



10/24/2023

# AGENDA

## PACKET

**Board of Trustees**  
BLANCHARD MUNICIPAL IMPROVEMENT AUTHORITY

# **BOARD OF TRUSTEES**

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**Michael Scalf ~ Chairman**  
**Chuck Kemper ~ Vice Chair**  
**Albert Ryans ~ Trustee**  
**Ben Whitt ~ Trustee**  
**Christina Short ~ Trustee**

## **STAFF**

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**Robert L. Floyd ~ Trust Manager**  
**David L. Perryman ~ Trust Attorney**  
**Kenny Sullivan ~ Trust Engineer**  
**David Standridge, PW Director**  
**Diana Daniels ~ Secretary**  
**Daniel Ofsthun ~ Finance Director**

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# AGENDA

## 10.24.23

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**BLANCHARD MUNICIPAL IMPROVEMENT AUTHORITY**

**BOARD OF TRUSTEES**

**REGULAR MEETING**

**TUESDAY, 24 OCTOBER 2023**

**6:00 P.M.**

This Agenda was posted in prominent public view on the City's website at [www.cityofblanchard.us](http://www.cityofblanchard.us) and on the City Hall Bulletin Board on or before 5:00 p.m., Friday, October 20<sup>th</sup>, 2023, in accordance with the Oklahoma Open Meeting Act.

***Diana Daniels***

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Secretary

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## A. MEETING CONVENED

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1. CALL TO ORDER:
2. INVOCATION:
3. PLEDGE OF ALLEGIANCE:
4. ROLL CALL:
5. DETERMINATION OF QUORUM:

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## B. BUSINESS AGENDA

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The following item(s) are hereby designated for discussion, consideration and take INDIVIDUAL action, including, but not limited to, approval, denial, amendment, revision or conditional approval, in whole or in part of:

1. DEVELOPMENT AGREEMENT.  
Discuss and vote on a motion regarding the approval of the Development Agreement with Shaz Investment Group, LLC, requesting water service and extension off of NW 16<sup>th</sup> Street and North County Line Road to serve a proposed subdivision comprising of 225 lots on 180 acres located in a part of the South Half of Section 12-T9N-R5W, Grady County.
2. RESOLUTION.  
Discuss and vote on a motion to approve a Resolution adopting new BMIA Fees to include a water infrastructure fee of eight (8%) percent; sewer infrastructure fee of Seven dollars (\$7.00) per customer; and a \$.25 per meter for water testing as required by EPA/DEQ Mandate.
3. RESOLUTION.  
Discuss and vote on a motion to approve a Resolution establishing rates and costs charged by the BMIA for utility services.
4. RESOLUTION.  
Discuss and vote on a motion to approve a Resolution amending the BMIA Fee Schedule for FYE2024.
5. SEWER EXEMPTION.  
Discuss and vote on a motion to approve a request from Allied Core Construction for an exemption from connecting to the city's sanitary sewer for a commercial development on South Tyler Avenue.
6. NOTICE OF VIOLATION.  
Discuss and vote on a motion to approve a Resolution establishing new water, sewer

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## C. CONSENT AGENDA

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The following item(s) are hereby designated for approval, acceptance or acknowledgment by one motion, SUBJECT to any conditions included therein. If any item(s) do not meet with the approval of all members, that item(s) will be heard in regular order:

1. **APPROVAL** of regular pre-meeting minutes of 26 September 2023.
2. **APPROVAL** of regular meeting minutes of 26 September 2023.
3. **APPROVAL** of special joint meeting minutes of 3 October 2023.
4. **APPROVAL** of special joint meeting minutes of 10 October 2023.
5. **APPROVAL** of special joint meeting minutes of 13 October 2023.
6. **ACKNOWLEDGE** payment of FYE2024 Claims and Expenditures in the total amount of \$607,173.80.
7. **ACKNOWLEDGE** payment of FYE2023 Payrolls in the amount of \$45,258.43.
8. **ACCEPTANCE** of September 2023 Financial Report.

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## D. CONSENT ITEM REMOVAL

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Discussion, consideration and take appropriate action re: any item(s) removed from the Consent Docket.

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## E. PUBLIC COMMENTS

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From the general public [limited to 3-minutes per speaker] for a total of 15-minutes on Utility related NON-AGENDA items. Preference will be given to Blanchard ratepayers and NO FORMAL ACTION will be taken.

