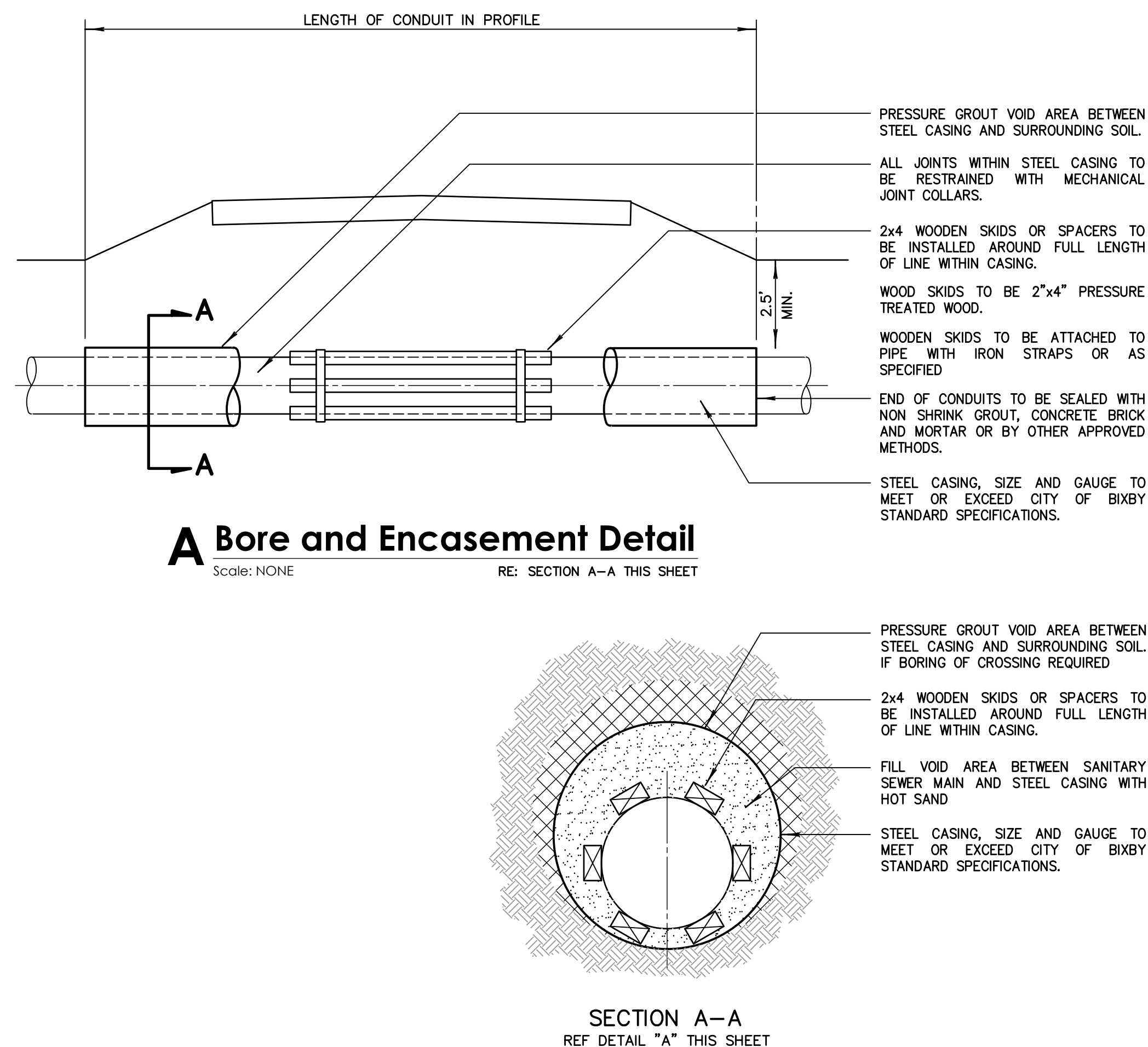
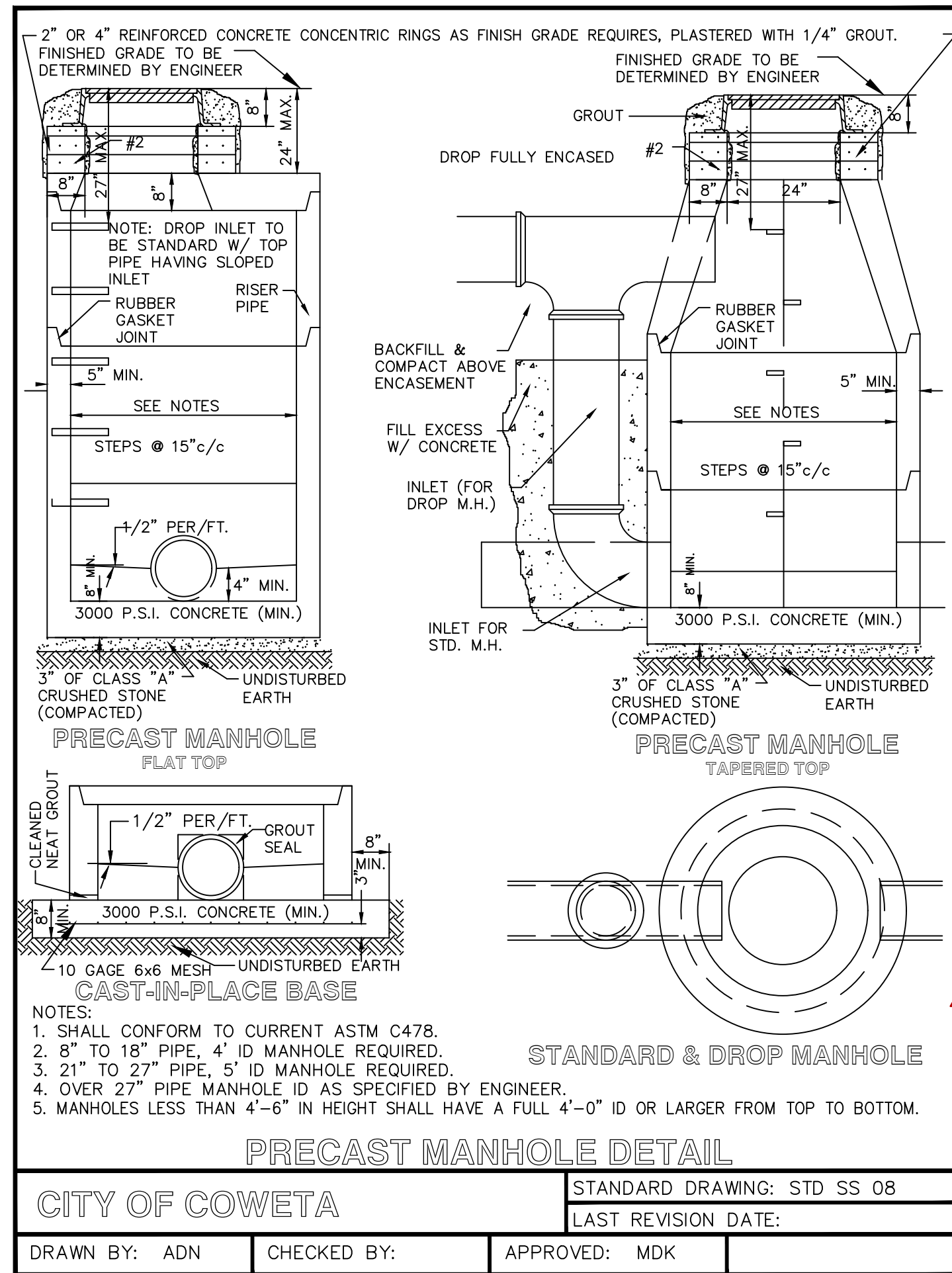
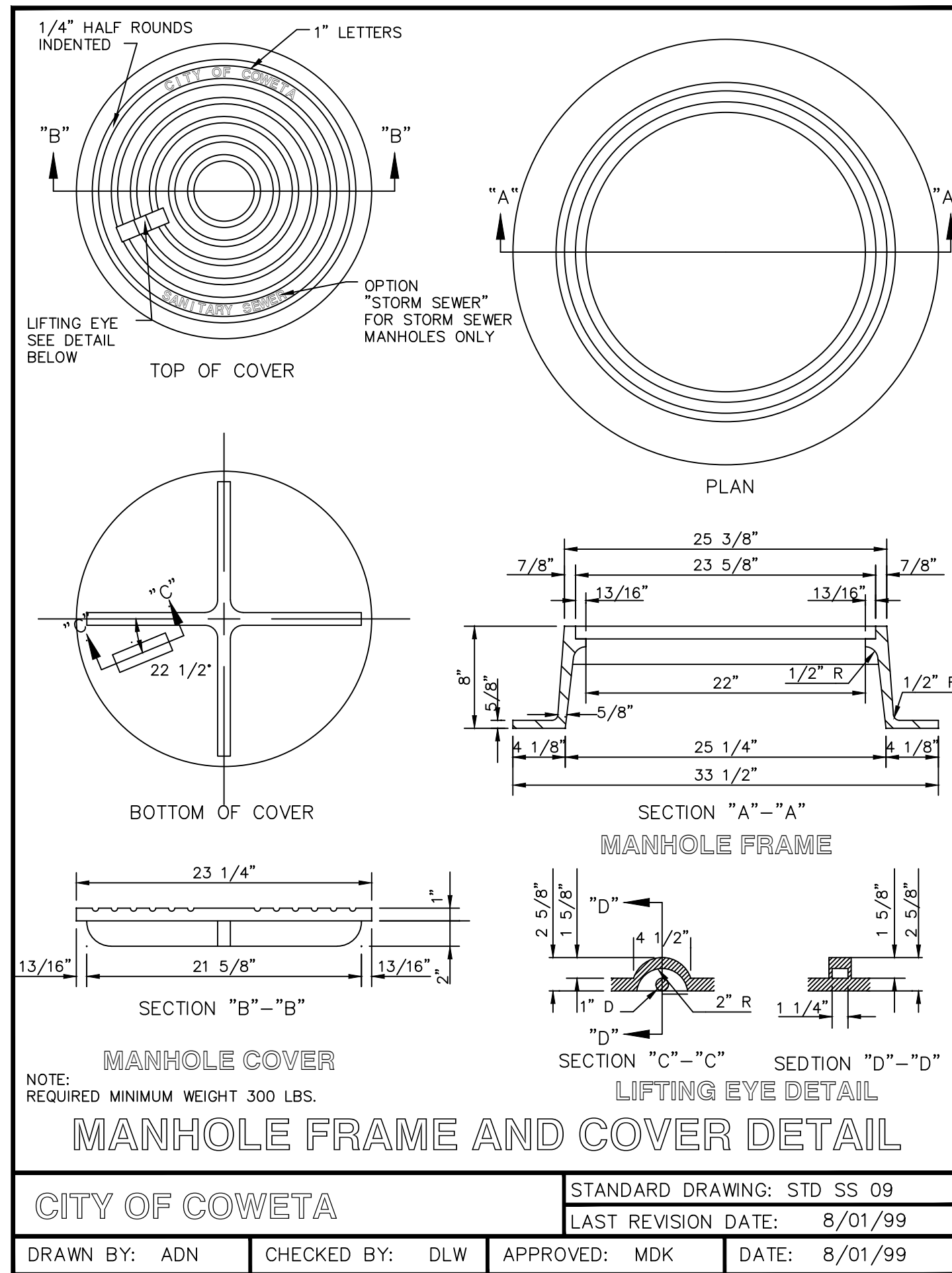
