



Mustang Improvement Authority

**MUSTANG MUNICIPAL BUILDING
1501 N. MUSTANG ROAD
MUSTANG, OKLAHOMA 73064**

Mustang Improvement Authority

MUSTANG IMPROVEMENT AUTHORITY

Tuesday, February 3, 2026 – 7:00 PM

MUSTANG MUNICIPAL BUILDING

1501 N. MUSTANG ROAD

MUSTANG, OKLAHOMA 73064

A. CALL TO ORDER

B. ROLL CALL

C. NEW BUSINESS

----- Official action can be taken on items that appear on the agenda or are brought up as new business. In reviewing and responding to any agenda item, the Improvement Authority may, in whole or in part, adopt, approve, conditionally approve, ratify, deny, defer, amend, strike or continue any agenda item. When more information is needed to act on an item, Authority may refer the matter to the City Manager, to the Municipal Counselor, or to a board or commission for additional study. Items may be deferred or continued indefinitely or to a specific date or stricken from the agenda entirely. -----

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. In reviewing and responding to any agenda item, the Authority may, in whole or in part, adopt, approve, conditionally approve, ratify, deny, defer, amend, strike or continue any item.

D.1 Approval of 1/6/2026 MIA Minutes.

D.2 Approval to turn past due Utility Accounts over to Collection Agency.

D.3 Claims List for FY26

E. INFORMATION/REPORTS

E.1 Trustee Manager Report

E.2 Trustee Reports

F. DISCUSSION ITEMS

The following numbered items listed for consideration are included for discussion and action by the Mustang Improvement Authority. In reviewing and responding to any agenda item, the Improvement Authority may, in whole or in part, adopt, approve, conditionally approve, ratify, deny, defer, amend, strike or continue any item.

F.1 *Consideration of Contract Amendment with Wright Water

G. MATTERS FOR EXECUTIVE SESSION

H. ADJOURNMENT

Note:

***Items considered concurrently on the City Council Agenda.**



Agenda Item No: D.1

Mustang Improvement Authority Agenda Item Report

Meeting Date: February 3, 2026

Submitted by: Tammi Noblitt

Submitting Department: City Clerk

Item Type: Minutes

Agenda Section: CONSENT AGENDA

Subject Title:

Approval of 1/6/2026 MIA Minutes.

Recommendation:

Initiator:

Tammi Noblitt

Background:

Approval of January 6, 2026 MIA Minutes.

Financial Impact:

Staff Comments:

Attachments:

[1-6-2026 MIA Minutes.pdf](#)

**MUSTANG IMPROVEMENT AUTHORITY
JANUARY 6, 2026**

The Mustang Improvement Authority met in regular session on Tuesday, January 6, 2026, at 7:00 p.m. in the Mustang Municipal Building Council Chambers. Notice of the meeting was posted as required on Friday, January 2, 2026 at 9:15 a.m. in compliance with the Open Meeting Law, 25 O.S., Section 301, et. seq.

A. CALL TO ORDER

Chairman Ray called the meeting to order at **9:11 pm.**

B. ROLL CALL

Trustees Present:	Reddick
	Leete
	Wald
	Waugh
	Balliew
	Sholund
	Ray

Trustees Absent:	none
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C. NEW BUSINESS, DELETIONS OR CONTINUANCES TO THE AGENDA

None.

D. CONSENT AGENDA

- D.1 Approval of 12/2/2025 MIA Minutes.
- D.2 *Claims List for FY 2026.
- D.3 Approval to Turn Past Due Utility Accounts over to Collection Agency.

MOTION was made by **Vice Chairman Sholund**, seconded by **Trustee Balliew**, to Approve the Consent Agenda Items D.1 thru D.3

AYE: Reddick, Leete, Wald, Waugh, Balliew, Sholund, Ray
NAY: None

E. INFORMATION/REPORTS

- E.1 Trustee Manager Report

None.

E.2 Trustee Reports

None.

F. DISCUSSION ITEMS

None.

G. MATTERS FOR EXECUTIVE SESSION

None.

H. ADJOURNMENT

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

AYE: Reddick, Leete, Wald, Waugh, Balliew, Sholund, Ray

NAY: None

The meeting was adjourned at **9:12 p.m.**

Chairman, Michael Ray

Attest:

Tammi Noblitt, Secretary



Mustang Improvement Authority Agenda Item Report

Meeting Date: February 3, 2026

Submitted by: Shelley Norman

Submitting Department: Finance

Item Type: Approval

Agenda Section: CONSENT AGENDA

Subject Title:

Approval to turn past due Utility Accounts over to Collection Agency.

