

APRIL 16, 2007

The **REGULAR** meeting of the **CHICKASHA MUNICIPAL AUTHORITY** was held in the council chambers in City Hall on the 16th day of April 2007, as specified by advance public notice with a properly prepared agenda stating the subject matter or matters to be discussed at said meeting. The Chairman called the meeting to order at 5:38 p.m.

PRESENT:

CHAIRMAN AND TRUSTEES

Gregory Elliott, Chairman
Guy D. Huggins, Jr.
Chuck Fletcher
Joseph Young
Chris Mosley
Hank Ross
Phylis Steelman
Paul Powell
J E Epperson

STAFF

Larry Shelton, Manager
Mike Brice, Assistant Manager
Tom Frailey, Attorney
Steve Chapman, Community Development Director
Sharon Chapman, Secretary
Lynn Williams, Chief of Police
Gina Snedeker, Treasurer

ITEM 2. Consent Docket: Items 2a through 2e

Motion by Huggins, second by Fletcher, to approve the consent docket, items 2a through 2e.

Roll call vote:

“Ayes:” Huggins, Fletcher, Young, Mosley, Elliott, Ross, Steelman, Powell and Epperson

5:38 p.m.

“Nayes:” None

Motion carried.

ITEM 2a. Approve minutes April 2, 2007 regular meeting

ITEM 2b. Approve the Purchase Order List ratifying special utility payments made on April 6, 2007 in the amount of \$4,284.15, and Purchase Order List for the last half April 2007 in the amount of \$326,487.67

ITEM 2c. Authorize soliciting bids for the annual bid for commonly used items: concrete, gravel, rock and etc.

ITEM 2d. Authorize soliciting bids for the annual purchase of water line utility materials

ITEM 2e. Authorize soliciting bids for Janitorial Services for the Public Works facility; and authorize the City Manager to monitor the janitorial service performance and terminate service, if necessary and go to the next low bidder

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

There was no action taken on Item 3.

ITEM 4. Consideration and Discussion Items

ITEM 4a. Approve declaring Lots 7 and 8 in Block 3 of Booker First Addition, 519 Maple Avenue as surplus and authorize selling to Mt. Olive Baptist Church

Staff has been approached by the Mt. Olive Baptist Church about purchasing Lots 7 and 8 in Block 3 of the Booker First Addition, which are owned by the Chickasha Municipal Authority. These lots are adjacent to four lots that the church currently owns, and they plan to build a new church on the site. The current church is located across the street from these lots.

The church is aware that the lots are in the floodplain and any construction would require them to meet the current floodplain requirements.

The church has offered \$225.00 per lot for a total of \$450.00.

Motion by Huggins, second by Fletcher, to approve declaring Lots 7 and 8, in Block 3 of Booker First Addition, 519 Maple Avenue, as surplus and authorize selling to Mt. Olive Baptist Church.

5:38 p.m.

Roll call vote:

“Ayes:” Fletcher, Young, Mosley, Elliott, Ross, Steelman, Powell,
Epperson and Huggins

“Nayes:” None

Motion carried.

ITEM 4b. Authorize payment in the amount of \$9,900 to Chickasha, Inc. for costs associated with purchasing the McNeill property

Staff is requesting permission to pay \$5,000.00, which is the down payment that was not paid at closing; and \$4,900.00 for the cost of the soil borings that were done on the property.

Motion by Huggins, second by Fletcher to authorize payment in the amount of \$9,900 to Chickasha, Inc. for costs associated with purchasing the McNeill property.

Roll call vote:

“Ayes:” Young, Mosley, Elliott, Ross, Steelman, Epperson, Huggins and
Fletcher

“Nayes:” Powell (Abstained)

Motion carried.

ITEM 4c. Discussion on joining the Central Oklahoma Water Group

Larry Shelton explained he and Tom Frailey attended a meeting with the COWRA group and discussed a future water supply for Chickasha, primarily Sardis Lake in eastern Oklahoma. At the present time, Chickasha is not a part of the group but Mr. Shelton hopes that will change in the near future.

He has checked with the City’s bond financial people about the costs concerning this issue.

There was no action taken on Item 4c.

ITEM 4d. Authorize amending Agreement between the Independent School District No. 1, Grady County, Oklahoma and the Chickasha Municipal Authority

On May 23, 2005, the Chickasha Municipal Authority entered into an agreement with the Independent School District No. 1 (Chickasha Public Schools) to acquire property adjacent to the Intermediate School to build a park. In doing that, the City had also intended to purchase the property on which the Intermediate School is located, subject to the school removing the building. Although staff does not have a written commitment to do that, the real estate contract alluded to that future property purchase.

5:38 p.m.

It is staff's understanding that the Chickasha Public Schools may be negotiating with an individual to purchase the Intermediate School property and they are asking that the Authority release the portion of the contract pertaining to that tract.

Staff's only concern is that whoever obtains the property is responsible for continuing to maintain the property in compliance with the City's codes.

Motion by Powell, second by Young, to approve amending the agreement between the Independent School District No. 1, Grady County, Oklahoma, and the Chickasha Municipal Authority.

Roll call vote:

"Ayes:" Mosley, Elliott, Ross, Steelman, Powell, Epperson, Huggins, Fletcher and Young

"Nays:" None

Motion carried.

ITEM 5. Bid Openings and Awards

ITEM 5a. Award Bid No. 2007-024 – Telephone System Equipment Upgrade – Lease Purchase Agreement

Staff advertised for bids on a telephone system upgrade in February of this year. The bids were opened on February 12, 2007. No bids were received for this item. As per state statute, staff solicited quotes to be negotiated for the project.

Staff was able to obtain a quote from AT&T for the project. The original quote was for \$39,192.23. Staff was able to negotiate the cost down to \$32,025.56.

Staff also looked into financing for the project. We contacted Chickasha Bank and First National Bank; both banks have provided financing for projects in the past. AT&T offered a financing package with interest rates ranging from 11.33% to 12.73%.

Staff recommends accepting the quote from AT&T for the equipment and installation; and that we finance the purchase with First National Bank for three (3) years at a rate of 4.9%. The attached schedule reflects an annual payment of \$11,738.03 with a total interest amount over the three- (3) years of \$3,188.53 for a total amount to be paid of \$35,214.09.

This upgrade will allow staff to replace equipment that is 17 years old; and it will also allow staff to add features that will enhance the safety as well as provide better access to staff by the public.

5:38 p.m.

The final agreement will change to reflect the equipment and conditions relevant to this purchase. The basic conditions will remain the same.

Motion by Huggins, second by Mosley, to award Bid No. 2007-024 – Telephone System Equipment Upgrade – Lease Purchase Agreement. Accept the quote from AT&T in the amount of \$32,025.56 and a three-year financing package with First National Bank at a 4.9% interest rate for a total of \$35,214.09.

Roll call vote:

“Ayes:” Elliott, Ross, Steelman, Powell, Epperson, Huggins, Fletcher, Young and Mosley

“Nayes:” None

Motion carried.

ITEM 6. Motion for Adjournment

Motion by Huggins, second by Fletcher, to adjourn the meeting.

Roll call vote:

“Ayes:” Ross, Steelman, Powell, Epperson, Huggins, Fletcher, Young, Mosley and Elliott

“Nayes:” None

Motion carried.

The meeting adjourned at 5:56 p.m.

Gregory Elliott, Chairman

ATTEST:

Sharon Chapman, Secretary

(SEAL)

Approved this _____ day of _____, 2007

Chickasha Municipal Authority Meeting 04-16-2007
5:38 p.m.