

CHICKASHA MUNICIPAL AUTHORITY

AGENDA
LOCATION OF MEETING
CITY HALL COUNCIL CHAMBERS
117 NORTH FOURTH STREET
CHICKASHA, OKLAHOMA 73018

TIME OF MEETING
6:30 PM

DATE OF MEETING
MARCH 2, 2020

- 1. Call to Order / Roll Call.**
- 2. Consent Docket:**
 - a. Acceptance of the Minutes of the February 17, 2020 regular meeting.
 - b. Acceptance of Claims List.
- 3. Discussion/Approval of Items Removed from Consent Docket:**
- 4. Consideration and Discussion Items:**
 - a. Discussion, consideration and possible action to authorize the sale of surface rights only in and to a certain tract of real property described as the South 42 feet of Lot 4, Block 262 to Linda Peeples in the amount of \$200.00.
 - b. Discussion, consideration and possible action to award CMA-2001 Rock Island Train Depot south roof repair base bid plus alternate #2 to Heritage Hills Roofing & Construction
- 5. Motion for Adjournment.**



City of
CHICKASHA

Meeting Type: CMA Agenda 3-02-2020

Meeting Date: 3/2/2020

Department: City Clerk

Agenda Item No. 2.a.

AGENDA ITEM: Acceptance of the Minutes of the February 17, 2020 regular meeting.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

Accept the Minutes of the February 17, 2020 regular meeting.

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: NAME, TITLE	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: March 2, 2020	(From)		

V. ATTACHMENTS:

1. CMA Minutes 2-17-2020



*Office of the
City Clerk*

February 17, 2020

The **REGULAR** meeting of the **CHICKASHA MUNICIPAL AUTHORITY** was held in the Council Chambers in City Hall on the 17th day of February 2020, as specified by advance public notice with a properly prepared agenda stating the subject matter or matters to be discussed at said meeting. Chairman Mosley called the meeting to order at 6:54 p.m.

ITEM 1. **Call to Order / Roll Call**

CHAIRMAN AND TRUSTEES

PRESENT: Chris Mosley, Chairman
 Kimberly Loggins, Vice-Chairman
 Jim Hopkins
 Joseph Molder
 David Sikes
 Tom Rose

ABSENT: R. P. Ashanti-Alexander
 Oscar Nelson
 Zachary Grayson

STAFF

PRESENT: John Noblitt, City Manager
 Amanda Mullins, City Attorney
 Leasa Furr, Administrative Services Director
 Susan M. McDaniel, City Clerk
 Kathryn Rowell, Police Chief
 Brian Zalewski, Fire Chief
 Shae Mortimer, Marketing & Civic Engagement Manager
 Jim Cowan, EDC

ITEM 2. **Consent Docket: ITEM 2a – ITEM 2b**

ITEM 2a. **Acceptance of the minutes for the February 3, 2020 regular meeting.**

ITEM 2b. **Acceptance of Claims List.**

ITEM 3c. **Acceptance of Financials for January 2020.**

*Motion by Trustee Loggins, second by Trustee Sikes to approve Consent Docket: ITEM 2a – ITEM 2c.

Roll call vote:

Ayes:"	Hopkins, Loggins, Molder, Sikes, Rose and Mosley.
"Nays:"	None
"Abstain:"	None
Motion carried.	6-0

ITEM 3. **Discussion / Approval of Items Removed from Consent Docket:**

No action taken on Item 3.

ITEM 4. **Discussion and Consideration:**

ITEM 4 a. **Discussion, consideration and possible action to accept the drainage improvement project on Congo Creek at Henderson as complete, place maintenance bond into effect and authorize final payment in the amount of \$6,384.90 to H&H Plumbing and Utilities, Inc.**

*Motion by Trustee Hopkins, second by Trustee Loggins to accept project as complete, place maintenance bond into effect and approve payment of retainage in the amount \$6,384.90 to H&H Plumbing and Utilities, Inc.

Roll call vote:

Ayes:"	Hopkins, Loggins, Molder, Sikes, Rose and Mosley.
"Nays:"	None
"Abstain:"	None
Motion carried.	6-0

ITEM 5. **Motion to Adjourn.**

*Motion by Trustee Hopkins, second by Trustee Loggins to adjourn.

