

**Choctaw Utilities Authority  
Regular Board of Trustees Meeting No. 24  
October 5, 2021 @ 7:00pm or Immediately  
Following the City Council Meeting  
Choctaw City Hall, 2500 N Choctaw Road  
Choctaw, Oklahoma 73020**

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- 1. Call to Order.**
- 2. Roll Call.**
- 3. Public Comments:** This agenda item is for public comments on utility related non-agenda items. In accordance with State law, the Board of Trustees and Trust Staff are not allowed to respond to any comments made. Preference will be given to Choctaw Citizens and NO formal action will be taken. Speakers are limited to 3 minutes for a total of 15 minutes.
- 4. Business Agenda:** The following items are hereby designated for discussion and consideration which requires individual action.

**None.**
- 5. Consent Agenda:** The following items are hereby designated for routine approval, acceptance or acknowledgment by one motion, subject to any conditions included therein. If any item does not meet with the approval of all members, that item will be heard in regular order.
  - 5.1** Regular Pre-Meeting minutes for 09-21-21
  - 5.2** Regular Meeting minutes for 09-21-21
  - 5.3** Vouchers and Claims as approved by the Executive Director:
    1. 09-20 Claims: \$ 3,727.77
    2. 09-23 Claims: \$ 121,240.41
    3. 10-01 Refunds: \$ 1,060.07
    4. 09-30 Claims: \$ 16,855.54
  - 5.4** Bi-weekly payroll in the amount of:
    1. 09-24 Payroll: \$ 21,155.18
    2. 10-08 Payroll: \$ 25,000.00
  - 5.5** Permanent Easement, David and Megan Fitzell, 3624 N. McDonald Rd.
  - 5.6** Permanent Easement, David and Megan Fitzell, SE Corner NE 36<sup>th</sup> Street and Choctaw Road.

6. **New Business:** This item is listed to provide the opportunity for trustee discussion on items which may arise within twenty-four (24) hours prior to this meeting, and therefore, qualify as new business under the Oklahoma Open Meeting Act.
7. **Trustee/Staff Remarks:** This item is listed to provide an opportunity for the trustees and/or staff to make comments and/or request specific agenda items. No action will be taken.
- 7.1 Board of Trustees;
  - 7.2 Trust Attorney;
  - 7.3 Executive Director; and
  - 7.4 Project Updates

8. **Adjournment:**

*This agenda was posted in prominent public view at Choctaw City Hall on or prior to 5:00 pm on October 1, 2021, in accordance with the Oklahoma Open Meeting Act.*



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Amanda Williams, City Clerk

THE CHOCTAW UTILITIES AUTHORITY ENCOURAGES PARTICIPATION FROM ALL ITS CITIZENS. IF PARTICIPATION AT ANY PUBLIC MEETING IS NOT POSSIBLE DUE TO A DISABILITY, PLEASE NOTIFY THE CITY CLERK AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO THE SCHEDULED MEETING SO THAT NECESSARY ACCOMMODATIONS CAN BE MADE. ACCESS TO RESTROOMS DURING THE MEETING WILL BE AVAILABLE UPON REQUEST TO CITY STAFF.

**City of Choctaw and Choctaw Utilities Authority**  
**Regular Pre-Meeting of the City Council/Board of Trustees No. 23**  
**September 21, 2021 @ 6:30pm**  
**Choctaw City Hall, 2500 N Choctaw Road**  
**Choctaw, Oklahoma 73020**

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**MINUTES**

**1. Call to Order @ 6:30 pm**

**Roll Call:**

**7 Present: Chad Williams; Brent Pendergraft; Jeannie Abts; Donna Morris; Steve Krieske; Rick Modisette; Randy Ross**

**0 Absent: None**

**Staff Present: Ronnie J. Guest Jr./City Manager; Ray Vincent/City Attorney; Cary Simonds/Economic Development Director; Purvi Patel/Development Services Director/City Planner; Kelly Marshall/Chief of Police; Randy Jacox/Public Works Director; Amanda Williams/City Clerk; Guy Henson/Development Services Director; Loren Bumgarner/Fire Chief**

**2. Business Agenda: The following items are hereby designated for discussion only.**

**2.1 Staff briefing and clarification on agenda items.**

**City Manager/Executive Director and Staff briefed the City Council/Board of Trustees on each agenda item and answered any questions.**

**2.2 Staff briefing on current and upcoming projects and/or issues relating to the City and CUA.**

**City Manager/Executive Director and Staff briefed Council/Board on current and upcoming projects and or issues relating to the City.**

**3. Adjournment:  
Called @ 7:16 pm.**

**CHOCTAW UTILITIES AUTHORITY**

**ATTEST:**

\_\_\_\_\_  
Amanda Williams, City Clerk

\_\_\_\_\_  
Randy Ross, Chairman

**Choctaw Utilities Authority  
Regular Board of Trustees Meeting No. 23  
September 21, 2021 @ 7:00pm or Immediately  
Following the City Council Meeting  
Choctaw City Hall, 2500 N Choctaw Road  
Choctaw, Oklahoma 73020**

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**MINUTES**

1. Call to Order by **Chairman @ 7:47 pm.**
2. **Roll Call:**
  - 7 **Present:** **Chad Williams; Brent Pendergraft; Jeannie Abts; Donna Morris; Steve Krieske; Rick Modisette; Randy Ross**
  - 0 **Absent:** **None**

**Staff Present:** **Ronnie J. Guest Jr./City Manager; Ray Vincent/City Attorney; Cary Simonds/Economic Development Director; Purvi Patel/Development Services Director/City Planner; Kelly Marshall/Chief of Police; Randy Jacox/Public Works Director; Amanda Williams/City Clerk; Guy Henson/Development Services Director; Loren Bumgarner/Fire Chief**
3. **Public Comments:** This agenda item is for public comments on utility related non-agenda items. Preference will be given to Choctaw Citizens and NO formal action will be taken. Speakers are limited to 3 minutes for a total of 15 minutes.

**None.**
4. **Business Agenda:** The following items are hereby designated for discussion and consideration which requires individual action.
  - 4.1 Approval of Johnson and Associates contract for Drainage Ordinance Review.

**MOTION BY Brent Pendergraft and SECOND BY Rick Modisette to  
approve the contract as presented.**

**MOTION CARRIED:**

7 **Ayes:** **Williams, Pendergraft, Abts, Morris, Krieske,  
Modisette, Ross**



0      **Nays:**            **None**  
0      **Absent:**          **None**  
0      **Abstain:**        **None**

5.      **Consent Agenda:** The following items are hereby designated for routine approval, acceptance or acknowledgment by one motion, subject to any conditions included therein. If any item does not meet with the approval of all members, that item will be heard in regular order.

5.1      Regular Pre-Meeting minutes for 08-17-21

5.2      Regular Meeting minutes for 08-17-21

5.3      Vouchers and Claims as approved by the Executive Director:

1.	08-05 Claims:	\$	11,929.91
2.	08-06 Credit Cards:	\$	2,436.19
3.	08-16 Claims:	\$	16,592.15
4.	08-19 Claims:	\$	110,815.63
5.	08-20 Claims:	\$	1,932.08
6.	08-26 Claims:	\$	166,459.64
7.	09-07 Claims:	\$	3,831.16
8.	09-09 Claims:	\$	7,609.47
9.	09-08 Refunds:	\$	1,105.72

5.4      Bi-weekly payroll in the amount of:

1.	08-27 Payroll:	\$	21,859.97
2.	09-10 Payroll:	\$	22,066.70
3.	09-24 Payroll:	\$	25,000.00

**MOTION BY Steve Krieske and SECOND BY Jeannie Abts to approve the Consent Agenda as presented.**

**MOTION CARRIED:**

7      **Ayes:**            **Williams, Pendergraft, Abts, Morris, Krieske, Modisette, Ross**  
0      **Nays:**            **None**  
0      **Absent:**          **None**  
0      **Abstain:**        **None**

6.      **New Business:** This item is listed to provide the opportunity for trustee discussion on items which may arise within twenty-four (24) hours prior to this meeting, and therefore, qualify as new business under the Oklahoma Open Meeting Act.

**None.**

7. **Trustee/Staff Remarks:** This item is listed to provide an opportunity for the trustees and/or staff to make comments and/or request specific agenda items. No action will be taken.

- 7.1 Board of Trustees;
- 7.2 Trust Attorney;
- 7.3 Executive Director; and
- 7.4 Project Updates