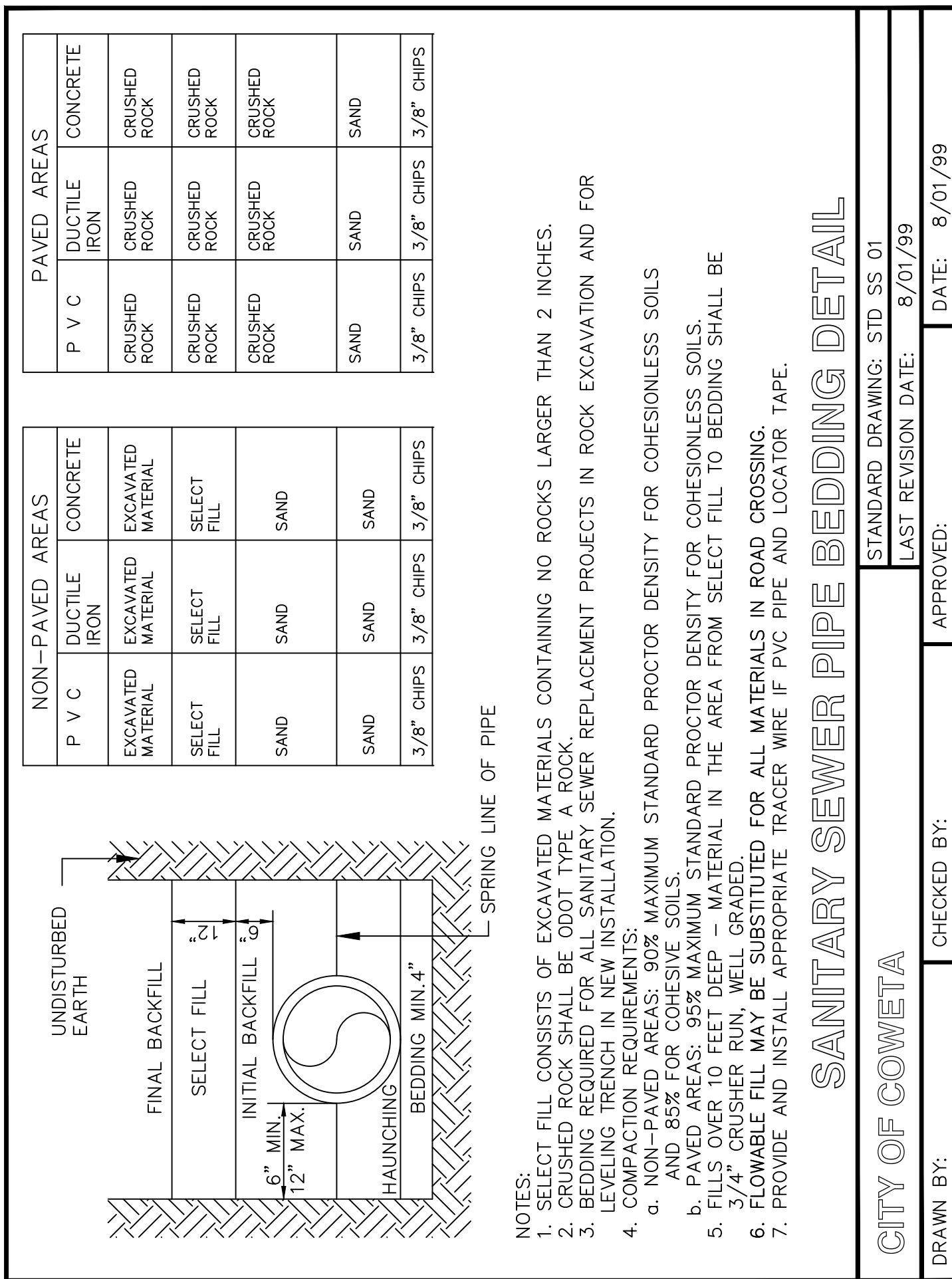
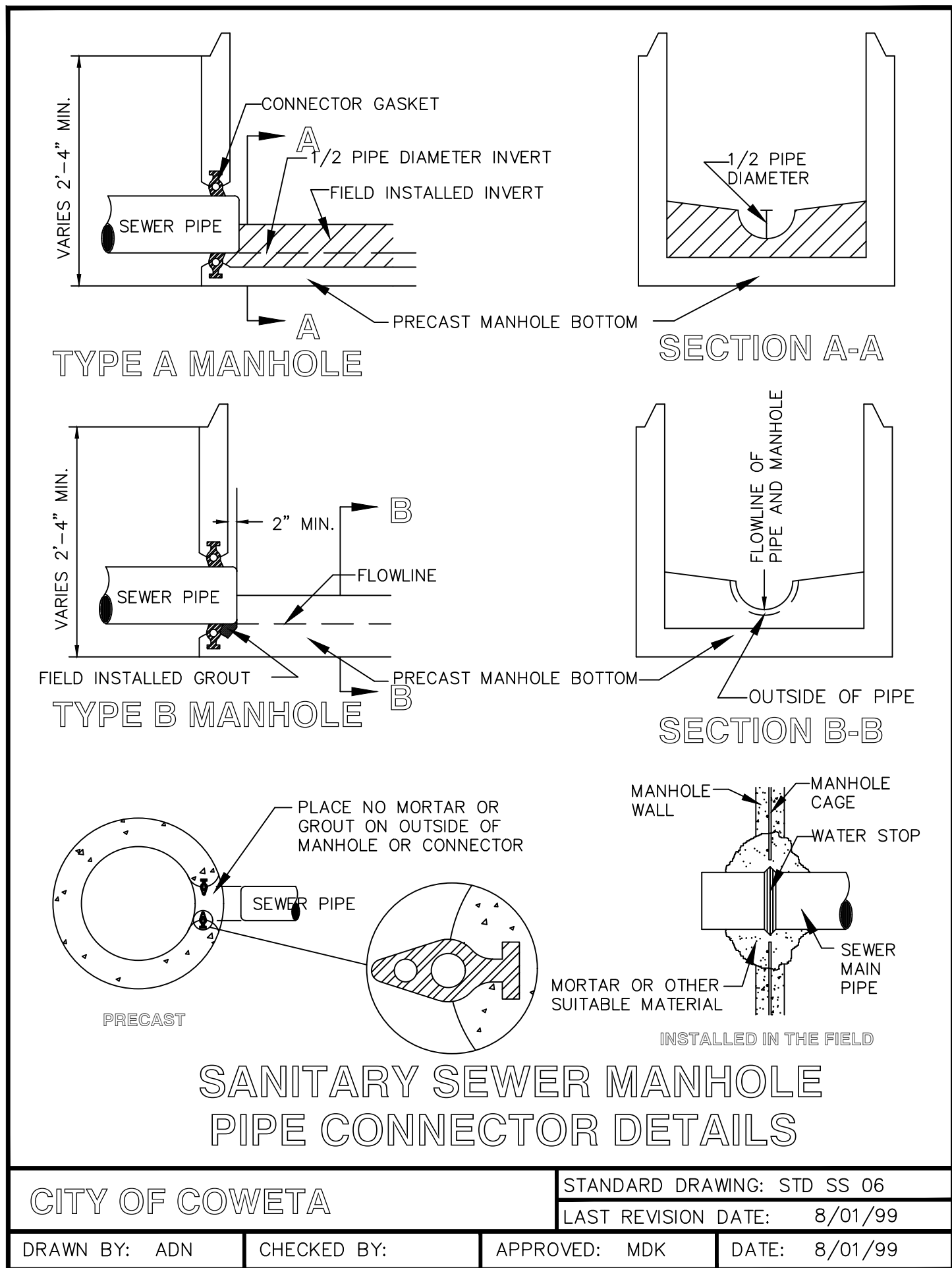
The Woods Offsite Sanitary Sewer
Part of the NW/4 and N/2 SW/4 Section 36 T-18-N R-15-E
Coweta, Oklahoma