Meeting adjourned.

TIME: 6:56 P.M.

Chris Mosley, Chairman

Chickasha Municipal Authority Meeting 2-17-2020
6:56 P.M.

ATTEST:

Susan M. McDaniel, City Clerk

(SEAL)

Approved this 2nd day of March 2020.



City of
CHICKASHA

Meeting Type: CMA Agenda 3-02-2020

Meeting Date: 3/2/2020

Department: Finance

Agenda Item No. 2.b.

AGENDA ITEM: Acceptance of Claims List.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

Accept Claims List.

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: Leasa Furr, Administrative Services Director	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: March 2, 2020	(From)		

V. ATTACHMENTS:



City of
CHICKASHA

Meeting Type: CMA Agenda 3-02-2020

Meeting Date: 3/2/2020

Department: Administration

Agenda Item No. 4.a.

AGENDA ITEM: Discussion, consideration and possible action to authorize the sale of surface rights only in and to a certain tract of real property described as the South 42 feet of Lot 4, Block 262 to Linda Peeples in the amount of \$200.00.

I. BACKGROUND/DESCRIPTION:

- The property described as the South 42 feet of Lot 4, Block 262 is a vacant lot owned by the Chickasha Municipal Authority.
- Linda Peeples has requested to purchase the described property for personal use.
- The described property abuts Ms. Peeples' currently owned property.

II. RECOMMENDED ACTION:

Authorize the sale of surface rights only in and to a certain tract of real property described as the South 42 feet of Lot 4, Block 262 to Linda Peeples in the amount of \$200.00 and authorize Chairman to execute necessary documents for sale.

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: John Noblitt, City Mgr	Fund	Account	Amount
	(To) 31- 31-5500-001		200.00
	FUND	ACCOUNT	AMOUNT
Meeting Date: March 2, 2020	(From)		

V. ATTACHMENTS:

1. Peeples Property Sale Request
2. Property Info -Aerial Photo
3. Quit Claim Deed

February 6-2020

To the City of Chickasha John Hoblitt City Manager & Gene Winscott:

This letter is to followup on the request I submitted to the City of Chickasha on 11-9-2018. The details are attached. I confirmed with Susan Jones (City Clerk) 11-10-2018 that she did receive my request.

On February 3-2020 I called Susan Jones for update because I haven't received any notification from the City of Chickasha about my request. She informed me that my request was transferred to Gene Winscott Community Development. On February 3-20-20 I spoke with Katie in Community Development about my request, she didn't know anything about it and she would have

Gene Winscott to call me. Gene Winscott didn't call me. However, I saw him at the store February 4-2020 and I mention my request to him. He told me he wasn't aware of my request and to resubmit it to him and he will get back with me.

Thank you.
Linda Peoples

If any questions please call me 405. 224. 2368 Home
OR 405. 222-8149 Cell



11-9-18

To the City of Chickasha John Noblitt - City manager

I'm interesting in purchasing the property at
1314 S. 1st Street Chickasha, OKla. (542' of

Lot 4 Bk 262 Chickasha Old Town Site)

Owned by the City of Chickasha. I have been

mowing this property for at least 20 yrs.

Which is next to my Property (South)

1310 S. 1st Street Chickasha, OKla. I'm offering to pay
\$200.00 (Two hundred Dollars a mo) for the property

This will be for my personal use.

Thank you.

Leonda Peoples Attention

Jusar Jones City Clerk

If any questions Please call me 405-224-2368 Home
OR 405-228-8149 Cell

Drop Box

11-9-18

GRADY COUNTY ASSESSOR

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PERSONAL INFORMATION

CHICKASHA MUNICIPAL AUTHORITY
ATTN: CITY MANAGER'S OFFICE
117 N. 4TH STREET

CHICKASHA OK 73018

Land Market Value
Land Assessed Value
Improvements Market Value
Improvements Assessed Value
Misc. Market Value
Misc. Assessed Value
Mobile Home Market Value
Mobile Home Assessed Value