**None.**

8. Adjournment:  
**Adjourned @ 7:49 pm.**

## **CHOCTAW UTILITIES AUTHORITY**

**ATTEST:**

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Randy Ross, Chairman

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Amanda Williams, City Clerk



Choctaw, OK

# Receipt Register - Abridged - for Council packet

POPKT01220 - 09-20-21 CUA CLAIMS

Vendor						Vendor Amount
Purchase Order	Invoice	Bank Code	Post Date	Description:	Account	Item Amount
<u>CUA:01882 - 23RD STREET AUTO WASH LLC</u>						<b>100.00</b>
REQ08184	09-09-21	CUA AP	09/20/2021	CAR WASH TOKENS FOR CITY VEHICLES	61-810-622000 - REPAIR & MAINTENANCE SUPPLIES	100.00
<u>CUA: 010786 - ACUSHNET COMPANY</u>						<b>401.08</b>
REQ06871	911777807	CUA AP	09/20/2021	Golf Balls	67-670-621001 - OPERATING SUPPLIES: PROSHOP	401.08
<u>CUA: 011244 - BOSS PRINT DESIGN INC</u>						<b>25.00</b>
REQ08192	9535	CUA AP	09/20/2021	Hole signs for Course	67-670-622000 - REPAIR & MAINTENANCE SUPPLIES	25.00
<u>CUA: 011239 - CALLAWAY GOLF</u>						<b>54.02</b>
REQ07608	933800991	CUA AP	09/20/2021	Golf balls and Gloves	67-670-621001 - OPERATING SUPPLIES: PROSHOP	54.02
<u>CUA: 010047 - CORE &amp; MAIN LP</u>						<b>16.00</b>
REQ08050	P408499	CUA AP	09/20/2021	3 and 4 inch cam lock gaskets	61-810-622000 - REPAIR & MAINTENANCE SUPPLIES	16.00
<u>CUA: 01244 - IT GUYS</u>						<b>990.26</b>
REQ08151	304215	CUA AP	09/20/2021	MONTHLY SERVICE FEES	61-810-634500 - CONTRACTUAL SERVICES	100.00
				MONTHLY SERVICE FEES	67-670-634500 - CONTRACTUAL SERVICES	230.00
REQ08153	303779	CUA AP	09/20/2021	MONTHLY SERVICE FEES - MAY	61-810-634500 - CONTRACTUAL SERVICES	100.00
				MONTHLY SERVICE FEES - MAY	67-670-634500 - CONTRACTUAL SERVICES	230.00
REQ08155	303647	CUA AP	09/20/2021	MONTHLY SERVICE FEES - APR	61-810-634500 - CONTRACTUAL SERVICES	100.00
				MONTHLY SERVICE FEES - APR	67-670-634500 - CONTRACTUAL SERVICES	230.26
<u>CUA: 000544 - NICOMA PARK LUMBER CO</u>						<b>15.99</b>
REQ08106	I10389795	CUA AP	09/20/2021	meter lid handle puller	61-810-622500 - SMALL TOOLS & MINOR EQUIPMENT	15.99
<u>CUA: 000552 - O G &amp; F ELECTRIC SERVICES</u>						<b>61.02</b>
REQ08177	131431463-2 SEP 21	CUA AP	09/20/2021	BUILDING 800 ELECTRIC	61-810-631000 - UTILITY SERVICES	61.02
<u>CUA: 010804 - OKLAHOMA GOLF ASSOCIATION</u>						<b>75.00</b>
REQ08186	3	CUA AP	09/20/2021	GHIN	67-670-634500 - CONTRACTUAL SERVICES	75.00
<u>CUA: 000600 - OKLAHOMA NATURAL GAS CO</u>						<b>42.86</b>
REQ08179	211359717252491100	CUA AP	09/20/2021	RENO WELL GAS	61-810-631000 - UTILITY SERVICES	21.43
REQ08180	210311346252490691	CUA AP	09/20/2021	IM WELL GAS	61-810-631000 - UTILITY SERVICES	21.43

Receipt Register - Abridged - for Council packet

POPKT01220 - 09-20-21 CUA CLAIMS

Vendor						Vendor Amount
Purchase Order	Invoice	Bank Code	Post Date	Description:	Account	Item Amount
<u>CUA: 000610 - OMES-CENTRAL PRINTING</u>						<b>332.10</b>
REQ08193	23220371	CUA AP	09/20/2021	SEPTEMBER BILLS AND INSERTS	61-690-634500 - CONTRACTUAL SERVICE	332.10
<u>CUA: 01159 - S &amp; S STAFFING</u>						<b>900.60</b>
REQ08178	1295-0500004847	CUA AP	09/20/2021	SEASONAL EMPLOYMENT	67-670-611100 - GROSS SALARIES	900.60
<u>CUA: 01200 - TAYLORMADE GOLF COMPANY</u>						<b>713.84</b>
REQ07625	35328661	CUA AP	09/20/2021	Golf Balls	67-670-621001 - OPERATING SUPPLIES: PROSHOP	713.84
Report Total:						<b>3,727.77</b>

APPROVED

9/20/2021



Choctaw, OK

# Receipt Register - Abridged - for Council packet

POPKT01229 - 09-23-21 CUA CLAIMS

Vendor						Vendor Amount
Purchase Order	Invoice	Bank Code	Post Date	Description:	Account	Item Amount
<u>CUA: 010786 - ACUSHNET COMPANY</u>						<b>1,549.87</b>
REQ08068	911728566	CUA AP	09/23/2021	Golf balls for tournament	67-670-621001 - OPERATING SUPPLIES: PROSHOP	1,549.87
<u>CUA: 010717 - AT&amp;T</u>						<b>876.39</b>
REQ08156	156971974 SEP 21	CUA AP	09/23/2021	Phone Bill	67-670-634500 - CONTRACTUAL SERVICES	78.68
	253090861 SEP 21	CUA AP	09/23/2021	Phone Bill	67-670-634500 - CONTRACTUAL SERVICES	32.18
	40576924317366 SEP 2	CUA AP	09/23/2021	Phone Bill	67-670-634500 - CONTRACTUAL SERVICES	765.53
<u>CUA: 000080 - AT&amp;T MOBILITY</u>						<b>354.24</b>
REQ08285	287257256703X091420	CUA AP	09/23/2021	CELL PHONE SERVICE - WATER	61-810-631000 - UTILITY SERVICES	354.24
<u>CUA: 000156 - BUSBY PUMP &amp; SUPPLY LLC</u>						<b>2,074.40</b>
REQ08240	11436	CUA AP	09/23/2021	36st street well repair	61-810-633000 - PROFESSIONAL SERVICES	2,074.40
<u>CUA: 011239 - CALLAWAY GOLF</u>						<b>54.02</b>
REQ07608	933832031	CUA AP	09/23/2021	Golf balls and Gloves	67-670-621001 - OPERATING SUPPLIES: PROSHOP	54.02
<u>CUA: 011263 - CINTAS CORPORATION</u>						<b>301.35</b>
REQ07423	4095839445	CUA AP	09/23/2021	Uniforms for Golf Course	67-670-636000 - UNIFORMS	45.66
	4096426547	CUA AP	09/23/2021	Uniforms for Golf Course	67-670-636000 - UNIFORMS	45.66
REQ08203	5075541650	CUA AP	09/23/2021	FIRST AID REFILL	61-810-622000 - REPAIR & MAINTENANCE SUPPLIES	64.05
REQ08219	4095839527	CUA AP	09/23/2021	UNIFORMS	61-810-636000 - UNIFORMS	34.44
				UNIFORMS	61-900-636000 - UNIFORMS	16.96
				UNIFORMS	61-910-636000 - UNIFORMS	42.90
REQ08235	4095839516	CUA AP	09/23/2021	Cleaning services	67-670-634500 - CONTRACTUAL SERVICES	51.68
<u>CUA: 000200 - CITY OF MIDWEST CITY</u>						<b>1,653.00</b>
REQ08259	15950	CUA AP	09/23/2021	HOUSEHOLD HAZARDOUS WASTE	61-680-634500 - CONTRACTUAL SERVICES	1,653.00
<u>CUA: 000248 - DAVIS PIPE &amp; SUPPLY INC</u>						<b>41.06</b>
REQ08233	0005098335-001 REM E	CUA AP	09/23/2021	Leak Repair - REMAINING BALANCE DUE	67-670-622000 - REPAIR & MAINTENANCE SUPPLIES	41.06
<u>CUA: 010479 - ENVIRONMENTAL TESTING INC</u>						<b>990.00</b>
REQ07534	E1G0423	CUA AP	09/23/2021	weekly testing at wwtp	61-910-634503 - LAB TESTING CONTRACTUAL	190.00
	E1G0578	CUA AP	09/23/2021	weekly testing at wwtp	61-910-634503 - LAB TESTING CONTRACTUAL	190.00
	E1H0112	CUA AP	09/23/2021	weekly testing at wwtp	61-910-634503 - LAB TESTING CONTRACTUAL	190.00
	E1H0487	CUA AP	09/23/2021	weekly testing at wwtp	61-910-634503 - LAB TESTING CONTRACTUAL	140.00



Receipt Register - Abridged - for Council packet

POPKT01229 - 09-23-21 CUA CLAIMS

Vendor						Vendor Amount
Purchase Order	Invoice	Bank Code	Post Date	Description:	Account	Item Amount
<u>CUA: 010479 - ENVIRONMENTAL TESTING INC</u>						<b>990.00</b>
REQ07534	E1I0055	CUA AP	09/23/2021	weekly testing at wwtp	61-910-634503 - LAB TESTING CONTRACTUAL	140.00
	E1I0166	CUA AP	09/23/2021	weekly testing at wwtp	61-910-634503 - LAB TESTING CONTRACTUAL	140.00
<u>CUA: 01017 - HEALTH CARE SERVICE CORPORATION</u>						<b>13,697.09</b>
REQ08250	171688 OCT 21	CUA AP	09/23/2021	HEALTH INSURANCE	61-680-634600 - HEALTH INSURANCE	1,414.56
				HEALTH INSURANCE	61-810-634600 - HEALTH INSURANCE	5,659.93
				HEALTH INSURANCE	61-900-634600 - HEALTH INSURANCE	1,887.29
				HEALTH INSURANCE	61-910-634600 - HEALTH INSURANCE	2,829.12
				HEALTH INSURANCE	67-670-634600 - HEALTH INSURANCE	1,906.19
<u>CUA: 010009 - ICM</u>						<b>3,011.00</b>
REQ08044	40018066	CUA AP	09/23/2021	tripod and harness	61-900-640500 - MACHINERY & EQUIPMENT	3,011.00
<u>CUA: 01244 - IT GUYS</u>						<b>330.00</b>
REQ08282	303239	CUA AP	09/23/2021	MONTHLY SERVICE FEES - DEC 2020	61-810-633000 - PROFESSIONAL SERVICES	100.00
				MONTHLY SERVICE FEES - DEC 2020	67-670-633000 - PROFESSIONAL SERVICES	30.00
				MONTHLY SERVICE FEES - DEC 2020	67-670-634500 - CONTRACTUAL SERVICES	200.00
<u>CUA: 01018 - MUTUAL OF OMAHA</u>						<b>645.88</b>
REQ08280	001256350781	CUA AP	09/23/2021	LIFE INSURANCE	61-680-634600 - HEALTH INSURANCE	20.25
				LIFE INSURANCE	61-810-634600 - HEALTH INSURANCE	465.50
				LIFE INSURANCE	61-900-634600 - HEALTH INSURANCE	32.11
				LIFE INSURANCE	61-910-634600 - HEALTH INSURANCE	38.51
				LIFE INSURANCE	67-670-634600 - HEALTH INSURANCE	89.51
<u>CUA: 000544 - NICOMA PARK LUMBER CO</u>						<b>142.98</b>
REQ07999	I10392850	CUA AP	09/23/2021	Pipe and concrete for leak fix	67-670-622000 - REPAIR & MAINTENANCE SUPPLIES	142.98
<u>CUA: 000552 - O G &amp; F ELECTRIC SERVICES</u>						<b>8,105.35</b>
REQ08157	130753987-2 SEP 21	CUA AP	09/23/2021	Electric Bill	67-670-631000 - UTILITIES	0.28
REQ08208	25965502-4 SEP 21	CUA AP	09/23/2021	ELECTRIC FOR WELLS	61-810-631000 - UTILITY SERVICES	3,306.19
REQ08212	131488496-4 SEP 21	CUA AP	09/23/2021	WWTP utilites	61-910-631000 - UTILITY SERVICES	4,798.88
<u>CUA: 000580 - OKLAHOMA CONTRACTOR'S SUPPLY</u>						<b>530.00</b>
REQ08104	0366543-IN	CUA AP	09/23/2021	full circle cl w/ 1in corp/ 8in saddles	61-810-622000 - REPAIR & MAINTENANCE SUPPLIES	530.00
<u>CUA: 000610 - OMES-CENTRAL PRINTING</u>						<b>75.15</b>
REQ08268	23220469	CUA AP	09/23/2021	LATE NOTICES	61-690-634500 - CONTRACTUAL SERVICE	75.15
<u>CUA: 000558 - O'REILLY AUTOMOTIVE STORES</u>						<b>30.55</b>
REQ08210	0328-305048	CUA AP	09/23/2021	break pads	61-910-621500 - FLEET PARTS & SUPPLIES	30.55