PROJECT: 20019
ISSUE DATE: 08/13/2021

PLAN SCALE: (H) 1" = 50'
(V) N/A

Sanitary Sewer Plan-Profile
MH-04 TO MH-07

OSS3
03 OF 05



JUSTIN P. MORGAN
Professional Engineer
Tulsa, Oklahoma
813.2021

Tanner Consulting LLC
Civil Engineering | Land Surveying
Landscape Architecture | Planning

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REVISION	DATE
1	09/08/21

PLOT DATE: 9/08/21

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Coweta, Oklahoma

PROJECT: 20019
ISSUE DATE: 08/13/2021

PLAN SCALE: (H) N/A
(V) N/A

Offsite Sewer Details

OSS4

04 OF 05



5323 SOUTH LEWIS AVENUE
TULSA OKLAHOMA 74105-6539
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MILESTONE	DATE
FIRST SUBMITTAL	11/18/20
SECOND SUBMITTAL	04/01/21
THIRD SUBMITTAL	05/10/21
CONSTRUCTION SET	08/13/21
REVISION 1	09/08/21
PLOT DATE: 9/08/21	

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The Woods Offsite Sanitary Sewer
Part of the NW/4 and N/2 SW/4 Section 36 T-18-N R-15-E
Coweta, Oklahoma

