

**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**  
**MAY 5, 2025**

All items on this agenda, including but not limited to any agenda item concerning the adoption of any ordinance, resolution, contract, agreement, or any other item of business, are subject to amendment, including additions and/or deletions. This rule will apply to every individual agenda item without exception, and without providing this same amendment language with respect to each individual agenda item. Such amendments should be rationally related to the topic of the agenda item, or the governing body will be advised to continue the item.

The governing body may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item. When more information is needed to act on an item, the governing body may refer the matter to its City/Trust Manager, staff, attorney or to the recommending board, commission or committee.

1. **Call to Order / Roll Call.**
2. **Consent Docket:**
  - a. Accept the Minutes of the April 21, 2025, regular meeting.
  - b. Acceptance of the Claims List.
3. **Discussion/Approval of Items Removed from Consent Docket:**
4. **Consideration and Discussion Items:**
  - a. Discussion, consideration, and possible action to surplus the property located at 225 George Avenue and accept the offer of \$4000 to convey

said property by quit claim deed to Robert Lerma without any warranties.

- b. **Discussion, consideration, and possible action to accept a quote in the amount of \$22,642.00 from Edwards Equipment LLC for repairs to the Sentry Lift Station.**
- c. Discussion, consideration, and possible action to accept the quote for \$23,007.00 from Edwards Equipment for repairs to the 23rd and Iowa Lift Station.

**5. Motion for Adjournment.**

# CHICKASHA

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**Meeting Type: CMA Agenda 5-5-2025**

**Meeting Date: 5/5/2025**

**Department: City Clerk**

**Agenda Item No. 2.a.**

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**AGENDA ITEM: Accept the Minutes of the April 21, 2025, regular meeting.**

**I. BACKGROUND/DESCRIPTION:**

**II. RECOMMENDED ACTION:**

**III. FISCAL INFORMATION -**

**IV. FUND INFORMATION:**

**Dept. Director:**

| Fund   | Account | Amount |
|--------|---------|--------|
| (To)   |         |        |
| FUND   | ACCOUNT | AMOUNT |
| (From) |         |        |

**Meeting Date:**  
May 5, 2025

**V. ATTACHMENTS:**

1. CMA 4-21-2025

**April 21, 2025**

The **REGULAR** meeting of the **CHICKASHA MUNICIPAL AUTHORITY** was held in the council chambers in city hall on the 21st day of April 2025 as specified by advance public notice with a properly prepared agenda stating the subject matter or matters to be discussed at said meeting. Chairman Grayson called the meeting to order at 6:55 p.m.

**ITEM 1.**

**Call to Order / Roll Call:**

**CHAIRMAN AND TRUSTEES**

**PRESENT:**

Zachary Grayson, Chairman  
Georgianne Hebblethwaite, Vice Chairman  
Lisa Hatchett  
Kim Irving  
Kea Ginn  
John P. Smith  
Erica Alexander  
Charlie Burruss  
Clark Southard

**ABSENT:**

None.

**STAFF**

**PRESENT:**

Jim Crosby, City Manager  
Amanda Mullins, City Attorney  
Susan M. McDaniel, City Clerk  
Tony Samaniego, Fire Chief  
Chief Music, Police Dept.  
Darren Martin, Chief Building Inspector & Airport Manager  
Omar Fierro, Public Works Director  
Spencer Winzenried, Parks & Rec Director  
Edward Perez, Emergency Management Director  
Elaine Jensen, Finance Director  
Tracey Austin, HR Director  
Shae Mortimer, Marketing and Civic Engagement Manager

**ITEM 2.**

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

**ITEM 2a.**

**Acceptance of the Minutes of April 7, 2025, regular meeting.**

**ITEM 2b.**

**Acceptance of the Claims List.**

**ITEM 2c.**

**Acceptance of the Financials for March 2025.**

**ITEM 2d.                    Accept and ratify Resolution 2025-07R amending the FY24/25 Budget.**

\*Council Member Southard asked that Item 2a be pulled and considered separately.

\*Motion by Trustee Alexander, second by Trustee Burruss to approve Items 2b – 2d.

Roll call vote:

Ayes:”                    Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander, Burruss, Southard, and Grayson.

“Nays:”                None

“Abstain:”            None

Motion carried.       9-0

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

**ITEM 2a.                    Acceptance of the Minutes of April 7, 2025, regular meeting.**

\*Motion by Trustee Hatchett, second by Trustee Hebblethwaite to approve Item 2a.

Roll call vote:

Ayes:”                    Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander, Burruss, and Grayson.

“Nays:”                None

“Abstain:”            Southard

Motion carried.       8-0-1

**ITEM 4.                    Motion to Adjourn.**

\*Motion by Trustee Alexander, second by Trustee Hebblethwaite to adjourn.

Meeting adjourned.

**TIME: 6:57 PM**

Approved this 5th day of May 2025.

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Zachary Grayson, Chairman

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Susan M. McDaniel, CMC – City Clerk

Chickasha Municipal Authority Meeting 4-21-2025  
TIME 6:55 P.M.

(ATTEST)

# CHICKASHA

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**Meeting Type: CMA Agenda 5-5-2025**

**Meeting Date: 5/5/2025**

**Department: Finance**

**Agenda Item No. 2.b.**

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**AGENDA ITEM: Acceptance of the Claims List.**

**I. BACKGROUND/DESCRIPTION:**

**II. RECOMMENDED ACTION:**

Accept Claims List.

**III. FISCAL INFORMATION -**

**IV. FUND INFORMATION:**

**Dept. Director:**

| Fund   | Account | Amount |
|--------|---------|--------|
| (To)   |         |        |
| FUND   | ACCOUNT | AMOUNT |
| (From) |         |        |

**Meeting Date:**  
May 5, 2025

**V. ATTACHMENTS:**

# CHICKASHA

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**Meeting Type: CMA Agenda 5-5-2025**

**Meeting Date: 5/5/2025**

**Department: Community Development**

**Agenda Item No. 4.a.**

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**AGENDA ITEM: Discussion, consideration, and possible action to surplus the property located at 225 George Avenue and accept the offer of \$4000 to convey said property by quit claim deed to Robert Lerma without any warranties.**

**I. BACKGROUND/DESCRIPTION:**

Robert Lerma wishes to purchase the property at 1704 S 1st parcel # C560-00-001-003-0-000-00 34-07-07-11300 ALL LOT 3 BLOCK 1 ROCK ISLAND ADDN for \$4,000

**II. RECOMMENDED ACTION:**

Reccomend approval

**III. FISCAL INFORMATION -**

**IV. FUND INFORMATION:**

**Dept. Director:**

Rachel Bernish

**Meeting Date:**

May 5th, 2025

| Fund   | Account | Amount |
|--------|---------|--------|
| (To)   |         |        |
| FUND   | ACCOUNT | AMOUNT |
| (From) |         |        |

**V. ATTACHMENTS:**

- 20250418091651664

## OKLAHOMA REAL ESTATE COMMISSION

This is a legally binding Contract; if not understood, seek advice from an attorney.