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## F. TRUSTEE/STAFF COMMENTS

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This item is listed to provide an opportunity for the Board of Trustees and/or city staff to make comments and/or request specific agenda items. NO ACTION will be taken.

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## G. ADJOURNMENT

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# **MEETING CONVENED**

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- Called to Order
- Invocation
- Pledge of Allegiance
- Roll Call
- Quorum Determination

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# **BUSINESS AGENDA**

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**B ~ 1**

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**BMIA**  
**AGENDA COMMENTARY**

Agenda Item No. **1**  
 Meeting of October 24, 2023

<b>Item Title:</b>	DEVELOPMENT AGREEMENT
<b>Initiators / Initiating Department:</b>	Robert L. Floyd City Manager
<b>Background:</b>	<p>Shaz Investment Group, LLC (Home Creations_, as developer, desires to develop approximately 225 single-family residential lots on 180 acres MOL located in Grady County.</p> <p>The property is located within an unincorporated portion of northeastern Grady County abutting on North County Line Road.</p> <p>The City maintains and operates a 12-inch water supply line from OKC along this road right-of-way. The developers desires to be served by the City of Blanchard.</p> <p>A Development Agreement is attached in which the developers have agreed to and signed. This Agreement was reviewed and approved by the City Attorney.</p> <p>The developers have agreed to provide \$200,000.00 payable to the City/BMIA for upgrades to our booster pump station and provide land for water storage.</p>
<b>Exhibits:</b>	Staff Report Development Agreement Preliminary Plat Sketch
<b>Financial Impact:</b>	\$200,000 water system upgrades. All customers (approximately 225 homes) will pay outside rates.
<b>Action:</b>	Discuss and vote on a motion regarding the approval of the Development Agreement with Shaz Investment Group, LLC, requesting water service and extension off of NW 16 <sup>th</sup> Street and North County Line Road to serve a proposed subdivision comprising of 225 lots on 180 acres located in a part of the South Half of Section 12-T9N-R5W, Grady County.

## **DEVELOPMENT AGREEMENT**

This **AGREEMENT** is made and entered into between Shaz Investment Group, LLC, an Oklahoma limited liability company, hereinafter referred to as "**Developer**", a party of the first part and the Blanchard Municipal Improvement Authority, an Oklahoma public trust authority, hereinafter referred to as "**Authority**" and the City of Blanchard, Oklahoma, an Oklahoma municipal corporation, hereinafter referred to as "**City**."

### **WITNESSETH**

**WHEREAS** the Authority is an Oklahoma Public Trust Authority whose sole beneficiary is the City and the City is an Oklahoma Municipal Corporation located in McClain County and Grady County, Oklahoma; and

**WHEREAS** the Authority owns, operates and maintains a public water system in McClain County and Grady County, Oklahoma, that services water customers in both counties of McClain and Grady, hereinafter referred to as the "**Blanchard Water System**"; and

**WHEREAS** the Developer owns certain property described as part of the South Half of Section 12-T9N-R5W of the Indian Meridian, Grady County, Oklahoma, hereinafter referred to be developed as a subdivision named Napa Valley (the "**Addition**") and desires to utilize the Blanchard Water System to provide a public water supply to future customers that will be located within the Addition; and

**WHEREAS** the current location of the Authority's main water trunk line nearest to the proposed Addition is 12-inch water main located County Line Avenue North at 16<sup>th</sup> Street SW; and

**WHEREAS** neither the Authority nor the City is currently willing to expend resources to construct and extend a main trunk line extension from this area to the proposed Addition; and

**WHEREAS** the Developer is willing to design and construct, at its own expense, a main water trunk line extension (hereinafter the "**Project**") from the Authority's existing main water trunk line at the intersection of County Line Avenue North and 16<sup>th</sup> Street SW to serve the new Addition and dedicate said line to the Authority, to include setting aside land for a new water tower site to the Authority; and

**WHEREAS** the Developer is also willing to pay the Authority, as set out below, in lieu of a requirement for the Developer to upgrade the existing booster station located at E1180 Road and County Line Avenue North.