Receipt Register - Abridged - for Council packet

POPKT01229 - 09-23-21 CUA CLAIMS

Vendor						Vendor Amount
Purchase Order	Invoice	Bank Code	Post Date	Description:	Account	Item Amount
<u>CUA: 010875 - PROFESSIONAL TURF PRODUCTS L.P</u>						<b>248.91</b>
REQ08119	1544161-00	CUA AP	09/23/2021	Cylinder for mower	67-670-622000 - REPAIR & MAINTENANCE SUPPLIES	248.91
<u>CUA: 01159 - S &amp; S STAFFING</u>						<b>720.48</b>
REQ08253	1295-0500004867	CUA AP	09/23/2021	SEASONAL EMPLOYMENT	67-670-611100 - GROSS SALARIES	720.48
<u>CUA: 000694 - SAMS CLUB DIRECT</u>						<b>1,142.57</b>
REQ08070	1442 08-26-21	CUA AP	09/23/2021	Concession Items	67-670-621002 - OPERATING SUPPLIES: CONCESSIONS	449.57
REQ08251	4989 09-17-21	CUA AP	09/23/2021	Concession Items	67-670-621001 - OPERATING SUPPLIES: PROSHOP	693.00
<u>CUA: 01245 - SURF AND TURF GOLF</u>						<b>718.00</b>
REQ07877	1650	CUA AP	09/23/2021	Hats and shirts	67-670-621001 - OPERATING SUPPLIES: PROSHOP	718.00
<u>CUA: 01415 - TDS INTERNET SERVICE</u>						<b>302.12</b>
REQ08269	405-390-0514 SEP 21	CUA AP	09/23/2021	INTERNET WWTP	61-910-631000 - UTILITY SERVICES	302.12
<u>CUA: 01167 - TEXOMA GOLF</u>						<b>182.28</b>
REQ08069	27221	CUA AP	09/23/2021	Grips and tees	67-670-621001 - OPERATING SUPPLIES: PROSHOP	182.28
<u>CUA: 01866 - THOMAS WISE</u>						<b>5,495.00</b>
REQ07968	2021-111	CUA AP	09/23/2021	roof for PW office trailer	61-900-630500 - MISCELLANEOUS	5,495.00
<u>CUA: 01021 - VISION SERVICE PLAN</u>						<b>288.95</b>
REQ08278	813292595	CUA AP	09/23/2021	VISION INSURANCE	61-680-634600 - HEALTH INSURANCE	29.72
				VISION INSURANCE	61-810-634600 - HEALTH INSURANCE	106.48
				VISION INSURANCE	61-900-634600 - HEALTH INSURANCE	41.01
				VISION INSURANCE	61-910-634600 - HEALTH INSURANCE	59.44
				VISION INSURANCE	67-670-634600 - HEALTH INSURANCE	52.30
<u>CUA: 010090 - WASTE CONNECTIONS OF OKLAHOMA</u>						<b>77,463.95</b>
REQ08211	2441703	CUA AP	09/23/2021	Sludge removal	61-910-634501 - SLUDGE REMOVAL	2,325.44
REQ08267	2441500	CUA AP	09/23/2021	COLLECTION FEES	61-690-634500 - CONTRACTUAL SERVICE	75,138.51
<u>CUA: 011262 - WITTEKGOLF.COM</u>						<b>215.82</b>
REQ08263	INV82378	CUA AP	09/23/2021	Range Baskets	67-670-622000 - REPAIR & MAINTENANCE SUPPLIES	215.82
<b>Report Total:</b>						<b>121,240.41</b>

APPROVED  9/23/2021



Choctaw, OK

# Refund Check Register

## Refund Check Detail

UBPKT03260 - Refunds 1 UBPKT03256 Regular

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
0002-02085-00	Wagnon Charles M	10/1/2021	1244	39.89			39.89	Generated From Billing
0003-09549-02	JULIA, MCKEE	10/1/2021	1245	58.09			58.09	Generated From Billing
0005-01797-00	MCCONNELL MARK & RACHELLE	10/1/2021	1246	56.04			56.04	Generated From Billing
0005-06987-00	Athchley Resources Inc	10/1/2021	1247	2.95			2.95	Generated From Billing
0007-13312-00	Cowart Amber	10/1/2021	1248	37.39			37.39	Generated From Billing
0007-13557-01	REALTY, AVANT	10/1/2021	1249	42.75			42.75	Generated From Billing
0008-12528-00	McCullar Brittany Dougl	10/1/2021	1250	101.21			101.21	Generated From Billing
0011-11365-00	Morrow Jennifer	10/1/2021	1251	68.35			68.35	Generated From Billing
0011-11855-01	W, STROMSKI RANDY	10/1/2021	1252	38.06			38.06	Generated From Billing
0015-13165-00	Salazar Eusebio	10/1/2021	1253	115.87			115.87	Generated From Billing
0016-09010-01	BRITTON, ADAMS	10/1/2021	1254	67.80			67.80	Generated From Billing
0040-13535-00	DOYLE, OHAGAN	10/1/2021	1255	107.23			107.23	Generated From Billing
0041-09361-00	DANA, LIMKE	10/1/2021	1256	20.61			20.61	Generated From Billing
0099-10151-00	Barber Dewey	10/1/2021	1257	10.70			10.70	Generated From Billing
0099-11372-00	Penner Dwaine	10/1/2021	1258	107.42			107.42	Generated From Billing
1025-10460-00	Stutzman Tessa	10/1/2021	1259	16.25			16.25	Generated From Billing
1069-12643-00	Baldwin Tracy	10/1/2021	1260	35.22			35.22	Generated From Billing
1206-04381-00	Davis Nancy F	10/1/2021	1261	41.03			41.03	Generated From Billing
2298-05865-00	Herrell Jessie Lee	10/1/2021	1262	93.21			93.21	Generated From Billing
	***VOID CHECK***		7343	0.00				
	***VOID CHECK***		7344	0.00				
	***VOID CHECK***		7345	0.00				
	***VOID CHECK***		7346	0.00				
	***VOID CHECK***		7347	0.00				
	***VOID CHECK***		7348	0.00				
	***VOID CHECK***		7349	0.00				
	***VOID CHECK***		7350	0.00				
	***VOID CHECK***		7351	0.00				
	***VOID CHECK***		7352	0.00				
	***VOID CHECK***		7353	0.00				
	***VOID CHECK***		7354	0.00				
	***VOID CHECK***		7355	0.00				
	***VOID CHECK***		7356	0.00				
	***VOID CHECK***		7357	0.00				
	***VOID CHECK***		7358	0.00				
	***VOID CHECK***		7359	0.00				
	***VOID CHECK***		7360	0.00				

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
***VOID CHECK***			7361	0.00				
Total Refunds: 38			Total Refunded Amount:	1,060.07				

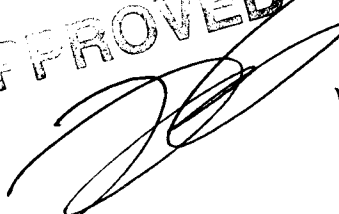
Revenue Code Summary

Revenue Code	Amount
996 - Unapplied Credits	1060.07
Revenue Total:	1060.07

General Ledger Distribution

Posting Date: 09/28/2021

Account Number	Account Name	Posting Amount	IFT
Fund: 61 - CUA GENERAL			
61-000-111000	CASH	-1,060.07	
61-000-280000	DEFERRED REVENUES	1,060.07	
61 Total:		0.00	
Distribution Total:		0.00	

