

**MUSTANG CITY COUNCIL
FEBRUARY 4, 2020**

The Mustang City Council met in regular session on Tuesday, February 4, 2020, at 7:00 p.m. in the Mustang Municipal Building Council Chambers. Notice of the meeting was posted as required on Friday, January 31, 2020, at 9:15 a.m. and Amended Agenda posted as required on Monday, February 3, 2020 at 11:50 a.m. both in compliance with the Open Meeting Law, 25 O.S., Section 301, et. seq.

A. CALL TO ORDER

Mayor Schweinberg called the meeting to order at **7:00 p.m.**

B. PLEDGE OF ALLEGIANCE/INVOCATION Michael Ray, Councilmember, Ward I.

Councilmember Ray led the assembly in the Pledge and Invocation.

C. ROLL CALL

Councilmembers Present:	Ray
	Grider
	Jones
	McKenzie
	Sholund
	Schweinberg

Councilmembers Absent:	Teeples
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D. INTRODUCTION OF GUESTS/HEARING OF CITIZENS OR DELEGATES

None

E. NEW BUSINESS, DELETIONS OR CONTINUANCES TO THE AGENDA

None

F. CONSENT AGENDA

1. Approval of **01/07/2020** City Council Minutes.
2. Approval of **01/21/2020** City Council Special Meeting (Work Session) Minutes.
- *3. Claims List for **FY 2020**.
- *4. Approval to Turn **Past Due Utility Accounts** over to the Collection Agency.
5. Approval to Turn **Past Due Library Accounts** over to the Collection Agency.
6. Approval of **Resolution No. 20-025** making Changes in the Library Fund Budget by making a Supplemental Appropriation to Increase the 2019-2020 Fiscal Year Budget by \$2,000.
7. Approval of **Facility User Agreements** for City of Mustang Sports Facilities.

MOTION was made by **Councilman Grider**, seconded by **Councilman Jones**, to Approve the Consent Agenda Items F-1 thru F-7.

AYE: Ray, Grider, Jones, McKenzie, Sholund, Schweinberg

NAY: None

G. INFORMATION/REPORTS

1. City Manager Report

a. City Manager Report

City Manager Rooney congratulated *Nic Bailey* for his promotion to Assistant Parks and Recreation Director. He also stated the City Manager's Report was available online with a copy provided to each Councilmember this evening.

2. City Council Reports

a. Approval of **Proclamation** declaring the 15th day of February of 2020 and henceforth as "Angelman Syndrome Awareness Day".

Mayor Schweinberg read aloud the Proclamation declaring February 15th of each year as "Angelman Syndrome Awareness Day".

MOTION was made by **Councilman Jones**, seconded by **Councilman Grider**, to Approve the Proclamation.

AYE: Ray, Grider, Jones, McKenzie, Sholund, Schweinberg

NAY: None

b. Appointment of One (1) Member to the **Mustang Planning Commission**.

Community Development Director Helsel stated due to the resignation of a Planning Commission Member, an opening on the Planning Commission became available. She stated an application was received through the Talent Bank from Susan Dobbins and provided background information. **Helsel** stated Ms. Dobbins resides in Ward 1 stating the Planning Commission currently does not have a representative from that Ward. She stated Staff recommends appointing Ms. Dobbins to the Planning Commission.

MOTION was made by **Councilman Ray**, seconded by **Councilman Grider**, to Appoint Susan Dobbins as Member to the Mustang Planning Commission.

AYE: Ray, Grider, Jones, McKenzie, Sholund, Schweinberg

NAY: None

c. City Council Report

Mayor Schweinberg asked the Councilmembers if they had anything to report in their respective Wards:

Councilman Sholund stated he had received a call regarding the 89th Street project and referred him to the City's Comprehensive Plan as well as forwarded his information to the *City Manager* and *Assistant City Manager*.

Councilman McKenzie stated he had received a complaint of vehicles being egged stating he was able to ride along with one of the Police Lieutenants on duty and took pictures to provide to the Police Department. He also asked everyone to pray for the Moore students killed and injured the day before.

Councilman Jones stated he received a call regarding road damage on Cemetery Road south of SH 152 stating he provided the information to the inspectors who were reviewing it.