## VACANT LOT OR TRACT

**CONTRACT DOCUMENTS.** The Contract is defined as this document with the following attachment(s):  
(check as applicable)

☐ Conventional Loan  
☐ FHA Loan  
☐ VA Loan

☐ Single Family Mandatory Homeowners' Association  
☐ Condominium Association  
☐ Townhouse Association  
☐ Supplement  
☐ Sale of Buyer's Property - Presently Under Contract  
☐ Sale of Buyer's Property - Not Under Contract

**PARTIES.** THE CONTRACT is entered into between:  
 Chickasha Municipal Authority

"Seller"

and Robert Lerma

"Buyer"

The Parties' signatures at the end of the Contract, which includes any attachments or documents incorporated by reference, with delivery to their respective Brokers, if applicable, will create a valid and binding Contract, which sets forth their complete understanding of the terms of the Contract. This agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, successors and permitted assigns. The Contract shall be executed by original signatures of the Parties or by signatures as reflected on separate identical Contract counterparts (carbon, photo, fax or other electronic copy). The Parties agree that as to all aspects of this transaction involving documents an electronic signature shall have the same force and effect as an original signature pursuant to the provisions of the Uniform Electronic Transactions Act, 12A, Oklahoma Statutes, Section 15-101 et seq. **All prior verbal or written negotiations, representations and agreements are superseded by the Contract and may only be modified or assigned by a further written agreement of Buyer and Seller.**

The Parties agree that all notices and documents provided for in this contract shall be delivered to the Parties or their respective Brokers, if applicable. Seller agrees to sell and convey by General Warranty Deed, and Buyer agrees to accept the deed and buy the Property described herein, on the following terms and conditions:

The Property shall consist of the following described real estate located in Grady County, Oklahoma.

**1. LEGAL DESCRIPTION.** 34-07-07-11300 ALL LOT 3 BLOCK 1 ROCK ISLAND ADDN

1407 1st Street

Property Address

Chickasha

City

OK 73018

Zip

**MINERAL RIGHTS.**  
(Check One)

☒ together with all of the Seller's right, title, interest and estate, if any, in and to the oil, gas, and other minerals in, under and that may be produced from the Land which have not been previously reserved or conveyed of record. Unless otherwise provided in the Special Provisions paragraph of this Contract, the Seller may not own any mineral rights as described above and makes no representations regarding and specifically disclaims any and all warranties of any nature involving the minerals described above, whether express, implied, or arising by operation of law, including, but not limited to, representations or warranties as to Seller's ownership of any such mineral rights.

☐ less and except; all oil, gas and other minerals related to the extraction of oil and gas and the following specific mineral interests \_\_\_\_\_, in and under the Land: all other unspecified minerals in and under the land will transfer with the surface rights.

**2. PURCHASE PRICE, EARNEST MONEY, AND SOURCE OF FUNDS.** This is a CASH TRANSACTION unless a Financing Supplement is attached. The Purchase Price is \$ 4,000.00 payable by Buyer as follows: Within three (3) days of the execution of the Contract, Buyer must deliver \$ \_\_\_\_\_ as Earnest Money, which shall be deposited in the trust account of \_\_\_\_\_, or if left blank, the Seller's Broker's trust account, as partial payment of the purchase price and/or closing costs. Buyer shall pay the balance of the purchase price and Buyer's Closing costs at Closing. If Buyer fails to deliver the earnest money within the time required, Seller may terminate this contract or exercise Seller's remedies under Paragraph 16, or both, by providing notice to Buyer before Buyer delivers the earnest money. If the last day to deliver the earnest money falls on a Saturday, Sunday, or legal

Buyer's Initials RL Seller's Initials \_\_\_\_\_ Initials are for acknowledgment purposes only

**OKLAHOMA REAL ESTATE COMMISSION***This is a legally binding Contract; if not understood, seek advice from an attorney.***ACKNOWLEDGMENT AND CONFIRMATION OF DISCLOSURES**

It is hereby confirmed that prior to entering into Contract, the following items (as applicable) have been disclosed and/or delivered:

Buyer acknowledges and confirms that the Broker providing brokerage services to the Buyer has described and disclosed their duties and responsibilities to the Buyer prior to the Buyer signing this Contract.

- ☐ (Applicable for in-house transactions only) Buyer acknowledges and confirms that the broker is providing brokerage services to both Parties to the transaction prior to the Parties signing this Contract.

Buyer acknowledges receipt of Residential Property Condition Disclosure or Disclaimer Form (as applicable to residential real property improved with not less than one nor more than two dwelling units) pursuant to Title 60 O.S., Section 831-839:

- ☐ Buyer has received a Residential Property Condition Disclosure Statement Form (completed and signed by the Seller) and dated within 180 days of receipt.
- ☐ Buyer has received a Residential Property Condition Disclaimer Statement Form (completed and signed by the Seller) and dated within 180 days of receipt.
- ☒ This transaction is exempt from disclosure requirements pursuant to Title 60, O.S., Section 838.
- ☐ Disclosure not required under the Residential Property Condition Disclosure Act.

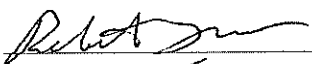
Buyer acknowledges receipt of Lead-Based Paint/Hazards Disclosures with Appropriate Acknowledgment (if property constructed before 1978)

- ☐ Buyer has signed the "Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards" form, which has been signed and dated by Seller and applicable Licensee(s), and has also received a copy of the Lead-Based Paint Pamphlet titled "Protect Your Family From Lead in Your Home."
- ☐ Property was constructed in 1978 or thereafter and is exempt from this disclosure.
- ☒ The subject of this transaction is not a residential dwelling and does not require a disclosure on Lead-Based Paint/Hazards.

Buyer acknowledges and confirms the above and further, Buyer acknowledges receipt of Estimate of Costs associated with this transaction and acknowledges that a Contract Guide has been made available to the Buyer in print, or at [www.orec.ok.gov](http://www.orec.ok.gov).

Buyer Name (Printed): Robert Lerma

Buyer Name (Printed): \_\_\_\_\_

Buyer Signature: 

Buyer Signature: \_\_\_\_\_

Dated: 3-14-25

Dated: \_\_\_\_\_

Seller acknowledges and confirms that the Broker providing brokerage services to the Seller has described and disclosed their duties and responsibilities to the Seller prior to the Seller signing this Contract.

- ☐ (Applicable for in-house transactions only) Seller acknowledges and confirms that the broker is providing brokerage services to both Parties to the transaction prior to the Parties signing this Contract.

Seller further acknowledges receipt of Estimate of Costs associated with this transaction and that a Contract Guide has been made available to the Seller in print, or at [www.orec.ok.gov](http://www.orec.ok.gov).

Seller Name (Printed): \_\_\_\_\_

Seller Name (Printed): \_\_\_\_\_

Seller Signature: \_\_\_\_\_

Seller Signature: \_\_\_\_\_

Dated: \_\_\_\_\_

Dated: \_\_\_\_\_

holiday, the time to deliver the earnest money is extended until the end of the next day that is not a Saturday, Sunday, or legal holiday.