AFFROVED  
  
10/1/2021



Choctaw, OK

# Receipt Register - Abridged - for Council packet

POPKT01235 - 09-30-21 CUA PAYABLES

Vendor						Vendor Amount
Purchase Order	Invoice	Bank Code	Post Date	Description:	Account	Item Amount
<u>CUA: 010786 - ACUSHNET COMPANY</u>						<b>443.48</b>
REQ08068	911383627	CUA AP	09/30/2021	Golf balls for tournament	67-670-621001 - OPERATING SUPPLIES: PROSHOP	202.32
	911420954	CUA AP	09/30/2021	Golf balls for tournament	67-670-621001 - OPERATING SUPPLIES: PROSHOP	99.64
	911872697	CUA AP	09/30/2021	Golf balls for tournament	67-670-621001 - OPERATING SUPPLIES: PROSHOP	70.76
REQ08296	911857618	CUA AP	09/30/2021	Golf Balls	67-670-621001 - OPERATING SUPPLIES: PROSHOP	70.76
<u>CUA: 010717 - AT&amp;T</u>						<b>971.53</b>
REQ08297	40576924317366 SEP 2	CUA AP	09/30/2021	Phone Bill	67-670-631000 - UTILITIES	971.53
<u>CUA: 01809 - AUTO ZONE INC</u>						<b>82.29</b>
REQ08322	0562252249	CUA AP	09/30/2021	hydraulic oil, toggle switch, seat covers	61-810-621500 - FLEET PARTS & SUPPLIES	48.00
	0562263260	CUA AP	09/30/2021	hydraulic oil, toggle switch, seat covers	61-810-621500 - FLEET PARTS & SUPPLIES	29.39
	0562284775	CUA AP	09/30/2021	hydraulic oil, toggle switch, seat covers	61-810-621500 - FLEET PARTS & SUPPLIES	4.90
<u>CUA: 011321 - BAD BOY MOWERS</u>						<b>30.00</b>
REQ08340	09-23-21	CUA AP	09/30/2021	deck toggle for mower	61-900-621500 - FLEET PARTS & SUPPLIES	30.00
<u>CUA: 011332 - CH &amp; W TIRE</u>						<b>618.04</b>
REQ08318	1-GS47939	CUA AP	09/30/2021	4 tires for W173	61-810-621500 - FLEET PARTS & SUPPLIES	618.04
<u>CUA: 011263 - CINTAS CORPORATION</u>						<b>234.26</b>
REQ07423	4097113948	CUA AP	09/30/2021	Uniforms for Golf Course	67-670-636000 - UNIFORMS	45.66
REQ08302	4096426774	CUA AP	09/30/2021	UNIFORMS	61-810-636000 - UNIFORMS	34.44
				UNIFORMS	61-900-636000 - UNIFORMS	16.96
				UNIFORMS	61-910-636000 - UNIFORMS	42.90
REQ08353	4097114238	CUA AP	09/30/2021	UNIFORMS	61-810-636000 - UNIFORMS	34.44
				UNIFORMS	61-900-636000 - UNIFORMS	16.96
				UNIFORMS	61-910-636000 - UNIFORMS	42.90
<u>CUA: 010816 - COMMERCIAL LUBRICATORS</u>						<b>4,421.20</b>
REQ08341	162631-F	CUA AP	09/30/2021	Gas and diesel	67-670-621500 - FLEET PARTS & SUPPLIES	2,481.12
	164376-F	CUA AP	09/30/2021	Gas and diesel	67-670-621500 - FLEET PARTS & SUPPLIES	1,940.08
<u>CUA: 01015 - DELTA DENTAL</u>						<b>1,257.24</b>
REQ08331	1568709	CUA AP	09/30/2021	DENTAL INSURANCE	61-680-634600 - HEALTH INSURANCE	140.70
				DENTAL INSURANCE	61-810-634600 - HEALTH INSURANCE	441.06
				DENTAL INSURANCE	61-900-634600 - HEALTH INSURANCE	178.26



**Receipt Register - Abridged - for Council packet**
**POPKT01235 - 09-30-21 CUA PAYABLES**

Vendor						Vendor Amount
Purchase Order	Invoice	Bank Code	Post Date	Description:	Account	Item Amount
<u>CUA: 01015 - DELTA DENTAL</u>						<b>1,257.24</b>
REQ08331	1568709	CUA AP	09/30/2021	DENTAL INSURANCE	61-910-634600 - HEALTH INSURANCE	281.40
				DENTAL INSURANCE	67-670-634600 - HEALTH INSURANCE	215.82
<u>CUA: 010815 - DIRECTV</u>						<b>356.37</b>
REQ07077	037856519X210921	CUA AP	09/30/2021	TV Bill	67-670-634500 - CONTRACTUAL SERVICES	356.37
<u>CUA: 01429 - E-Z-GO A TEXTRON COMPANY</u>						<b>2,574.88</b>
REQ08292	92550086	CUA AP	09/30/2021	ENGINE FOR CARTS	67-670-622000 - REPAIR & MAINTENANCE SUPPLIES	1,200.00
				ENGINE FOR CARTS	67-670-631000 - UTILITIES	1,346.66
REQ08293	92733779	CUA AP	09/30/2021	Cart repairs	67-670-621500 - FLEET PARTS & SUPPLIES	18.37
REQ08294	92740974	CUA AP	09/30/2021	Cart repair for scorecard holder	67-670-621500 - FLEET PARTS & SUPPLIES	9.85
<u>CUA: 000374 - HARRINGTONS SERVICE CENTER</u>						<b>20.00</b>
REQ08320	298979	CUA AP	09/30/2021	tire balancing	61-810-621500 - FLEET PARTS & SUPPLIES	20.00
<u>CUA: 000414 - INTERSTATE BATTERIES</u>						<b>315.85</b>
REQ08319	33503832	CUA AP	09/30/2021	1battery for 173, 2 batteries for small dump truck	61-810-621500 - FLEET PARTS & SUPPLIES	315.85
<u>CUA: 000474 - LOU'S GLOVES INC</u>						<b>219.00</b>
REQ08168	042807	CUA AP	09/30/2021	latex gloves	61-900-622000 - REPAIR/MAINTENANCE SUPPLIES	219.00
<u>CUA: 000544 - NICOMA PARK LUMBER CO</u>						<b>81.14</b>
REQ07833	I10393983	CUA AP	09/30/2021	Plant Supplies (Open P.O.)	61-910-622500 - SMALL TOOLS & MINOR EQUIPMENT	6.58
REQ08228	I10392236	CUA AP	09/30/2021	talco and straps	61-900-622000 - REPAIR/MAINTENANCE SUPPLIES	22.58
REQ08229	I10392844	CUA AP	09/30/2021	t-post hammer	61-900-622500 - SMALL TOOLS & MINOR EQUIPMENT	51.98
<u>CUA: 010936 - NIGHT FLYER GOLF</u>						<b>2,008.11</b>
REQ08358	2141259	CUA AP	09/30/2021	Night Tournament Supplies	67-670-622000 - REPAIR & MAINTENANCE SUPPLIES	2,008.11
<u>CUA: 000560 - OFFICE DEPOT CREDIT PLAN</u>						<b>507.29</b>
REQ08258	196830857001	CUA AP	09/30/2021	OFFICE DEPOT SUPPLIES	61-810-620500 - OFFICE SUPPLIES	27.31
	196833934001	CUA AP	09/30/2021	OFFICE DEPOT SUPPLIES	61-810-620500 - OFFICE SUPPLIES	229.99
	196833945001	CUA AP	09/30/2021	OFFICE DEPOT SUPPLIES	61-810-620500 - OFFICE SUPPLIES	249.99
<u>CUA: 000580 - OKLAHOMA CONTRACTOR'S SUPPLY</u>						<b>276.00</b>
REQ08303	0366703-IN	CUA AP	09/30/2021	MANHOLE HOOK	61-900-622000 - REPAIR/MAINTENANCE SUPPLIES	210.00
REQ08304	0366704-IN	CUA AP	09/30/2021	8" PVC	61-900-622000 - REPAIR/MAINTENANCE SUPPLIES	66.00
<u>CUA: 000558 - O'REILLY AUTOMOTIVE STORES</u>						<b>53.00</b>
REQ08321	0328-305013	CUA AP	09/30/2021	oil filter and oil W171	61-810-621500 - FLEET PARTS & SUPPLIES	53.00

Receipt Register - Abridged - for Council packet

POPKT01235 - 09-30-21 CUA PAYABLES

Vendor						Vendor Amount
Purchase Order	Invoice	Bank Code	Post Date	Description:	Account	Item Amount
<u>CUA: 000638 - PITNEY BOWES INC</u>						<b>977.91</b>
REQ08313	3314291036	CUA AP	09/30/2021	MAILING SOFTWARE AND POSTAGE MACHINE	61-810-633500 - POSTAGE & METER SERVICE	977.91
<u>CUA: 01159 - S &amp; S STAFFING</u>						<b>720.48</b>
REQ08334	1295-0500004885	CUA AP	09/30/2021	SEASONAL EMPLOYMENT	67-670-611100 - GROSS SALARIES	720.48
<u>CUA: 01455 - STORY SITE SOLUTIONS LLC</u>						<b>125.00</b>
REQ08356	1114	CUA AP	09/30/2021	SERVICE CALL FOR GATE	61-810-622000 - REPAIR & MAINTENANCE SUPPLIES	125.00
<u>CUA: 01200 - TAYLORMADE GOLF COMPANY</u>						<b>502.47</b>
REQ08036	35355913	CUA AP	09/30/2021	Golf Balls	67-670-621001 - OPERATING SUPPLIES: PROSHOP	502.47
<u>CUA: 011220 - TYLER PEST SOLUTION LLC</u>						<b>60.00</b>
REQ08298	11924	CUA AP	09/30/2021	Bug prevention spray	67-670-634500 - CONTRACTUAL SERVICES	60.00
<b>Report Total:</b>						<b>16,855.54</b>

APPROVED

*[Signature]*

10/1/2021

# Payroll Summary Register

Choctaw, OK

9/24/2021 11:38:35 AM

## Payroll Summary

Packet PYPKT01887 - 09.24.2021 FIRE PAYROLL

Pay Period: 9/13/2021 - 9/26/2021

Payroll Set 01 - CITY PAYROLL

Department All - All Department Codes

Employees Paid 97

Total Earnings	<u>14,834.36</u>	Total Benefit Allowance	<u>0.00</u>	Input Type	Count
Total Deductions	<u>2,440.65</u>	Total Employer Expenses	<u>6,863.30</u>	Regular	9
Total Taxes	<u>1,553.46</u>				
		Total Direct Deposits	<u>10,840.25</u>		
Net Pay	10,840.25	Total Check Amount	0.00		