Councilman Grider did not have anything to report at this time.

Councilman Ray did not have anything to report at this time.

Mayor Schweinberg did not have anything to report at this time.

H. DISCUSSION ITEMS

1. Discussion, Consideration and Possible Action regarding:

- a. Acceptance and/or Rejection of Bids for Project Labeled Mustang Fire Station Roof Replacement/Interior Repair.
- b. Awarding Lowest Qualified Bid for Project Labeled Mustang Fire Station Roof Replacement/Interior Repair.

Chief Carruth stated bids for Roof Replacement and Interior Repair were published in the December 11 and 18, 2019, Mustang Times with bids opening on January 15, 2020. He stated seven bids were received with Staff recommending all bids being accepted and recommended award to Cantrell Exteriors LLC as the lowest and best bid at \$49,945.

Discussion was held regarding warranty information with **Chief Carruth** stating a warranty of 30 years was provided on the shingles.

MOTION was made by **Councilman McKenzie**, seconded by **Councilman Sholund**, to Accept All Bids for Project labeled Mustang Fire Station Roof Replacement/Interior Repair.

AYE: Ray, Grider, Jones, McKenzie, Sholund, Schweinberg

NAY: None

MOTION was made by **Councilman Sholund**, seconded by **Councilman McKenzie**, to Award the Project labeled Mustang Fire Station Roof Replacement/Interior Repair to Cantrell Exteriors LLC in the Amount of \$49,945.

AYE: Ray, Grider, Jones, McKenzie, Sholund, Schweinberg

NAY: None

2. **Discussion, Consideration and Possible Action** regarding Contracts and Bonds for Project Labeled Mustang Fire Station Roof Replacement/Interior Repair.

MOTION was made by **Councilman Grider**, seconded by **Councilman McKenzie**, to Approve the Contract and Bonds for the Project labeled Mustang Fire Station Roof Replacement/Interior Repair to Cantrell Exteriors LLC.

AYE: Ray, Grider, Jones, McKenzie, Sholund, Schweinberg

NAY: None

- *3. **Discussion, Consideration and Possible Action** regarding a Guaranteed Maximum Price Agreement with Miller-Tippens Construction for Project Labeled Mustang Animal Welfare Center.

Police Chief Groseclose stated Miller-Tippens Construction is the construction manager for the Animal Welfare Center project stating this agreement will allow Miller-Tippens to enter into contracts with respective sub-contractors on behalf of the City of Mustang. He stated it also lists allowances for the packages that will be re-bid and establishes a maximum cost for the project.

MOTION was made by **Councilman Sholund**, seconded by **Councilman McKenzie**, to Approve the Agreement between the City of Mustang and Miller-Tippens Construction for the Animal Welfare Center.

AYE: Ray, Grider, Jones, McKenzie, Sholund, Schweinberg

NAY: None

***4. Discussion, Consideration and Possible Action** regarding:

- a. Acceptance and/or Rejection of Bids for Project Labeled Mustang Animal Welfare Center.
- b. Awarding Lowest Qualified Bids for Project Labeled Mustang Animal Welfare Center.

Chief Groseclose provided the names and pricing of all the bidders for the individual services bid as well as the recommendation of award for each item to the lowest qualified bidder as recommended by Miller-Tippens Construction.

Discussion was held regarding the different areas being aligned and technically complete with **Groseclose** stating yes, they would all work well together. Other discussion included if Mustang patterned anything off of the Cities of Oklahoma City or Yukon with **Groseclose** stating no, it was an original build.

MOTION was made by **Councilman Ray**, seconded by **Councilman Grider**, to Accept each of the Bids listed in the H-4 Agenda Commentary, with the Exception that All Bids submitted for Earthwork, Landscaping, Plumbing, Aluminum and Glass, HVAC, and Fencing be Rejected. (H-4 Agenda Commentary attached as Exhibit 1.)