**3. CLOSING, FUNDING AND POSSESSION.** The Closing process includes execution of documents, delivery of deed, and receipt of funds by Seller and shall be completed on or before 5/15/2025, ("Closing Date") or such later date as may be necessary in the Title Evidence Paragraph of the Contract. Possession shall be transferred upon conclusion of Closing process unless otherwise provided below:

In addition to costs and expenses otherwise required to be paid in accordance with terms of the Contract, Buyer shall pay Buyer's Closing fee, Buyer's recording fees, and all other expenses required from Buyer. Seller shall pay documentary stamps required, Seller's Closing fee, Seller's recording fees, if any, and all other expenses required from Seller. Funds required from Buyer and Seller at Closing shall be either cash, cashier's check or wire transfer.

**4. ACCESSORIES, EQUIPMENT AND SYSTEMS.** The following items, if existing on the Property, unless otherwise excluded, shall remain with the Property at no additional cost to Buyer:

- Key(s) to the property
- Fences (includes sub-surface electric & components)
- Mailboxes/Flag poles
- Propane tank(s) if owned
- Sprinkler systems & control(s)
- Exterior landscaping and lighting
- Entry gate control(s)
- Water meter, sewer/trash membership, if owned
- All remote controls, if applicable

**A. Additional Inclusions.** The following items shall also remain with the Property at no additional cost to Buyer:

**B. Exclusions.** The following items shall not remain with the Property:

**5. TIME PERIODS SPECIFIED IN CONTRACT.** Time periods for Investigations, Inspections and Reviews and Financing Supplement shall commence on \_\_\_\_\_ (Time Reference Date), regardless of the date the Contract is signed by Buyer and Seller. The day after the Time Reference Date shall be counted as day one (1). If left blank, the Time Reference Date shall be the third day after the last date of signatures of the Parties.

**6. INVESTIGATIONS, INSPECTIONS AND REVIEWS.**

**A.** Buyer shall have \_\_\_\_\_ days (10 days if left blank) after the Time Reference Date to complete any investigations, inspections, and reviews. Seller shall have water, gas and electricity turned on (if currently in use) and serving the Property for Buyer's inspections, and through the date possession is made available to Buyer. If required by ordinance, Seller shall deliver to Buyer within five (5) days after the Time Reference Date any written notices affecting the Property.

**B.** Buyer, together with persons deemed qualified by Buyer and at Buyer's expense, shall have the right to enter upon the Property to conduct any and all investigations, inspections, and reviews of the Property. Buyer's right to enter upon the Property shall extend to Oklahoma-licensed Home Inspectors and licensed architects for purposes of performing a home inspection. Buyer's right to enter upon the Property shall also extend to registered professional engineers, professional craftsman and/or other individuals retained by Buyer to perform a limited or specialized investigation, inspection or review of the Property pursuant to a license or registration from the appropriate State licensing board, commission or department. Finally, Buyer's right to enter upon the Property shall extend to any other person representing Buyer to conduct an investigation, inspection and/or review which is lawful but otherwise unregulated or unlicensed under Oklahoma Law. Buyer's investigations, inspections, and reviews may include, but not be limited to, the following:

1. Flood, Storm Run off Water, Storm Sewer Backup or Water History.
2. Psychologically Impacted Property and Megan's Law.
3. Environmental Risks. including, but not limited to soil, air, water, hydrocarbon, chemical, carbon, asbestos, mold, radon gas, lead-based paint.
4. Use of Property. Property use restrictions, building restrictions, easements, restrictive covenants, zoning ordinances and regulations, mandatory Homeowner Associations, dues and special assessments.
5. Square Footage/Acreage. Buyer shall not rely on any quoted square footage/acreage and shall have the right to measure or survey the Property.

Buyer's Initials \_\_\_\_\_ Seller's Initials RL \_\_\_\_\_ Initials are for acknowledgment purposes only

6. \_\_\_\_\_

C. If, in the sole opinion of the Buyer, result of investigations, inspections or reviews are unsatisfactory, the Buyer may cancel the Contract by delivering written notice of cancellation to Seller, in care of Seller's Broker, if applicable, and receive refund of earnest money.

**D. EXPIRATION OF BUYER'S RIGHT TO CANCEL CONTRACT:**

1. Failure of Buyer to perform any investigations, inspections and reviews or to cancel the contract within the time periods in INVESTIGATIONS, INSPECTIONS and REVIEWS Provision shall constitute acceptance of the Property regardless of its condition.
2. After expiration of the time periods in INVESTIGATIONS, INSPECTIONS and REVIEWS Provision, any square footage/acreage calculation of the Property, including but not limited to appraisal or survey, indicating more or less than quoted, shall not relieve the Buyer of the obligation to close this transaction.

**7. DELIVERY OF PROPERTY INSPECTION REPORTS AND TEST RESULTS.** Upon receipt by Buyer, in care of Buyer's Broker, if applicable, Buyer, or Buyer's Broker, if applicable, shall deliver to Seller, in care of the Seller's Broker, if applicable, a copy of any and all written inspection reports obtained by the Buyer pertaining to all portions of the Property which are subject to Buyer's right of inspections.

**8. COST OF INSPECTIONS/REINSPECTIONS.** The cost of any and all inspections and reinspections shall be paid by the Buyer, unless prohibited by mortgage lender.

**9. RISK OF LOSS.** Until transfer of Title or transfer of possession, risk of loss to the Property, ordinary wear and tear excepted, shall be upon Seller; after transfer of Title or transfer of possession, risk of loss shall be upon Buyer.

**10. ACCEPTANCE OF PROPERTY.** Buyer, upon accepting Title or transfer of possession of the Property, shall be deemed to have accepted the Property in its then condition. No warranties, expressed or implied, by Sellers, Brokers and/or their associated licensees, with reference to the condition of the Property, shall be deemed to survive the Closing.

**11. TITLE EVIDENCE.**

**A. BUYER'S EXPENSE.** Buyer, at Buyer's expense, shall obtain:  
(check one)

☐ Commitment for Issuance of a Title Insurance Policy based on an Attorney's Title Opinion which is rendered for Title Insurance purposes for the Owner's and Lender's Title Insurance Policy.

OR

☐ Attorney's Title Opinion which is not rendered for Title Insurance purposes

**B. SELLER'S EXPENSE.** Seller, at Seller's expense, within thirty (30) days prior to Closing Date, agrees to make available to Buyer the following (collectively referred to as "the Title Evidence"):

1. A complete and current surface-rights only Abstract of Title, certified by an Oklahoma-licensed and bonded abstract company,

OR

A copy of Seller's existing owner's title insurance policy issued by a title insurer licensed in the State of Oklahoma together with a supplemental and current surface-rights-only abstract certified by an Oklahoma-licensed and bonded abstract company;

2. A current Uniform Commercial Code Search.

**C. LAND OR BOUNDARY SURVEY OR REPORT.** Seller agrees that Buyer, at Buyer's expense, may have a licensed surveyor enter upon the Property to perform:  
(Check One)

- ☐ A Land or Boundary (Pin Stake) Survey, or
- ☐ A Mortgage Inspection Report that shall then be considered as part of the Title Evidence.
- ☐ Seller shall furnish Seller's existing survey of the Property to Buyer and the Title Company, along with Seller's affidavit acceptable to the Title Company for approval of the survey. The existing Survey (check one): ☐ will ☐ will not be re-certified to a date subsequent to the Time Reference Date of this Contract at the expense of (check one): ☐ Buyer ☐ Seller. If the existing survey is not approved by the Title Company or Buyer's Lender, a new survey will be obtained at the expense of (check one): ☐ Buyer ☐ Seller no later

Buyer's Initials \_\_\_\_\_ Seller's Initials RL \_\_\_\_\_ Initials are for acknowledgment purposes only

than \_\_\_\_\_ days (three (3) days if left blank) prior to the Closing Date.