PROJECT: 20019
ISSUE DATE: 08/13/2021

PLAN SCALE: (H) N/A
(V) N/A

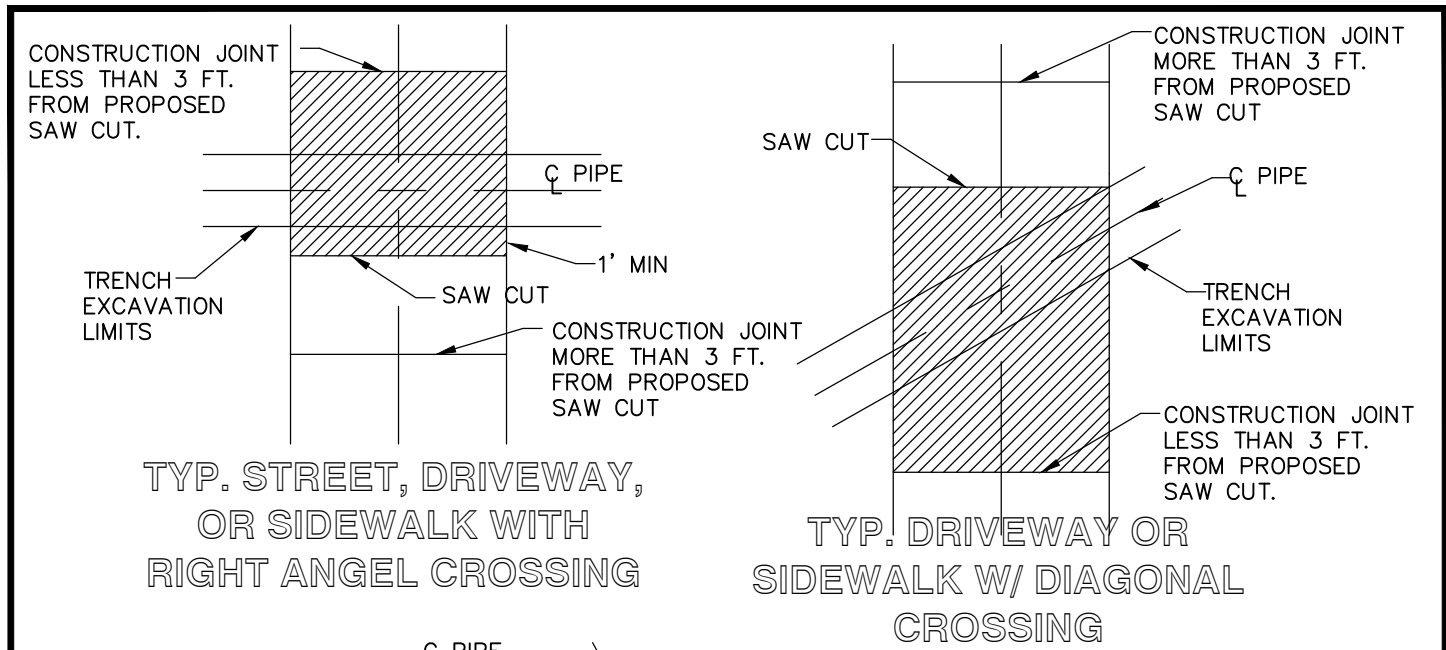
**Offsite Sewer
Details & Notes**

OSS5

04 OF 05

Sanitary Sewer Construction Notes

- ALL SANITARY SEWER COLLECTION SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT ENGINEERING AND CONSTRUCTION DEPARTMENT STANDARDS AND SPECIFICATIONS.
- ALL SANITARY SEWER COLLECTION SYSTEM CONSTRUCTION SHALL BE INSPECTED BY THE CONTRACT ADMINISTRATORS FOR THE AUTHORITY HAVING JURISDICTION, IN ACCORDANCE WITH JURISDICTIONAL POLICY.
- THE CONTRACTOR SHALL VERIFY UTILITY LOCATIONS BEFORE EXCAVATING, AND SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL PUBLIC OR PRIVATE UTILITY COMPANIES IN THE VICINITY OF CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY THE INVERT AND FLOWLINE ELEVATIONS OF THE EXISTING SANITARY SEWER PRIOR TO LAYING ANY NEW PIPE.
- PVC SEWER PIPE SHALL BE ASTM D1784 SDR-35, UNLESS OTHERWISE SHOWN.
- MANHOLES LESS THAN 4'-6" IN HEIGHT SHALL HAVE A FULL 5'-0" INSIDE DIAMETER FROM TOP TO BOTTOM.
- ALL PRECAST MANHOLES SHALL HAVE ADJUSTABLE TOP RIMS PROVIDING SIX (6) INCHES, PLUS OR MINUS, FOR ADJUSTMENT TO FINAL GRADES. ELEVATIONS SHOWN ON PLANS MAY BE ADJUSTED WHILE THE WORK IS IN PROGRESS TO CONFORM TO FINAL IN-PLACE PAVING AND LANDSCAPE GRADES.
- THE UTILITY CONTRACTOR ASSUMES THE RISK OF ORDERING PRECAST CONCRETE COMPONENTS PRIOR TO FIELD STAKING AND REVIEW OF FIELD CONDITIONS AT THE TIME OF CONSTRUCTION.
- THE UTILITY CONTRACTOR SHALL BE REQUIRED TO VACUUM TEST ALL MANHOLES ACCORDING TO CURRENT CITY PUBLIC WORKS DEPARTMENT STANDARDS AND SPECIFICATIONS.
- BEDDING, BACKFILL, AND COMPACTION SHALL BE IN ACCORDANCE WITH CITY STANDARD DRAWINGS. STREET BACKFILL AND COMPACTION REQUIREMENTS SHALL EXTEND TWO (2) FEET BACK OF CURB. WHEN REPLACING A SEWER IN SERVICE 3/8 INCH CHIPS SHALL BE USED FOR BEDDING AND INITIAL BACKFILL.
- ALL SERVICE TEES ARE STATIONED FROM THE IMMEDIATE DOWNSTREAM MANHOLE.
- WHEN WORKING IN OR ADJACENT TO EXISTING SUBDIVISIONS ONLY ONE (1) DAYS WORTH OF TRENCH MAY BE OPEN AT A GIVEN TIME. THIS REQUIREMENT MAY BE MODIFIED, IN WRITING BY THE PUBLIC WORKS DIRECTOR, FOR A SPECIFIC PROJECT.
- CONTRACTOR SHALL COORDINATE ROAD CLOSURES WITH AUTHORITY HAVING JURISDICTION PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL FURNISH AS-BUILT FIELD NOTES AND QUANTITIES TO THE ENGINEER UPON COMPLETION OF THE PROJECT.
- ALL SEWER LINES SHALL BE INSTALLED WITH METALLIC TAPE TWO FEET BELOW GRADE.
- EXISTING SANITARY SEWER SYSTEM MUST REMAIN IN OPERATION DURING CONSTRUCTION.
- CONTRACTOR SHALL RECONNECT ALL EXISTING SANITARY SEWER SERVICES.
- CONTRACTOR SHALL COORDINATE WITH ADJACENT BUSINESS OWNERS TO ENSURE ADEQUATE BUSINESS ACCESS THROUGHOUT CONSTRUCTION.
- ODEQ NOTE: IN ACCORDANCE WITH OAC 252:656-5-5(b), LEAKAGE TESTS ARE REQUIRED FOR ALL GRAVITY LINES. HYDROSTATIC TESTS MUST USE A 2-FOOT TEST HEAD AND LEAKAGE INWARD OR OUTWARD SHALL NOT EXCEED 10 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY. HYDROSTATIC TESTS SHALL BE IN ACCORDANCE WITH ASTM STANDARD F2164.
- ODEQ NOTE: IN ACCORDANCE WITH OAC 252:656-5-4(g)(7), MANHOLE LEAKAGE TEST MUST BE IN ACCORDANCE WITH THE ASTM STANDARD C1244.
- ODEQ NOTE: IN ACCORDANCE WITH OAC 252:656-5-4(c), THE FOLLOWING MINIMUM SEPARATION DISTANCES SHALL BE MAINTAINED, MEASURED EDGE TO EDGE, BETWEEN SEWER LINES, FORCE MAINS, AND OTHER BURIED UTILITIES:
 - 50- FEET FROM PETROLEUM PRODUCT TANKS
 - 300- FEET FROM A PUBLIC WATER SUPPLY WELL
 - 50- FEET FROM A PRIVATE WATER WELL
 - 10- FEET FROM ANY EXISTING OR PROPOSED WATER MAIN
 - 5- FEET FROM ELECTRICAL LINES AND PETROLEUM LINES
 - 24- INCHES VERTICAL SEPARATION AT CROSSINGS BETWEEN SEWER LINES AND WATER LINES, WITH THE CROSSING SECTION CENTERED SO THE JOINTS WILL BE AS FAR AS POSSIBLE FROM THE WATER LINES.
 - WHEN IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS STIPULATED IN OAC 252:656-5-4(c), DESIGN AND CONSTRUCT THE SANITARY SEWER EQUAL TO WATER PIPE, AND PRESSURE TEST IT TO ASSURE WATER TIGHTNESS OF JOINTS ADJACENT TO THE WATER LINE PRIOR TO BACKFILLING.
 - SANITARY SEWER LINES AND SERVICE LINES SHALL NOT BE LAID IN THE SAME TRENCH AS WATER MAINS OR SERVICE LINES.
- ODEQ NOTE: IN ACCORDANCE WITH OAC 252:656-5-5(a), PERFORM DEFLECTION TESTS ON ALL FLEXIBLE PIPE AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS. DEFLECTION MUST NOT EXCEED 5%. TESTS MUST RUN USING A RIGID BALL OR MANDREL WITH A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE, TAKING INTO ACCOUNT MANUFACTURING TOLERANCES. TESTS MUST BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES. TESTS SHALL CONFORM TO ASTM D 3034.



