

AGENDA

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE/INVOCATION

Jim Harris, Pastor, Clear Springs Freewill Baptist Church

C. ROLL CALL

D. INTRODUCTION OF GUESTS/HEARING OF CITIZENS OR DELEGATES

E. NEW BUSINESS, DELETIONS OR CONTINUANCES TO THE AGENDA

F. CONSENT AGENDA

These items are considered on the Consent Agenda so that members of the City Council by unanimous consent can designate routine agenda items to be approved by one motion. If any item proposed on the Consent Agenda does not meet with approval of all Councilmembers that item will be removed and heard in regular order.

1. Approval of **12/02/14** City Council Minutes.
- *2. Claims List for **FY'15**
3. Approval to Turn **Past Due Library Accounts** over to the Collection Agency.
- *4. Acknowledgement of **Receipt of DEQ Permit** No. WL000009140970, to Construct Water Lines for IHOP Restaurant.
- *5. Acknowledgement of **Receipt of Change Order to DEQ Permit** No. SL000009140458, to Construct Sewer Line for Prairie Hills Estates Addition, Phase I.
- *6. Acknowledgement of **Receipt of DEQ Permit** No. SL000009140847, to Construct Sewer Line for Meadows Lane.

G. INFORMATION/REPORTS

1. City Manager
Included in Agenda packet.
 - a. Presentation of Wastewater Treatment Technical Memorandum by the Cowan Group
2. City Council

H. DISCUSSION ITEMS

1. **Discussion, Consideration and Possible Action** regarding
Acceptance of Real Property Located just Southwest of Wild Horse
Park along Drainage Easement.

J. CITY ATTORNEY'S REPORT

None.

K. ADJOURNMENT

***Items Considered Concurrently on the MIA Agenda.**

**MUSTANG CITY COUNCIL
DECEMBER 2, 2014**

The Mustang City Council met in regular session on Tuesday, December 2, 2014, at 7:00 p.m. in the Mustang Municipal Building Council Chambers. Notice of the meeting was posted on the Bulletin Board outside the Mustang Municipal Building on Friday, November 26, 2014, at 2:10 p.m. An Amended Agenda was posted on Monday, December 1, 2014, at 10:45 a.m. and a 2nd Amended Agenda was posted on Monday, December 1, 2014, at 11:25 a.m. in compliance with the Open Meeting Law, 25 O.S., Section 301, et. seq.

A. CALL TO ORDER

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

B. PLEDGE OF ALLEGIANCE/INVOCATION (Jim Harris, Pastor, Clear Springs Freewill Baptist Church)

Jim Harris, Pastor, led the assembly in the Pledge and Invocation. He thanked **City Manager Rooney** for his assistance stating one Sunday a year, instead of holding a worship service, the church goes out into the community and serves others. He stated the church provides numerous services including trimming limbs and **Rooney** worked with them in having the limbs picked up and disposed of stating they were very thankful for the City's help.

C. ROLL CALL

Councilmembers Present:	Taylor
	Staples
	Bowers
	Jones
	Hagan
	Schweinberg
	Adams

Councilmembers Absent:	None
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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 **11/18/14** City Council Minutes.
- *2. Claims List for **FY'15**
- *3. Approval to Turn **Past Due Utility Accounts** over to the Collection Agency.
4. Approval to **Declare Certain Items as Surplus** and Authorizing Disposal of those Items.
5. Acceptance of **Wood Carving Art** by Mustang Artist Evelyn Biggio including 35 Small Pieces Depicting Animals and Toys.
- *6. Approval of **Schedule of Meetings** for City Council, Boards and Commissions, and **Holidays** for the City of Mustang/MIA for the Year 2015.
7. Approval of **Change Order #2** for Project Titled Mustang Parks and Recreation Public Facilities in the Amount of \$1,296.00.
- *8. Acknowledgement of **Receipt of DEQ Permit** No. WL000009140763 to Construct Fire Line for Link's Lawn Equipment.

MOTION was made by **Councilman Taylor**, seconded by **Councilman Jones**, to approve Items F-1 thru F-8 of the Consent Agenda.

AYE: Taylor, Staples, Bowers, Jones, Hagan, Schweinberg, Adams
NAY: None

G. INFORMATION/REPORTS

1. City Manager

City Manager Rooney stated he did not have anything to report at this time stating his City Manager's report was available on the City's website for viewing.

- a. Approval of **Proclamation** Declaring December 5, 2014, as Lady Bronco Softball Day and Presentation

Mayor Adams introduced the Lady Bronco Softball team's head coach, Coach Bryan Howard, and read the Proclamation declaring December 5, 2014, as Lady Bronco Softball Day.

Adams presented a Proclamation to each member of the team as Coach Howard introduced them.

City Manager Rooney stated the Bronco Football Team had been named the Academic State Champions and they would be recognized in January or February of next year.

2. City Council

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

Councilman Taylor stated he handed everyone a note from Pastor Armstrong, Mustang Church of the Nazarene, announcing the dedication of the new wing had been postponed and would provide an update once a new date has been set. He stated it was exciting to see St. Anthony's progress and upcoming opening and also advised he would not be seeking re-election for the Ward 1 Council seat.

Councilwoman Staples did not have anything to report at this time.

Councilman Bowers stated she also would not be seeking re-election for the Ward 3 Council seat stating she would support Ward 3 candidate Brian Grider.

Councilman Jones wished everyone a Happy Thanksgiving and upcoming Christmas stating it was a blessed time of year.

Councilwoman Hagan did not have anything to report at this time.

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

Mayor Adams stated he enjoyed presenting the proclamations to the girls and recognizing their accomplishments. He stated he had been contacted and advised by numerous people regarding the election stating the City has numerous outstanding projects and is an exciting time for the City. **Adams** stated he had received good counsel from good people, and although it was a difficult decision, he had decided he would seek re-election for Mayor.

H. DISCUSSION ITEMS

1. **Discussion, Consideration and Possible Action** regarding Acceptance of the Comprehensive Annual Financial Report and Report on Internal Control and Compliance with Government Auditing Standards for Fiscal Year Ending June 30, 2014.

Finance Director Janet Watts introduced Ms. Anne Marie Elfrink, MS, CPA who recently concluded the fiscal year audit ending June 30, 2014, for the City of Mustang.

Anne Marie Elfrink presented the audit for the period ending June 30, 2014, stating she audited the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Mustang advising based upon the audit, there was a reasonable basis for rendering an unmodified opinion that the City of Mustang's financial statements are fairly presented in conformity with Generally Accepted Accounting Procedures (GAAP). She stated the past terminology utilized the word "unqualified"; however, it was changed to "unmodified". **Elfrink** also stated the City adopted several new accounting pronouncements issued by the Governmental Accounting Standards Board (GASB), including GASB Statements No. 69 and 70 stating her opinion is not modified with respect to this matter. She stated she also reviewed the City's internal controls, and although she does not express an opinion on them, she did not identify any deficiencies in internal control that would be considered material weaknesses.

Elfrink pointed out the City had a calculated net revenue coverage of debt service of 3.62 which was well over the 1.25 that is required through the debt covenants at this time. She stated Staff did an outstanding job with each person very focused on doing a good job and commitment to ethics and stated all information requested was provided quickly with well prepared details included.

Councilwoman Staples asked for information regarding the City's retirement fund.

Elfrink stated GASB Pronouncements No. 67 and 68 are the two primary pronouncements focused on disclosure of liabilities relating to retirement advising they had been issued, but not yet adopted. She stated No. 67 relates to the retirement funds themselves and No. 68 will have an impact on the employer. **Elfrink** stated the City will see the effect of them on next year's financial statements under governmental liability. She also stated the Fire pension made big strides last year due to new legislation; however, they were still the most under-funded.

MOTION was made by **Councilman Schweinberg**, seconded by **Councilman Jones**, to Accept the Comprehensive Annual Financial Report and Report on Internal Control and Compliance with Government Auditing Standards for Fiscal Year Ending June 30, 2014.

AYE: Taylor, Staples, Bowers, Jones, Hagan, Schweinberg, Adams
NAY: None

2. **First Reading and Setting Date for Consideration of Ordinance No. 1119** of the City of Mustang, Oklahoma, Amending Chapter 90 of the Code of Ordinances of the City of Mustang, Oklahoma, by Adding Section 90-5, Vacating an Easement Dedicated to the City of Mustang and Located in the NW/4 of Section 29, Township 11 North, Range 5 West, Canadian County, Oklahoma, as More Particularly Described Below; Declaring Repealer; and Providing for Severability.

Community Development Director Helsel stated an easement for a fire line and hydrant was granted to the City in October, 2000, when Arbor House was built. She stated another group who was buying the property, Phoenix Health Services, conducted a survey and it was discovered there was an error in the legal description for the easement which places the easement in the wrong location. She stated Phoenix Health Services is seeking vacation of the incorrect easement and will supply a new easement with a corrected legal description.

Helsel stated Municipal Code requires an initial reading and setting of Public Hearing at least 30 days from the reading. She stated Staff recommends the Ordinance be placed on the January 6, 2015 City Council meeting for final approval and in the meantime, as per code, letters will be sent out to property owners within a 300-foot radius and to all franchisees in the City of Mustang.

MOTION was made by **Councilman Schweinberg**, seconded by **Councilman Jones**, to **Set Date for Consideration of Ordinance No. 1119** for the January 6, 2015 City Council meeting.

AYE: Taylor, Staples, Bowers, Jones, Hagan, Schweinberg, Adams

NAY: None

3. **Public Hearing, Discussion, Consideration and Possible Action** regarding Special Use Permit Application SUP-10-22-14-1-35, Grubbs Consulting LLC/Breitt Martin Investments, 1150 E State Highway 152, Private Residential Treatment Facility for Girls Aged 13-17 suffering from PTSD where Medical, Psychiatric and Behavioral Healthcare is Provided, C-5 Zoning.

Community Development Director Helsel stated this was a Special Use Permit (SUP) application on the parcel of land discussed six weeks ago at City Council stating the applicant was applying for a SUP instead of a PUD as was requested last time. She stated the SUP allows City Council to review every two years to determine if the property is still a good fit and is not a detriment. **Helsel** read the description of the use.

Helsel stated this type of use is not identified in the Municipal Code and is a first of this type in the State. She stated zoning around the property was C5 and I1 and the long range plan calls for commercial retail. **Helsel** stated three letters have been received in favor of the SUP and one letter was received opposing it and stated the Planning Commission approved the SUP application 6:0 stating Staff also recommends approval.

Discussion was held concerning whether any of the SUPs had been reviewed in the past with **Helsel** stating there are no SUPs at this time, but that she had never seen one reviewed. **Councilwoman Staples** stated the review would need to be scheduled.

Councilman Jones stated he was in favor of the SUP and people should consider the needs of the girls and cannot think of any better use for this building at this time.

MOTION was made by **Mayor Adams**, seconded by Councilman Schweinberg, to open the matter for Public Hearing.

AYE: Taylor, Staples, Bowers, Jones, Hagan, Schweinberg, Adams

NAY: None

Mark Grubbs, Grubbs Consulting, LLC on behalf of the Applicant, 1819 S. Morgan Road, Oklahoma City, OK, addressed the Council stating his client was making a substantial investment in Mustang and does understand the two year review. He stated the application is the same as last time except it is requesting a SUP instead of PUD. He stated after this was heard six weeks ago, he saw a lot of community support on social media stating not everyone was against it.

Councilwoman Staples asked if the applicant understands there would be a review every two years.

Grubbs replied yes, he understood.

Brian Barks, 1341 E Persimmon Lane, addressed the Council stating he drives by this location all the time and Mustang would be blessed to have this type of facility. He stated they would be spending money in Mustang, hiring people and would be a great opportunity for Mustang.

Coeta Morrell, 1500 Lilly Lane, stated she lives 50 yards from this facility and was disappointed the City Council and Planning Commission were considering this. She stated the use does not comply with the long range plan and this type of facility would drive down property values in the area. She stated it was a beautiful building and would be a nice place for a business.

Barbara Crossno, 8812 SW 80th Street, addressed the Council stating she lives in Mustang and along with other family, owns 100 plus acres north of that building. She stated her Uncle worked hard to keep Wal Mart in Mustang and this area should be used to generate sales tax that would benefit the City stating Highway 152 generates money and something that does not generate money does not fit. She stated the Hotel Tax just passed and the hospital is opening and this area has the opportunity to bring in a hotel or other revenue generating business. She also stated it was the location that was in question and not the facility.