☒ Survey Not Required

☐ Other \_\_\_\_\_

#### D. BUYER TO EXAMINE TITLE EVIDENCE.

1. Buyer shall have ten (10) days after receipt to examine the Title Evidence and to deliver Buyer's objections to Title to Seller, or Seller's Broker, if applicable. In the event the Title Evidence is not made available to Buyer, in care of Buyer's Broker, if applicable, within ten (10) days prior to Closing Date, said Closing Date shall be extended to allow Buyer the ten (10) days from receipt to examine the Title Evidence.
2. Buyer agrees to accept title subject to: (i) utility easements serving the property, (ii) building and use restrictions of record, (iii) set back and building lines, (iv) zoning regulations, and (v) reserved and severed mineral rights, which shall not be considered objections for requirements of Title.

#### E. SELLER TO CORRECT ISSUES WITH TITLE (IF APPLICABLE), POSSIBLE CLOSING DELAY.

Upon receipt by Seller, or in care of Seller's Broker, if applicable, of any title requirements reflected in an Attorney's Title Opinion or Title Insurance Commitment, based upon the standard of marketable title set out in the Title Examination Standards of the Oklahoma Bar Association, the Parties agree to the following:

1. At Seller's option and expense, Seller may cure title requirements identified by Buyer; and.
2. Delay Closing Date for \_\_\_\_\_ days [thirty (30) days if blank], or a longer period as may be agreed upon in writing, to allow Seller to cure Buyer's title requirements. In the event Seller cures Buyer's objection prior to the delayed Closing Date, Buyer and Seller agree to close within five (5) days of notice of the cure. In the event that title requirements are not cured within the time specified in this Paragraph, the Buyer may cancel the Contract and receive a refund of earnest money

F. Upon Closing, any existing Abstract(s) of Title, owned by Seller, shall become the property of Buyer.

#### 12. TAXES, ASSESSMENTS AND PRORATIONS.

- A. General ad valorem taxes for the current calendar year shall be prorated through the date of closing, if certified. However, if the amount of the taxes has not been fixed, the proration shall be based upon the rate of levy for the previous calendar year and the most current assessed value available at the time of Closing.
- B. The following items shall be paid by Seller at Closing: (i) Documentary Stamps; (ii) all utility bills, actual or estimated; (iii) all taxes other than general ad valorem taxes which are or may become a lien against the Property; (iv) labor, materials, or other expenses related to the Property, incurred prior to Closing which is or may become a lien against the Property.
- C. At Closing all leases, if any, shall be assigned to Buyer and security deposits, if any, shall be transferred to Buyer. Prepaid rent and lease payments shall be prorated through the date of Closing.
- D. If applicable, membership and meters in utility districts to include, but not limited to, water, sewer, ambulance, fire, garbage, shall be transferred at no cost to Buyer at Closing.
- E. Matters pertaining to commercial leases or agricultural leases or production, if applicable, shall be addressed in an attached addendum.
- F. If the property is subject to a mandatory Homeowner's Association, dues and assessments, if any, based on most recent assessment, shall be prorated through the date of Closing.
- G. All governmental and municipal special assessments against the property (matured or not matured), not to include Homeowner's Association special assessments, whether or not payable in installments, shall be paid in full by Seller at Closing.

#### 13. ADDITIONAL PROVISIONS

Buyer understands that he is purchasing the property AS-IS without title insurance or survey.

14. **MEDIATION.** Any dispute arising with respect to the Contract, shall first be submitted to a dispute resolution mediation system servicing the area in which the Property is located. Any settlement agreement shall be binding. In the event an agreement is not reached, the Parties may pursue legal remedies as provided by the Contract.

Buyer's Initials \_\_\_\_\_ Seller's Initials RL \_\_\_\_\_ Initials are for acknowledgment purposes only

**15. CHOICE OF LAW AND FORUM.** This Contract shall be governed by and construed in accordance with the laws of the State of Oklahoma, without giving effect to any choice of law or conflict of law rules or principles that would cause the application of the laws of any jurisdiction other than the State of Oklahoma. The Parties agree that any legal action brought for any disputes, claims, and causes of action arising out of or related to this Contract shall be decided in a Oklahoma State Court in the County in which the Property is located or a Federal Court having jurisdiction over the County in which the Property is located.

**16. BREACH AND FAILURE TO CLOSE.** Seller or Buyer shall be in Breach of Contract if either fails to comply with any material covenant, agreement, or obligations within the time limits required by the Contract. **TIME IS OF THE ESSENCE IN THIS CONTRACT.** Following a breach by either Seller or Buyer of the Contract, and after an unsuccessful mediation, as set out in MEDIATION Provision, the other Party shall have the following remedies:

**A. UPON BREACH BY SELLER.** If the Buyer performs all of the obligations of Buyer, and if, within five (5) days after the date specified for Closing under Paragraph 3 of the Contract, Seller fails to convey the Title or fails to perform any other obligations of the Seller under this Contract, then Buyer shall be entitled to either cancel and terminate this Contract, return the abstract to Seller and receive a refund of the earnest money, or pursue any other remedy available at law or in equity, including specific performance.

**B. UPON BREACH BY BUYER.** If at any time prior to closing the Buyer's Earnest Money should fail for lack of delivery or lack of collection pursuant to Paragraph 2, then Seller may, at Seller's option, elect to do one of the following: (i) cancel and terminate this Contract upon delivery of notice of termination to Buyer, (ii) pursue any other remedy available at law or in equity, or (iii) enter into a written agreement between Buyer and Seller modifying the terms of Paragraph 2 to cure the lack of delivery or lack of collection of the Earnest Money. If, after the Seller has performed Seller's obligation under this Contract, and Buyer fails to provide funding, or fails to perform any other obligations of the Buyer under this Contract, then the Seller may, at Seller's option, cancel and terminate this Contract and retain all sums paid by the Buyer, but not to exceed 5% of the purchase price, as liquidated damages, or pursue any other remedy available at law or in equity, including specific performance.

**17. INCURRED EXPENSES AND RELEASE OF EARNEST MONEY.**

**A. INCURRED EXPENSES.** Buyer and Seller agree that any expenses, incurred on their behalf, shall be paid by the Party incurring the expenses and shall not be paid from earnest money.