- NOTES:
- REMOVE AND REPLACE PAVEMENT WITHIN SHADED AREAS BOUNDED BY SAW CUTS AND/OR CONSTRUCTION JOINTS.
 - FOR DIAGONAL CROSSING, REPLACE PAVEMENT USING SQUARED CUTS, AS SHOWN. PAY QUANTITY WILL INCLUDED SQUARED AREA.
 - REMOVE AND REPLACE PAVEMENT TO CONSTRUCTION JOINT IF LESS THAN 3 FT. FROM PROPOSED SAW CUT. EXTRA AREA WILL BE INCLUDED IN PAY QUANTITY.
 - FOR LONGITUDINAL INSTALLATIONS: REMOVE AND REPLACE PAVEMENT AND CURB TO EDGE OF STREET, IF THE SAW CUT IS LESS THAN 3 FT. FROM THE OUTSIDE EDGE OF THE PAVEMENT OR CURB. AVOID SAW CUTS IN THE EXISTING WHEEL LINE. TRENCHES EXCEEDING 300 L.F. SHALL BE BACKFILLED AND MADE DRIVEABLE.
 - ALL CONSTRUCTION JOINTS SHALL BE REESTABLISHED IN ACCORDANCE WITH THE CITY OF BROKEN ARROW STANDARDS FOR PORTLAND CEMENT CONCRETE PAVEMENT. WHEN A PAVEMENT SECTION IS REMOVED ALONG AN EXISTING LONGITUDINAL CONSTRUCTION JOINT, THE NEW PAVEMENT SHALL BE DOWELLED TO THE PAVEMENT ADJACENT TO THE JOINT.

STANDARD DETAIL FOR PAVEMENT CUTS

CITY OF BROKEN ARROW		STANDARD DRAWING: STD-ST 24	
		LAST REVISION DATE: 8/01/99	
DRAWN BY: ADN	CHECKED BY: DLW	APPROVED: MDK	DATE: 8/01/99

EXHIBIT B

**INITIAL STATEMENT OF CERTIFIED COSTS AND EXPENSES (BID PROPOSAL),
WITH RESPECT TO THE SEWER LINE**

Stronghand

Bid Form - Revision 1

for

The Woods - Offsite Sanitary Sewer

Coweta, Wagoner County, Oklahoma

*Quantities based on revision 1 plans dated 8/13/2021

Due 3:30pm Friday, September 17th, 2021 at Tanner Consulting (5323 S. Lewis Ave. Tulsa, OK 74105)

Item	Quantity	Description	Unit Cost	Extension
Sanitary Sewer				
101.	DEMOLITION AND RIGHT-OF-WAY CLEARING AND RESTORING			
a.	2,470 LF	Right-of-Way Clearing and Restoring (Includes Seeding)	4.13	10,201.10
b.	2,208 LF	Remove Existing Sanitary Sewer	9.33	20,600.64
c.	4 EA	Remove Existing Concrete Manhole	938.03	3,752.12
d.	240 SY	Solid Slab Sod	13.28	3,187.20
<i>Note: Contractor responsible for restoring ground with 36" sod from Manhole 04 to Manhole 07. Excluding removal and replacement of lighted sign.</i>				
102.	EXCAVATION AND BACKFILL, UNCLASSIFIED			
a.	1,843 CY	Excavation and Backfill, Unclassified	12.60	23,221.80
103.	PIPE, POLYVINYL CHLORIDE (PVC), FOR SEWER SERVICE, IN PLACE			
a.	2,470 LF	18-Inch PVC Pipe, ASTM D1784, SDR35	122.63	302,289.10
104.	MANHOLE, IN PLACE			
a.	6 EA	Std. 5' ID Precast Concrete Manhole	4,093.68	24,562.08
b.	1 EA	Std. 5' ID Precast Concrete Manhole with Exterior Drop	4,477.26	4,477.26
c.	13.9 VF	Std. 5' ID Precast Concrete Manhole, Additional Depth >6'	394.24	5,479.94
105.	CONNECTION, IN PLACE			
a.	2 EA	Set Manhole on Existing Line	1,917.86	3,835.72
b.	8 EA	18"x18"x4" Service Tee and Connection	2,875.04	23,000.32
<i>Note: Approximate number of service tees. Contractor is responsible for reconnecting all existing sanitary sewer service connections.</i>				
106.	CONDUIT, IN PLACE			
a.	240 LF	Bore and 30" Steel Conduit	670.00	160,800.00
107.	PAVEMENT, REMOVAL AND REPLACEMENT			
a.	650 LF	5' Wide Pavement Sawcut, Remove and Replace In Kind at Driveways and Streets	45.95	29,867.50
108.	MISCELLANEOUS			
a.	2,000 LF	Silt Fence for Erosion Stabilization	1.74	3,480.00
b.	1 LS	Mobilization	54,965.98	54,965.98

Total Sanitary Sewer Bid

\$673,720.73

Item	Quantity	Description	Unit Cost	Extension
------	----------	-------------	-----------	-----------

Dated at Tulsa, Oklahoma this 17 day of September, 2021.

Respectfully submitted,

Stronghand, LLC

Complete legal name of Bidder

By:

By  Date 9/17/2021 By _____ Date _____

1111 N 4th St, Broken Arrow OK 74012

Address, City, State & Zip Code

918-938-8441

Phone and Fax Number

Accepted by Owner this _____ day of _____, 2021.

EXHIBIT C

**REVISED STATEMENTS(S) OF CERTIFIED COSTS AND EXPENSES, WITH
RESPECT TO THE SEWER LINE**

[To be attached.]

EXHIBIT D

**FINAL STATEMENT OF CERTIFIED COSTS AND EXPENSES, WITH RESPECT TO
THE SEWER LINE**

[To be attached.]

EXHIBIT E
RECORD DRAWINGS

[To be attached.]