Packet PYPKT01889 - 09.24.2021 CUA PAYROLL

Pay Period: 9/5/2021 - 9/18/2021

Payroll Set 02 - CUA PAYROLL

Department All - All Department Codes

Employees Paid 97

Total Earnings	<u>27,890.39</u>	Total Benefit Allowance	<u>0.00</u>	Input Type	Count
Total Deductions	<u>2,146.36</u>	Total Employer Expenses	<u>10,556.18</u>	Regular	25
Total Taxes	<u>4,588.85</u>				
		Total Direct Deposits	<u>19,876.44</u>		
Net Pay	21,155.18	Total Check Amount	1,278.74		

Packet PYPKT01890 - 09.24.2021 CITY PAYROLL

Pay Period: 9/5/2021 - 9/18/2021

Payroll Set 01 - CITY PAYROLL

Department All - All Department Codes

Employees Paid 97

Total Earnings	<u>96,250.15</u>	Total Benefit Allowance	<u>0.00</u>	Input Type	Count
Total Deductions	<u>9,695.10</u>	Total Employer Expenses	<u>31,470.40</u>	Regular	63
Total Taxes	<u>14,705.40</u>				
		Total Direct Deposits	<u>70,646.14</u>		
Net Pay	71,849.65	Total Check Amount	1,203.51		

## **PERMANENT EASEMENT**

### **KNOW ALL MEN BY THESE PRESENTS:**

That the undersigned, **David and Megan Fitzell**, 16255 NE 10<sup>th</sup> Street, Choctaw, OK 73020, herein after referred to as Grantor, for and in consideration of One Dollar (\$1.00) cash in hand paid, and other valuable consideration, the receipt of which is hereby acknowledged, from **THE CITY OF CHOCTAW (a Municipal Corporation)- CHOCTAW UTILITIES AUTHORITY, (a public trust), P O Box 567, Choctaw, Ok 73020**, created and existing under and by virtue of the laws of the State of Oklahoma, hereinafter referred to as Grantee, does hereby assign, grant, and convey unto said Grantee, a perpetual utility, roadway easement and right-of-way over, through, under, and across the following described real property situated in Oklahoma County, State of Oklahoma, to-wit:

**A tract of land being a portion of Government Lot Two (2) and a portion of the Southeast Quarter of the Northeast Quarter (SE/4 NE/4) of Section Twenty-four (24), Township Twelve (12) North, Range One (1) West of the Indian Meridian, City of Choctaw, Oklahoma County, Oklahoma, said tract of land being more particularly described by metes and bounds as follows:**

**COMMENCING at the northwest corner of the Northeast Quarter (NE/4) of said Section Twenty-four (24);  
THENCE South 00°25'43" East as the basis of bearing, along the west line of said Northeast Quarter (NE/4), a distance of 1583.12 feet;  
THENCE North 89°16'42" East, parallel with the north line of said Government Lot Two (2), a distance of 15.00 feet to the POINT OF BEGINNING;  
THENCE continuing North 89°16'42" East, parallel with said north line, a distance of 15.00 feet;  
THENCE South 00°25'43" East, parallel with the west line of said Northeast Quarter (NE/4), a distance of 30.00 feet;  
THENCE South 89°16'42" West, parallel with the north line of said Government Lot Two (2), a distance of 15.00 feet;  
THENCE North 00°25'43" West, parallel with the west line of said Northeast Quarter a distance of 30.00 feet to the POINT OF BEGINNING.**

**AND**

**COMMENCING at the northwest corner of the Northeast Quarter (NE/4) of said Section Twenty-four (24);  
THENCE South 00°25'43" East as the basis of bearing, along the west line of said Northeast Quarter (NE/4), a distance of 1813.12 feet;  
THENCE North 89°16'42" East, parallel with the north line of said Government Lot Two (2), a distance of 15.00 feet to the POINT OF BEGINNING;  
THENCE continuing North 89°16'42" East, parallel with said north line, a distance of 15.00 feet;  
THENCE South 00°25'43" East, parallel with the west line of said Northeast Quarter (NE/4), a distance of 375.06 feet;  
THENCE South 89°15'09" West a distance of 15.00 feet;  
THENCE North 00°25'43" West, parallel with the west line of said Northeast Quarter a distance of 375.06 feet to the POINT OF BEGINNING.**

**Said described tracts of land, when combined, contain an area of 6,076.00 square feet or 0.1395 acres, more or less.**

**(Additional 15 foot Right-of-Way along N. McDonald Road from Tract A)**

**AND**

**A tract of land being a portion of Government Lot Two (2) and a portion of the Southeast Quarter of the Northeast Quarter (SE/4 NE/4) of Section Twenty-four (24), Township Twelve (12) North, Range One (1) West of the Indian Meridian, City of Choctaw, Oklahoma County, Oklahoma, said tract of land being more particularly described by metes and bounds as follows:**

**COMMENCING at the northwest corner of the Northeast Quarter (NE/4) of said Section Twenty-four (24); THENCE South 00°25'43" East as the basis of bearing, along the west line of said Northeast Quarter (NE/4), a distance of 1613.12 feet;  
THENCE North 89°16'42" East, parallel with the north line of said Government Lot Two (2), a distance of 15.00 feet to the POINT OF BEGINNING;  
THENCE continuing North 89°16'42" East, parallel with said north line, a distance of 15.00 feet;  
THENCE South 00°25'43" East, parallel with the west line of said Northeast Quarter (NE/4), a distance of 200.00 feet;  
THENCE South 89°16'42" West, parallel with the north line of said Government Lot Two (2), a distance of 15.00 feet;  
THENCE North 00°25'43" West, parallel with the west line of said Northeast Quarter a distance of 200.00 feet to the POINT OF BEGINNING.**

**Said described tract of land contains an area of 3,000.04 square feet or 0.0689 acres, more or less.  
(Additional 15 foot Right-of-Way along N. McDonald Road from Tract B)**

with the right of ingress and egress to and from the same, for the purpose of constructing, operating, and maintaining roadway and other public utilities as may be necessary from time to time, and affording the Grantee, its successors, assigns, officers, agents, employees and any and all persons under contract with it, the right to enter upon said premises and strip of land for the purpose of surveying, constructing, operating, repairing, inspecting, and maintaining said public roadway and other public utilities and their appurtenances and systems.

The Grantor and Grantee agree and understand that a portion of said consideration given, granted and received above recited shall constitute payment in full to Grantor for all damages to the said property or any other property, both real or personal, on account of laying, maintaining, constructing or operation of the said public roadway and other public utilities and any of its appurtenances, extensions, repairs or maintenance.

**TO HAVE AND HOLD SUCH** easements and right-of-way above described unto **THE CITY OF CHOCTAW (a Municipal Corporation)/CHOCTAW UTILITIES AUTHORITY (a public trust)**, its successors or assigns.

**DATED** this \_\_\_\_\_ day of \_\_\_\_\_, 2021

\_\_\_\_\_  
David Fitzell

\_\_\_\_\_  
Megan Fitzell



**ACKNOWLEDGMENT**

STATE OF OKLAHOMA       )  
  ) **SS:**  
COUNTY OF OKLAHOMA )

Before me, the undersigned, a Notary Public, in and for the State and County aforesaid, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally David and Megan Fitzell to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that they executed the same as the free and voluntary act and deed for the uses and purposes therein set forth.