Recommendation:

Approve

Initiator:

Shelley Norman

Background:

The attached utility accounts are past due and need to be send to collections. Total balance is \$1,708.46 excluding collection agency fees.

Financial Impact:

\$1,708.46

Staff Comments:

Attachments:

[FEBRUARY COLLECTIONS.xlsx](#)

JANA FERRELL - COLLECTIONS
FEBRUARY 2026

ACCOUNT NUMBER	NAME	SERVICE ADDRESS	MAILING ADDRESS	BALANCE
10-0089-03-0	BARKER, MELISSA	629 W ELDER DR	629 W ELDER DR	\$154.16
START DATE: 4/13/2020		MUSTANG, OK 73064	MUSTANG, OK 73064	
FINAL DATE: 11/24/2025				
70-0268-00-0	CALM CONSTRUCTION	PO BOX 851075	PO BOX 851075	\$30.86
START DATE: 10/7/2025		YUKON, OK 73085	YUKON, OK 73085	
FINAL DATE: 12/8/2025				
09-0258-05-0	ELLIOTT, TRAVIS & SHAW, SAMANATHA	801 W PERRY DR	801 W PERRY DR	\$360.17
START DATE: 7/8/2021		MUSTANG, OK 73064	MUSTANG, OK 73064	
FINAL DATE: 12/3/2025				
23-0925-02-0	GREEN, KAYLA	606 W SHADOW RIDGE WAY	606 W SHADOW RIDGE WAY	\$203.71
START DATE: 3/19/2024		MUSTANG, OK 73064	MUSTANG, OK 73064	
FINAL DATE: 12/3/2025				
18-0759-01-0	HEWITT, GABRIEL & HENSHAW, JAIDEN	928 S BEAR LN	928 S BEAR LN	\$47.08
START DATE: 10/17/2025		MUSTANG, OK 73064	MUSTANG, OK 73064	
FINAL DATE: 12/3/2025				
08-0078-13-0	HOPPER, TARA	658 W HILLCREST DR	2113 SW 77TH ST	\$94.71
START DATE: 4/16/2025		MUSTANG, OK 73064	OKLAHOMA CITY, OK 73159	
FINAL DATE: 11/20/2025				
09-0115-08-0	LIN, JIN YUN	1008 S HIGHLAND DR	26 COLUMBIA AVE	\$46.30
START DATE: 8/7/2023		MUSTANG, OK 73064	BERGENFIELD, NJ 07621	
FINAL DATE: 12/1/2025				
01-0094-12-0	MCREE, DANIELLE	1507 W SH 157	7901 S COUNCIL RD #206	\$103.31
START DATE: 10/19/2021		MUSTANG, OK 73064	OKLAHOMA CITY, OK 73169	
FINAL DATE: 11/17/2025				
19-0305-16-0	O'CONNOR, NEYSA	1703 E LONGVIEW LN	1703 E LONGVIEW LN	\$125.65
START DATE: 11/20/2018		MUSTANG, OK 73064	MUSTANG, OK 73064	
FINAL DATE: 12/1/2025				
01-0297-07-0	OKLAHOMA'S TRANSMISSION MAN	536 W SH 152 STE 103	536 W SH 152 STE 103	\$157.89
START DATE: 5/15/2018		MUSTANG, OK 73064	MUSTANG, OK 73064	
FINAL DATE: 12/9/2025				
22-0205-03-0	SMITH, LOGAN & DEASON, JESSICA	804 E BARAJAS TERR	804 E BARAJAS TERR	\$175.36
START DATE: 7/18/2025		MUSTANG, OK 73064	MUSTANG, OK 73064	
FINAL DATE: 10/3/2025				
07-0063-07-0	TEDDY, CHRISTIAN	411 S SILVER DR	805 N REMINGTON WAY	\$93.60
START DATE: 3/15/2021		MUSTANG, OK 73064	MUSTANG, OK 73064	
FINAL DATE: 12/3/2025				
04-0012-14-0	YORK, SARA & BRANDON	607 N ROBIN WAY	708 N WHITETAIL WAY	\$115.66
START DATE: 7/24/2025		MUSTANG, OK 73064	MUSTANG, OK 73064	
FINAL DATE: 12/1/2025				
				\$0.00
START DATE:				
FINAL DATE:				
ACCOUNTS: 13				\$1,708.46



Mustang Improvement Authority Agenda Item Report

Meeting Date: February 3, 2026

Submitted by: Ashley Neely

Submitting Department: Finance

Item Type: Approval

Agenda Section: CONSENT AGENDA

Subject Title:

Claims List for FY26

Recommendation:

Approve.