PHOTOS

GROSS ASSESSED VALUE *(What is this?)*

\$0.00
\$0.00
\$0.00
\$0.00
\$0.00
\$0.00
\$0.00
\$0.00

REAL PROPERTY INFORMATION

Parcel C001-00-262-004-0-000-00
Add/Sec/Twn/Rge C001 00 262 004
Acres/Ag Acres/Use 0.00/0 Exempt
Property 1314 S 1ST
Location CHICKASHA
Book & Page 3605 124
DocStamps \$0.00

Total Market Value \$0.00
Total Assessed Value \$0.00
Total Exemption \$0.00
Net Assessed Value \$0.00
School District 9001 Chick City
Voting District

LEGAL DESCRIPTION

34-07-07-27450 S 42' LOT 4 BLK 262 CHICKASHA-OT

PROVIDED BY: .
Bari Firestone
Grady County Assessor

326 Choctaw
Chickasha, OK 73018
(405) 224-4361

DATA LAST UPDATED:
01-22-2020
12:57:25

[Print-Friendly Page](#)



QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That

That on the ____ day of _____, 2020, **Chickasha Municipal Authority**, a Public Trust Authority, as "Grantor" in consideration of the sum of TEN DOLLARS (\$10.00), and other valuable consideration, in hand paid, the receipt of which is hereby acknowledged, does hereby Quitclaim, Grant, Bargain, Sell and Convey to **Linda Peeples**, of 1310 South 1st Street, Chickasha, Oklahoma 73018, "Grantee", the following real property situated in Grady County, Oklahoma, described as follows, to wit:

SURFACE RIGHTS ONLY IN AND TO a tract of land described as the South Forty-two (42) feet of Lot 4, in Block 262 in the City of Chickasha, Grady County, Oklahoma

together with all the improvements thereon and appurtenances thereunto belonging.

TO HAVE AND TO HOLD said described premises unto the Grantee, and Grantees' heirs, successors and assigns forever.

EXECUTED and delivered this _____ day of _____, 2020.

CHICKASHA MUNICIPAL AUTHORITY

Chris Mosley, Chairman of Board of Trustees

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) ss.
COUNTY OF GRADY)

Before me, the undersigned Notary Public in and for said County and State, on this _____ day of _____, 2020, personally appeared Lori Dickens Campbell, a married person dealing with her inherited separate property, known to me to be the identical person who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last above written.

(SEAL)

Notary Public



City of
CHICKASHA

Meeting Type: CMA Agenda 3-02-2020

Meeting Date: 3/2/2020

Department: Public Works

Agenda Item No. 4.b.

AGENDA ITEM: Discussion, consideration and possible action to award CMA-2001 Rock Island Train Depot south roof repair base bid plus alternate #2 to Heritage Hills Roofing & Construction

I. BACKGROUND/DESCRIPTION:

- On January 6th, 2020 the Chickasha Municipal Authority authorized Public Works to solicit bids the the repair of the Rock Island Train Depot South Roof.
- Two Alternate bids were requested for staff consideration.
- On January 12th and 19th publication of the bid was published and 2 vendors responded, Bordwine Development and Heritage Hills Roofing & Construction.
- The bib tabulation is attached to this agenda item.

II. RECOMMENDED ACTION:

Award the Base Bid plus Alternate #2 to Heritage Hills Roofing & Construction in the amount of \$20,000.00.

III. FISCAL INFORMATION - Projects / 31-538-6400-010

IV. FUND INFORMATION:

Dept. Director: NAME, TITLE David Buchanan, Public Works Director	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: March 2, 2020	(From) Projects 31-538-6400-010		\$20,000.00

V. ATTACHMENTS:

1. Bid Tab Rock Island Train Depot South Roof Repair CMA-2001

BID TABULATION

Company Name: Chickasha Municipal Authority
 Project Name: Rock Island Train Depot South Roof Repair
 Location: City of Chickasha
 Architect: N/A
 Bid Date: 2/3/2020