**WITNESS** my hand and seal the day and year last above written.

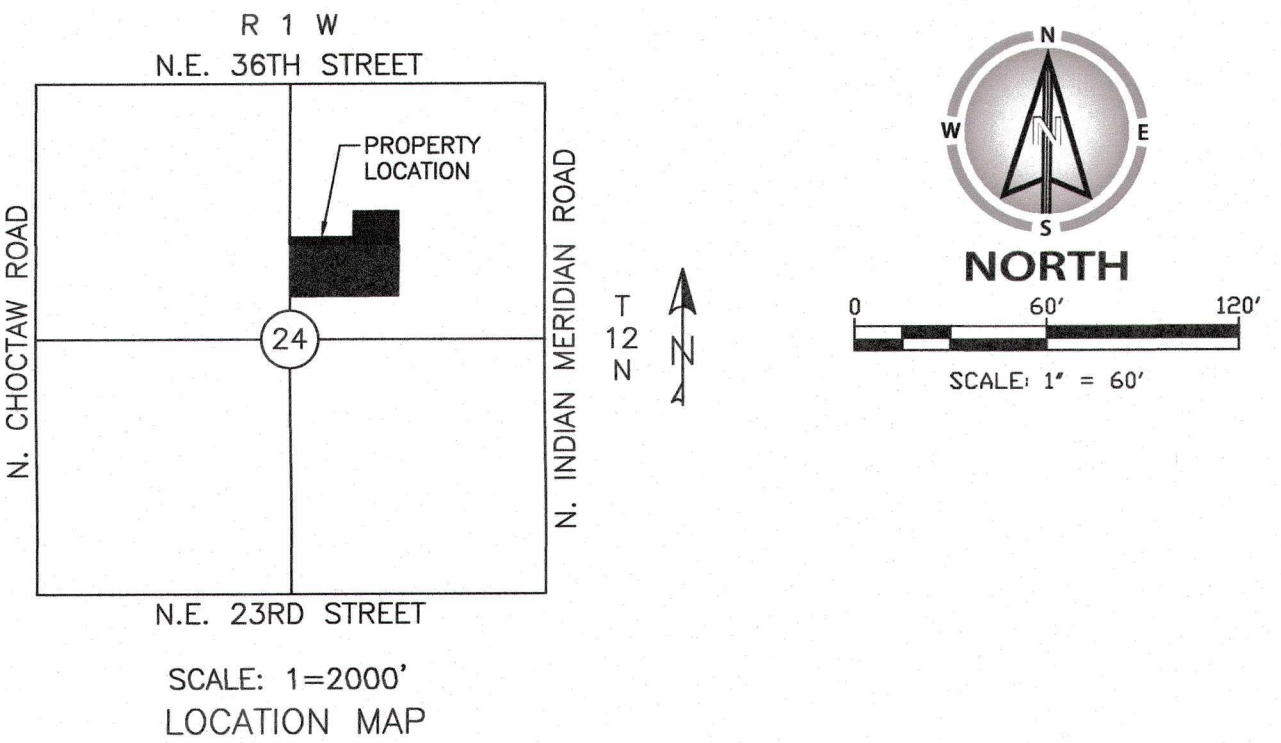
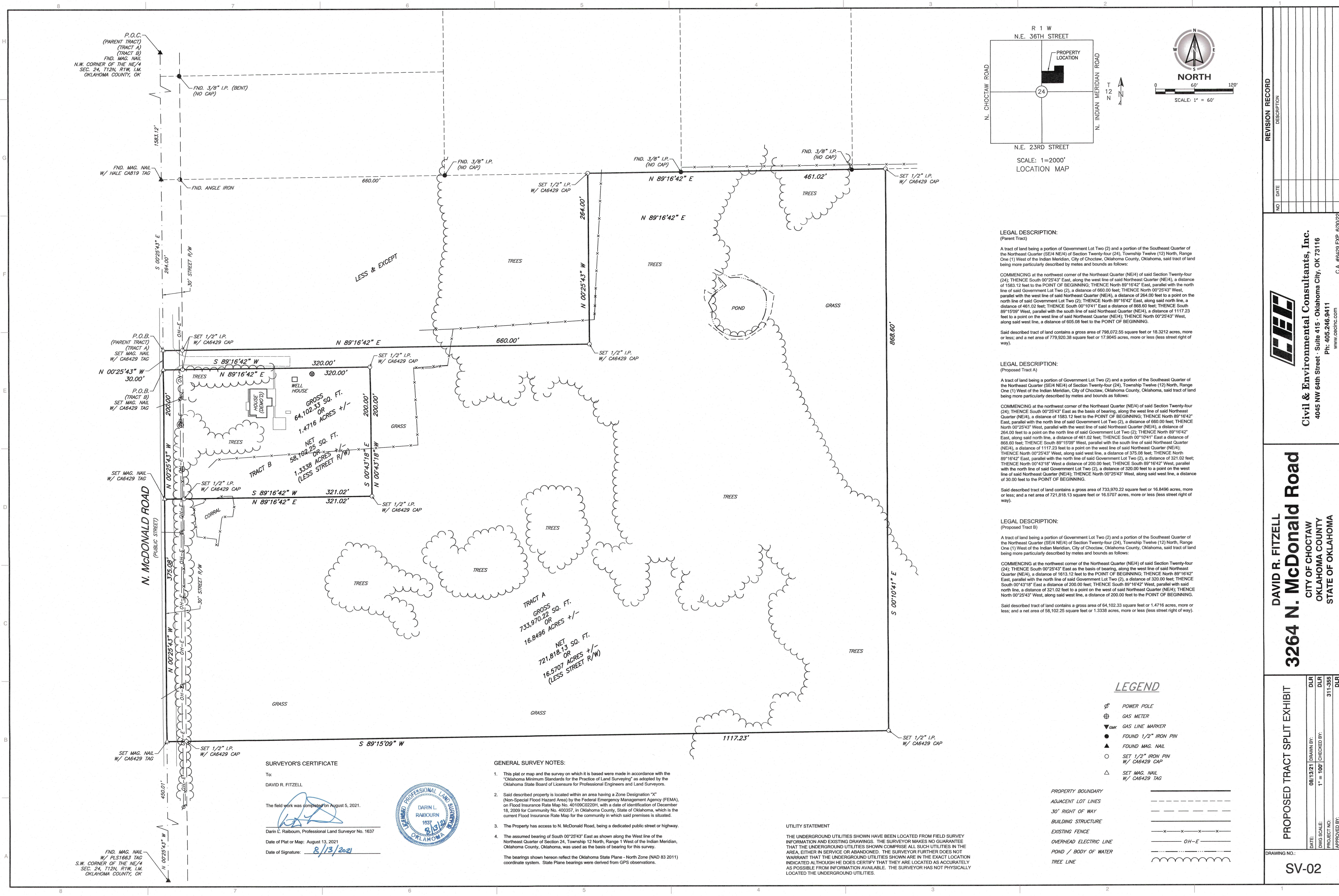
(Seal)

\_\_\_\_\_  
Notary Public

My commission expires:\_\_\_\_\_

When recorded return to: City of Choctaw, Attn: Amanda Williams, P O Box 567, Choctaw, OK 73020





LEGAL DESCRIPTION:  
(Parent Tract)

A tract of land being a portion of Government Lot Two (2) and a portion of the Southeast Quarter of the Northeast Quarter (SE4 NE4) of Section Twenty-four (24), Township Twelve (12) North, Range One (1) West of the Indian Meridian, City of Choctaw, Oklahoma County, Oklahoma, said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at the northwest corner of the Northeast Quarter (NE4) of said Section Twenty-four (24); THENCE South 00°25'43" East, along the west line of said Northeast Quarter (NE4), a distance of 1583.12 feet to the POINT OF BEGINNING; THENCE North 89°16'42" East, parallel with the north line of said Government Lot Two (2), a distance of 660.00 feet; THENCE North 00°25'43" West, parallel with the west line of said Northeast Quarter (NE4), a distance of 264.00 feet to a point on the north line of said Government Lot Two (2); THENCE North 89°16'42" East, along said north line, a distance of 461.02 feet; THENCE South 00°10'41" East a distance of 868.60 feet; THENCE South 89°16'42" West, parallel with the south line of said Northeast Quarter (NE4), a distance of 1117.23 feet to a point on the west line of said Northeast Quarter (NE4); THENCE North 00°25'43" West, along said west line, a distance of 605.08 feet to the POINT OF BEGINNING.

Said described tract of land contains a gross area of 798,072.55 square feet or 18.3212 acres, more or less; and a net area of 779,920.38 square feet or 17.9045 acres, more or less (less street right of way).

LEGAL DESCRIPTION:  
(Proposed Tract A)

A tract of land being a portion of Government Lot Two (2) and a portion of the Southeast Quarter of the Northeast Quarter (SE4 NE4) of Section Twenty-four (24), Township Twelve (12) North, Range One (1) West of the Indian Meridian, City of Choctaw, Oklahoma County, Oklahoma, said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at the northwest corner of the Northeast Quarter (NE4) of said Section Twenty-four (24); THENCE South 00°25'43" East as the basis of bearing, along the west line of said Northeast Quarter (NE4), a distance of 1583.12 feet to the POINT OF BEGINNING; THENCE North 89°16'42" East, parallel with the north line of said Government Lot Two (2), a distance of 660.00 feet; THENCE North 00°25'43" West, parallel with the west line of said Northeast Quarter (NE4), a distance of 264.00 feet to a point on the north line of said Government Lot Two (2); THENCE North 89°16'42" East, along said north line, a distance of 461.02 feet; THENCE South 00°10'41" East a distance of 868.60 feet; THENCE South 89°16'42" West, parallel with the south line of said Northeast Quarter (NE4), a distance of 1117.23 feet to a point on the west line of said Northeast Quarter (NE4); THENCE North 00°25'43" West, along said west line, a distance of 375.08 feet; THENCE North 89°16'42" East, parallel with the north line of said Government Lot Two (2), a distance of 321.02 feet; THENCE North 00°43'18" West a distance of 200.00 feet; THENCE South 89°16'42" West, parallel with the north line of said Government Lot Two (2), a distance of 320.00 feet to a point on the west line of said Northeast Quarter (NE4); THENCE North 00°25'43" West, along said west line, a distance of 200.00 feet to the POINT OF BEGINNING.

Said described tract of land contains a gross area of 733,970.22 square feet or 16.8496 acres, more or less; and a net area of 721,818.13 square feet or 16.5707 acres, more or less (less street right of way).

LEGAL DESCRIPTION:  
(Proposed Tract B)

A tract of land being a portion of Government Lot Two (2) and a portion of the Southeast Quarter of the Northeast Quarter (SE4 NE4) of Section Twenty-four (24), Township Twelve (12) North, Range One (1) West of the Indian Meridian, City of Choctaw, Oklahoma County, Oklahoma, said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at the northwest corner of the Northeast Quarter (NE4) of said Section Twenty-four (24); THENCE South 00°25'43" East as the basis of bearing, along the west line of said Northeast Quarter (NE4), a distance of 1613.12 feet to the POINT OF BEGINNING; THENCE North 89°16'42" East, parallel with the north line of said Government Lot Two (2), a distance of 320.00 feet; THENCE South 00°43'18" East a distance of 200.00 feet; THENCE South 89°16'42" West, parallel with said north line, a distance of 321.02 feet to a point on the west of said Northeast Quarter (NE4); THENCE North 00°25'43" West, along said west line, a distance of 200.00 feet to the POINT OF BEGINNING.

Said described tract of land contains a gross area of 64,102.33 square feet or 1.4716 acres, more or less; and a net area of 58,102.25 square feet or 1.3338 acres, more or less (less street right of way).

LEGEND

- POWER POLE
- GAS METER
- GAS LINE MARKER
- FOUND 1/2" IRON PIN
- FOUND MAG. NAIL
- SET 1/2" IRON PIN W/ CA6429 CAP
- SET MAG. NAIL W/ CA6429 TAG

PROPERTY BOUNDARY	_____
ADJACENT LOT LINES	-----
30' RIGHT OF WAY	-----
BUILDING STRUCTURE	_____
EXISTING FENCE	-----
OVERHEAD ELECTRIC LINE	OH-E
POND / BODY OF WATER	~~~~~
TREE LINE	~~~~~

SURVEYOR'S CERTIFICATE

To:  
DAVID R. FITZELL

The field work was completed on August 5, 2021.