**NOW, THEREFORE**, in consideration of the mutual benefits, covenants and agreements contained herein, the parties agree as follows:

1. Developer agrees to obtain private easements that are adequate for the construction, operation and maintenance of the water main extension and construct an adequate water main line extension and all appurtenances as required by the ODEQ and according to the plans and specifications that have been approved by the Authority to the Addition. The easements and water main extension shall be located, designed and constructed as set forth on plans as approved by the Authority and attached hereto as Exhibit A.
2. The Developer agrees to bear all costs associated with the design and construction of the water main line extension, including but not limited to obtaining approval from all required county and state agencies. The Developer agrees that it will complete the Project in compliance with all established procedures and regulations of the City and the Authority. Upon satisfactory completion of the Project, the easements shall be assigned to the Authority and the water main and all appurtenances shall be dedicated and accepted to and by the Authority and the Developer shall provide a one (1) year maintenance bond in favor of the Authority.
3. Upon acceptance of the Project, the City and the Authority shall clearly note upon its municipal utility maps the existence of the Project.
4. The Developer also agrees to pay to the City and the Authority Two Hundred Thousand Dollars (\$200,000.00) in lieu of an upgrade by Developer to the existing booster station located at E1180 Road and County Line Avenue North.
5. The Developer understands and agrees that the sale of each tract within the said Addition will be subject to a covenant (either contained within the deed or in a set of recorded restrictive covenants recorded prior to the sale of any tract within the Addition) requiring that every structure located within the Addition shall be connected to the public water supply and that NO water from any water well or any other source shall be cross-connected to said structures in any manner that could allow the public water supply to be contaminated.
6. Each tract shall be required to have its own water meter and all water customers shall be subject to a Contract for Municipal Water Service with the Blanchard Municipal Improvement Authority and the rules and regulations of the Blanchard Municipal Water System and the Blanchard Municipal Improvement Authority regarding the delivery and purchase of water.
7. Developer acknowledges that no part of the Addition is located within the municipal limits of any city or town or within the geographic limits of any

organized Rural Water District and that no part of the land to be served by the Blanchard Municipal Improvement Authority is subject to any state or federal statutory provision or any contractual agreements between third parties or the Developer or any predecessor in title to the Developer that would in any way limit or prohibit the ability of the Blanchard Municipal Improvement Authority to provide water service to customers within the Addition. Developer agrees to indemnify and hold the Blanchard Municipal Improvement Authority harmless for all losses, suits, judgments, claims, damages, and liability arising from such limitation or prohibition if such limitation or prohibition is later asserted.

8. Developer recognizes and acknowledges that the Blanchard Municipal Improvement Authority water rate structure provides that water rates for water service is double the rate for water service provided inside the municipal limits of the City of Blanchard and that such rates will apply to each meter within the Addition. The Developer will indemnify and hold the Blanchard Municipal Improvement Authority harmless for all losses, suits, judgments, claims, damages, and liability arising from the existing rate structure for service outside the municipal limits and acknowledges that the customer of each individual meter will be required to execute a water purchase agreement pursuant to state law and that said water purchase agreements will contain language setting forth the fact that water rates outside the city limits will be double the rate for water sold inside the city limits.
9. The public water system shall not be extended beyond the Addition without the written consent of the City and the Authority and any such extension shall be constructed according to the rules of the City of Blanchard and the State of Oklahoma.
10. The laws of the State of Oklahoma shall govern this Agreement.
11. Any Notices required by this Agreement shall be made in writing to the address specified below:

If to the Developer: Shaz Investment Group, LLC  
Jalal Farzaneh  
2252 North Broadway Street  
Moore, Oklahoma 73160

If to the City: Robert L. Floyd, City Manager  
City of Blanchard  
P.O. Box 480  
Blanchard, Oklahoma 73010

If to the Authority: Robert L. Floyd, Trust Manager  
Blanchard Municipal Improvement Authority

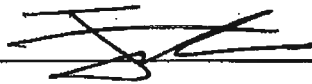
P.O. Box 480  
Blanchard, Oklahoma 73010

Nothing herein shall be construed to restrict the transmission of routine communications between representatives of the Developer and the City and/or the Authority.

This AGREEMENT is hereby approved and entered into this \_\_\_\_ day of October, 2023.