Christy Gee, 804 W. Cabillo Way, addressed the Council stating she has lived in Mustang for 10 years and has two girls, ages 10 and 13. She said she 100% supports this facility stating this is a place for girls to go who have suffered a tragic event stating Mustang Schools have had three suicides this year and maybe this could help. She stated as for the location, she did not think it made a difference and that what mattered is that Mustang help its youth and invest in them.

Becky King, 624 S Lakehoma Dr, addressed the Council giving her support for the facility. She stated children are hurting and we must invest in their future and in their mental health. She stated with this being the first facility of its kind in Oklahoma, it's a great way for Mustang to say we put our children first.

Robert Cornelius, Oklahoma Family Counseling Services, Applicant, 428 S Mustang Road, Mustang, OK, addressed the Council stating he was aware of the two year review. He stated he was hesitant at first, but has seen a lot of support for the facility and it was a great opportunity for the children and community and invited anyone who opposes it, to become mentors and get a better understanding of the facility.

Mayor Adams asked if Mustang Schools would be providing the educational support.

Cornelius stated yes, a teacher was in place that would come to the facility. He also stated this was not an extra cost to the schools.

Councilwoman Bowers asked how many staff members would be hired.

Cornelius stated approximately 20-25 new jobs, with three fourths of those being female.

Councilwoman Staples asked if the facility would help those who have tried or are thinking of trying suicide.

Cornelius stated that is something the young ladies may have encountered and would be a treatment focus and that they have helped with this issue with other children. He also stated he visited with the Pastor from the Nazarene church as well as other churches regarding providing church services and mentors for the young ladies as well.

Staples asked if the mentors would be screened.

Cornelius replied yes.

Barbara Crossno, who addressed the Council earlier, stated it was her understanding the facility would not be open to the public.

Adams stated that was correct, that people just couldn't walk in off the street.

Crossno asked if it would be open to the children in our community.

Adams stated if a parent had a child in need, they could apply to admit her.

Cornelius stated they would go through an application process and screening, but was open to youth in the community.

Todd Martin, 1240 W SW59th Street, owner of the property, addressed the Council stating there had been a lot of talk regarding the facility being a revenue generating business. He stated there had not been any sales tax or benefit there since Crosby Ranch left and even with the school that occupied the building after Crosby Ranch, there was still no sales tax. He stated he did not see how this would lower property values stating he has a lot of property in that area and by the armory and he would not have agreed to the facility if he thought his property values would decline. He stated he still did not understand why this type of use does not fall under C5 when hotels, hospitals, and schools do which is what this facility is. He also stated it would be more discouraging for potential businesses thinking of moving into the area to see it vacant for so long and wonder what the problem was than to have the facility.

MOTION was made by **Mayor Adams**, seconded by **Councilman Schweinberg**, to close the Public Hearing.

AYE: Taylor, Staples, Bowers, Jones, Hagan, Schweinberg, Adams

NAY: None

Jones stated these young ladies need help and it's important that Mustang help our young people.

Staples stated she would want to be sure the facility was reviewed in two years.

MOTION was made by **Councilwoman Staples**, seconded by **Councilman Jones**, to Approve, with the two year review of the facility being held in the first week of December, the Special Use Permit Application SUP-10-22-14-1-35, Grubbs Consulting LLC/Breitt Martin Investments, 1150 E State Highway 152, Private Residential Treatment Facility for Girls Aged 13-17 suffering from PTSD where Medical, Psychiatric and Behavioral Healthcare is Provided, C-5 Zoning.

AYE: Taylor, Staples, Bowers, Jones, Hagan, Schweinberg, Adams

NAY: None

Councilman Taylor stated it was a shame this issue has been drug out and quibbled over when the use does meet the C5 zoning requirements. He stated to think of your sisters, daughters, nieces, stating this is a needed facility.

Councilman Schweinberg stated he received several phone calls after the first meeting on this and stated social media was blowing up regarding it as well. He stated he can't say the facility is needed, but the facility itself is not a detriment to the City and as was stated earlier, Mustang will be the first to stand up and do something for their youth. He stated his concerns from the prior meeting were due to lack of knowledge regarding what was being approved as he had received conflicting information and stated the SUP provides the applicant the opportunity to provide what they say they will provide and to be reviewed in two years.

Jones stated he had received calls as well, with none being opposed to the facility.

4. **Discussion, Consideration and Possible Action** regarding **Resolution No. 15-028**, Applying for Programming Surface Transportation Program Fund for Project labeled South Mustang Road.

Assistant City Manager Battles stated this Resolution was a letter of intent to file the project with the Oklahoma Department of Transportation (ODOT) and not a commitment of funds. He stated this was needed to show the City's interest in this project. **Battles** stated the funding is administered through the Association of Central Oklahoma Government (ACOG) and funded through ODOT stating if approved by ACOG and ODOT, the City of Mustang could receive 80% of the project cost paid by federal funding.

Battles stated the engineer sent an email late Monday advising of a dollar amount change from the estimate originally provided to Council. He stated the amount of funds requested had been lowered to \$2,511,000, with 80% being \$2,008,800 and the City's 20% being \$502,200 stating this was due to the original estimate including engineering fees, right of way utility relocation, etc. He stated only the construction costs could be included in the dollar amount.

Discussion was held concerning the magnitude of this project considering how narrow the road currently is, the utility relocations, cemetery, etc. with it being stated the complexity and cost will be different than ones constructed in the past.

MOTION was made by **Mayor Adams**, seconded by **Councilman Schweinberg**, to Approve **Resolution No. 15-028**, Applying for Programming Surface Transportation Program Fund for Project labeled South Mustang Road.

AYE: Taylor, Staples, Bowers, Jones, Hagan, Schweinberg, Adams

NAY: None

5. **Discussion, Consideration and Possible Action** regarding **Resolution No. 15-026** of the City of Mustang, Oklahoma (the "City") Approving the Incurrence of Indebtedness by the Mustang Improvement Authority (the "Authority") Issuing its Utility System and Sales Tax Revenue Note, Series 2014B (the "Note"); Providing that the Organizational Document Creating the Authority is Subject to the Provisions of the Indenture Authorizing the Issuance of Said Note; Waiving Competitive Bidding and Approving the Proceedings of the Authority Pertaining to the Sale of Said Note; Ratifying and Confirming a Lease Agreement, as Amended Between the City and the Authority Whereby the City Leases its Water and Sanitary Sewer Systems to the Authority; Ratifying and Confirming a Sales Tax Agreement Pertaining to the Year-to-Year Pledge of Certain Sales Tax Revenues; and Containing Other Provisions Relating Thereto.

City Manager Rooney stated the Mustang Improvement Authority (MIA) has a Series 2013 Note that will mature December 1, 2018, stating the MIA has the ability to fund new Capital Improvement Projects without increasing its payment obligations by replacing existing debt service requirements as they fall off. He stated the MIA can issue \$7.895 million on a tax-exempt basis and the total annual payments will effectively stay the same as existing levels with the debt payments being extended out 11.5 years. He stated the repayment structure does not rely on any of the 1% Community Facilities sales tax that will expire upon payment of the 2014A Note in 2018.

Rooney stated if the issuance of the \$7.895 million debt is approved by the City Council, the following projects are proposed by staff to be funded as a result:

- South Mustang Road Improvements – Would include widening to 3 lanes and addressing historically poor drainage along S. Mustang Road. \$4.5 Million;
- Wastewater Plant Treatment Upgrades – As outlined in the Technical Memorandum recently presented to the City Council in October. \$1 Million;
- Water Quality Items – Including groundwater treatment for arsenic removal, as well as water re-use. \$2.395 Million.

Rooney provided examples of questions for the City Council to consider stating the answer to all is “no” stating the issuance of the additional debt, without an increase in the amount paid annually for debt service, would provide an opportunity to address these problems collectively and efficiently.

Rooney introduce Mr. Alan Brooks, Attorney, The Public Finance Law Group PLLC who introduced Mr. Nate Ellis, Attorney, The Public Finance Law Group PLLC, and Mr. Rick Smith, Municipal Finance Services, Inc.

Brooks provided more information regarding the issuance of debt being tax exempt stating a City may assume debt up to \$10 Million per year that is tax exempt. He also stated the loan that was refinanced in May was not tax exempt, so this one would be. **Brooks** advised in order to have tax exempt status, the loan would have to be closed by the end of the year.

Discussion was held concerning the bank buying the debt, Branch Bank and Trust, stating they also own the Series 2014 Note and was the only bank that would lock in an interest rate three weeks ago.

Councilman Schweinberg asked if approved, when would residents be able to physically see the changes.

Rooney stated improvements at the Waste Water Treatment Plant would begin immediately which may not be seen, but come Spring, should notice a difference in the odor issues stating the headwork improvements would be a drastic change. He stated South Mustang Road would be a longer project, and in regards to the water wells, he would like to move quickly with the arsenic removal pilot program.

MOTION was made by **Councilman Schweinberg**, seconded by **Councilman Jones**, to Approve **Resolution No. 15-026** of the City of Mustang, Oklahoma (the "City") Approving the Incurrence of Indebtedness by the Mustang Improvement Authority (the "Authority") Issuing its Utility System and Sales Tax Revenue Note, Series 2014B (the "Note"); Providing that the Organizational Document Creating the Authority is Subject to the Provisions of the Indenture Authorizing the Issuance of Said Note; Waiving Competitive Bidding and Approving the Proceedings of the Authority Pertaining to the Sale of Said Note; Ratifying and Confirming a Lease Agreement, as Amended Between the City and the Authority Whereby the City Leases its Water and Sanitary Sewer Systems to the Authority; Ratifying and Confirming a Sales Tax Agreement Pertaining to the Year-to-Year Pledge of Certain Sales Tax Revenues; and Containing Other Provisions Relating Thereto.

AYE: Taylor, Staples, Bowers, Jones, Hagan, Schweinberg, Adams

NAY: None

MOTION carried 7:0.

J. CITY ATTORNEY'S REPORT

None.

K. ADJOURNMENT

MOTION was made by **Councilman Schweinberg**, seconded **Councilman Taylor** to adjourn.

AYE: Taylor, Staples, Bowers, Jones, Hagan, Schweinberg, Adams

NAY: None

The meeting was adjourned at **8:20 p.m.**

Jay Adams, Mayor

Attest:

Lisa Martin, City Clerk

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 01 MAYOR AND COUNCIL						
15-1041	01-C0036	CANADIAN COUNTY ASSESSOR	VISUAL INSPECTION COST	12/2014	201412090129	2,202.96
15-0397	01-J0040	JGVE, INC.	BUILDING PLAN REVIEW	12/2014	14120305	2,000.00
15-0556	01-W0001	WHEATLEY, SEGLER, OSBY & MILEGAL SERVICES		12/2014	201412100160	8,267.50
DEPARTMENT TOTAL:						12,470.46
DEPARTMENT: 11 CITY MANAGER						
15-0113	01-06610	PREMIER SOURCE, LLC	HEALTH BENEFIT CONSULTING	12/2014	201412090122	2,083.25
15-0172	01-A0122	ALLIANCE MAINTENANCE, INC	CITY HALL JANITORIAL	12/2014	66490	880.00
15-0111	01-C0085	A CHANCE TO CHANGE FOUNDATI	EMPLOYEE ASSISTANCE	12/2014	201412090121	9.00
15-0108	01-I0104	INVESTIGATIVE CONCEPTS, INC	BACKGROUND CHECKS	12/2014	1212121810	19.95
15-0553	01-M0001	MUSTANG NEWS	PUBLICATIONS	12/2014	58737	182.09
15-0333	01-M0180	MUSTANG CHAMBER OF COMMER	BUSINESS LUNCHEON MEETING	12/2014	10640	36.00
15-0554	01-M0234	MUSTANG TIMES	PUBLICATIONS	12/2014	MT92362	128.47
15-0556	01-W0001	WHEATLEY, SEGLER, OSBY & MILEGAL SERVICES		12/2014	201412100160	612.00
DEPARTMENT TOTAL:						3,950.76
DEPARTMENT: 12 LIBRARY						
15-0309	01-02560	MIDWEST TAPE	NONPRINT FOR COLLECTION	12/2014	92384279	359.55
15-0982	01-04850	PENWORTHY	BOOKS FOR COLLECTION	12/2014	4547	181.56
15-1050	01-05140	ELIZABETH BROWN	FALL TUITION REIMBURSEMENT	12/2014	201412110162	700.00
15-1045	01-A0096	AMERICAN LIBRARY ASSOCIATIO	ANNUAL MEMBERSHIP	12/2014	201412090123	183.00
15-0143	01-B1023	BAKER N TAYLOR	CHILDRENS BOOKS	12/2014	5013377069	15.68
15-0762	01-B1023	BAKER N TAYLOR	BOOKS FOR COLLECTION	12/2014	5013395316	877.59
15-0866	01-B1023	BAKER N TAYLOR	BOOKS FOR CHILDREN & TEEN	12/2014	5013389924	1,026.90
15-0111	01-C0085	A CHANCE TO CHANGE FOUNDATI	EMPLOYEE ASSISTANCE	12/2014	201412090121	12.00
DEPARTMENT TOTAL:						3,356.28
DEPARTMENT: 13 PARKS AND RECREATION						
15-1082	01-00230	LAWRENCE GRECH	BALLOON ART FOR EVENT	12/2014	723	150.00
15-1055	01-00560	JAMES HILLIS	PORTABLE RESTROOMS	12/2014	11403	386.50
15-1061	01-01450	DALLAS RICHARDSON	SOUND EQUIPMENT	12/2014	3414	400.00
15-1056	01-03250	21ST CENTURY SANTA	SANTA AT SPECIAL EVENT	12/2014	38903-13	150.00
15-1053	01-04960	TERRI MYERS	PERFORMANCE FOR DINNER	12/2014	201412090159	750.00
15-1059	01-A0084	C.W.COOK INC.	PRINTER RIBBON	12/2014	1037478	806.40
15-0338	01-A0114	PHIL & HELEN SCHUMINSKY MUS	STORAGE RENTALS	12/2014	201412090124	87.00
15-0111	01-C0085	A CHANCE TO CHANGE FOUNDATI	EMPLOYEE ASSISTANCE	12/2014	201412090121	15.00
15-1057	01-E0125	EDGAR CRUZ, INC.	PERFORMANCE AT EVENT	12/2014	201412090127	300.00
15-0943	01-F0094	FUELMAN OF OKLAHOMA	FUEL FOR VEHICLES	12/2014	NP42964172A	744.00
15-1048	01-H0079	ANGELA HINDS	MEMBERSHIP REFUND	12/2014	201412090135	99.00
15-1121	01-H0092	SHANE HUSKINSON	REFUND FOR B-BALL LEAGUE	12/2014	201412100161	35.00
15-1118	01-M0153	MIDWEST BUS SALES, INC.	REPAIRS TO SENIOR VAN	12/2014	R020009225:01	1,190.85
15-0946	01-N0025	FIRST CHOICE COFFEE	COFFEE & SUPPLIES	12/2014	95402	62.65
15-0322	01-N0108	SPRINT SOLUTIONS, INC.	CELL PHONES FOR ASP/CAMP	12/2014	597274785-079	81.13
15-1072	01-O0055	OG&E COMPANY	ELECTRIC SERVICE	12/2014	201412090144	27.97
15-1119	01-O0150	OK REC & PARK SOCIETY	CONFERENCE REGISTRATION	12/2014	94236	670.00

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 13 PARKS AND RECREATION						
15-0082	01-P0071	LISA POWERS	FACE PAINTING FOR EVENT	12/2014	201412090148	50.00
15-1081	01-P0071	LISA POWERS	FACE PAINTING FOR EVENT	12/2014	201412090147	100.00
15-0988	01-S0093	SMART TECHNOLOGIES INC	NEW MONITOR	12/2014	716036	150.00
DEPARTMENT TOTAL:						6,255.50
DEPARTMENT: 15 GENERAL GOVERNMENT						
15-0312	01-03660	COX COMMUNICATIONS	TELEPHONE/INTERNET	12/2014	201412090128	201.26
15-0338	01-A0114	PHIL & HELEN SCHUMINSKY	MUSSTORAGE RENTALS	12/2014	201412090124	230.00
15-0313	01-D0088	DEPT OF CORRECTIONS	INMATE LABOR	12/2014	UNC2015-MUS-3075	28.11
15-0280	01-H0040	BILLY R HOWELL	PEST CONTROL	12/2014	201412090134	600.00
15-0170	01-N0025	FIRST CHOICE COFFEE	CITY HALL COFFEE SERVICE	12/2014	838581	37.65
15-1052	01-0177	OK TAX COMM.	SALES TAX PAYABLE	12/2014	201412090116	13.78
15-0374	01-P1051	PITNEY BOWES	BULK POSTAGE	12/2014	201412090149	4,193.07
15-0662	01-S0085	SILVER STAR CONSTRUCTION	COMAINTENANCE CONTRACT	12/2014	23682	60,493.75
15-1123	01-S0085	SILVER STAR CONSTRUCTION	COMAINTENANCE CAP	12/2014	23681	15,674.70
15-0171	01-S0173	STANDLEY SYSTEMS	ANNUAL COPIER LEASE	12/2014	453138	2,338.51
DEPARTMENT TOTAL:						83,810.83
DEPARTMENT: 16 TRANSFERS						
15-1097	01-M0210	MUSTANG IMPROVEMENT	SALES TAX TRANSFER	12/2014	201412090139	417,312.52
15-0007	01-S0205	STREET IMPROVEMENT FUND	MONTHLY TRANSFER	12/2014	201412090113	26,000.00
DEPARTMENT TOTAL:						443,312.52
DEPARTMENT: 18 TOWN CENTER						
15-0842	01-01590	AHERN RENTALS, INC	SCISSOR LIFT RENTAL	12/2014	13936333-2	380.50
15-0858	01-A0110	ALL SEASON BUILDING SUPPLY,	SUPPLIES FOR RESTROOMS	12/2014	8647	35.05
15-0054	01-A0122	ALLIANCE MAINTENANCE, INC	TOWN CENTER CLEANING	12/2014	66998	1,236.00
15-1060	01-A0122	ALLIANCE MAINTENANCE, INC	CLEANING OF TOWN CENTER	12/2014	66489	4,435.00
15-0111	01-C0085	A CHANCE TO CHANGE FOUNDATI	EMPLOYEE ASSISTANCE	12/2014	201412090121	3.00
15-1131	01-C0117	CLEARWATER ENTERPRISE, LLC	GAS SERVICE	12/2014	201412110169	807.14
15-0822	01-E0065	INTERLINE BRANDS, INC	CLEANING SUPPLIES	12/2014	324786466	524.88
15-1083	01-M0128	MAC FIRE SYSTEMS, INC	REPAIRS TO ALARM PANEL	12/2014	91428	420.00
15-0885	01-S1002	STERLING J. BEECROFT	BALLAST REPAIRS	12/2014	3747B	80.00
15-0934	01-S1002	STERLING J. BEECROFT	MISC. REPAIRS @ T.C.	12/2014	3747	286.00
15-1084	01-S1002	STERLING J. BEECROFT	REPAIRS TO BALLAST	12/2014	3747A	227.00
15-0887	01-W0033	WARRANTEE CARPET CLEANING,	CARPET CLEANING	12/2014	21009	900.00
DEPARTMENT TOTAL:						9,334.57

FUND: 01 - GENERAL FUND

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 19 BALL COMPLEX						
15-1054	01-04550	MOBILE MINI	CONCESSION BUILDING RENTA	12/2014	111443948	101.53
15-1058	01-04940	CYNTHIA VAUGHT	SCHEDULING OF UMPIRES	12/2014	753	390.00
15-0580	01-A0110	ALL SEASON BUILDING SUPPLY,	SUPPLIES FOR BALLFIELD	12/2014	8356	82.28
15-0858	01-A0110	ALL SEASON BUILDING SUPPLY,	SUPPLIES FOR RESTROOMS	12/2014	6453	152.57
15-0916	01-B0160	SPORT SUPPLY GROUP INC	FLAGS FOR FLAG FOOTBALL	12/2014	96483452	425.54
15-0111	01-C0085	A CHANCE TO CHANGE FOUNDATI	EMPLOYEE ASSISTANCE	12/2014	201412090121	3.00
15-0205	01-F0094	FUELMAN OF OKLAHOMA	BULK FUEL	12/2014	NP42964172	118.46
15-0841	01-H1059	HERCULES TIRE SALES INC	TIRE FOR GATOR	12/2014	327600	92.12
15-0945	01-P0055	PLUMBCO, INC	WINTERIZE POOL/BALLFIELD	12/2014	201412090152	550.00
15-1065	01-T0053	TIMOTHY N. TRAYLOR	SCHEDULING REFEREES	12/2014	201412090157	90.00
DEPARTMENT TOTAL:						2,005.50
DEPARTMENT: 20 AQUATICS						
15-0945	01-P0055	PLUMBCO, INC	WINTERIZE POOL/BALLFIELD	12/2014	201412090152	550.00
15-0806	01-S9983	SUNBELT POOLS, INC	REPAIRS @ POOL	12/2014	12923	4,500.00
DEPARTMENT TOTAL:						5,050.00
DEPARTMENT: 21 FINANCE						
15-0111	01-C0085	A CHANCE TO CHANGE FOUNDATI	EMPLOYEE ASSISTANCE	12/2014	201412090121	21.00
DEPARTMENT TOTAL:						21.00
DEPARTMENT: 31 COMMUNITY DEVELOPMENT						
15-1037	01-02440	CONSTRUCTION INDUSTRIES BOA	MEMBERSHIP RENEWAL	12/2014	201412090130	35.00
15-1035	01-05250	COMTECH DESIGN, PRINT & MAI	BUSINESS CARDS	12/2014	121014	90.00
15-0023	01-C0020	CANADIAN COUNTY CLERK	FILING OF ABATEMENT FEES	12/2014	R392598	91.00
15-0111	01-C0085	A CHANCE TO CHANGE FOUNDATI	EMPLOYEE ASSISTANCE	12/2014	201412090121	15.00
15-0377	01-F0094	FUELMAN OF OKLAHOMA	BULK FUEL	12/2014	NP42964172C	210.58
15-1036	01-F0094	FUELMAN OF OKLAHOMA	BULK FUEL	12/2014	NP42964172B	136.49
15-0380	01-O1075	OK UNIFORM BUILDING CODE CO	COLLECTION OF STATE FEES	12/2014	201412090146	464.00
DEPARTMENT TOTAL:						1,042.07