**B. RELEASE OF EARNEST MONEY.** In the event a dispute arises prior to the release of earnest money held in escrow, the escrow holder shall retain said earnest money until one of the following occur:

1. A written release is executed by Buyer and Seller agreeing to its disbursement;
2. Agreement of disbursement is reached through Mediation;
3. Interpleader or legal action is filed, at which time the earnest money shall be deposited with the Court Clerk; or
4. The passage of thirty (30) days from the date of final termination of the Contract has occurred and options 1), 2) or 3) above have not been exercised; Broker escrow holder, at Broker's discretion, may disburse earnest money. The disbursement may be made only after fifteen (15) days written notice to Buyer and Seller at their last known address stating the escrow holder's proposed disbursement.
5. In the event Earnest Money is held in escrow at a title company, the Earnest Money may only be released pursuant to paragraph 17 (B) (1), (2), or (3).

**18. DELIVERY OF ACCEPTED OFFER OR COUNTEROFFER.** The Buyer and Seller authorize their respective Brokers, if applicable, to receive delivery of an accepted offer or counteroffer, and any related addenda or documents.

**19. NON-FOREIGN SELLER.** Seller represents that at the time of acceptance of this contract and at the time of Closing, Seller is not a "foreign person" as it is defined in the Foreign Investments in Real Property Tax Act of 1980 (26 USC Section 1445(f) et. Sec) ("FIRPTA"). If either the sales price of the property exceeds \$300,000.00 or the buyer does not intend to use the property as a primary residence then, at the Closing, and as a condition thereto, Seller shall furnish to Buyer an affidavit, in a form and substance acceptable to Buyer, signed under penalty of perjury containing Seller's United States Social Security and/or taxpayer identification numbers and a declaration to the effect that Seller is not a foreign person within the meaning of Section "FIRPTA."

**20. BUYER AFFIDAVIT COMPLIANCE.** Buyer represents that at the time of submission of this purchase offer and at the time of Closing, Buyer is either (a) a U.S. Citizen, Native American, or non-citizen / alien who is or shall become a bona fide resident of the State of Oklahoma, or (b) a business entity or trust in compliance with 60 O.S. § 121—122. Buyer further represents that Buyer is eligible to execute the required Affidavit of Land or Mineral Ownership provided by the Attorney General of the State of Oklahoma as required by 60 O.S. § 121.

**21. TERMINATION OF OFFER.** The above Offer shall automatically terminate on 5/23/2025 at 5 ☐ a.m. / ☒ p.m. (check one), unless withdrawn prior to acceptance or termination.

Buyer's Initials \_\_\_\_\_ Seller's Initials RL \_\_\_\_\_ Initials are for acknowledgment purposes only

**22. EXECUTION BY PARTIES.**

**AGREED TO BY BUYER:**

Robert Lerma

Buyer's Printed Name

3-14-25  
Date

[Signature]  
Buyer's Signature

Buyer's Printed Name

Date

Buyer's Signature

Buyer's Printed Name

Date

Buyer's Signature

Buyer's Printed Name

Date

Buyer's Signature

**AGREED TO BY SELLER:**

Seller's Printed Name

Date

Seller's Signature

Seller's Printed Name

Date

Seller's Signature

Seller's Printed Name

Date

Seller's Signature

Seller's Printed Name

Date

Seller's Signature

**OFFER REJECTED AND SELLER IS NOT MAKING A COUNTEROFFER** \_\_\_\_\_, 20\_\_\_\_

Seller's Signature

Seller's Signature

**ASSOCIATE INFORMATION**

**BUYER'S BROKER/ASSOCIATE:**

Jessica Robberson

200926

Name and OREC Associate License Number

RE/MAX Exclusive

OREC Company Name

208978

OREC Company License Number

2400 Main St Ste 3

Choctaw

OK

73020

Company Address

405-876-6167

Company Phone Number

robbersonhometeam@gmail.com

Associate Email

405-919-4150

Associate Phone Number

**SELLER'S BROKER/ASSOCIATE:**

Name and OREC Associate License Number

OREC Company Name

OREC Company License Number

Company Address

Company Phone Number

Associate Email

Associate Phone Number

Buyer's Initials \_\_\_\_\_ Seller's Initials RL \_\_\_\_\_ Initials are for acknowledgment purposes only

Return To:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**INDIVIDUAL  
QUIT CLAIM DEED**  
(OKLAHOMA STATUTORY FORM)

Doc Stamps: **Exempt : 3202-11**

Tax ID#:

KNOW ALL MEN BY THESE PRESENTS:

That **Chickasha Municipal Authority**, party(ies) of the first part, in consideration of the sum of TEN & NO/100-----Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby quitclaim, grant, bargain, sell and convey unto **Robert Lerma** (the "Grantee"), the following described real property and premises situated in **Grady** County, State of **Oklahoma**, to wit:

**All of Lot Three (3), in Block one (1), Rock Island Addition, Grady County, Oklahoma**

Property Address: \_\_\_\_\_, \_\_\_\_\_

Together with all and singular the hereditaments and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the above described premises unto the said party(ies) of the second part, and to the heirs, successors and assigns forever.

Signed and delivered this April \_\_\_\_, 2025.

\_\_\_\_\_: Printed Name      \_\_\_\_\_: Title

ACKNOWLEDGMENT - OKLAHOMA FORM

STATE OF **OKLAHOMA**      }  
                                              } **ss.**  
COUNTY OF                            }

This instrument was acknowledged before me on April \_\_\_\_, 2025 by \_\_\_\_\_, Acting as the \_\_\_\_\_ of the **Chickasha Municipal Authority**.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

**Exhibit to Deed****AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: INDIVIDUAL**STATE OF Oklahoma )

) ss.

COUNTY OF Oklahoma )

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Robert Lerma  
 (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states as of the date of this Affidavit:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I have personal knowledge of the statements made herein.
3. I am:

☐ a citizen of the United States; or

☐ not a citizen of the United States, but an alien who is or shall become a bona fide resident of the State of Oklahoma.

4. I acquired title to the real property identified in the Deed to which this Affidavit is attached (the "Property").
5. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:

No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.

6. I acknowledge and understand that section 121 generally prohibits an alien or person who is not a citizen of the United States from acquiring title to or owning land in the State of Oklahoma. I further acknowledge and understand that section 121 does not prohibit an alien who is or who shall become a bona fide resident of the State of Oklahoma from acquiring title to or owning land in the State of Oklahoma.
7. I acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.
8. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

\_\_\_\_\_  
AFFIANT\_\_\_\_\_  
Date

The foregoing instrument was subscribed and sworn to before me this \_\_\_\_ day of April \_\_\_\_\_, 2025, by Robert Lerma

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

My Commission Number: \_\_\_\_\_

923 W Minnesota Ave, Chickasha, OK 73018-3252, Grady County

APN: C560-00-001-003-0-000-00 CLIP: 3779168017

City of Chickasha said they have the wrong address tied to the 1407 Tax idea. We will get it confirmed by council to make sure its the correct address and that it is fixed.

|                   |                    |                   |                   |                  |
|-------------------|--------------------|-------------------|-------------------|------------------|
| Beds<br>N/A       | Full Baths<br>N/A  | Half Baths<br>N/A | Sale Price<br>N/A | Sale Date<br>N/A |
| Bldg Sq Ft<br>N/A | Lot Sq Ft<br>7,600 | Yr Built<br>N/A   | Type<br>SFR       |                  |