Initiator:

Lea Willrath

Background:

Claims List for FY26

Financial Impact:

\$889,348.06

Staff Comments:

Attachments:

[MIA Claims List - FY26.pdf](#)

P.O. #	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 68		GENERAL GOVERNMENT				
26-0341	01-P0190	PAFFORD EMS OF OKLAHOMA INCAMBULANCE ASSESSMENT		1/2026	7298	6,031.50
26-0894	01-T1040	TYLER TECHNOLOGIES, INC. INSITE TRANSACTION FEES		12/2025	025-539185	13,108.05
DEPARTMENT TOTAL:						19,139.55
DEPARTMENT: 72		WATER				
26-0165	01-C0108	COWAN GROUP ENGINEERING, LLENGINEERING FEES		12/2025	10405	448.00
26-0165	01-C0108	COWAN GROUP ENGINEERING, LLENGINEERING FEES		1/2026	10486	672.00
26-0292	01-00072	OK CONTRACTORS SUPPLY, LLC PUBLIC WORKS SUPPLIES		1/2026	0387485-IN	1,498.00
DEPARTMENT TOTAL:						2,618.00
DEPARTMENT: 75		SEWER				
26-0166	01-C0108	COWAN GROUP ENGINEERING, LLENGINEERING FEES		12/2025	10407	8,000.00
26-0166	01-C0108	COWAN GROUP ENGINEERING, LLENGINEERING FEES		1/2026	10487	4,000.00
26-0170	01-C0117	CLEARWATER ENTERPRISES, LLCNATURAL GAS SERVICES		1/2026	20591-02512A	849.80
DEPARTMENT TOTAL:						12,849.80
FUND TOTAL:						34,607.35

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FUND: 70 - MIA RESERVE

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SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 70		ADMINISTRATION				
26-0910	01-R0162	RON WELCHER CONSTRUCTION	INREPAIRS - LIFT STATION #3	11/2025	25-139	16,500.00
26-1008	01-U0033	UNIVERSAL BLOWER PAC	D.E. BASIN BLOWER	12/2025	19175	4,202.94
DEPARTMENT TOTAL:						20,702.94
FUND TOTAL:						20,702.94

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 75		SEWER INFRASTRUCTURE				
26-0233	01-C0335	CROSSLAND HEAVY CONTRACTORS	SARPA BELT FILTER PRESS	12/2025	202601154940	124,953.65
DEPARTMENT TOTAL:						124,953.65
FUND TOTAL:						124,953.65

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 72		WATER INFRASTRUCTURE				
26-0217	01-C0108	COWAN	GROUP ENGINEERING, LLENGINEERING FEES	12/2025	10404	10,526.00
26-0217	01-C0108	COWAN	GROUP ENGINEERING, LLENGINEERING FEES	1/2026	10484	8,697.00
DEPARTMENT TOTAL:						19,223.00
DEPARTMENT: 75		SEWER INFRASTRUCTURE				
26-0215	01-C0108	COWAN	GROUP ENGINEERING, LLENGINEERING FEES	12/2025	10403	2,860.00
26-0215	01-C0108	COWAN	GROUP ENGINEERING, LLENGINEERING FEES	1/2026	10483	2,593.00
DEPARTMENT TOTAL:						5,453.00
FUND TOTAL:						24,676.00