FUND: 01 - GENERAL FUND

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 41 POLICE						
15-1015	01-03490	SOUTHERN TIRE MART, LLC	TIRE ORDER	12/2014	47145255	863.04
15-1010	01-03600	TRI-CITY TRANSMISSION	TRANSMISSION WORK	12/2014	201412090158	1,700.00
15-0829	01-04930	TRANSCRIPT PRESS	BUSINESS CARD ORDERS	12/2014	42775	87.84
15-0153	01-A0039	A.S.C. INC.	AUTO PARTS	12/2014	16739	269.99
15-0044	01-A0122	ALLIANCE MAINTENANCE, INC	DEPARTMENT CLEANING	12/2014	66491	1,295.00
15-0041	01-B0151	AUTO PLACE INC.	VEHICLE REPAIRS	12/2014	5155	268.80
15-0111	01-C0085	A CHANCE TO CHANGE FOUNDATI	EMPLOYEE ASSISTANCE	12/2014	201412090121	93.00
15-1131	01-C0117	CLEARWATER ENTERPRISE, LLC	GAS SERVICE	12/2014	201412110169	650.08
15-0033	01-D0090	DEPT OF PUBLIC SAFETY	OLETS USER FEES	12/2014	04-1503693	350.00
15-0154	01-E0065	INTERLINE BRANDS, INC	MISC PAPER GOODS	12/2014	324033786	136.14
15-0047	01-F0094	FUELMAN OF OKLAHOMA	BULK FUEL	12/2014	NP42964125	3,772.02
15-0830	01-P0068	DAVID W. BURGST	CALL FOR SERVICE CARDS	12/2014	3297	275.00
15-0914	01-S1002	STERLING J. BEECROFT	REPLACE BALLASTS, BULBS	12/2014	3127	2,920.00
DEPARTMENT TOTAL:						12,680.91
DEPARTMENT: 42 ANIMAL CONTROL						
15-0967	01-01370	STREETS LLC MECHANICAL	CONTREPLACE HEATER FAN MOTOR	12/2014	45769	581.92
15-0111	01-C0085	A CHANCE TO CHANGE FOUNDATI	EMPLOYEE ASSISTANCE	12/2014	201412090121	3.00
15-0047	01-F0094	FUELMAN OF OKLAHOMA	BULK FUEL	12/2014	NP42964125	61.60
15-0028	01-M0236	MUSTANG VETERINARY HOSP	MONTHLY EUTHANIZATION	12/2014	201412090141	190.00
15-0045	01-N0108	SPRINT SOLUTIONS, INC.	CELL PHONE SERVICE	12/2014	588320329-136	56.03
DEPARTMENT TOTAL:						892.55
DEPARTMENT: 51 FIRE						
15-0704	01-01820	DIGITAL COMBUSTION INC	FIRE STUDIO CLASS	12/2014	1464	750.00
15-0780	01-A0110	ALL SEASON BUILDING SUPPLY,	BUILDING MAINTENANCE	12/2014	11550	14.98
15-0657	01-C0065	CASCO INDUSTRIES, INC.	FIRE HOSE, HOSE STRAP	12/2014	147233	3,727.00
15-0771	01-C0065	CASCO INDUSTRIES, INC.	NOZZLE FOR FOAM OPS	12/2014	149297	1,421.00
15-0800	01-C0065	CASCO INDUSTRIES, INC.	CAUTION FIRE SCENE TAPE	12/2014	148534	135.00
15-0908	01-C0065	CASCO INDUSTRIES, INC.	HELMET SHIELDS	12/2014	149612	210.00
15-0111	01-C0085	A CHANCE TO CHANGE FOUNDATI	EMPLOYEE ASSISTANCE	12/2014	201412090121	54.00
15-0135	01-C0106	CINTAS CORPORATION	SHOP TOWELS, ETC.	12/2014	1	135.92
15-0136	01-C1118	CLEANERS OF PEBBLECREEK	UNIFORM CLEANING	12/2014	L30629	3.29
15-0782	01-F0094	FUELMAN OF OKLAHOMA	FUEL FOR VEHICLES	12/2014	NP42964171	1,281.04
15-1072	01-O0055	OG&E COMPANY	ELECTRIC SERVICE	12/2014	201412090144	1,171.90
15-1031	01-P0045	PETTY CASH	PETTY CASH EXPENDITURES	12/2014	201412090150	5.00
15-0809	01-R0072	CONTOUR HARDENING, INC	HOUSING REPAIR	12/2014	201412090155	303.76
15-0965	01-S0088	SPECIAL OPS UNIFORMS, INC	UNIFORM SUPPLIES	12/2014	224754	174.98
15-1029	01-W091	WINKLER DOOR COMPANY INC	CASE OF GARAGE DOOR LUBE	12/2014	23021	75.00
15-0990	01-Y0040	YUKON TROPHY & AWARDS INC	RECOGNITION AWARDS	12/2014	1214196	200.00
DEPARTMENT TOTAL:						9,662.87

FUND: 01 - GENERAL FUND

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 61		STREETS				
15-1030	01-C0010	CADDO ELECTRIC CO-OP INC	ELECTRIC SERVICE	12/2014	201412090131	1,725.19
15-1072	01-00055	OG&E COMPANY	ELECTRIC SERVICE	12/2014	201412090144	13,024.48
15-1099	01-00055	OG&E COMPANY	ELECTRIC SERVICE	12/2014	201412090142	63.64

DEPARTMENT TOTAL: 14,813.31

FUND TOTAL: 608,659.13

FUND: 07 - LIBRARY FUND

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 07		ADMINISTRATION				
15-0981	01-04850	PENWORTHY	BOOKS FOR COLLECTION	12/2014	4502	741.41
15-1025	01-L0072	TEELA L LEWELLEN	LEGO PRESENTATION	12/2014	201412090137	50.00
15-0811	01-S0010	SAM'S CLUB	BEVERAGES FOR RESALE	12/2014	201412090156	51.18
DEPARTMENT TOTAL:						842.59
FUND TOTAL:						842.59

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PURCHASE ORDER CLAIM REGISTER

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FUND: 09 - 2012 GO BOND - BASEBALL

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 15		GENERAL GOVERNMENT				
15-0560	01-03270	RED PRAIRIE DESIGN GROUP	CONSTRUCTION RR/CONCESSIO	12/2014	201412090153	530.00
15-1108	01-03270	RED PRAIRIE DESIGN GROUP	DESIGN & OVERSIGHT/CONC.	12/2014	201412090154	175.00
DEPARTMENT TOTAL:						705.00
FUND TOTAL:						705.00

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PURCHASE ORDER CLAIM REGISTER

PAGE: 8

FUND: 12 - 2012 GO BOND-TOWN CENTER

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 15 GENERAL GOVERNMENT						
15-1019	01-S1002	STERLING J. BEECROFT	POWER OUTLETS IN BANQUET	12/2014	3752	506.00
DEPARTMENT TOTAL:						506.00
FUND TOTAL:						506.00

12/11/2014 3:04 PM

PURCHASE ORDER CLAIM REGISTER

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FUND: 14 - STREET/DRAINAGE IMP

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 14		ADMINISTRATION				
15-1042	01-M0188	MESHEK & ASSOCIATES	REVIEW OF DRAINAGE WAYS	12/2014	2627	440.00
DEPARTMENT TOTAL:						440.00
FUND TOTAL:						440.00

FUND: 39 - LIMITED PURPOSE

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 13 PARK AND RECREATION						
15-0560	01-03270	RED PRAIRIE DESIGN GROUP	CONSTRUCTION RR/CONCESSIO	12/2014	201412090153	530.00
15-1108	01-03270	RED PRAIRIE DESIGN GROUP	DESIGN & OVERSIGHT/CONC.	12/2014	201412090154	175.00
DEPARTMENT TOTAL:						705.00
DEPARTMENT: 15 GENERAL GOVERNMENT						
15-0659	01-C0011	CHICKASAW TELECOM, INC.	PHONE SYSTEM	12/2014	38536A	85,700.00
DEPARTMENT TOTAL:						85,700.00
DEPARTMENT: 16 TRANSFERS						
15-1089	01-L0045	LIMITED PURPOSE FUND	TRANSFER TO MIA	12/2014	201412090136	416,000.00
DEPARTMENT TOTAL:						416,000.00
DEPARTMENT: 21 FINANCE						
15-1111	01-F0081	FENTON NISSAN WEST	VEHICLE FOR FINANCE	12/2014	201412090133	17,000.00
DEPARTMENT TOTAL:						17,000.00
DEPARTMENT: 51 FIRE						
15-0517	01-B1033	BOB HURLEY FORD	FORD F550 BRUSH PUMPER	12/2014	96060	33,852.00
DEPARTMENT TOTAL:						33,852.00
FUND TOTAL:						553,257.00

FUND: 69 - RISK MANAGEMENT

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 00		ADMINISTRATION				
15-1128	01-00910	JOHN A. MUNNEKE, MD	WORKERS COMP CLAIM	12/2014	201412110166	484.82
15-1127	01-01920	MCMC, LLC	WORKERS COMP CLAIM	12/2014	201412110165	277.91
15-1129	01-03360	EDMOND SPINE & ORTHOPEDIC SWORKERS	COMP CLAIM	12/2014	201412110168	780.95
15-1126	01-M0240	HEALTHSMART BENEFIT SOLUTION	WORKERS COMP CLAIM	12/2014	201412110167	65.00
DEPARTMENT TOTAL:						1,608.68
FUND TOTAL:						1,608.68
GRAND TOTAL:						2,073,820.66

CITY OF MUSTANG
AGENDA ITEM COMMENTARY

- 1. ITEM NO.** F-3
- 2. MEETING DATE:** December 16, 2014
- 3. TITLE:** Approval to turn past due library accounts over to collection agency.
- 4. COUNCIL ACTION:** Approve/Deny
- 5. INITIATOR:** Janet Watts, Finance Director
- 6. BACKGROUND:**
The attached library accounts are past due and need to be sent to collections.
The total balance is \$1,513.54 collection agency fees.
- 7. FINANCIAL IMPACT:**
Inventory loss of \$1,513.54
- 8. STAFF COMMENTS:** Recommend Approval
- 9. STAFF SOURCE:** Desiree Webber, Library Director
- 10. CITY ATTORNEY COMMENTS:**
- 11. RESOLUTION/ORDINANCE NO.** N/A

CITY OF MUSTANG

AGENDA ITEM COMMENTARY

1. ITEM NO. F-4

2. MEETING DATE: December 16, 2014

3. TITLE: Department of Environmental Quality Permit to Construct Water Lines – IHOP Restaurant, 1068 E State Highway 152.

4. COUNCIL ACTION: Acknowledgement of Receipt of DEQ Permit No. WL000009140970, to Construct Water Lines for IHOP Restaurant.

5. INITIATOR: Community Development Department

COMMENTS & FACTS: As part of the development of the IHOP Restaurant at 1068 E. State Highway 152, plans for water lines as approved by the city engineer were submitted to the Department of Environmental Quality. The plans were approved by DEQ on November 21, 2014.

The Department of Environmental Quality requests that the City Council acknowledge receipt of the Permit, which will thereby become part of the permanent public record.

7. FINANCIAL IMPACT: None

8. STAFF COMMENTS: Staff recommends acceptance.

9. STAFF SOURCE: Melissa Helsel, Community Development Director

10. CITY ATTORNEY'S COMMENTS:

11. RESOLUTION/ORDINANCE NO. _____



SCOTT A. THOMPSON
Executive Director

OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY

MARY FALLIN
Governor

November 21, 2014

Melissa A. Helsel, Director
Community Development
1501 N. Mustang Road
Mustang, Oklahoma 73064

Re: Permit No.: WL000009140970
IHOP Restaurant - East State Highway 152
Water Line Extension Project
Facility No.: 2000922

Dear Mr. Rooney:

Enclosed is Permit No.: WL000009140970 for the construction of approximately 4 L. F. of six (6) inch and 122 L. F. of eight (8) inch water lines and appurtenances to serve the City of Mustang IHOP Restaurant - East State Highway 152 Water Line Extension Project, Canadian County, Oklahoma.

The project authorized by this permit should be constructed in accordance with the plans approved by this Department on November 21, 2014. Any deviations from the approved plans and specifications affecting capacity, flow, or operation of units must be approved, in writing, by the Department before changes are made.

Receipt of this permit should be noted in the minutes of the next regular meeting of the City of Mustang, after which it should be made a matter of permanent record.

We are returning one (1) set of the approved plans to you, one (1) set to your engineer and retaining one (1) set for our files.

Respectfully,

A handwritten signature in black ink, appearing to read "Robert B. Walker", is written over a horizontal line.

Robert B. Walker
Construction Permit Section
Water Quality Division

RBW/RC/bg

Enclosure

c: Corby Key, P. E., Arrowhead Engineering Company
Bruce Vande Lune, R. S., Regional Manager, DEQ
Wheatland DEQ Office





SCOTT A. THOMPSON
Executive Director

OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY

MARY FALLIN
Governor

PERMIT NO.: WL000009140970

WATER LINES

PWSID NO.: 2000922

PERMIT TO CONSTRUCT

November 21, 2014

Pursuant to O.S. 27A 2-6-304, the City of Mustang is hereby granted this Tier I Permit to construct approximately 4 L. F. of six (6) inch and 122 L. F. of eight (8) inch water lines and appurtenances to serve the City of Mustang IHOP Restaurant - East State Highway 152 Water Line Extension Project, located in part of NW-1/4, NW-1/4, Section 35, T-11-N, R-5-W., I. M., Canadian County, Oklahoma, in accordance with the plans approved on November 21, 2014.

By acceptance of this permit, the permittee agrees to operate and maintain the facility in accordance with the Public Water Supply Operation rules (OAC 252:631) and to comply with the State Certification laws, Title 59, Section 1101-1116 O.S. and the rules and regulations adopted thereunder regarding the requirements for certified operators.

This permit is issued subject to the following provisions and conditions.

- 1) That the recipient of the permit is responsible that the project receives supervision and inspection by competent and qualified personnel.
- 2) That construction of all phases of the project will be started within one year of the date of approval or the phases not under construction will be resubmitted for approval as a new project.
- 3) That no significant information necessary for a proper evaluation of the project has been omitted or invalid information has been presented in applying for the permit.
- 4) That the Oklahoma Department of Environmental Quality shall be kept informed on occurrences which may affect the eventual performance of the works or that will unduly delay the progress of the project.
- 5) That before placing this facility into service, at least two samples of the water, taken on different days, shall be tested for bacteria to show that it is safe for drinking purposes.
- 6) That any deviations from approved plans or specifications affecting capacity, flow or operation of units must be approved by the Department before any such deviations are made in the construction of this project.
- 7) That the recipient of the permit is responsible for the continued operation and maintenance of these facilities in accordance with rules and regulations adopted by the Environmental Quality Board, and that this Department will be notified in writing of any sale or transfer of ownership of these facilities.