06/07/24  
12:14 AM WIB  
dotloop verified

#### OWNER INFORMATION

|                     |                               |                          |               |
|---------------------|-------------------------------|--------------------------|---------------|
| Owner Name          | Chickasha Municipal Authority | Tax Billing City & State | Chickasha, OK |
| Owner Name 2        |                               | Tax Billing Zip          | 73018         |
| Do Not Mail         |                               | Tax Billing Zip+4        | 2686          |
| Tax Billing Address | 117 N 4th St                  | Owner Occupied           | No            |

#### COMMUNITY INSIGHTS

|                                                                       |           |                             |           |
|-----------------------------------------------------------------------|-----------|-----------------------------|-----------|
| Median Home Value                                                     | \$100,827 | School District             | CHICKASHA |
| Median Home Value Rating                                              | 1 / 10    | Family Friendly Score       | 20 / 100  |
| Total Crime Risk Score (for the neighborhood, relative to the nation) | 10 / 100  | Walkable Score              | 62 / 100  |
| Total Incidents (1 yr)                                                | 210       | Q1 Home Price Forecast      | \$103,090 |
| Standardized Test Rank                                                | 21 / 100  | Last 2 Yr Home Appreciation | 13%       |

#### LOCATION INFORMATION

|                      |                |                                         |    |
|----------------------|----------------|-----------------------------------------|----|
| School District Name | Chickasha City | Zoning                                  |    |
| Subdivision          | Rock Island    | Waterfront Influence                    |    |
| Township             | Chickasha City | Location Influence                      |    |
| Census Tract         | 10.00          | Topography                              |    |
| Carrier Route        |                | Within 250 Feet of Multiple Flood Zones | No |
| Traffic              |                |                                         |    |

#### TAX INFORMATION

|                   |                                                   |                    |      |
|-------------------|---------------------------------------------------|--------------------|------|
| Tax ID            | C560-00-001-003-0-000-00                          | Tax Area           | 9001 |
| Alt APN           | C56000100300000000                                | Tax Appraisal Area |      |
| Block #           | 1                                                 | % Improved         |      |
| Lot #             | 3                                                 | Exemption(s)       |      |
| Legal Description | 34-07-07-11300 ALL LOT 3 BLOCK 1 ROCK ISLAND ADDN |                    |      |

#### ASSESSMENT & TAX

|                           |           |             |            |
|---------------------------|-----------|-------------|------------|
| Assessment Year           | 2023      | 2022        | 2021       |
| Assessed Value - Total    | \$535     |             |            |
| Assessed Value - Land     | \$535     |             |            |
| Assessed Value - Improved |           |             |            |
| YOY Assessed Change (\$)  |           |             |            |
| YOY Assessed Change (%)   |           |             |            |
| Market Value - Total      | \$4,864   |             |            |
| Market Value - Land       | \$4,864   |             |            |
| Market Value - Improved   |           |             |            |
| Exempt Building Value     |           |             |            |
| Exempt Land Value         |           |             |            |
| Exempt Total Value        |           |             |            |
| Tax Year                  | Total Tax | Change (\$) | Change (%) |
| 2023                      | \$56      |             |            |

#### CHARACTERISTICS

|                      |        |               |  |
|----------------------|--------|---------------|--|
| Land Use - Universal | SFR    | Basement Type |  |
| Land Use - County    |        | Foundation    |  |
| Lot Area             | 7,600  | Exterior      |  |
| Lot Acres            | 0.1745 | Roof Type     |  |
| Lot Frontage         |        | Roof Material |  |
| Lot Depth            |        | Roof Shape    |  |
| # of Buildings       |        | Garage Type   |  |

Building Sq Ft  
Gross Area  
Ground Floor Area  
Above Gnd Sq Ft  
Style  
Bldg Class  
Building Type  
Stories  
Total Rooms  
Bedrooms  
Full Baths  
Half Baths  
Total Baths  
Interior Wall  
Heat Type  
Cooling Type  
Fireplace  
Fireplaces  
Floor Cover

Garage Sq Ft  
Parking Type  
No. Parking Spaces  
Carport Area  
Pool  
Porch  
Porch Type  
Porch 1 Area  
Patio Type  
Patio/Deck 1 Area  
Patio/Deck 2 Area  
Year Built  
Effective Year Built  
Construction  
Condition  
Quality  
Water  
Sewer  
Utilities

RL

#### SELL SCORE

Rating Moderate  
Sell Score 594

Value As Of 2024-06-02 04:41:26

#### ESTIMATED VALUE

Estimated Value \$112,500  
Estimated Value Range \$78,800 - \$146,300  
Value As Of 05/28/2024

Confidence Score 12  
Forecast Standard Deviation 30

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

#### LISTING INFORMATION

MLS Listing Number  
MLS Status  
MLS Area  
MLS D.O.M  
MLS Status Change Date  
MLS Current List Price  
MLS Orig. List Price

MLS Pending Date  
MLS Sale Date  
MLS Sale Price  
Listing Agent Name  
Listing Broker Name  
Selling Agent Name  
Selling Broker Name

MLS Listing #  
MLS Status  
MLS Listing Date  
MLS Listing Price  
MLS Orig Listing Price  
MLS Close Date  
MLS Close Price  
MLS Expiration Date  
MLS Withdrawn Date

#### LAST MARKET SALE & SALES HISTORY

Settle Date  
Recording Date  
Sale Price  
Owner Name Chickasha Municipal Authority  
Owner Name 2  
Seller Owner Record  
Document Number 2093-319

Deed Type  
Price Per Square Feet  
Cash Down  
MLS Listing #  
MLS Sale Date  
MLS Sale Price

Deed (Reg)

Sale/Settlement Date 12/13/2023  
Recording Date 02/14/2024  
Sale Price  
Nominal Y  
Buyer Name Chickasha Municipal Authority

04/19/2004

Y

Chickasha Municipal Auth

Grady Co Commissioners

|                 |                  |                           |              |
|-----------------|------------------|---------------------------|--------------|
| Buyer Name 2    | Adkins Johnathan | Grady County Commissioner | Owner Record |
| Seller Name     | 6271-308         | 3605-133                  | 2093-319     |
| Document Number | Quit Claim Deed  | Quit Claim Deed           | Deed (Reg)   |
| Document Type   |                  |                           |              |