EXHIBIT F

ASSESSMENT AREA MAP AND LEGAL DESCRIPTION



Legal Description

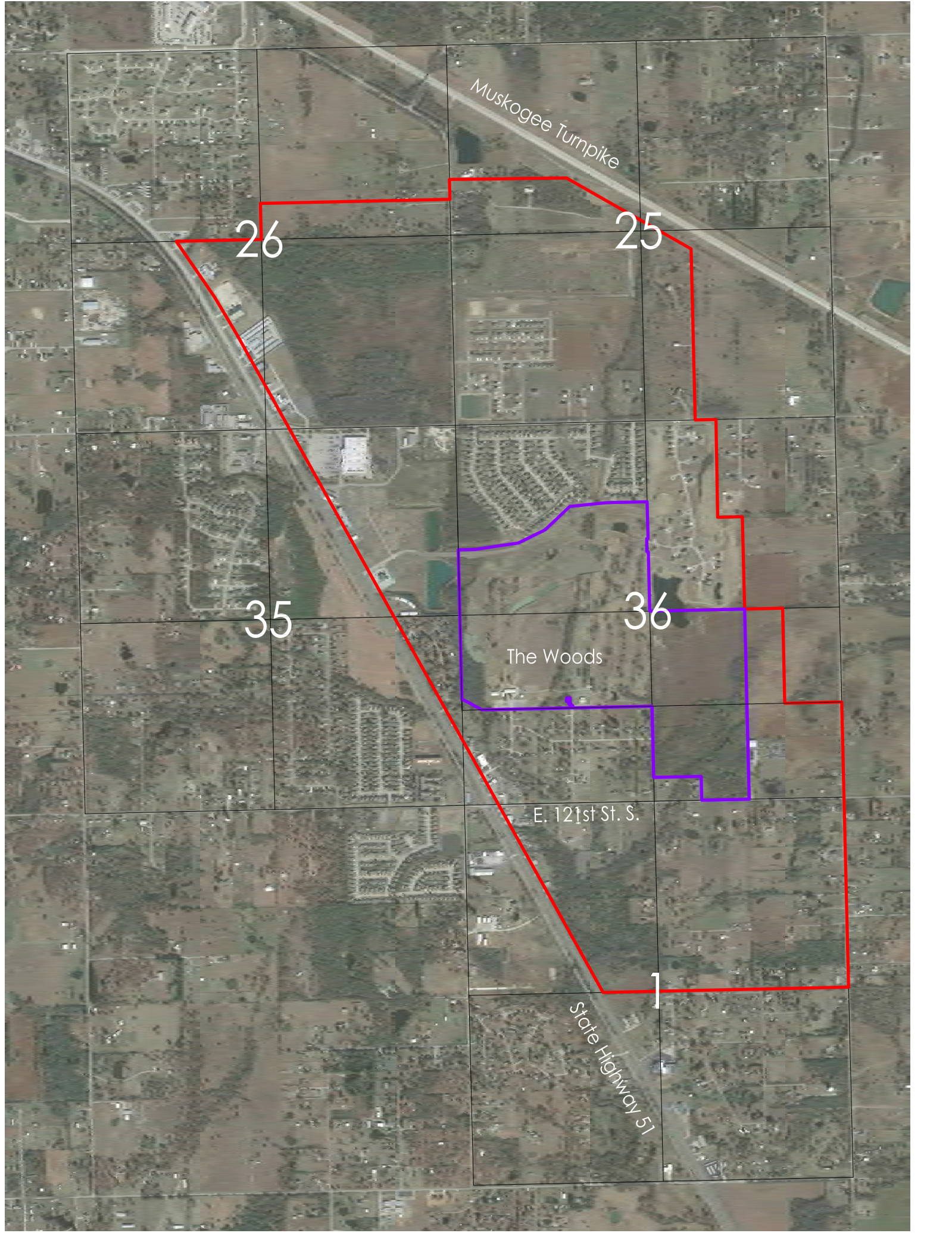
A TRACT OF LAND THAT IS PART OF THE WEST HALF OF THE SOUTHEAST QUARTER (W/2 SE/4) AND THE WEST HALF (W/2) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN, COUNTY OF WAGONER, STATE OF OKLAHOMA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION 36; THENCE SOUTH 1°22'07" EAST AND ALONG THE EAST LINE OF SAID NW/4 FOR A DISTANCE OF 1121.11' TO A POINT AT THE SOUTHEAST CORNER OF BLOCK 4, "THE WOODS AT OAK GROVE II" A SUBDIVISION IN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, FILED IN BOOK 1334 AT PAGE 888, WAGONER COUNTY RECORDS, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 1°22'07" EAST AND CONTINUING ALONG SAID EAST LINE OF THE NW/4 FOR A DISTANCE OF 513.26 FEET TO A POINT ON THE WESTERLY LINE OF "REPLAT OF REPLAT OF CELEBRATION AT THE WOODS", AN ADDITION TO THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, FILED IN BOOK 1987 AT PAGE 601, WAGONER COUNTY RECORDS; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES; NORTH 89°59'53" WEST FOR A DISTANCE OF 17.56 FEET; THENCE SOUTH 0°00'07" EAST FOR A DISTANCE OF 177.15 FEET; THENCE SOUTH 71°32'38" EAST FOR A DISTANCE OF 23.16 FEET TO A POINT ON THE EAST LINE OF SAID NW/4 OF SECTION 36; THENCE SOUTH 1°22'07" EAST AND CONTINUING ALONG SAID EAST LINE FOR A DISTANCE OF 823.07 FEET TO A POINT AT THE NORTHWEST CORNER OF THE W/2 SE/4 OF SAID SECTION 36; THENCE NORTH 88°44'44" EAST AND ALONG THE NORTH LINE OF SAID W/2 SE/4 FOR A DISTANCE OF 1319.03 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID W/2 SE/4; THENCE SOUTH 1°23'04" EAST AND ALONG THE EAST LINE OF SAID W/2 SE/4 FOR A DISTANCE OF 2641.19 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 88°47'20" WEST AND ALONG THE SOUTH LINE OF SAID W/2 SE/4 FOR A DISTANCE OF 659.88 FEET; THENCE NORTH 1°22'36" WEST FOR A DISTANCE OF 330.09 FEET; THENCE SOUTH 88°47'01" WEST FOR A DISTANCE OF 659.83 FEET TO A POINT ON THE WEST LINE OF SAID W/2 SE/4; THENCE NORTH 1°22'07" WEST AND ALONG SAID WEST LINE FOR A DISTANCE OF 990.07 FEET TO A POINT AT THE SOUTHEAST CORNER OF THE N/2 SW/4 OF SAID SECTION 36; THENCE SOUTH 88°46'10" WEST AND ALONG THE SOUTH LINE OF SAID N/2 SW/4 AND ALONG THE NORTH LINE OF "CREEK HOLLOW II", AN ADDITION IN WAGONER COUNTY, STATE OF OKLAHOMA. ACCORDING TO THE RECORDED PLAT THEREOF, AS FILED IN BOOK 6, PAGE 34, WAGONER COUNTY RECORDS, FOR A DISTANCE OF 1100.06 FEET; THENCE NORTH 1°10'50" WEST FOR A DISTANCE OF 29.13 FEET; THENCE NORTH 46°10'50" WEST FOR A DISTANCE OF 49.50 FEET; THENCE NORTH 1°10'50" WEST FOR A DISTANCE OF 75.84 FEET; THENCE SOUTH 88°46'10" WEST FOR A DISTANCE OF 50.00 FEET; THENCE SOUTH 1°10'50" EAST FOR A DISTANCE OF 50.00 FEET; THENCE NORTH 88°45'10" EAST FOR A