SCOTT A. THOMPSON
Executive Director

OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY

MARY FALLIN
Governor

PERMIT NO.: WL000009140970

WATER LINES

PWSID NO.: 2000922

PERMIT TO CONSTRUCT

- 8) The issuance of this permit does not relieve the responsible parties of any obligations or liabilities which the permittee may be under pursuant to prior enforcement action taken by the Department.
- 9) That the permittee is required to inform the developer/builder that a DEQ Storm Water Construction Permit is required for a construction site that will disturb one (1) acre or more in accordance with OPDES, 27A O.S. Section 2-6-201 *et. seq.* For information or a copy of the GENERAL PERMIT (GP-005) FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES, Notice of Intent (NOI) form, Notice of Termination (NOT) form, or guidance on preparation of a Pollution Prevention Plan, contact the Storm Water Unit of the Water Quality Division at P.O. Box 1677, Oklahoma City, OK 73101-1677 or by phone at (405) 702-8100.
- 10) That any notations or changes recorded on the official set of plans and specifications in the Oklahoma Department of Environmental Quality files shall be part of the plans as approved.
- 11) That whenever plastic pipe is approved and used for potable water, it shall bear the seal of the National Sanitation Foundation and meet the appropriate commercial standards.
- 12) That when it is impossible to obtain proper 10-foot horizontal and 2-foot vertical separation between water and sewer lines as stipulated in Public Water Supply Construction Standards OAC 252:626-19-2(h)(1) and OAC 252:626-19-2(h)(2), design and construct the sewer line pipe equal to water line pipe and pressure test in accordance with applicable AWWA standards, prior to backfilling in accordance with OAC 252:626-19-2(h)(3).

Failure to appeal the conditions of this permit in writing within 30 days from the date of issue will constitute acceptance of the permit and all conditions and provisions.

Rocky Chen, P.E., Engineering Manager, Construction Permit Section
Water Quality Division



CITY OF MUSTANG

AGENDA ITEM COMMENTARY

1. ITEM NO. F-5

2. MEETING DATE: December 16, 2014

3. TITLE: Department of Environmental Quality Change Order for Sewer Lines and Appurtenances – Prairie Hills Estates Addition, Phase 1

4. COUNCIL ACTION: Acknowledgement of Receipt of Change Order to DEQ Permit No. SL000009140458, to Construct Sewer Line for Prairie Hills Estates Addition, Phase 1

5. INITIATOR: Community Development Department

COMMENTS & FACTS: A change order was submitted to DEQ on the sewer plans for Prairie Hills Estates Addition, Phase 1. This change order was reviewed and approved by our engineer, and approved by DEQ on October 30, 2014.

The Department of Environmental Quality requests that the City Council acknowledge receipt of the Permit, which will thereby become part of the permanent public record.

7. FINANCIAL IMPACT: None

8. STAFF COMMENTS: Staff recommends acceptance.

9. STAFF SOURCE: Melissa Helsel, Community Development Director

10. CITY ATTORNEY'S COMMENTS:

11. RESOLUTION/ORDINANCE NO. _____



SCOTT A. THOMPSON
Executive Director

OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY

MARY FALLIN
Governor

October 30, 2014

Timothy D. Rooney, City Manager
City of Mustang
1501 N. Mustang Road
Mustang, Oklahoma 73064

Re: Change Order No.: 1
Permit No.: SL000009140458
City of Mustang
Prairie Hills Estates Addition Phase I
Sewer Line Extension Project
Facility No.: S-23543

Dear Mr. Rooney:

Our Department received an application and issued a construction permit for the above referenced project on July 22, 2014, for the construction of approximately 8,685 L. F. of eight (8) inch sewer line; 325 gpm lift station with three 162-gpm at 100-foot TDH submersible pumps and 2,025 L. F. of six (6) inch force main; and appurtenances to serve the City of Mustang Prairie Hills Estates Addition Phase I Sewer Line Extension Project, Canadian County, Oklahoma.

The department received Change Order No.: 1 and final revisions to the approved plans on October 29, 2014, replacing approximately 1,500 L. F. of previously approved eight (8) inch sewer line with 6-inch force main pipe and appurtenances. This change order is approved.

The change in the scope of this project authorized by this change order should be constructed in accordance with the unchanged portions of the original plans approved by this Department on July 22, 2014, and Changer Order No.: 1 revised plan sheets approved on October 29, 2014. Any deviations from the approved plans and specifications affecting capacity, flow, or operation of units must be approved, in writing, by the Department before changes are made.

Receipt of Change Order No.: 1 should be noted in the minutes of the next regular meeting of the City of Mustang, after which it should be made a matter of permanent record.

We are returning one (1) set of the approved Change Order No.: 1 and revised plan sheets to you, one (1) set to your engineer, and retaining one (1) set for our files.



Mr. Timothy Rooney
October 30, 2014
Page Two

If you have any questions concerning this matter, please contact me at (405) 702-8100.

Respectfully,



Robert B. Walker
Construction Permit Section
Water Quality Division

RBW/RC/bg

Enclosure

c: Bruce Vande Lune, R. S., Regional Manager, DEQ
Stephen Landes, P. E., LandRun Engineering, LLC
Wheatland DEQ Office

CITY OF MUSTANG
AGENDA COMMENTARY

1. **ITEM:** F-6
2. **MEETING DATE:** December 16, 2014
3. **TITLE:** Acknowledgment of Department of Environmental Quality Permit for Meadows Lane Sewer Rehabilitation
4. **COUNCIL ACTION:** Acknowledgment of DEQ permit No. SL000009140847, to construct sewer line for Meadows Lane
5. **INITIATOR:** Justin Battles, Assistant City Manager
6. **BACKGROUND:** Staff employed Cowan Group Engineering to review the sewer line along Meadow Lane. The existing sewer line goes from a 12' inch line to an 8' inch line then back to a 12' inch and is commonly referred to as a pinch point. With continued development tying into the existing lines staff felt it was important to begin the process to rehabilitate the line.

The Department of Environmental Quality requests that the City Council acknowledge receipt of the permit, which will thereby become part of the permanent public record.
7. **FINANCIAL IMPACT:** \$254,450.00
8. **STAFF'S COMMENTS:** Staff recommends acceptance. The City of Mustang will have one year to complete the project or plans will need to be resubmitted. Staff plans to submit project in upcoming budget.
9. **STAFF SOURCE:** Justin Battles, Assistant City Manager



SCOTT A. THOMPSON
Executive Director

OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY

MARY FALLIN
Governor

November 4, 2014

Timothy D. Rooney, City Manager
City of Mustang
1501 North Mustang Road
Mustang, Oklahoma 73064

Re: Permit No.: SL000009140847
Mustang Improvements Authority
Meadows Lane Sewer Rehabilitation Project
Facility No.: S-23543

Dear Mr. Rooney:

Enclosed is Permit No.: SL000009140847 for the construction of pipe busting of approximately 975 L. F. of eight (8) inch VCP sewer line with twelve (12) inch HDPE DR 17 sewer line pipe, manhole replacement, and appurtenances to serve the Mustang Improvements Authority Meadows Lane Sewer Rehabilitation Project, Canadian County, Oklahoma.

The project authorized by this permit should be constructed in accordance with the plans approved by this Department on November 4, 2014. Any deviations from the approved plans and specifications affecting capacity, flow, or operation of units must be approved, in writing, by the Department before changes are made.

Receipt of this permit should be noted in the minutes of the next regular meeting of the City of Mustang, after which it should be made a matter of permanent record.

We are returning one (1) set of the approved plans to you, one (1) set to your engineer and retaining one (1) set for our files.

Respectfully,

A handwritten signature in black ink, appearing to read "Robert B. Walker".

Robert B. Walker
Construction Permit Section
Water Quality Division

RBW/RC/bg

Enclosure

c: Bruce Vande Lune, R. S., Regional Manager, DEQ
Rebecca Poole, P. E., Cowan Group Engineering
Wheatland DEQ Office





SCOTT A. THOMPSON
Executive Director

OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY

MARY FALLIN
Governor

PERMIT NO.: SL000009140847

SEWER LINES

FACILITY NO.: S-23543

PERMIT TO CONSTRUCT

November 4, 2014

Pursuant to O.S. 27A 2-6-304, the City of Mustang is hereby granted this Tier I Permit to construct pipe busting of approximately 975 L. F. of eight (8) inch VCP sewer line with twelve (12) inch HDPE DR 17 sewer line pipe, manhole replacement, and appurtenances to serve the Mustang Improvements Authority Meadows Lane Sewer Rehabilitation Project, located in part of NE-1/4, NW-1/4, Section 34, T-11-N, R-5-W, I. M., Canadian County, Oklahoma, in accordance with the plans approved November 4, 2014.

By acceptance of this permit, the permittee agrees to operate and maintain the facilities in accordance with the "Oklahoma Pollutant Discharge Elimination System Standards - OPDES" (OAC 252:606) rules and to comply with the state certification laws, Title 59, Section 1101-1116 O.S. and the rules and regulations adopted thereunder regarding the requirements for certified operators.

This permit is issued subject to the following provisions and conditions.

- 1) That the recipient of the permit is responsible that the project receives supervision and inspection by competent and qualified personnel.
- 2) That construction of all phases of the project will be started within one year of the date of approval or the phases not under construction will be resubmitted for approval as a new project.
- 3) That no significant information necessary for a proper evaluation of the project has been omitted, or invalid information has been presented in applying for the permit.
- 4) That tests will be conducted as necessary to insure that the construction of the sewer lines will prevent excessive infiltration and that the leakage will not exceed 10 gallons per inch of pipe diameter per mile per day.
- 5) That the Oklahoma Department of Environmental Quality shall be kept informed of occurrences which may affect the eventual performance of the works or that will unduly delay the progress of the project.
- 6) That the permittee will take steps to assure that the connection of house services to the sewers is done in such a manner that the functioning of the sewers will not be impaired and that earth and ground water will be excluded from the sewers when the connection is completed.
- 7) That any deviations from approved plans or specifications affecting capacity, flow or operation of units must be approved by the Department before any such deviations are made in the construction of this project.

Page 1 of 2





SCOTT A. THOMPSON
Executive Director

OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY

MARY FALLIN
Governor

PERMIT NO.: SL000009140847

SEWER LINES

FACILITY NO.: S-23543

PERMIT TO CONSTRUCT

- 8) That the recipient of the permit is responsible for the continued operation and maintenance of these facilities in accordance with rules and regulations adopted by the Environmental Quality Board, and that this Department will be notified in writing of any sale or transfer of ownership of these facilities.
- 9) The issuance of this permit does not relieve the responsible parties of any obligations or liabilities which the permittee may be under pursuant to prior enforcement action taken by the Department.
- 10) That the permittee is required to inform the developer/builder that a DEQ Storm Water Construction Permit is required for a construction site that will disturb one (1) acre or more in accordance with OPDES, 27A O.S. 2-6-201 *et. seq.* For information or a copy of the GENERAL PERMIT (GP-005) FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES, Notice of Intent (NOI) form, Notice of Termination (NOT) form, or guidance on preparation of a Pollution Prevention Plan, contact the Storm Water Unit of the Water Quality Division at P.O. Box 1677, Oklahoma City, OK 73101-1677 or by phone at (405) 702-8100.
- 11) That all manholes shall be constructed in accordance with the standards for Water Pollution Control Facility Construction (OAC 252:656-5-3), as adopted by the Oklahoma Department of Environmental Quality.
- 12) That any notations or changes recorded on the official set of plans and specifications in the Oklahoma Department of Environmental Quality files shall be part of the plans as approved.

Failure to appeal the conditions of this permit in writing within 30 days from the date of issue will constitute acceptance of the permit and all conditions and provisions.


Rocky Chen, P.E., Engineering Manager, Construction Permit Section
Water Quality Division

Page 2 of 2



G.1.a.