AYE: Ray, Grider, Jones, McKenzie, Sholund, Schweinberg

NAY: None

MOTION was made by **Councilman Sholund**, seconded by **Councilman Ray**, to Award the bids for the Project labeled Mustang Animal Welfare Center to the following in response to the Accepted Bids:

- Concrete be awarded to RSM Development Inc. in the amount of \$113,084.00
- Masonry be awarded to Mid-Continental Masonry in the amount of \$138,334.00
- Steel Fabrication be awarded to Alliance Steel in the amount of \$86,875.00

(Motion for H-4.b. Continued Below)

- Steel Erection be awarded to Leonard Building Co. in the amount of \$49,955.00
- Finish Carpentry & Millwork be awarded to Lakewood Cabinetry in the amount of \$31,970.00.
- Door Frames & Doors be awarded to Piper Weatherford on the amount of \$36,281.00
- Overhead Coiling Doors be awarded to Hall Building Products in the amount of \$6,919.00
- Flooring be awarded to Floorco Design Center in the amount of \$19,611.00
- Metal Framing, Exterior Sheathing, Rough Carpentry & Acoustical be awarded to Baldwin Acoustics and Drywall in the amount of \$48,900.00
- Painting and Coating be awarded to Advanced Commercial Painting in the amount of \$37,000
- Specialties Supply be awarded to All Commercial Openings in the amount of \$1,520.00
- Specialties Install be awarded to Miller Tippens Construction in the amount of \$14,557.00
- Electrical be awarded to Trek Electric in the amount of \$137,763.00
- Site Utilities be awarded to Miller Tippens Construction in the amount of \$14,000.00, and
- Fire-Stopping & Sealants be awarded to OK Waterproofing in the amount of \$9,714.00

AYE: Ray, Grider, Jones, McKenzie, Sholund, Schweinberg

NAY: None

- *5. **Discussion, Consideration and Possible Action** regarding Change Order #1 for Project Labeled Mustang Animal Welfare Center.

Chief Groseclose stated Change Order #1 represents changes to bid packages recommended by Miller-Tippens based on value engineering without affecting overall scope and quality. He stated the change order resulted in a deduction of \$42,938.86.

MOTION was made by **Councilman Grider**, seconded by **Councilman McKenzie**, to Approve Change Order #1 for Project labeled Mustang Animal Welfare Center.

AYE: Ray, Grider, Jones, McKenzie, Sholund, Schweinberg

NAY: None

J. CITY ATTORNEY'S REPORT

1. **Discussion, Consideration and Possible Action** regarding Potential Litigation; and proposed Executive Session as Authorized by 25 Okla. Stat. §307(B).
2. **Discussion, Consideration and Possible Action** regarding City Attorney Review and Employment Agreement; and, Proposed Executive Session as Authorized by 25 Okla. Stat. §307(B)(1).

MOTION was made by **Mayor Schweinberg**, seconded by **Councilman Ray** to adjourn to Executive Session.

AYE: Ray, Grider, Jones, McKenzie, Sholund, Schweinberg

NAY: None

TIME ADJOURNED to Executive Session: **7:23 p.m.**

MOTION was made by **Councilman Grider**, seconded by **Councilman Jones** to return from Executive Session.

AYE: Ray, Grider, Jones, McKenzie, Sholund, Schweinberg

NAY: None

TIME RETURNED from Executive Session: **8:51 p.m.**

In reference to Item J-1 –

MOTION was made by **Councilman Sholund**, seconded by **Councilman Grider**, to Approve the Acceptance of Permanent Easement from The Rent Company and Authorization for the Mayor and Staff to execute necessary documents to complete acceptance of the easement.

AYE: Ray, Grider, Jones, McKenzie, Sholund, Schweinberg

NAY: None

In reference to Item J-2 –

MOTION was made by **Mayor Schweinberg**, seconded by **Councilman Grider** to Grant the Mayor authority to go into Agreement to hire Jonathan Miller as City of Mustang's full time City Attorney pursuant to agreement discussed in Executive Session.

AYE: Ray, Grider, Jones, McKenzie, Sholund, Schweinberg

NAY: None

K. ADJOURNMENT

MOTION was made by **Councilman Grider**, seconded by **Councilman McKenzie**, to adjourn.