**DEVELOPER:**

Shaz Investment Group, LLC, an Oklahoma limited liability company

By:  \_\_\_\_\_  
Hossein Farzaneh, Manager

**CITY:**

City of Blanchard, OK

By: \_\_\_\_\_  
Mayor

**ATTEST:** (City Seal)

\_\_\_\_\_  
City Clerk

**AUTHORITY:**

Blanchard Municipal Improvement Authority

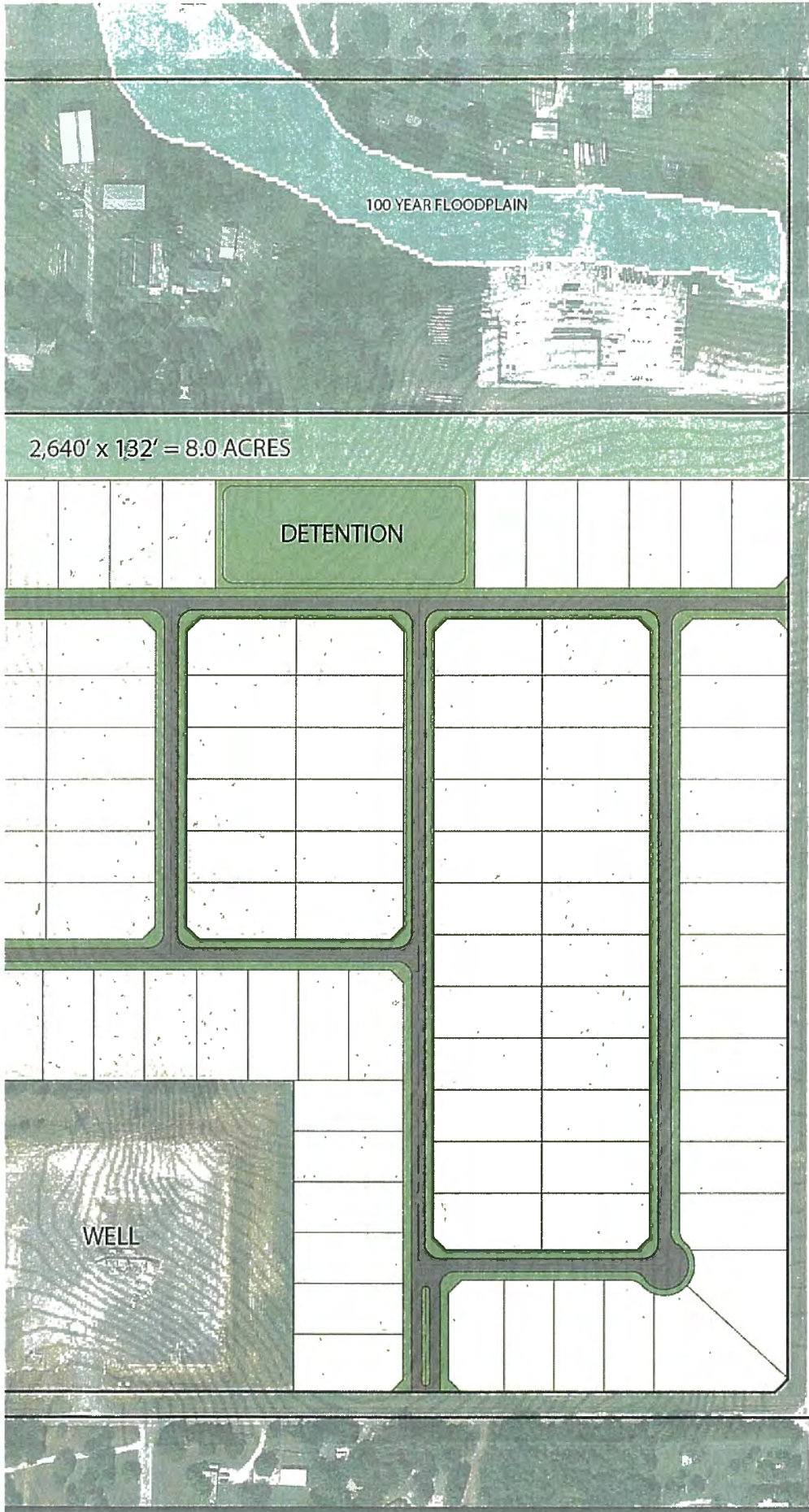
By: \_\_\_\_\_  
Chairman

**ATTEST: (Authority Seal)**

\_\_\_\_\_  
Secretary

**APPROVED** by the City Attorney on this \_\_\_\_\_ day of \_\_\_\_\_,  
2023.

\_\_\_\_\_  
City Attorney



**SUMMARY**

SITE: ~ 180 ACRES  
(INCLUDES ROW AND WELL SITES)

SINGLE FAMILY

LOTS: 225  
HALF ACRE  
TYPICAL LOT SIZE: 102'X214'  
21,780 SQ. FT. MIN.