Memorandum is included as an attachment in the City Manager's Report

CITY OF MUSTANG
AGENDA COMMENTARY

1. **ITEM:** H-1
2. **MEETING DATE:** December 16, 2014
3. **TITLE:** Acceptance of real property located just southwest of Wild Horse Park along drainage easement
4. **COUNCIL ACTION:** Approve/Deny
5. **INITIATOR:** Justin Battles, Assistant City Manager
6. **BACKGROUND:** In 2008 the City of Mustang received transportation enhancement funding approval from the Department of Transportation for a new trail that will begin on the southwest side of Wild Horse Park and run along the drainage easement. After many years of the engineer working on the project it was determined that there are several tracks of property that abut the drainage easement the City of Mustang does not own. The landowner of these tracts has agreed to donate the tracts of land free of charge.

The attached appraisal provides a legal description and value of the land.
7. **FINANCIAL IMPACT:** Ongoing park mowing maintenance upon trail development.
8. **STAFF'S COMMENTS:** Staff recommends Council acceptance of the donation.
9. **STAFF SOURCE:** Justin Battles, Assistant City Manager



APPRAISAL OF REAL PROPERTY

LOCATED AT:

landlocked tracts along drainage easement
see addendum for legal description
Mustang, OK 73064

FOR:

Robert Crout
P.O. Box 250, Mustang, OK 73064

AS OF:

11/20/2014

BY:

Todd Flannery
Mustang Appraisal, Inc
509 N Geronimo Way
Mustang, OK 73064
405-823-1234
mustangappraisal@sbcglobal.net

Todd Flannery
LAND APPRAISAL REPORT

Main File No. 112014PR Page #2

File No. 112014PR

SUBJECT	Borrower <u>n/a</u>		Census Tract <u>1078.01</u>		Map Reference <u>OC3/304</u>						
	Property Address <u>landlocked tracts along drainage easement</u>										
	City <u>Mustang</u>		County <u>Canadian</u>		State <u>OK</u> Zip Code <u>73064</u>						
	Legal Description <u>see addendum for legal description</u>										
NEIGHBORHOOD	Sale Price \$ <u>0</u>		Date of Sale <u>n/a</u>		Loan Term <u>n/a</u> yrs.						
	Actual Real Estate Taxes \$ <u>3</u>		(yr) <u>0</u>		Loan charges to be paid by seller \$ <u>0</u>						
	Lender/Client <u>Robert Crout</u>		Address <u>P.O. Box 250, Mustang, OK 73064</u>		Property Rights Appraised ☒ Fee ☐ Leasehold ☐ De Minimis PUD						
	Occupant <u>none</u>		Appraiser <u>Todd Flannery</u>		Instructions to Appraiser <u>fair cash value of donated land</u>						
	Location ☒ Urban ☐ Suburban ☐ Rural		Employment Stability ☒ Good ☐ Avg. ☐ Fair ☐ Poor								
	Built Up ☒ Over 75% ☐ 25% to 75% ☐ Under 25%		Convenience to Employment ☒ ☐ ☐ ☐								
	Growth Rate ☒ Fully Dev. ☐ Rapid ☒ Steady ☐ Slow		Convenience to Shopping ☒ ☐ ☐ ☐								
	Property Values ☐ Increasing ☒ Stable ☐ Declining		Convenience to Schools ☒ ☐ ☐ ☐								
	Demand/Supply ☐ Shortage ☒ In Balance ☐ Oversupply		Adequacy of Public Transportation ☐ ☒ ☐ ☐								
	Marketing Time ☒ Under 3 Mos. ☐ 4-6 Mos. ☐ Over 6 Mos.		Recreational Facilities ☐ ☒ ☐ ☐								
	Present <u>75</u> % One-Unit <u>2</u> % 2-4 Unit <u>5</u> % Apts. <u>20</u> % Condo <u>0</u> % Commercial		Adequacy of Utilities ☒ ☐ ☐ ☐								
	Land Use <u>0</u> % Industrial <u>0</u> % Vacant <u>0</u> %		Property Compatibility ☐ ☐ ☒ ☐								
	Change in Present Land Use ☒ Not Likely ☐ Likely (*) ☐ Taking Place (*)		Protection from Detrimental Conditions ☐ ☐ ☒ ☐								
	Predominant Occupancy ☒ Owner ☐ Tenant <u>5</u> % Vacant		Police and Fire Protection ☒ ☐ ☐ ☐								
	One-Unit Price Range \$ <u>53</u> to \$ <u>235</u>		General Appearance of Properties ☐ ☒ ☐ ☐								
One-Unit Age Range <u>0</u> yrs. to <u>32</u> yrs.		Appeal to Market ☐ ☒ ☐ ☐									
Predominant Age <u>14</u> yrs.		Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise) <u>An area of small to medium sized brick veneer homes. It is a small neighborhood surrounded by residential properties to the East.</u>									
SITE	Dimensions <u>see legal</u>		= <u>37,534</u> sf		☐ Corner Lot						
	Zoning Classification <u>R-1</u>		Present Improvements ☒ Do ☐ Do Not		Conform to Zoning Regulations						
	Highest and Best Use ☒ Present Use ☐ Other (specify) _____										
	Public ☐ Other (Describe) _____		OFF SITE IMPROVEMENTS								
	Elec. ☒ _____		Street Access ☐ Public ☐ Private		Topo <u>relatively level</u>						
	Gas ☒ _____		Surface _____		Size <u>37,534</u> sf						
	Water ☒ _____		Maintenance ☒ Public ☐ Private		Shape <u>rectangular (3 Rectangles)</u>						
	San. Sewer ☒ _____		☒ Storm Sewer ☒ Curb/Gutter		View <u>N:res</u>						
	☐ Underground Elect. & Tel.		☒ Sidewalk ☒ Street Lights		Drainage <u>adequate</u>						
					Is the property located in a FEMA Special Flood Hazard Area? ☐ Yes ☒ No						
	Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions) <u>The subject is 3 separate strips of land along side a drainage area. There is a drainage easement to the West and Utility easements to the East.</u>										
	The undersigned has recited the following recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.										
	MARKET DATA ANALYSIS	ITEM		SUBJECT PROPERTY		COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
		Address		<u>landlocked tracts along drainage Mustang, OK 73064</u>		<u>1904 E Cottonwood Ter Mustang, OK 73064</u>		<u>325 E Richmond Ter Mustang, OK 73064</u>		<u>601 Chloe Ln Mustang, OK 73064</u>	
		Proximity to Subject				<u>2.80 miles E</u>		<u>0.94 miles NE</u>		<u>2.38 miles E</u>	
Sales Price		\$ <u>0</u>		\$ <u>17,500</u>		\$ <u>20,000</u>		\$ <u>29,500</u>			
Price \$/Sq. Ft.				<u>1.74</u>		<u>1.58</u>		<u>.77</u>			
Data Source(s)		<u>insp 11/20/2014</u>		<u>OKCMLS#508542, DOM 22</u>		<u>OKCMLS#532841, DOM 100</u>		<u>OKCMLS#552202, DOM 10</u>			
ITEM		DESCRIPTION		DESCRIPTION		DESCRIPTION		DESCRIPTION			
Date of Sale/Time Adj.		<u>n/a</u>		<u>02/28/2013</u>		<u>12/21/2014</u>		<u>07/17/2014</u>			
Location		<u>N:Res;</u>		<u>N:Res;</u>		<u>N:Res;</u>		<u>N:Res;</u>			
Site/View		<u>37,534 sf</u>		<u>10,019 sf/ res</u>		<u>12,632 sf/ res</u>		<u>38,333 sf/ res</u>			
other		<u>landlocked</u>		<u>Residential Street</u>		<u>Residential Street</u>		<u>Residential Street</u>			
Sales or Financing		<u>0</u>		<u>none</u>		<u>none</u>		<u>none</u>			
Concessions											
Net Adj. (Total)				☐ + ☐ - \$		☐ + ☐ - \$		☐ + ☐ - \$			
Indicated Value of Subject				\$ <u>17,500</u>		\$ <u>20,000</u>		\$ <u>29,500</u>			
Comments on Market Data <u>See attached addenda.</u>											
RECONCILIATION	Comments and Conditions of Appraisal <u>The appraisal is to determine market value for the subject property as vacant land.</u>										
	Final Reconciliation <u>See attached addenda.</u>										
	I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF <u>01/02/2014</u> TO BE \$ <u>21,665</u>										
Appraiser <u>Todd Flannery</u>					Supervisory Appraiser (if applicable) _____						
Date of Signature and Report <u>November 20, 2014</u>					Date of Signature _____						
Title <u>Certified Residential Appraiser</u>					Title _____						
State Certification # <u>12507CRA</u> ST <u>OK</u>					State Certification # _____ ST _____						
Or State License # _____ ST _____					Or State License # _____ ST _____						
Expiration Date of State Certification or License <u>06/30/2016</u>					Expiration Date of State Certification or License _____						
Date of Inspection (if applicable) <u>11/20/2014</u>					☐ Did ☐ Did Not Inspect Property Date of Inspection _____						

Subject Photos

Borrower/Client	n/a					
Property Address	landlocked tracts along drainage easement					
City	Mustang	County	Canadian	State	OK	Zip Code 73064
Client	Robert Krout					

**Subject Front**

landlocked tracts along drainage easement

Sales Price 0
 Gross Living Area 1,072
 Total Rooms 5
 Total Bedrooms 3
 Total Bathrooms 1.1
 Location N;Res;
 View 37,534 sf
 Site 11700 sf
 Quality Q4
 Age 42

**Subject Rear****Subject Street**

Comparable Photos 1-3

Borrower/Client	n/a				
Property Address	landlocked tracts along drainage easement				
City	Mustang	County	Canadian	State	OK Zip Code 73064
Client	Robert Krout				

**Comparable 1**

1904 E Cottonwood Ter
 Prox. to Subject 2.80 miles E
 Sales Price 17,500
 Gross Living Area 950
 Total Rooms 5
 Total Bedrooms 3
 Total Bathrooms 1.1
 Location N;Res;
 View 10,019 sf/ res
 Site 5280 sf
 Quality Q4
 Age 46

**Comparable 2**

325 E Richmond Ter
 Prox. to Subject 0.94 miles NE
 Sales Price 20,000
 Gross Living Area 1,088
 Total Rooms 5
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View 12,632 sf/ res
 Site 7800 sf
 Quality Q4
 Age 48

**Comparable 3**

601 Chloe Ln
 Prox. to Subject 2.38 miles E
 Sales Price 29,500
 Gross Living Area 1,203
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 2.0
 Location N;Res;
 View 38,333 sf/ res
 Site 24200 sf
 Quality Q4
 Age 45

Supplemental Addendum

File No. 112014PR

Borrower/Client	n/a					
Property Address	landlocked tracts along drainage easement					
City	Mustang	County	Canadian	State	OK	Zip Code 73064
Client	Robert Krout					

• Land : Final Reconciliation

The comparables above are the best comparables of vacant land near the subject property, and provide adequate support of market value for the subject property. The subject property is very unique in that it is landlocked and cannot be developed for residential use. The value for these properties would be in selling the land to the property owners adjoining to the East side of the subject property for the purpose of enhancing the lot size of those particular properties. The other potential use is for the proposed trails system for the City of Mustang.

Since the subject is considered excess land, the value is being calculated based on it's contribution or potential market value to the adjoining residential properties. The comparables on the sales comparison page show 3 properties. The contribution for the additional land was extracted in this manner: The difference in value between the comparables divided by the amount of additional land between the comparables.

	<u>Comp #1</u>	<u>Comp #2</u>	<u>Difference</u>
Sales price	\$17,500	\$20,000	\$2500
Lot size	10,019 sf	12632 sf	2613 sf
			\$ 0.96/sf

	<u>Comp #2</u>	<u>Comp #3</u>	<u>Difference</u>
Sales price	\$20,000	\$29,500	\$9500
Lot size	12632 sf	38,333 sf	25701 sf
			\$ 0.37/sf

	<u>Comp #1</u>	<u>Comp #3</u>	<u>Difference</u>
Sales price	\$17,500	\$29,500	\$12,000
Lot size	10,019 sf	38,333 sf	28314 sf
			\$ 0.42/sf

The range in value per square foot of additional land goes from \$0.37sf to \$0.96sf. The average was \$0.58/sf.

The subject has 37,354 sf X \$0.58/sf = \$21,665.