AYE: Ray, Grider, Jones, McKenzie, Sholund, Schweinberg

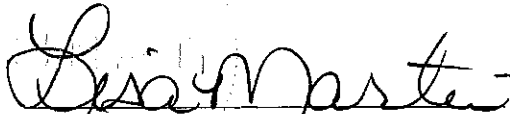
NAY: None

The meeting was adjourned at **8:54 p.m.**



Jess Schweinberg, Mayor

Attest:



Lisa Martin, City Clerk

updated
Commentary

CITY OF MUSTANG
AGENDA COMMENTARY

1. **ITEM:** H-4
2. **MEETING DATE:** February 4, 2020
3. **TITLE:** Discussion, Consideration and Possible Action regarding:
 A. Acceptance and/or Rejection of Bids for Project Labeled City of Mustang Animal Welfare Center
 B. Awarding Lowest Qualified Bid for Project Labeled City of Mustang Animal Welfare Center
4. **COUNCIL ACTION:** Approve/Deny
5. **INITIATOR:** Robert Groseclose, Police Chief
6. **BACKGROUND:**

The City of Mustang and Miller Tippens Construction published a notice to bidders for project labeled City of Mustang Animal Welfare Center. The bids were received and are recommended as follows;

Accept/Concrete:

Company:

Concrete Enterprises Inc.
Miller Tippens Construction
RSM Development Inc.

Base bid:

\$119,500.00
\$127,996.00
\$113,084.00

Award:

RSM Development Inc.

\$113,084.00

Accept/Masonry:

Company:

Design Build Masonry
Affordable Masonry
The Rock Masonry
Mid-continental Masonry
Swift

Base bid:

\$177,132.00
\$165,700.00
\$231,700.00
\$138,334.00
\$151,000.00

Award:

Mid-continental Masonry

\$138,334.00

Accept/Flooring:**Company:**

Floorco Design Center

Bryans Flooring

Base bid:

\$19,611.00

\$34,485.00

Award:

Floorco Design Center

\$19,611.00

Accept/Metal Framing Ext. Sheathing, Rough Carpentry & Acoustical**Company:**

Baldwin Acoustics and Drywall

RLS construction

PD Beavers

Ok Ceiling Systems

Corona Drywall

Sasscon Acoustics

SW Drywall

Nail Commercial

Denver Acoustics

Base bid:

\$48,900.00

\$89,500.00

\$58,221.00

\$58,200.00

\$131,400.00

\$59,790.00

\$56,088.00

\$91,800.00

\$64,550.00

Award:

Baldwin Acoustics and Drywall

\$48,900.00

Accept/Paintings and Coatings:**Company:**

Kevin Nail Paint

Statewide Painting

Quad Cities Ent.

Advanced Commercial Painting

Base bid:

\$39,545.00

\$41,566.00

\$49,400.00

\$37,000.00

Award:

Advanced Commercial Painting

\$37,000.00

Accept/Specialties Supply:**Company:**

All Commercial Openings

Base bid:

\$1,520.00

Award:

All Commercial Openings

\$1,520.00

Accept/Specialties Install:**Company:**

Miller Tippens Construction

Base bid:

\$14,557.00

Award:

Miller Tippens Construction

\$14,557.00

Reject/Fencing:

Re-bid for Value Engineering

FINANCIAL IMPACT: \$746,483.00

8. STAFF'S COMMENTS: Staff recommends accepting and awarding bids as listed to the lowest qualified bidder and rejecting remaining 6 bid packages.

9. STAFF SOURCE: Justin Battles, Assistant City Manager

**MUSTANG IMPROVEMENT AUTHORITY
FEBRUARY 4, 2020**

The Mustang Improvement Authority met in regular session on Tuesday, February 4, 2020, at 7:00 p.m. in the Mustang Municipal Building Council Chambers. Notice of the meeting was posted as required on Friday, January 31, 2020 at 9:15 a.m. in compliance with the Open Meeting Law, 25 O.S., Section 301, et. seq.

A. CALL TO ORDER

Chairman Schweinberg called the meeting to order at **8:54 p.m.**

B. ROLL CALL

Trustees Present: Ray
Grider
Jones
McKenzie
Sholund
Schweinberg

Trustees Absent: Teeples

C. NEW BUSINESS

None.