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 68		GENERAL GOVERNMENT				
26-0065	01-B0024	BANCFIRST	2020A NOTE PAYMENT	2/2026	202601284954	92,284.00
26-0066	01-B0024	BANCFIRST	2020 NOTE PAYMENT	2/2026	202601284953	12,271.00
26-0067	01-B0024	BANCFIRST	2017 NOTE PAYMENT	2/2026	202601284952	86,167.25
26-0069	01-B0024	BANCFIRST	2016 NOTE PAYMENT	2/2026	202601284951	95,913.75
26-0072	01-B0024	BANCFIRST	2009 OWRB LOAN PAYMENT	2/2026	202601284950	21,518.97
26-0115	01-B0024	BANCFIRST	2009 OWRB NOTE - ADMIN	1/2026	202601284974	500.00
26-0162	01-C0006	COMPUTER SUPPLIES & SERVICE	UTILITY BILLING FORMS	1/2026	27264	3,019.38
26-0058	01-R0090	RISK MANAGEMENT FUND	WORKERS COMP FEES	2/2026	202601284964	10,000.00
DEPARTMENT TOTAL:						321,674.35
DEPARTMENT: 72		WATER				
26-1208	01-O0072	OK CONTRACTORS SUPPLY, LLC	PUBLIC WORKS SUPPLIES	1/2026	0387239-IN	1,330.00
26-0074	01-W0179	WRIGHT WATER CORPORATION	PUBLIC WORKS CONTRACTOR	1/2026	MUS-012026-01	131,379.58
DEPARTMENT TOTAL:						132,709.58
DEPARTMENT: 75		SEWER				
26-0074	01-W0179	WRIGHT WATER CORPORATION	PUBLIC WORKS CONTRACTOR	1/2026	MUS-012026-01	73,901.02
DEPARTMENT TOTAL:						73,901.02
DEPARTMENT: 78		SANITATION				
26-1189	01-C0341	CITY OF OKLAHOMA CITY	HOUSEHOLD HAZ WASTE	1/2026	191225	79.00
26-0305	01-00121	OKLAHOMA ENVIRONMENTAL MANA	MONTHLY SANITATION	1/2026	170104S	119,149.26
26-0306	01-00121	OKLAHOMA ENVIRONMENTAL MANA	INDUSTRIAL SANITATION	1/2026	170103	11,413.76
26-0307	01-00121	OKLAHOMA ENVIRONMENTAL MANA	RECYCLING	1/2026	170104R	6,406.04
26-0308	01-00121	OKLAHOMA ENVIRONMENTAL MANA	HAZARDOUS WASTE	1/2026	170102	298.56
DEPARTMENT TOTAL:						137,346.62
FUND TOTAL:						665,631.57

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FUND: 70 - MIA RESERVE

P U R C H A S E O R D E R C L A I M R E G I S T E R

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SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 70		ADMINISTRATION				
26-1019	01-E0088	EDWARDS EQUIPMENT, LLC	INSTALL VFD ON WELL 5	1/2026	3607	7,550.40
26-1112	01-E0088	EDWARDS EQUIPMENT, LLC	BREAKER & VFD INSTALL	1/2026	3608	5,598.45
26-0911	01-H0198	HACH	DO/PH METER	11/2025	14750753	5,627.70
DEPARTMENT TOTAL:						18,776.55
FUND TOTAL:						18,776.55



Mustang Improvement Authority Agenda Item Report

Meeting Date: February 3, 2026

Submitted by: Justin Battles

Submitting Department: Managerial Department

Item Type: Approval

Agenda Section: DISCUSSION ITEMS

Subject Title:

*Consideration of Contract Amendment with Wright Water

Recommendation:

Approval of Contract Amendment with Wright Water

Initiator:

Justin Battles

Background:

In working with OWRB and our bonding company to complete financing for the new AMI System, an amendment to our current agreement with Wright Water has been requested to align with specific IRS safe-harbor provisions for management agreements. The attached amendment is a verbiage-only request and has no financial impact on our current contract with Wright Water.

Financial Impact:

0

Staff Comments:

Staff recommends approval of the contract amendment.

Attachments:

[Wright Water Amendment - IRS Compliance.docx](#)

AMENDMENT
To the
AGREEMENT FOR OPERATION, MAINTENANCE, AND
MANAGEMENT SERVICES FOR WATER AND WASTEWATER
TREATMENT PLANTS, COLLECTION AND DISTRIBUTION SYSTEMS
AND METER READING

This Amendment to the Agreement for Operation, Maintenance, and Management Services for Water and Wastewater Treatment Plants, Collection, and Distribution Systems and Meter Reading (the “Amendment”) is made effective this _____ day of _____, 2026, as it amends that certain Agreement for Operation, Maintenance, and Management Services for Water and Wastewater Treatment Plants, Collection, and Distribution Systems and Meter Reading dated July 1, 2022 (collectively, with the Amendment, and as may be further supplemented and amended from time to time, the “Agreement”), all by and between The Mustang Improvement Authority (“Owner”) and Wright Water Corporation (“Wright Water”).