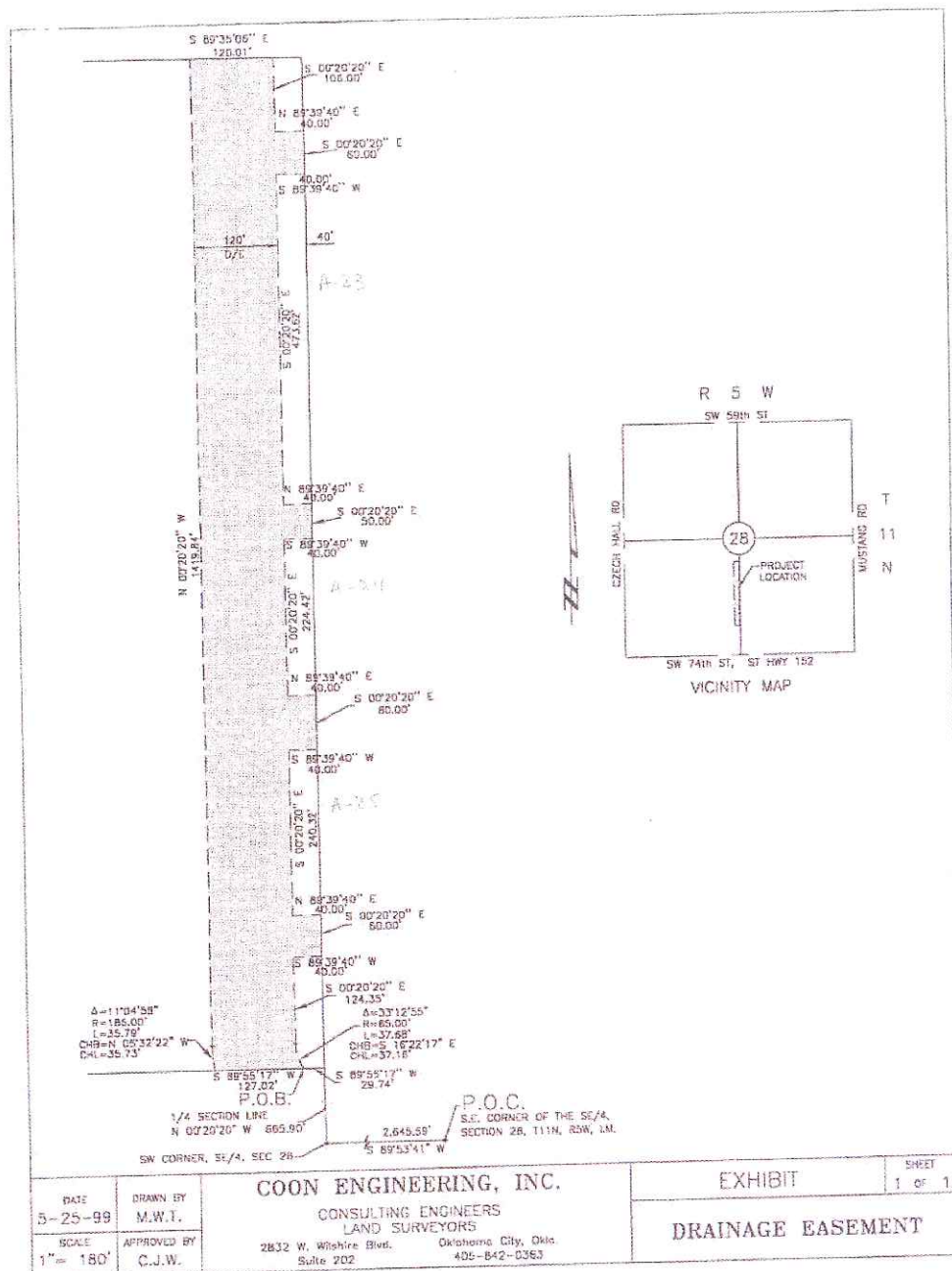
The market value for the subject property is \$21,665 based upon average value from the excess land formula.

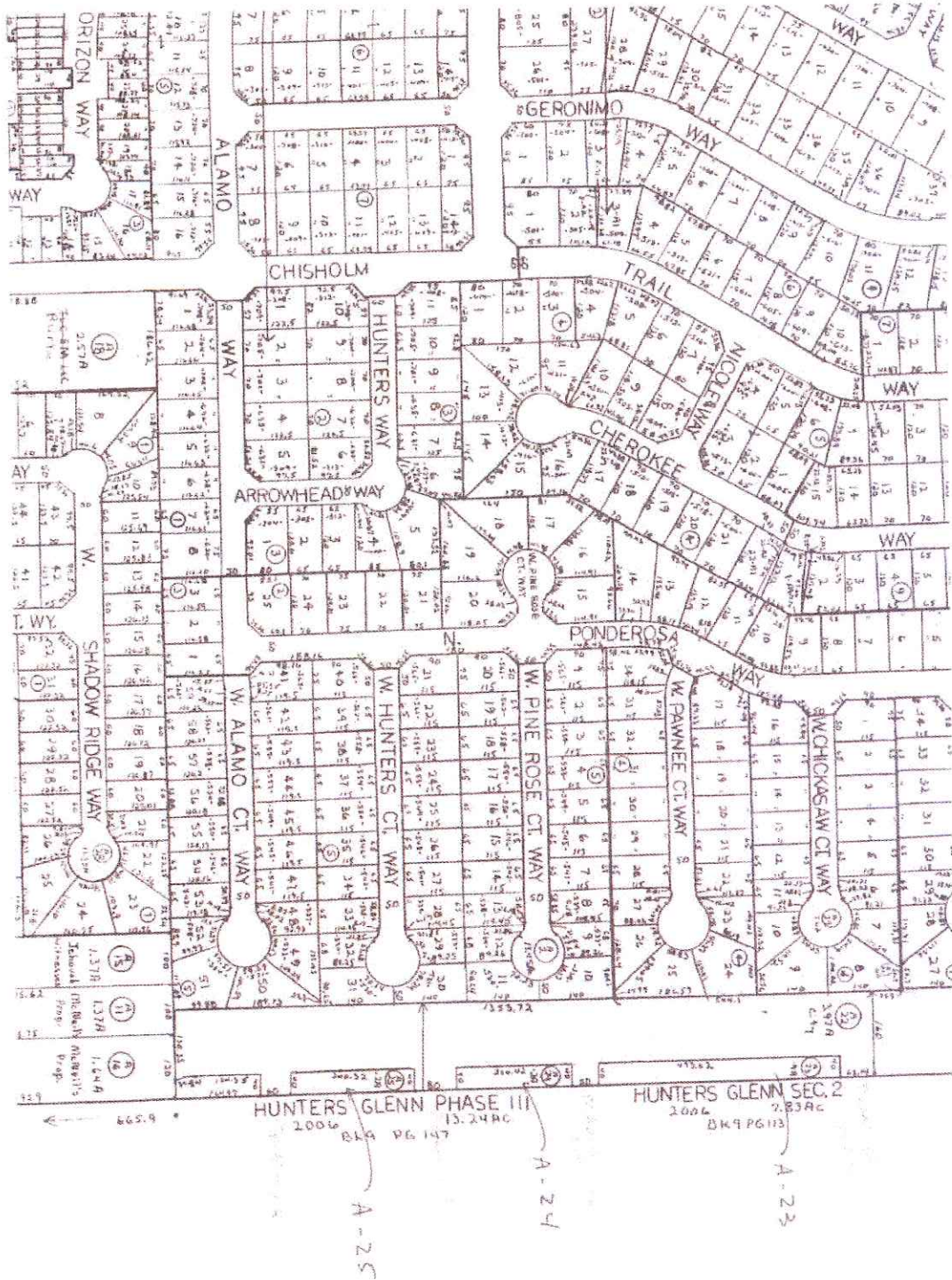
County records were searched for a similar type of sale of excess land or part of a platted lot with no success.

Location Map

Borrower/Client	n/a					
Property Address	landlocked tracts along drainage easement					
City	Mustang	County	Canadian	State	OK	Zip Code 73064
Client	Robert Krout					







QUIT CLAIM DEED CORPORATION

Doc#: R 2011 2738
 Sk&Pg: RB 3738 517
 Filed: 02-10-2011
 12:17:33 PM
 Canadian County, OK

LHG
 QC

KNOW ALL MEN BY THESE PRESENTS:

That BRANCHES SIX LIMITED PARTNERSHIP, party(IES) of the first part, in consideration of the sum of ten dollars, and other valuable considerations, to in hand paid, the receipt of which is hereby acknowledged, does hereby quitclaim, grant, bargain, sell and convey unto KATHY LAWSON CROUT TRUST, party(IES) of the second part, all its right, title, interest, estate, and every claim and demand, both at law and in equity, in and to all of the following described real property and premises situated in CANADIAN County, State of Oklahoma, to-wit:

A PART OF THE SW/4, SECTION 28, TOWNSHIP 11 N, RANGE 5W INDIAN MERIDIAN, DESCRIBED AS
 A#23, 24 & 25.

A#23 - BEGINNING SW/4 SW/4 SECTION 28, TOWNSHIP 11 N, RANGE 5W INDIAN MERIDIAN, THENCE 2,650.06' N, THENCE 2,652.15' E, THENCE 691.14' S TO POINT OF BEGINNING, THENCE W40', THENCE S473.62, THENCE E40', THENCE N473.62' TO POINT OF BEGINNING (.4AC)

A#24 - BEGINNING SW/4 SW/4 SECTION 28, TOWNSHIP 11 N, RANGE 5W INDIAN MERIDIAN, THENCE 2,650.06' N, THENCE 2,652.15' E, THENCE 1,214.76' S TO POINT OF BEGINNING, THENCE W40', THENCE S224.42', THENCE E40', THENCE N224.42' TO POINT OF BEGINNING (.2AC)

A#25 - BEGINNING SW/4 SW/4 SECTION 28, TOWNSHIP 11 N, RANGE 5W INDIAN MERIDIAN, THENCE 2,650.06' N, THENCE 2,652.15' E, THENCE 1,519.18' S, THENCE TO POINT OF BEGINNING, THENCE W40', THENCE S240.32', THENCE E40', THENCE N240.32' TO POINT OF BEGINNING (.2AC)

EXEMPT DOCUMENT STAMP TAX O.S. TITLE 68, ARTICLE 32, SECTION 3202, PARAGRAHP #4.

RETURN TO: Kathy Lawson Crout Trust
 P.O. Box 250
 Mustang, OK 73064

TAXES TO: Kathy Lawson Crout Trust
 P.O. Box 250
 Mustang, OK 73064



together with all the improvements thereon and the appurtenances thereunto belonging.

TO HAVE AND TO HOLD the above described premises unto the said parties of the second part, heirs and assigns forever.

Signed and delivered December 28, 2010.

BRANCHES SIX LIMITED PARTNERSHIP
 BY: BSIX CORP., AN OKLAHOMA CORPORATION
 GENERAL PARTNER

[Signature]
 BY: ROBERT L. CROUT, PRESIDENT

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF OKLAHOMA)
) SS:
 COUNTY OF CANADIAN)

Before me, a Notary Public in and for this state, on this 28th of DECEMBER, 2010, personally appeared ROBERT L. CROUT AS PRESIDENT OF BSIX CORPORATION, AN OKLAHOMA CORPORATION, GENERAL PARTNER OF BRANCHES SIX LIMITED PARTNERSHIP, to me known to be the identical person (s) who executed the within and foregoing instrument as its President, and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of such corporation for the uses and purposes therein set forth.



Commission Number: 03006450

Notary Public *[Signature]*

My Commission expires: 4/18/2011

Search

Page 1 of 1



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County Records, Inc.
Phone: 918-274-8788
Fax: 918-274-8995
Email: sales@pvplus.com

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Canadian County

Account Number 090101994

Account Number: 000101001

Owner Information			Section	28	Township/Range		11N-05W
CROUT, KATHY LAWSON TRUST PO BOX 250 MUSTANG, OK 73064			Subdivision	Mustang City Tracts			
			Block		Lot		
			School District	8			
			Land Units	0.8	Land Length X Width	0X0	
Values	Market	Assessed	Building Elements		Sales Info		
Land	231	28	Building Style	N/A	Date	12/28/2010	
Improvement	0	0	Stories	N/A	Price	0	
Total	231	28	Year Built	0	Deed Type	QCD	
Homestead			Main SF	0	Grantor	BRANCHES SIX LIMITED PTNERSHIP	
Taxable	28		Total Rooms	0			
School Levy	X -100.73		Bedrooms	0			
Estimated Taxes	2.82		Bathrooms	0			
Tax Year	2014						
Legal	T11N R05W S28 SW4 A#23, A#24 & A#25 PT SW4 A#23-BEG 2650.06'N 2652.15'E & 691.14'S OF SW/C, TH W40' S473.62' E40' N473.62' TPB (.4AC) A#24-BEG 2650.06'N 2652.15'E & 1214.76'S OF SW/C, TH W40' S224.42' E40' N224.42' TPB(.2AC) A#25-BEG 2650.06'N 2652.1						

**\$25 per month
per school district**

State of Oklahoma



John D. Doak, Insurance Commissioner

Oklahoma Real Estate Appraiser Board

This is to certify that:

Todd M. Flannery

has complied with the provisions of the Oklahoma Real Estate Appraisers Act to transact business as a **Certified Residential Real Estate Appraiser** in the State of Oklahoma.