D. CONSENT AGENDA

1. Approval of **01/07/2020** MIA Minutes.
- *2. Claims List for **FY 2020**.
- *3. Approval to Turn **Past Due Utility Accounts** over to the Collection Agency.
4. Approval of **Resolution No. 20-024** making Changes in the Mustang Improvement Authority Fund Budget by making a Supplemental Appropriation to Increase the 2019-2020 Fiscal Year Budget by \$25,002.

MOTION was made by **Trustee Grider**, seconded by **Trustee McKenzie**, to Approve the Consent Agenda Items D-1 thru D-4.

AYE: Ray, Grider, Jones, McKenzie, Sholund, Schweinberg

NAY: None

E. INFORMATION/REPORTS

1. **Trustee Manager**
None.
2. **Trustees**
None.

F. DISCUSSION ITEMS

- *1. **Discussion, Consideration and Possible Action** regarding a Guaranteed Maximum Price Agreement with Miller-Tippens Construction for Project Labeled Mustang Animal Welfare Center.

MOTION was made by **Trustee Grider**, seconded by **Trustee Sholund**, to Approve the Agreement between the City of Mustang and Miller-Tippens Construction for the Animal Welfare Center.

AYE: Ray, Grider, Jones, McKenzie, Sholund, Schweinberg

NAY: None

- *2. **Discussion, Consideration and Possible Action** regarding:
- a. Acceptance and/or Rejection of Bids for Project Labeled Mustang Animal Welfare Center.
 - b. Awarding Lowest Qualified Bid for Project Labeled Mustang Animal Welfare Center.

MOTION was made by **Trustee Grider**, seconded by **Trustee Sholund**, to Accept each of the Bids listed in the H-4 City Council Agenda Commentary, with the Exception that All Bids submitted for Earthwork, Landscaping, Plumbing, Aluminum and Glass, HVAC, and Fencing be Rejected. (H-4 City Council Agenda Commentary attached as Exhibit 1.)

AYE: Ray, Grider, Jones, McKenzie, Sholund, Schweinberg

NAY: None

MOTION was made by **Trustee Sholund**, seconded by **Trustee Jones**, to Award the bids for the Project labeled Mustang Animal Welfare Center to the following in response to the Accepted Bids:

- Concrete be awarded to RSM Development Inc. in the amount of \$113,084.00
- Masonry be awarded to Mid-Continental Masonry in the amount of \$138,334.00
- Steel Fabrication be awarded to Alliance Steel in the amount of \$86,875.00
- Steel Erection be awarded to Leonard Building Co. in the amount of \$49,955.00
- Finish Carpentry & Millwork be awarded to Lakewood Cabinetry in the amount of \$31,970.00.
- Door Frames & Doors be awarded to Piper Weatherford on the amount of \$36,281.00

(Motion for F-2.b. Continued Below)

- Overhead Coiling Doors be awarded to Hall Building Products in the amount of \$6,919.00
- Flooring be awarded to Floorco Design Center in the amount of \$19,611.00
- Metal Framing, Exterior Sheathing, Rough Carpentry & Acoustical be awarded to Baldwin Acoustics and Drywall in the amount of \$48,900.00
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- Fire-Stopping & Sealants be awarded to OK Waterproofing in the amount of \$9,714.00

AYE: Ray, Grider, Jones, McKenzie, Sholund, Schweinberg

NAY: None

- *3. **Discussion, Consideration and Possible Action** regarding Change Order #1 for Project Labeled Mustang Animal Welfare Center.

MOTION was made by **Trustee McKenzie**, seconded by **Trustee Sholund**, to Approve Change Order #1 for Project labeled Mustang Animal Welfare Center.

AYE: Ray, Grider, Jones, McKenzie, Sholund, Schweinberg

NAY: None

H. ADJOURNMENT

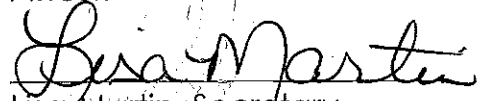
MOTION was made by **Trustee Grider**, seconded by **Trustee Ray**, to adjourn.

AYE: Ray, Grider, Jones, McKenzie, Sholund, Schweinberg

NAY: None

Meeting was adjourned at **8:58 p.m.**

Attest:


Lisa Martin, Secretary


Jess Schweinberg, Chairman