*RN*

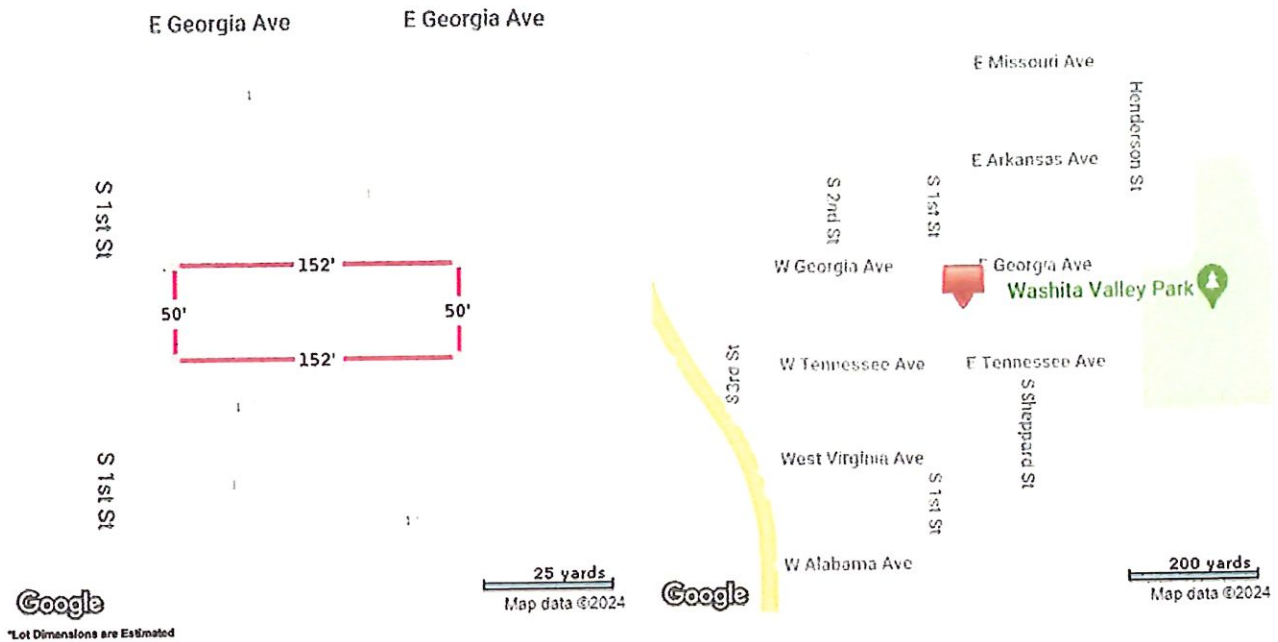
**MORTGAGE HISTORY**

Mortgage Date  
Mortgage Amount  
Mortgage Lender  
Mortgage Code

**FORECLOSURE HISTORY**

Document Type  
Default Date  
Foreclosure Filing Date  
Recording Date  
Document Number  
Book Number  
Page Number  
Default Amount  
Final Judgment Amount  
Original Doc Date  
Original Document Number  
Original Book Page  
Lien Type

**PROPERTY MAP**



\*Lot Dimensions are Estimated

# CHICKASHA

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**Meeting Type: CMA Agenda 5-5-2025**

**Meeting Date: 5/5/2025**

**Department: Public Works**

**Agenda Item No. 4.b.**

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**AGENDA ITEM: Discussion, consideration, and possible action to accept a quote in the amount of \$22,642.00 from Edwards Equipment LLC for repairs to the Sentry Lift Station.**

**I. BACKGROUND/DESCRIPTION:**

Three quotes were gathered for the project: WTF Electrical Services, LLC - \$32,000.00  
Edwards Equipment - \$22,642.00  
Haynes Equipment Co. - \$14,955.00

**II. RECOMMENDED ACTION:**

**Discussion, consideration, and possible action to accept a quote in the amount of \$22,642.00 from Edwards Equipment LLC for repairs to the Sentry Lift Station.**

**III. FISCAL INFORMATION -**

**IV. FUND INFORMATION:**

|                                                              |        |         |        |
|--------------------------------------------------------------|--------|---------|--------|
| <b>Dept. Director:</b><br>Omar Fierro, Public Works Director | Fund   | Account | Amount |
|                                                              | (To)   |         |        |
|                                                              | FUND   | ACCOUNT | AMOUNT |
| <b>Meeting Date:</b><br>May 5, 2025                          | (From) |         |        |

**V. ATTACHMENTS:**

- 20250430084517797



Dear Council,

The City of Chickasha has two lift stations that need some electrical and communications system upgrading.

The lift station at 23<sup>rd</sup> and Iowa and the Crystal Park have a (PLC) which stands for Programable Logic Control. This system communicates with the Wastewater Treatment Plants PLC. At this moment both systems are obsolete and do not function. The pumps are supposed to alternate inside the pump panel, communicating levels back to the waste plant. Currently they must be switched manually. To correct this issue, lift station panels will need to be upgraded and moved inside the building to prevent tampering, weathering and make it to where they operate in a more efficient manner, reducing wear and tear on pumps and preventing any sewer bypassing.

With that being said it is my recommendation that we go with Edwards Equipment for these repairs, of the three bids they have the best bid and all work and product is included.

Sincerely Public Works Director 



City of Chickasha, OK – Sentry Lift Station Relocating Controller Quote #15030

March 31st, 2025

***Sentry Lift Station Controller Relocate to Inside Building.***

These details are based on information gathered from site visits, specifications received via email and phone conversations about the project.

**SCOPE OF WORK**

- Demo outside controller
- Install J-Box Outside to serve as junction point for existing conduits and wire.
- Provide and Install new Duplex 7.5hp w/Standard Motor Starter controller to replace old unit.
- Install Conduits & Wire between Outside J-Box and New Controller in building.
- Install Conduit & Wire between New Controller and Haynes Panel on wall inside building.
- Terminate all wiring and Test operation

Total –\$22,642.00

**Notes:**

1. No Excavation is planned for this work.
2. Nothing on the wet well is being replaced.
3. All existing conduit and wire will be used as needed.
4. IF anything needs to be done to the Haynes controller PLC program, Haynes will need to be contacted to do that work.

Thanks for the opportunity to work with you guys on this job.

David Sadler  
Edwards Equipment LLC  
Electrical Construction  
Cell: (405) 765-6056



WTF Electrical Services, LLC  
1323 S. Indian Meridian  
Choctaw, OK 73020

4/25/2025

Derek,

Detailed herein is the Electrical Scope of Work to install a new controller inside the building at the City of Chickasha Sentry Lift Station

#### SENTRY SCOPE OF WORK

- Build new controller to be installed inside the building.
- Put a J-Box Outside where the existing controller is now.
- Provide and Install conduits and wire to connect the existing pipe and wire to the new controller
- Provide and Install conduit to connect the new controller to the panel inside the building.
- Connect all power and controls to operate properly for Lift Station Operation
- Terminate all wiring and Test operation

Total –\$32,000.00

#### Comments:

1. We have no provisions for digging in this quote.
2. We are not making any changes at the wet well itself.
3. We will utilize all the existing pipe and wire we can.
4. We have not included any work on the Haynes panel except to tie things in where they are presently.

Sincerely,

William T. Floyd  
[bfloyd@wtfelectricalservicesllc.com](mailto:bfloyd@wtfelectricalservicesllc.com)  
(405) 831-0431



# CHICKASHA

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**Meeting Type: CMA Agenda 5-5-2025**

**Meeting Date: 5/5/2025**

**Department: Public Works**

**Agenda Item No. 4.c.**

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**AGENDA ITEM: Discussion, consideration, and possible action to accept the quote for \$23,007.00 from Edwards Equipment for repairs to the 23rd and Iowa Lift Station.**

**I. BACKGROUND/DESCRIPTION:**

Three quotes were gathered for the project: WTF Electrical Services, LLC - \$33,000.00  
Edwards Equipment - \$23,007.00  
Haynes Equipment Co. - \$24,471.00

**II. RECOMMENDED ACTION:**

Motion to authorize the acceptance of a quote for \$23,007.00 from Edwards Equipment. for repairs to the 23rd and Iowa Lift Station.