**COAL CREEK ESTATES**

NW 16th St &  
County Line Rd

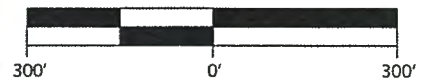
*LAND SWAP STUDY*

Grady County, OK

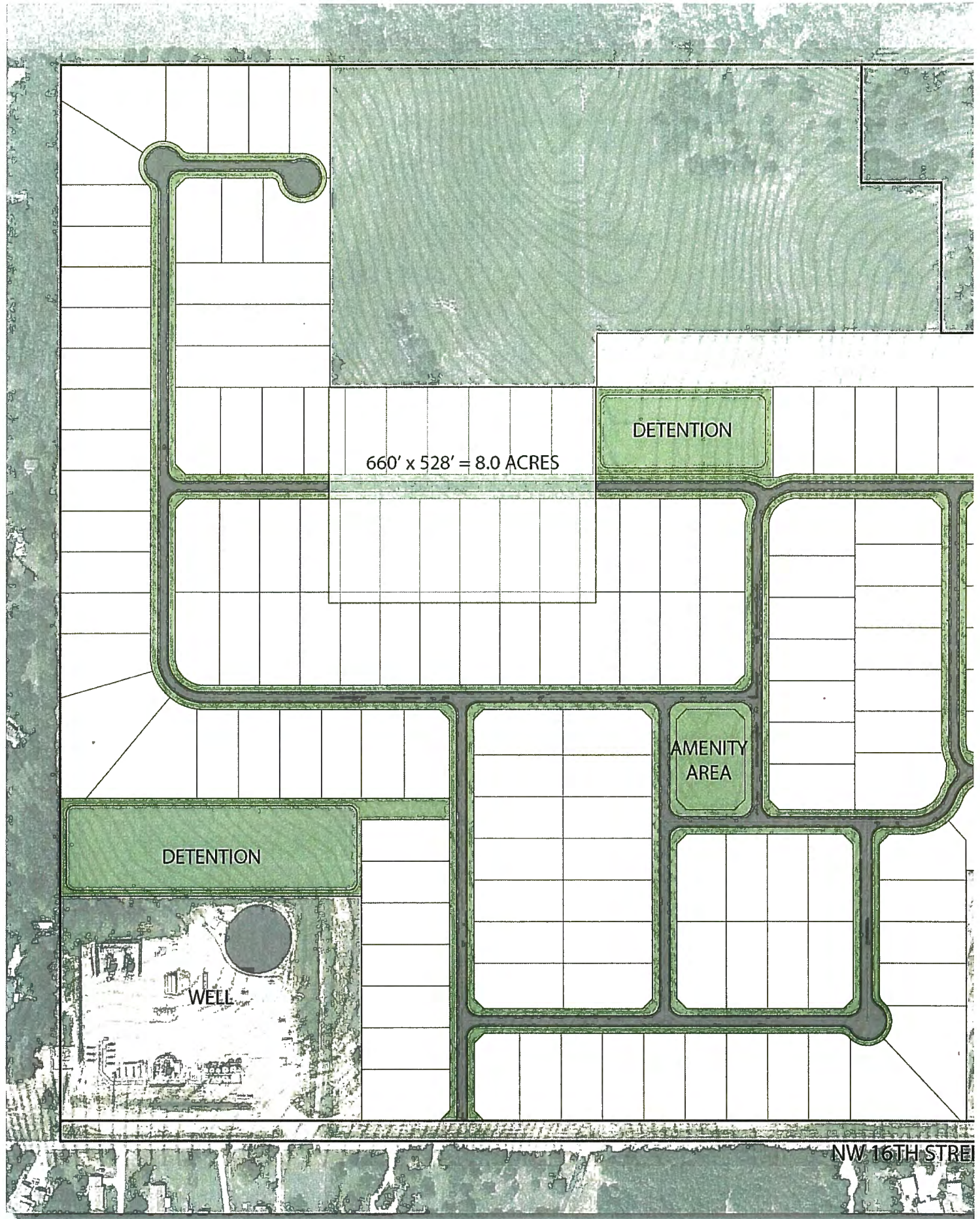
May, 2022



GRAPHIC SCALE IN FEET



**Crafton Tull**  
architecture | engineering | surveying



DETENTION

660' x 528' = 8.0 ACRES

AMENITY  
AREA

DETENTION

WELL

NW 16TH STREET



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**B ~ 2**

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**BMIA**  
**AGENDA COMMENTARY**