DISTANCE OF 30.00 FEET; THENCE SOUTH 1°10'50" EAST FOR A DISTANCE OF 34.11 FEET; THENCE SOUTH 46°10'50" EAST FOR A DISTANCE OF 49.50 FEET; THENCE SOUTH 1°10'50" EAST FOR A DISTANCE OF 20.86 FEET TO A POINT ON THE SOUTH LINE OF SAID N/2 SW/4; THENCE SOUTH 88°46'10" WEST AND ALONG SAID LINE FOR A DISTANCE OF 1244.31 FEET; THENCE NORTH 61°40'25" WEST FOR A DISTANCE OF 287.89 FEET; THENCE SOUTH 88°44'21" WEST FOR A DISTANCE OF 25.00 FEET TO A POINT ON THE WEST LINE OF SAID N/2 SW/4; THENCE NORTH 1°24'11" WEST AND ALONG SAID WEST LINE FOR A DISTANCE OF 1177.21 FEET TO A POINT AT THE NORTHWEST CORNER OF SAID N/2 SW/4; THENCE NORTH 1°19'23" WEST AND ALONG THE WEST LINE OF THE NW/4 OF SAID SECTION 36 FOR A DISTANCE OF 909.78 FEET TO A POINT AT THE SOUTHWEST CORNER OF "THE WOODS AT OAK GROVE" A SUBDIVISION IN WAGONER COUNTY, ACCORDING TO THE RECORDED PLAT THEREOF, FILED IN BOOK PLC4 AT PAGE 392, COUNTY OF WAGONER RECORDS; THENCE ALONG SAID SOUTH LINE FOR THE FOLLOWING FOUR (4) COURSES; NORTH 88°40'57" EAST FOR A DISTANCE OF 237.20 FEET; THENCE NORTH 81°30'40" EAST FOR A DISTANCE OF 601.95 FEET; THENCE NORTH 63°51'36" EAST FOR A DISTANCE OF 417.63 FEET; THENCE NORTH 46°34'40" EAST FOR A DISTANCE OF 170.04 FEET TO A POINT ON THE SOUTH LINE OF "THE WOODS AT OAK GROVE II", A SUBDIVISION IN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, FILED IN BOOK 1334 AT PAGE 888, WAGONER COUNTY RECORDS; THENCE ALONG SAID SOUTH LINE FOR THE FOLLOWING THREE (3) NORTH 46°34'38" EAST FOR A DISTANCE OF 301.74 FEET; THENCE NORTH 84°05'25" EAST FOR A DISTANCE OF 507.91 FEET; THENCE NORTH 88°37'53" EAST FOR A DISTANCE OF 569.09 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 9,996,595 SQUARE FEET OR 229.490 ACRES.



Muskogee Turnpike

26

25

35

36

The Woods

E. 121st St. S.

1

State Highway 51



POST OFFICE BOX 850 • COWETA, OKLAHOMA 74429 • PH. (918) 486-2189 • FAX (918) 486-5366 • www.cityofcoweta-ok.gov

Memorandum

To: Chairman, Members of the Board of Trustees
From: Wes Richter
Re: Tipper Installation
Date: 12/6/21

BACKGROUND

The City of Coweta currently operates three solid waste collection trucks, two of which are equipped with the rear tippers needed to accommodate residential service with poly carts. The 2015 truck will need to be installed as an after-market item to provide that service to our residential customers.

STAFF RECOMMENDATION

Staff recommends a motion to approve the purchase and installation of tippers on the 2015 solid waste vehicle.

ATTACHMENTS

Project Proposal



J&R Equipment LLC.

dba J&R Environmental Truck Sales
8800 S.W. 8th Street
Oklahoma City, OK 73128

Phone: 405-495-5110
Toll Free: 888-858-9668
Fax: 405-495-5112

*** Customer Review ***

Date / Time: 11/1/2021 8:04:22AM
Repair Order: 229
Customer: 1108
Branch: OKC
Invoice Total: \$16,736.28

Charge

Page 1 of 1

Bill To: CITY OF COWETA
PO BOX 850
COWETA, OK 74429
Shop: 918-486-2189

Ship To: CITY OF COWETA
PO BOX 850
COWETA, OK 74429

Customer P/O: JRODRIGUEZ

Completion Date:

Unit Number: MISC

Model Year: 2020

Make/Model: MISC MISC

Type: TRUCK

VIN: MISC.

Task: 1 ENVIROMENTAL ENVIROMENTAL INSTALL-REPAIR

Department: SERVICE

Complaint: ESTIMATE TO INSTALL DUAL TIPPERS ON UNIT. THIS IS ONLY AN ESTIMATE ANY ADDITIONAL PARTS OR LABOR
WILL BE RELAYED TO CUSTOMER FOR APPROVAL.

Supp.	Part	Description / Ref Number		U/M	Quantity	Price	Extended Price
	SHOP SUPPL	SHOP SUPPLIES	Misc		1.00	528.00	528.00
	D6220-27K	TUCKAWAY TIPPER	Part	EA	2.00	3,304.52	6,609.04
	PERD60318	DUAL TIPPER TAP IN KIT	Part	EA	1.00	2,524.24	2,524.24
	SUBLET PAR	REAR TIPPER LIP	Misc		1.00	475.00	475.00

Labor Quote: 6,600.00

Payment Method

Charge

Totals

Total Parts: \$9,133.28
Total Core Chg: \$0.00
Total Core Ret: \$0.00
Total EHC: \$0.00
Total Labor: \$6,600.00
Total Miscellaneous: \$1,003.00
Invoice Subtotal: \$16,736.28
Total Tax: \$0.00
Invoiced Total: \$16,736.28

THIS IS ONLY AN ESTIMATE ANY ADDITIONAL PARTS OR LABOR WILL BE RELAYED TO CUSTOMER FOR APPROVAL.

ESTIMATES ARE GOOD FOR 60 DAYS AND DO NOT INCLUDE SHIPPING

A 3.5% SURCHARGE IS APPLICABLE TO ALL CREDIT CARD PAYMENTS.