**III. FISCAL INFORMATION -**

**IV. FUND INFORMATION:**

|                                                              |                           |         |             |
|--------------------------------------------------------------|---------------------------|---------|-------------|
| <b>Dept. Director:</b><br>Omar Fierro, Public Works Director | Fund                      | Account | Amount      |
|                                                              | (To)                      |         |             |
|                                                              | FUND                      | ACCOUNT | AMOUNT      |
| <b>Meeting Date:</b><br>May 5, 2025                          | (From)<br>31-535-5205-003 |         | \$23,007.00 |

**V. ATTACHMENTS:**

- 20250430084532343



Dear Council,

The City of Chickasha has two lift stations that need some electrical and communications system upgrading.

The lift station at 23<sup>rd</sup> and Iowa and the Crystal Park have a (PLC) which stands for Programable Logic Control. This system communicates with the Wastewater Treatment Plants PLC. At this moment both systems are obsolete and do not function. The pumps are supposed to alternate inside the pump panel, communicating levels back to the waste plant. Currently they must be switched manually. To correct this issue, lift station panels will need to be upgraded and moved inside the building to prevent tampering, weathering and make it to where they operate in a more efficient manner, reducing wear and tear on pumps and preventing any sewer bypassing.

With that being said it is my recommendation that we go with Edwards Equipment for these repairs, of the three bids they have the best bid and all work and product is included.

Sincerely Public Works Director 



City of Chickasha, OK – Iowa Lift Station Relocating Controller Quote #15029

March 31st, 2025

***Iowa Lift Station Controller Relocate to Inside Building.***

These details are based on information gathered from site visits, specifications received via email and phone conversations about the project.

**SCOPE OF WORK**

- Demo outside controller
- Install J-Box Outside to serve as junction point for existing conduits and wire.
- Provide and Install new Duplex 15hp Standard Starter controller to replace old unit.
- Install Conduits & Wire between Outside J-Box and New Controller in building.
- Install Conduit & Wire between New Controller and Haynes Panel on wall inside building.
- Terminate all wiring and Test operation

Total –\$23,007.00

**Notes:**

1. No Excavation is planned for this work.
2. Nothing on the wet well is being replaced.
3. All existing conduit and wire will be used as needed.
4. IF anything needs to be done to the Haynes controller PLC program, Haynes will need to be contacted to do that work.

Thanks for the opportunity to work with you guys on this job.

David Sadler  
Edwards Equipment LLC  
Electrical Construction  
Cell: (405) 765-6056



WTF Electrical Services, LLC  
1323 S. Indian Meridian  
Choctaw, OK 73020

4/25/2025

Derek,

Detailed herein is the Electrical Scope of Work to install a new controller inside the building at the City of Chickasha Iowa Lift Station

#### IOWA SCOPE OF WORK

- Build new controller to be installed inside the building.
- Put a J-Box Outside where the existing controller is now.
- Provide and Install conduits and wire to connect the existing pipe and wire to the new controller
- Provide and Install conduit to connect the new controller to the panel inside the building.
- Connect all power and controls to operate properly for Lift Station Operation
- Terminate all wiring and Test operation

Total –\$33,000.00

#### Comments:

1. We have no provisions for digging in this quote.
2. We are not making any changes at the wet well itself.
3. We will utilize all the existing pipe and wire we can.
4. We have not included any work on the Haynes panel except to tie things in where they are presently.

Sincerely,

William T. Floyd  
[bfloyd@wtfelectricalservicesllc.com](mailto:bfloyd@wtfelectricalservicesllc.com)  
(405) 831-0431

**Haynes Equipment Co.***Equipment for New and Used Water*

121 N.W. 132nd Street

Oklahoma City, OK 73114

Phone 405-755-1357 Fax 405-755-6493

**Proposal**

Date: February 19, 2025

To: **Otto Garrett**  
**Chickasha - 23rd and Iowa LS**  
500 W Delaware Ave.  
Chickasha, OK 73018

Re: 23rd and Iowa LS Control Panel Replacement

| ITEM<br>NUMBER               | QUANTITY | DESCRIPTION                                                     | UNIT<br>PRICE       | EXTENDED<br>PRICE |
|------------------------------|----------|-----------------------------------------------------------------|---------------------|-------------------|
|                              |          | <b>Replacmeent Duplex Control Panel</b>                         |                     |                   |
|                              | 1        | Haynes Equipment Duplex Lift Station Control Panel NEMA 3R      |                     | \$19,671.00       |
|                              |          | Painted Steel Enclosure, NEMA Rated light/switches, VFDs,       |                     |                   |
|                              |          | Allen-Bradley MicroLogix 1400 PLC, OIT, Surge Suppression,      |                     |                   |
|                              |          | Elapsed Time Meters, Circuit Breakers Disconnects, 230/3/60     |                     |                   |
|                              |          | Deadfront with Inner swing door, for 15hp pumps.                |                     |                   |
|                              | Lot      | PLC Programming, Startup                                        |                     |                   |
|                              | Lot      | Engineered Panel Schematic Drawings, Component Specific         |                     |                   |
|                              |          | Engineered O&M Manuals, Access to PLC Program                   |                     |                   |
|                              | Lot      | Freight                                                         |                     |                   |
|                              |          |                                                                 |                     |                   |
|                              |          | <b>Installation</b>                                             |                     |                   |
|                              | Lot      | Installation labor                                              |                     | \$4,800.00        |
|                              |          |                                                                 |                     |                   |
|                              |          |                                                                 |                     |                   |
|                              |          |                                                                 |                     |                   |
|                              |          |                                                                 |                     |                   |
|                              |          |                                                                 |                     |                   |
|                              |          |                                                                 |                     |                   |
|                              |          | Items Not Included: Installation, Tax, Anything else not listed |                     |                   |
|                              |          |                                                                 |                     |                   |
|                              |          |                                                                 |                     |                   |
|                              |          |                                                                 |                     |                   |
|                              |          |                                                                 |                     |                   |
|                              |          |                                                                 |                     |                   |
|                              |          | Price Includes: Freight to the jobsite and startup              |                     |                   |
|                              |          | Estimated Delivery: 14-17 Weeks                                 |                     |                   |
|                              |          |                                                                 |                     |                   |
|                              |          | Any applicable taxes are not included. Terms are Net 30.        |                     |                   |
|                              |          | Proposal Valid for 60 Days from Proposal Date                   |                     |                   |
| SUBTOTAL                     |          |                                                                 |                     | \$24,471.00       |
| SALES TAX                    |          |                                                                 | 0.00%               | \$0.00            |
| LUKE DIXON, CUSTOMER SERVICE |          |                                                                 | SHIPPING & HANDLING | \$0.00            |
| TOTAL                        |          |                                                                 |                     | \$24,471.00       |

If you have any questions concerning this quote, please contact Luke Dixon@ 405-755-1357.  
THANK YOU FOR YOUR BUSINESS!