Project No.: CMA-2001

BID QUANTITIES					Heritage Hills Roofing & Construction		Bordwine Development	
Ref #	Bid Item #	Item Description	Qty.	UNIT	UNIT AMOUNT	BID	UNIT AMOUNT	BID
Main Hall								
1	A	Remove existing clay tiles on the high slope of the Southwest corner of the building, approximately 750 square feet, working down from the ridge to where the actual leak is located	1	LS	\$1,500.00	\$1,500.00	\$1,800.00	\$1,800.00
2	B	Identify and replace any deteriorated roof decking, framing or exterior cornice materials, including any flashing on walls or vents.	1	LS	\$2,000.00	\$2,000.00	\$2,400.00	\$2,400.00
3	C	Identify and replace any broken tiles	1	LS	\$1,500.00	\$1,500.00	\$2,300.00	\$2,300.00
4	D	Install new high temp. .040" ice and water shield underlayment where the tiles have been removed in order to seal the leak.	1	LS	\$2,000.00	\$2,000.00	\$1,800.00	\$1,800.00
5	E	Re-install existing clay tiles as per manufacturer's specifications	1	LS	\$3,000.00	\$3,000.00	\$2,350.00	\$2,350.00
6	F	Re-install existing ridge cap tiles and set in mortar	1	LS	\$1,600.00	\$1,600.00	\$1,850.00	\$1,850.00
Kitchen Area								
7	G	Remove existing clay tiles on the high slope of the West side of the building, approximately 360 square feet, working down from the ridge to where the actual leak is located.	1	LS	\$1,000.00	\$1,000.00	\$1,945.00	\$1,945.00
8	H	Identify and replace any broken tiles	1	LS	\$1,000.00	\$1,000.00	\$1,200.00	\$1,200.00
9	I	Identify and replace any deteriorated roof decking, framing, roof vents or exterior cornice materials, including any flashing on walls or vents.	1	LS	\$500.00	\$500.00	\$1,350.00	\$1,350.00
10	J	Install new high temp. .040" ice and water shield underlayment where the tiles have been removed in order to seal the leak.	1	LS	\$1,000.00	\$1,000.00	\$975.00	\$975.00
11	K	Re-install existing clay tiles as per manufacturer's specifications	1	LS	\$2,000.00	\$2,000.00	\$1,250.00	\$1,250.00
12	L	Re-install existing ridge cap tiles and set in mortar	1	LS	\$1,400.00	\$1,400.00	\$800.00	\$800.00
TOTAL BASE BID					\$18,500.00		\$20,020.00	
13	ALT 1 A	Remove existing fascia board and trim approximately 620 feet.	1	LS	\$4,500.00	\$4,500.00	\$2,000.00	\$2,000.00
19	ALT 1 B	Identify and replace any deteriorated or broken soffit board or material (Must match existing material)	1	LS	\$2,500.00	\$2,500.00	\$3,000.00	\$3,000.00
14	ALT 1 C	Identify and replace any deteriorated structure under fascia board or soffit.	1	LS	\$3,500.00	\$3,500.00	\$2,000.00	\$2,000.00
15	ALT 1 D	Identify and replace any deteriorated or broken crown molding under the soffit material. (Must match existing molding)	1	LS	\$15,900.00	\$15,900.00	\$3,000.00	\$3,000.00
16	ALT 1 E	Install new fascia board and trim. (Must match existing material)	1	LS	\$11,100.00	\$11,100.00	\$3,500.00	\$3,500.00
17	ALT 1 F	Paint all new fascia board, soffit, crown molding and trim. (Must match existing color)	1	LS	\$6,300.00	\$6,300.00	\$2,000.00	\$2,000.00
TOTAL ALTERNATE BID #1					\$43,800.00		\$15,500.00	
18	ALT 2 A	Reseal bay window roof on East side of the building approximately 120 square feet.	1	LS	\$750.00	\$750.00	\$2,500.00	\$2,500.00
19	ALT 2 B	Identify and replace any deteriorated roof decking, liners, framing, exterior cornice materials to include metal trim.	1	LS	\$750.00	\$750.00	\$2,950.00	\$2,950.00
TOTAL ALTERNATE BID #2					\$1,500.00		\$5,450.00	
TOTAL BASE BID + All ALTERNATES					\$63,800.00		\$40,970.00	