WITNESSETH:

NOW THEREFORE, in mutual consideration herein and subject to the terms and conditions herein stated, Owner and Wright Water amend the Agreement as follows:

1. Article XIII is added to the Agreement as follows:

9. QUALIFIED MANAGEMENT AGREEMENT SAFE HARBOR

The parties understand that all or a portion of the Facilities have been or will be financed by the proceeds of tax-exempt debt. Accordingly, this Agreement shall be interpreted in a manner that is in compliance with the safe harbors found in Rev. Proc. 2017-13 (the “Rev. Proc.”). In connection therewith, notwithstanding any other parts of this contract that might be interpreted to the contrary, the parties agree as follows (with the meaning of such representations interpreted consistent with the terms of the Rev. Proc.):

- 9.1 This Agreement shall not be interpreted as a lease.
- 9.2 Both parties represent and agree that the payments to Wright Water under this Agreement are reasonable compensation for the services to be rendered by Wright Water under this Agreement.
- 9.3 No element of Wright Water compensation paid hereunder shall take into account, or be contingent upon, either the Facilities’ net profits or both the Facilities’ revenues and expenses (other than any reimbursements of direct and actual expenses paid by Wright Water to unrelated third parties) for any fiscal period. Furthermore, Wright Water shall not be required to bear a share of the net losses from the operation of the Facilities.
- 9.4 The Owner or other qualified user shall bear the risk of loss upon damage or destruction of the Facilities to the extent required by the Rev. Proc. This provision is expressly NOT intended to relieve Wright Water or any other person or entity from any liability or obligation owed to the Owner or any other person or entity as a result of, or relating to,

AMENDMENT
To the
AGREEMENT FOR OPERATION, MAINTENANCE, AND
MANAGEMENT SERVICES FOR WATER AND WASTEWATER
TREATMENT PLANTS, COLLECTION AND DISTRIBUTION SYSTEMS
AND METER READING

damage or destruction of the Facilities to the extent not required by the Rev. Proc., but merely to intended meet the minimum requirements of the Rev. Proc. and shall not be interpreted more broadly. For example, without limitation, as provided in the Rev. Proc., a qualified user does not fail to meet this risk of loss requirement as a result of insuring against risk of loss through a third party or imposing upon the service provider a penalty for failure to operate the managed property in accordance with the standards set forth in this contract. Without limitation, Wright Water shall be liable to the Owner for any damage or destruction of the Facilities caused by, or arising out of, Wright Water's acts and/or omissions or breach of this agreement.

- 9.5 Wright Water shall not take any tax position that is inconsistent with being a service provider to the Owner with respect to the Facilities. For example, Wright Water agrees not to claim any depreciation or amortization deduction, investment tax credit, or deduction for the payment as rent with respect to Facilities.
- 9.6 The Owner must approve the annual budget for the Facilities, capital expenditures with respect to the Facilities, each disposition of property that is part of the Facilities, rates charged for the use of the Facilities, and the general nature and type of use of the Facilities.
- 9.7 The Owner will not allow this Agreement to be renewed for any period without consulting with bond counsel.
- 9.8 Not more than 20 percent of the voting power of the governing body of the City of Mustang or The Mustang Improvement Authority (collectively, together with their successors and assigns, the "Potential Qualified Users") shall be vested in the directors, officers, shareholders, partners, members and employees of Wright Water; the governing body of the Potential Qualified Users shall not include the chief executive officer of Wright Water or the chairperson (or equivalent executive) of Wright Water's governing body; and the chief executive officer of Wright Water shall not be the chief executive officer of any of the Potential Qualified Users or any of their related parties as defined in Treasury Regulation 1.150-1(b).

2. The Amendment together with all previous amendments and the Agreement constitute the entire agreement between the Parties and supersedes all prior oral and written understandings with respect to the subject matter set forth herein and shall be binding upon the parties hereto and their respective legal representatives, successors and assigns. All remaining terms and provisions of the Agreement are hereby ratified and confirmed and shall remain in full force and effect to the extent they do not conflict with this Amendment. In the event of any conflict between the provisions of this Amendment and the provisions of the Agreement, the provisions in this Amendment shall control. Neither this Amendment nor the Agreement may be modified except in writing signed by an authorized representative of the Parties.

AMENDMENT
To the
AGREEMENT FOR OPERATION, MAINTENANCE, AND
MANAGEMENT SERVICES FOR WATER AND WASTEWATER
TREATMENT PLANTS, COLLECTION AND DISTRIBUTION SYSTEMS
AND METER READING

IN WITNESS WHEREOF, the Parties hereto have entered into this Amendment as of the date first written above.

WRIGHT WATER CORPORATION

THE MUSTANG IMPROVEMENT
AUTHORITY

Authorized Signature

Authorized Signature

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____