Darin L. Raibourn, Professional Land Surveyor No. 1637

Date of Plat or Map: August 13, 2021

Date of Signature: 8/13/2021



GENERAL SURVEY NOTES:

- This plat or map and the survey on which it is based were made in accordance with the "Oklahoma Minimum Standards for the Practice of Land Surveying" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.
  - Said described property is located within an area having a Zone Designation "X" (Non-Special Flood Hazard Area) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 40108C0220H, with a date of identification of December 18, 2009 for Community No. 400357, in Oklahoma County, State of Oklahoma, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
  - The Property has access to N. McDonald Road, being a dedicated public street or highway.
  - The assumed bearing of South 00°25'43" East as shown along the West line of the Northeast Quarter of Section 24, Township 12 North, Range 1 West of the Indian Meridian, Oklahoma County, Oklahoma, was used as the basis of bearing for this survey.
- The bearings shown hereon reflect the Oklahoma State Plane - North Zone (NAD 83 2011) coordinate system. State Plane bearings were derived from GPS observations.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.  
4045 NW 64th Street - Suite 415 - Oklahoma City, OK 73116  
Ph: 405-246-9411  
www.ceclinc.com

DAVID R. FITZELL  
3264 N. McDonald Road  
CITY OF CHOCTAW  
OKLAHOMA COUNTY  
STATE OF OKLAHOMA

PROPOSED TRACT SPLIT EXHIBIT

DATE:	08/13/21	DRAWN BY:	DLR
DWG SCALE:	1" = 100'	CHECKED BY:	DLR
PROJECT NO:	311-355	APPROVED BY:	DLR

DRAWING NO.: SV-02



## **PERMANENT EASEMENT**

### **KNOW ALL MEN BY THESE PRESENTS:**

That the undersigned, **David Fitzell, Manager**, 16255 NE 10<sup>th</sup> Street, Choctaw, OK 73020, herein after referred to as Grantor, for and in consideration of One Dollar (\$1.00) cash in hand paid, and other valuable consideration, the receipt of which is hereby acknowledged, from **THE CITY OF CHOCTAW (a Municipal Corporation)- CHOCTAW UTILITIES AUTHORITY, (a public trust), P O Box 567, Choctaw, Ok 73020**, created and existing under and by virtue of the laws of the State of Oklahoma, hereinafter referred to as Grantee, does hereby assign, grant, and convey unto said Grantee, a perpetual utility, roadway easement and right-of-way over, through, under, and across the following described real property situated in Oklahoma County, State of Oklahoma, to-wit:

**A tract of land lying in the Northwest Quarter (NW/4) of Section Twenty-four (24), Township Twelve (12) North, Range One (1) West of the Indian Meridian, City of Choctaw, Oklahoma County, Oklahoma, said tract of land being more particularly described by metes and bounds as follows:**

**COMMENCING at the northwest corner of the Northwest Quarter (NW/4) of said Section Twenty-four (24);**

**THENCE North 89°18'48" East as the basis of bearing, along the north line of said Northwest Quarter (NW/4), a distance of 33.00 feet;**

**THENCE South 00°18'18" East, parallel with the west line of said Northwest Quarter (NW/4), a distance of 33.00 feet to the POINT OF BEGINNING, said point being a point on the south line of the existing 33 foot statutory right-of-way;**

**THENCE North 89°18'48" East, 33.00 feet south of and parallel with the north line of said Northwest Quarter, a distance of 287.00 feet;**

**THENCE South 00°18'17" East, a distance of 17.00 feet;**

**THENCE South 89°18'48" West, parallel with said north line, a distance of 287.00 feet to a point on the east line of the existing 33 foot statutory right-of-way;**

**THENCE North 00°18'18" West, 33.00 feet east of and parallel with the west line of said Northwest Quarter, a distance of 17.00 feet to the POINT OF BEGINNING.**

**Said described tract of land contains an area of 4,878.98 square feet or 0.1120 acres, more or less. (Additional 17 foot Right-of-Way along N.E. 36th Street from Tract A)**

**AND**

**A tract of land lying in the Northwest Quarter (NW/4) of Section Twenty-four (24), Township Twelve (12) North, Range One (1) West of the Indian Meridian, City of Choctaw, Oklahoma County, Oklahoma, said tract of land being more particularly described by metes and bounds as follows:**

**COMMENCING at the northwest corner of the Northwest Quarter (NW/4) of said Section Twenty-four (24);**

**THENCE South 00°18'18" East as the basis of bearing, along the west line of said Northwest Quarter (NW/4), a distance of 50.00 feet;**

**THENCE North 89°18'48" East, parallel with the north line of said Northwest Quarter (NW/4), a distance of 33.00 feet to the POINT OF BEGINNING, said point being a point on the east line of the existing 33 foot statutory right-of-way;**  
**THENCE continuing North 89°18'48" East, parallel with said north line, a distance of 17.00 feet;**  
**THENCE South 00°18'18" East, parallel with the west line of said Northwest Quarter (NW/4), a distance of 146.21 feet;**  
**THENCE South 89°18'48" West, parallel with the north line of said Northwest Quarter (NW/4), a distance of 17.00 feet to a point on the east line of said existing 33 foot statutory right-of-way;**  
**THENCE North 00°18'18" West, 33.00 feet east of and parallel with the west line of said Northwest Quarter (NW/4), a distance of 146.21 feet the POINT OF BEGINNING.**

**Said described tract of land contains an area of 2,485.52 square feet or 0.0571 acres, more or less.  
(Additional 17 foot Right-of-Way along N. Choctaw Road from Tract A)**

**AND**

**A tract of land lying in the Northwest Quarter (NW/4) of Section Twenty-four (24), Township Twelve (12) North, Range One (1) West of the Indian Meridian, City of Choctaw, Oklahoma County, Oklahoma, said tract of land being more particularly described by metes and bounds as follows:**

**COMMENCING at the northwest corner of the Northwest Quarter (NW/4) of said Section Twenty-four (24);**  
**THENCE South 00°18'18" East as the basis of bearing, along the west line of said Northwest Quarter (NW/4), a distance of 196.21 feet;**  
**THENCE North 89°18'48" East, parallel with the north line of said Northwest Quarter (NW/4), a distance of 33.00 feet to the POINT OF BEGINNING, said point being a point on the east line of the existing 33 foot statutory right-of-way;**  
**THENCE continuing North 89°18'48" East, parallel with said north line, a distance of 17.00 feet;**  
**THENCE South 00°18'18" East, parallel with the west line of said Northwest Quarter (NW/4), a distance of 135.61 feet;**  
**THENCE South 89°16'44" West a distance of 17.00 feet to a point on the east line of said existing 33 foot statutory right-of-way;**  
**THENCE North 00°18'18" West, 33.00 feet east of and parallel with the west line of said Northwest Quarter (NW/4), a distance of 135.17 feet the POINT OF BEGINNING.**

**Said described tract of land contains an area of 2,297.83 square feet or 0.0528 acres, more or less.  
(Additional 17 foot Right-of-Way along N. Choctaw Road from Tract B)**

with the right of ingress and egress to and from the same, for the purpose of constructing, operating, and maintaining roadway and other public utilities as may be necessary from time to time, and affording the Grantee, its successors, assigns, officers, agents, employees and any and all persons under contract with it, the right to enter upon said premises and strip of land for the purpose of surveying, constructing, operating, repairing, inspecting, and maintaining said public roadway and other public utilities and their appurtenances and systems.

The Grantor and Grantee agree and understand that a portion of said consideration given, granted and received above recited shall constitute payment in full to Grantor for all damages to the said property or any other property, both real or personal, on account of laying, maintaining, constructing or operation of the said public roadway and other public utilities and any of its appurtenances, extensions, repairs or maintenance.

**TO HAVE AND HOLD SUCH** easements and right-of-way above described unto **THE CITY OF CHOCTAW (a Municipal Corporation)/CHOCTAW UTILITIES AUTHORITY (a public trust)**, its successors or assigns.

**DATED** this \_\_\_\_\_ day of \_\_\_\_\_, 2021

David Fitzell, Manager

## **ACKNOWLEDGMENT**

**STATE OF OKLAHOMA            )**  
**) SS:**  
**COUNTY OF OKLAHOMA     )**

Before me, the undersigned, a Notary Public, in and for the State and County aforesaid, on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally David and Megan Fitzell to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that they executed the same as the free and voluntary act and deed for the uses and purposes therein set forth.