In Witness Whereof, I have hereunto set my hand and caused the seal of my office to be affixed at the City of Oklahoma City, State of Oklahoma, this 5th day of June A.D. 2013.

John D. Doak, Insurance Commissioner
Chairperson, Oklahoma Real Estate Appraiser Board

Members, Oklahoma Real Estate Appraiser Board



Expires: **6/30/2016**

Oklahoma Appraiser Number: **12507CRA**

AGENDA

- A. CALL TO ORDER
- B. ROLL CALL
- C. NEW BUSINESS
- D. CONSENT AGENDA

These items are considered on the Consent Agenda so that members of the Improvement Authority by unanimous consent can designate routine agenda items to be approved by one motion. If any item proposed on the Consent Agenda does not meet with approval of all Trustees that item will be removed and heard in regular order.

- 1. Approval of **12/02/14** MIA Minutes
- *2. Claims List for **FY '15**
- 3. Approval of **Resolution No. 15-029** Making Changes in the Mustang Improvement Authority Fund Budget by Making a Supplemental Appropriation to Increase the 2014-2015 Fiscal Year Budget by \$7,895,000.
- *4. Acknowledgement of **Receipt of DEQ Permit** No. WL000009140970, to Construct Water Lines for IHOP Restaurant.
- *5. Acknowledgement of **Receipt of Change Order to DEQ Permit** No. SL000009140458, to Construct Sewer Line for Prairie Hills Estates Addition, Phase I.
- *6. Acknowledgement of **Receipt of DEQ Permit** No. SL000009140847, to Construct Sewer Line for Meadow Lane.

E. INFORMATION/REPORTS

- 1. Trustee Manager
- 2. Trustees

F. DISCUSSION ITEMS

None

G. ADJOURNMENT

*Items Considered Concurrently on the City Council Agenda.

**MUSTANG IMPROVEMENT AUTHORITY
DECEMBER 2, 2014**

The Mustang Improvement Authority met in regular session on Tuesday, December 2, 2014, at 7:00 p.m. in the Mustang Municipal Building Council. Notice of the meeting was posted on the Bulletin Board outside the Mustang Municipal Building on Friday, November 26, 2014, at 2:10 p.m. in compliance with the Open Meeting Law, 25 O.S., Section 301, et. seq.

A. CALL TO ORDER

Chairman Adams called the meeting to order at **8:20 p.m.**

B. ROLL CALL

Trustees Present: Taylor
Staples
Bowers
Jones
Hagan
Schweinberg
Adams

Trustees Absent: None

C. NEW BUSINESS

None.

D. CONSENT AGENDA

1. Approval of **11/18/14** MIA Minutes
- *2. Claims List for **FY '15**
- *3. Approval to Turn **Past Due Utility Accounts** over to the Collection Agency.
- *4. Approval of **Schedule of Meetings** for City Council, Boards and Commissions, and **Holidays** for the City of Mustang/MIA for the Year 2015.
- *5. Acknowledgement of **Receipt of DEQ Permit No.** WL000009140763 to Construct Fire Line for Link's Lawn Equipment.

MOTION was made by **Trustee Schweinberg**, seconded by **Trustee Hagan**, to approve Items D-1 thru D-5 of the Consent Agenda.

AYE: Taylor, Staples, Bowers, Jones, Hagan, Schweinberg, Adams
NAY: None

E. INFORMATION/REPORTS

1. Trustee Manager

None.

2. Trustees

None.

F. DISCUSSION ITEMS

1. **Discussion, Consideration and Possible Action regarding Resolution No. 15-027** of the Trustees of the Mustang Improvement Authority (the "Authority") Authorizing the Issuance of its Utility System and Sales Tax Revenue Note, Series 2014B (the "Note") in the Aggregate Principal Amount of \$7,895,000; Waiving Competitive Bidding and Authorizing the Note to be Sold on a Negotiated Basis; Approving and Authorizing the Execution of an Indenture Authorizing the Issuance and Securing the Payment of the Note; Providing that the Organizational Document Creating the Authority is Subject to the Provisions of the Indenture; Ratifying and Confirming a Lease Agreement, as Amended, by and between the City of Mustang, Oklahoma (the "City") and the Authority whereby the City Leases its Water and Sanitary Sewer Systems to the Authority; Ratifying and Confirming a Sales Tax Agreement by and between the City and the Authority Pertaining to the Year-to-Year Pledge of Certain Sales Tax Revenues; Establishing the Authority's Reasonable Expectations with Respect to the Issuance of Tax-Exempt Obligations in Calendar Year 2014, and Designating the Note as a Qualified Tax-Exempt Obligation; Authorizing and Directing the Execution of the Note and Other Documents Relating to the Transaction Including, but not by Way of Limitation, Professional Services Agreements; and Containing Other Provisions Relating Thereto.

MOTION was made by **Councilman Schweinberg**, seconded by **Councilwoman Staples**, to Approve **Resolution No. 15-027** of the Trustees of the Mustang Improvement Authority (the "Authority") Authorizing the Issuance of its Utility System and Sales Tax Revenue Note, Series 2014B (the "Note") in the Aggregate Principal Amount of \$7,895,000; Waiving Competitive Bidding and Authorizing the Note to be Sold on a Negotiated Basis; Approving and Authorizing the Execution of an Indenture Authorizing the Issuance and Securing the Payment of the Note; Providing that the Organizational Document Creating the Authority is Subject to the Provisions of the Indenture; Ratifying and Confirming a Lease Agreement, as Amended, by and between the City of Mustang, Oklahoma (the "City") and the Authority whereby the City Leases its Water and Sanitary Sewer Systems to the Authority; Ratifying and Confirming a Sales Tax Agreement by and between the City and the Authority Pertaining to the Year-to-Year Pledge of Certain Sales Tax Revenues; Establishing the Authority's Reasonable Expectations with Respect to the Issuance of Tax-Exempt Obligations in Calendar Year 2014, and Designating the Note as a Qualified Tax-Exempt Obligation; Authorizing and Directing the Execution of the Note and Other Documents Relating to the Transaction Including, but not by Way of Limitation, Professional Services Agreements; and Containing Other Provisions Relating Thereto.

AYE: Taylor, Staples, Bowers, Jones, Hagan, Schweinberg, Adams
NAY: None

MOTION carried 7:0.

G. ADJOURNMENT

MOTION was made by **Chairman Adams** and seconded by **Trustee Schweinberg** to adjourn.

AYE: Taylor, Staples, Bowers, Jones, Hagan, Schweinberg, Adams
NAY: None

Meeting was adjourned at **8:24 p.m.**

Jay Adams, Chairman

Attest:

Lisa Martin, Secretary

FUND: 68 - IMPROVEMENT AUTHORITY

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 68 GENERAL GOVERNMENT						
15-0529	01-B0024	BANCFIRST	2009 BOND PAYMENT	1/2015	201412090120	21,939.67
15-1124	01-B0024	BANCFIRST	2013 BOND PAYMENT	12/2014	201412110163	95,312.67
15-1125	01-B0024	BANCFIRST	2014 A BOND PAYMENT	12/2014	201412110164	183,646.55
15-1096	01-B0120	BOND FUND	4TH PENNY TRANSFER	12/2014	201412090125	25,010.01
15-0009	01-G0030	GENERAL FUND	OPERATING TRANSFER	12/2014	201412090114	230,000.00
15-1101	01-L0045	LIMITED PURPOSE FUND	3RD PENNY TRANSFER	12/2014	201412090138	91,403.92
15-1094	01-M0210	MUSTANG IMPROVEMENT	TRANSFER CIP FEE TO MIA	12/2014	201412090140	29,340.00
15-1031	01-P0045	PETTY CASH	PETTY CASH EXPENDITURES	12/2014	201412090151	6.27
15-1085	01-S0205	STREET IMPROVEMENT FUND	FRANCHISE FEES	12/2014	201412090115	13,000.00
DEPARTMENT TOTAL:						689,659.09
DEPARTMENT: 72 WATER						
15-1100	01-C0135	CITY OF OKC UTILITIES	WATER USAGE/PURCHASE	12/2014	201412090126	53,170.76
15-1072	01-O0055	OG&E COMPANY	ELECTRIC SERVICE	12/2014	201412090145	22,556.02
15-0395	01-S0057	SEVERN TRENT SERVICES INC	PUBLIC WORKS CONTRACT	12/2014	130174	90,274.90
DEPARTMENT TOTAL:						166,001.68
DEPARTMENT: 75 SEWER						
15-1030	01-C0010	CADD0 ELECTRIC CO-OP INC	ELECTRIC SERVICE	12/2014	201412090132	291.00
15-1131	01-C0117	CLEARWATER ENTERPRISE, LLC	GAS SERVICE	12/2014	201412110170	702.43
15-1072	01-O0055	OG&E COMPANY	ELECTRIC SERVICE	12/2014	201412090145	329.55
15-1099	01-O0055	OG&E COMPANY	ELECTRIC SERVICE	12/2014	201412090143	38.88
15-0395	01-S0057	SEVERN TRENT SERVICES INC	PUBLIC WORKS CONTRACT	12/2014	130174	50,779.63
DEPARTMENT TOTAL:						52,141.49
FUND TOTAL:						907,802.26

MUSTANG IMPROVEMENT AUTHORITY

AGENDA ITEM COMMENTARY

1. **ITEM NO.** D-3
2. **MEETING DATE:** December 16, 2014
3. **TITLE:**
Discussion, Consideration and Possible Action to Approve Resolution No. 15-029 for a Budget Supplemental in the Mustang Improvement Authority Fund for the Fiscal Year 2014-2015.
4. **COUNCIL ACTION:** Approve/Deny
5. **INITIATOR:** Janet Watts, Finance Director
6. **BACKGROUND:**
On December 2, 2014 the Trustees approved the incurrence of indebtedness by the Mustang Improvement Authority issuing its Utility System and Sales Tax Revenue Note, Series 2014B in the amount of \$7,895,000 for capital projects.

A supplemental appropriation to increase the MIA Fund in the amount of \$7,895,000 to be appropriated in fiscal year 2015.
7. **FINANCIAL IMPACT:** \$7,895,000
8. **STAFF COMMENTS:**
9. **STAFF SOURCE:** Janet Watts, Finance Director
10. **ORDINANCE /RESOLUTION NO. 15-029**

RESOLUTION 15-029

A RESOLUTION TO MAKE CHANGES IN THE MUSTANG IMPROVEMENT AUTHORITY FUND BUDGET BY MAKING A SUPPLEMENTAL APPROPRIATION TO INCREASE THE 2014-2015 FISCAL YEAR BUDGET BY \$7,895,000.

WHEREAS, the Trustees approved Resolution No. 15-027 approving the incurrence of indebtedness by the Mustang Improvement Authority issuing the Utility System and Sales Tax Revenue Note, Series 2014B;

WHEREAS, the Trustees desires to appropriate funds;

NOW THEREFORE, BE IT RESOLVED, by the Trustees that the following supplemental appropriation be made:

SUPPLEMENTAL APPROPRIATION

Revenues:	
Bond Proceeds (68-45115)	\$7,895,000
Expenditures:	
2014B Issuance Costs (68-568-5775)	\$ 253,112
2014B Capitalized Interest (68-568-5773)	634,800
2014B Street Project (68-568-5926)	4,500,000
2014B Water Project (68-572-5926)	1,507,088
2014B Sewer Project (68-575-5926)	<u>1,000,000</u>
Total	<u>\$7,895,000</u>

This is to certify that the above and foregoing Resolution was dully **ADOPTED** and **APPROVED** by the Trustees on this **16th** day of **December 2014**.

Chairman

ATTEST:

City Clerk