**WITNESS** my hand and seal the day and year last above written.

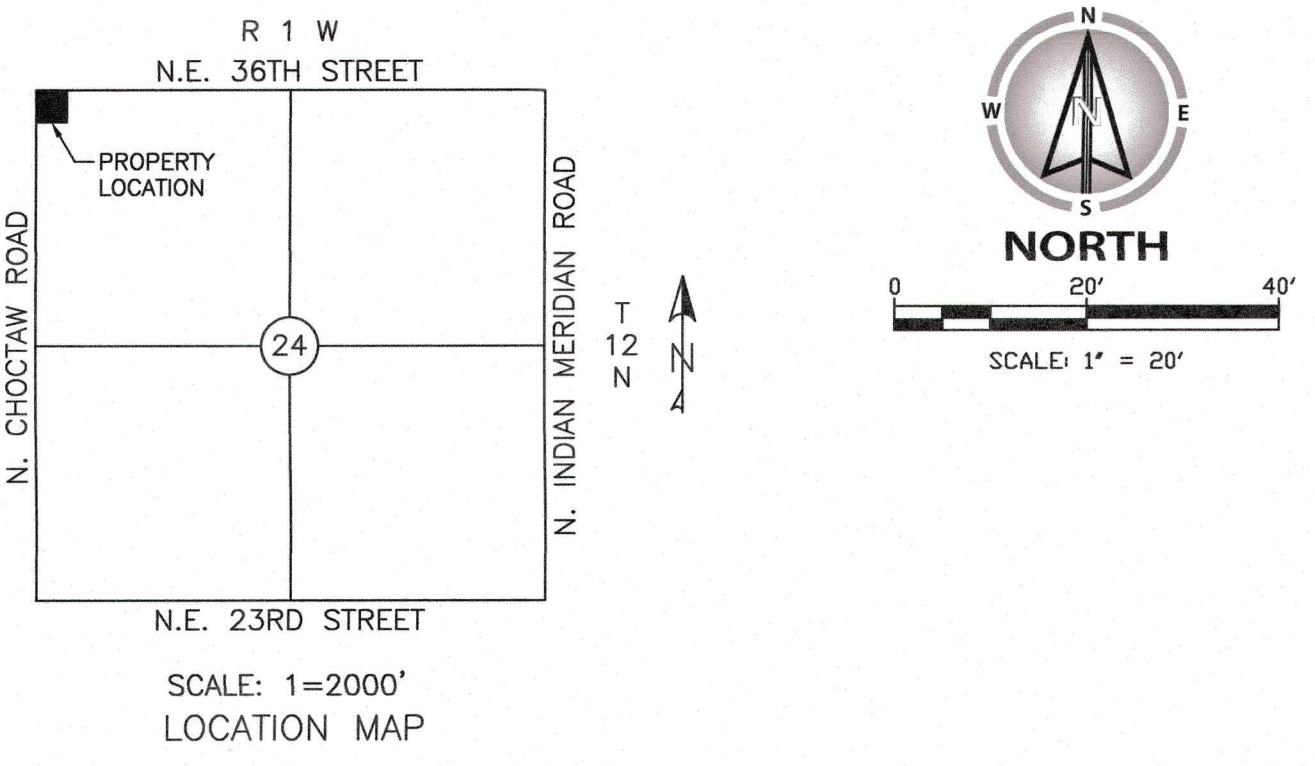
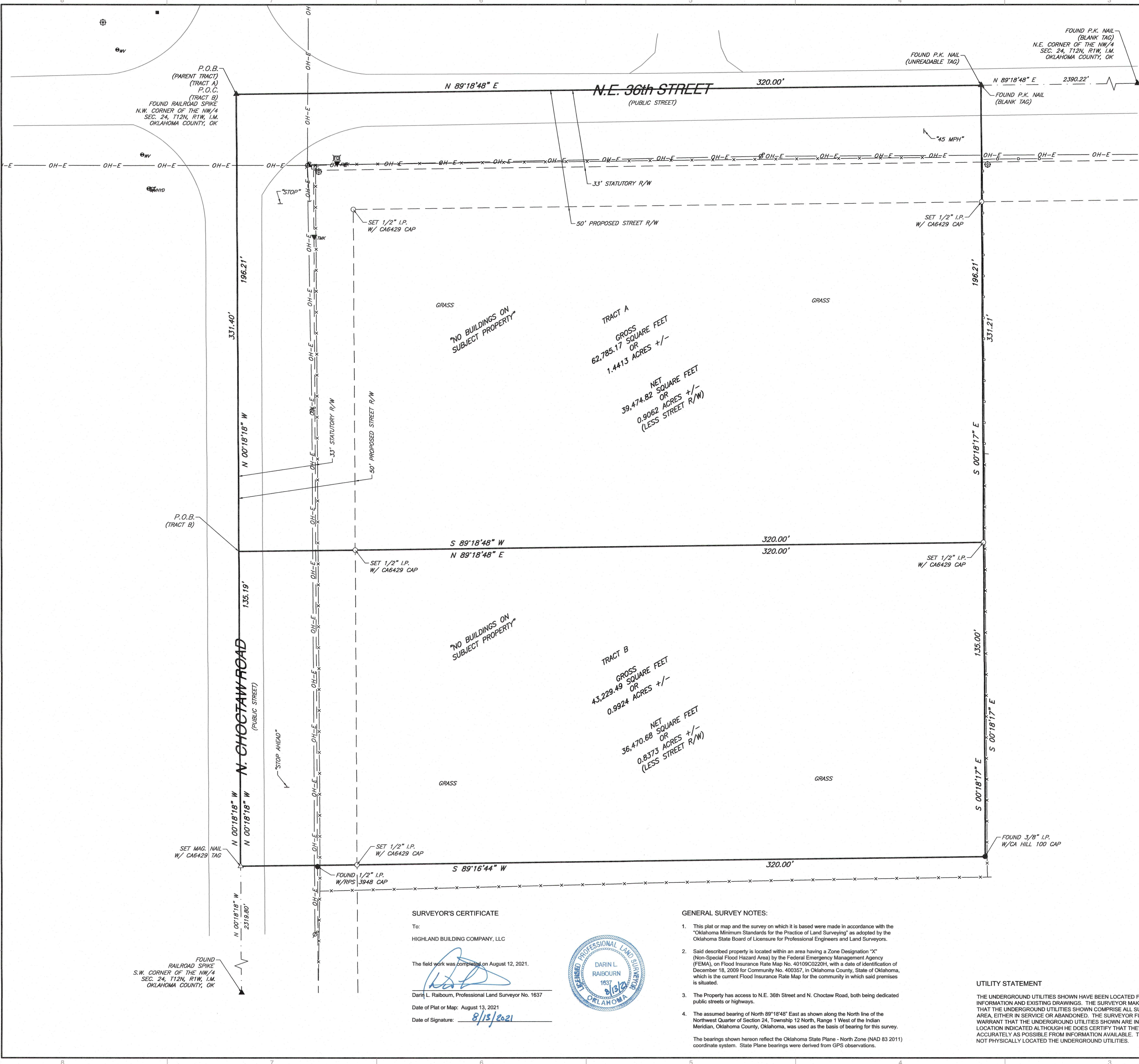
(Seal)

Notary Public

My commission expires:\_\_\_\_\_

When recorded return to: City of Choctaw, Attn: Amanda Williams, P O Box 567, Choctaw, OK 73020





LEGAL DESCRIPTION:  
(Parent Tract)

A tract of land lying in the Northwest Quarter (NW/4) of Section Twenty-four (24), Township Twelve (12) North, Range One (1) West of the Indian Meridian, City of Choctaw, Oklahoma County, Oklahoma, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at the northwest corner of the Northwest Quarter (NW/4) of said Section Twenty-four (24); THENCE North 89°18'48" East as the basis of bearing, along the north line of said Northwest Quarter (NW/4), a distance of 320.00 feet; THENCE South 00°18'17" East a distance of 331.21 feet; THENCE South 89°16'44" West a distance of 320.00 feet to a point on the west line of said Northwest Quarter (NW/4); THENCE North 00°18'18" West, along said west line, a distance of 331.40 feet to the POINT OF BEGINNING.

Said described tract of land contains a gross area of 106,014.66 square feet or 2.4338 acres, more or less; and a net area of 75,945.50 square feet or 1.7435 acres, more or less (less street right of way).

LEGAL DESCRIPTION:  
(Proposed Tract A)

A tract of land lying in the Northwest Quarter (NW/4) of Section Twenty-four (24), Township Twelve (12) North, Range One (1) West of the Indian Meridian, City of Choctaw, Oklahoma County, Oklahoma, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at the northwest corner of the Northwest Quarter (NW/4) of said Section Twenty-four (24); THENCE North 89°18'48" East as the basis of bearing, along the north line of said Northwest Quarter (NW/4), a distance of 320.00 feet; THENCE South 00°18'17" East a distance of 196.21 feet; THENCE South 89°18'48" West a distance of 320.00 feet to a point on the west line of said Northwest Quarter (NW/4); THENCE North 00°18'18" West, along said west line, a distance of 196.21 feet to the POINT OF BEGINNING.

Said described tract of land contains a gross area of 62,785.17 square feet or 1.4413 acres, more or less; and a net area of 35,472.82 square feet or 0.8062 acres, more or less (less street right of way).

LEGAL DESCRIPTION:  
(Proposed Tract B)

A tract of land lying in the Northwest Quarter (NW/4) of Section Twenty-four (24), Township Twelve (12) North, Range One (1) West of the Indian Meridian, City of Choctaw, Oklahoma County, Oklahoma, said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at the northwest corner of the Northwest Quarter (NW/4) of said Section Twenty-four (24); THENCE South 00°18'18" East as the basis of bearing, along the west line of said Northwest Quarter (NW/4), a distance of 196.21 feet to the POINT OF BEGINNING. THENCE North 89°16'48" East, parallel with the north line of said Northwest Quarter (NW/4), a distance of 320.00 feet; THENCE South 00°18'17" East a distance of 135.00 feet; THENCE South 89°16'44" West a distance of 320.00 feet to a point on the west line of said Northwest Quarter (NW/4); THENCE North 00°18'18" West, along said west line, a distance of 135.19 feet to the POINT OF BEGINNING.

Said described tract of land contains a gross area of 43,229.49 square feet or 0.9924 acres, more or less; and a net area of 36,470.68 square feet or 0.8373 acres, more or less (less street right of way).

LEGEND

- POWER POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- GAS METER
- TELEPHONE PEDESTAL
- TELEPHONE MARKER
- FIBER OPTIC PULLBOX
- FIBER OPTIC MARKER
- SIGN
- FENCE POST
- FOUND IRON PIN
- FOUND P.K. NAIL
- FOUND RAILROAD SPIKE
- SET 1/2" IRON PIN W/ CA6429 CAP
- SET MAG. NAIL W/ CA6429 TAG

PROPERTY BOUNDARY  
33' STATUTORY R/W  
PROPOSED 50' STREET R/W  
EXISTING BARBED WIRE FENCE  
EXISTING CHAINLINK FENCE  
OVERHEAD ELECTRIC LINE

SURVEYOR'S CERTIFICATE

To:  
HIGHLAND BUILDING COMPANY, LLC

The field work was completed on August 12, 2021.

Darin L. Raibourn, Professional Land Surveyor No. 1637

Date of Plat or Map: August 13, 2021

Date of Signature: 8/13/2021



GENERAL SURVEY NOTES:

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  - Said described property is located within an area having a Zone Designation "X" (Non-Special Flood Hazard Area) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 40108C0220H, with a date of identification of December 18, 2009 for Community No. 400357, in Oklahoma County, State of Oklahoma, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
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REVISION RECORD

NO.	DATE	DESCRIPTION

**Civil & Environmental Consultants, Inc.**  
4045 NW 64th Street · Suite 415 · Oklahoma City, OK 73116  
Ph: 405.246.9411  
www.cecinc.com

**HIGHLAND BUILDING COMPANY, LLC**  
**NE 36th St. & Choctaw Road**  
CITY OF CHOCTAW  
OKLAHOMA COUNTY  
STATE OF OKLAHOMA

PROPOSED TRACT SPLIT EXHIBIT

DATE:	08/13/2021	DRAWN BY:	DLR
DWG SCALE:	1" = 20'	CHECKED BY:	DLR
PROJECT NO:	314-430	APPROVED BY:	DLR

DRAWING NO.: SV-02