Agenda Item No. 2  
Meeting of October 24, 2023

<b>Item Title:</b>	RESOLUTION
<b>Initiators / Initiating Department:</b>	Dustin A. Downey, AICP, Capital Projects Manager Admin Department
<b>Background:</b>	<p>BMIA has previously been absorbing the fees for mandated water testing. This fee allows the Authority to provide transparency in billing by showing the true cost of providing safe water.</p> <p>In addition, a proposed eight (8%) percent on water utility for infrastructure improvements.</p> <p>And a sanitary sewer set fee for sewer infrastructure improvements.</p>
<b>Exhibits:</b>	Resolution
<b>Financial Impact:</b>	This Resolution will enable the City to provide the required testing without delving into operating revenues and start planning for future improvements to water and sewer facilities.
<b>Action:</b>	<i>Discuss and vote on a motion to approve a Resolution adopting new BMIA Fees to include a water infrastructure fee of eight percent (8%), sewer infrastructure fee of seven dollars (\$7.00) per customer per month, and a \$0.25 per meter per month charge for water testing as required by US EPA/ODEQ mandate.</i>

## RESOLUTION NO. 2023-\_\_\_\_\_

### **A RESOLUTION OF THE BLANCHARD MUNICIPAL IMPROVEMENT AUTHORITY (HEREINAFTER "AUTHORITY"), ESTABLISHING NEW RATES, FEES, AND COSTS CHARGED BY THE BLANCHARD MUNICIPAL IMPROVEMENT AUTHORITY FOR BLANCHARD SERVICES.**

**WHEREAS** the Authority has reviewed various rates, fees, and costs charged for utility services provided by the Authority; and

**WHEREAS** the Authority has determined that the infrastructure needs of the Blanchard community, at present and in the future, justify the addition of additional rates, fees, and costs to ensure that the Authority will recover its expenses involved in providing certain services, including providing adequate capacity, maintenance, and pressures; and

**WHEREAS** the Authority has determined that the mandated testing to ensure that water served to Blanchard water customers meets the regulations of the U.S. Environmental Protection Agency (EPA) and the Oklahoma Department of Environmental Quality (ODEQ) justifies the addition of an additional fee to ensure that the Authority will recover its expenses related to the provision of said testing.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Trustees of the Blanchard Municipal Improvement Authority that a new sanitary sewer infrastructure fee, the amount of which shall be established by resolution, is hereby established. The revenue generated by said infrastructure fee is hereby enumerated to be spent on capital improvement projects relating to the provision of sanitary sewer.

**BE IT FURTHER** resolved that a new EPA/ODEQ regulatory testing fee is hereby established, the amount of which shall be established by resolution.

**BE IT FURTHER** resolved that eight percent (8%) of revenues generated by water rates, inclusive of all rate types, but not inclusive of the EPA/ODEQ regulatory testing fee or other fees, are hereby enumerated to be spent on capital improvement projects relating to the provision of water.

**PASSED** and **APPROVED** by the Board of Trustees of the Blanchard Municipal Improvement Authority on this 26<sup>th</sup> day of October, 2023, which will become effective on the later of January 1, 2024 or the effective date of rate and/or fee schedules which establish rates for the new rates, fees, and costs established.

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**Chairman**

**ATTEST: (BMIA Seal)**

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**Secretary**

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**B ~ 3**

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**BMIA**  
**AGENDA COMMENTARY**

Agenda Item No. **3**  
 Meeting of October 24, 2023

<b>Item Title:</b>	RESOLUTION
<b>Initiators / Initiating Department:</b>	Dustin A. Downey, AICP, Capital Projects Manager Admin Department
<b>Background:</b>	<p>City staff conducted a comprehensive study of water rates, revenues, and expenses for the Blanchard Municipal Improvement Authority over the past several months. Based on the direction of the BMIA trustees and the City Council, a proposal for utility rates has been submitted.</p> <p>The new utility rates include the provision of an infrastructure fee for sanitary sewer, an escalation in rates for water sufficient to erase the deficit in water service, as well as enable the creation of a water infrastructure fund to be funded with 8% of water rate revenues, and a monthly fee of \$0.25 per customer per month for mandated regulatory testing pursuant to US EPA and ODEQ regulations.</p> <p>The created infrastructure funds for water and sanitary sewer are critical to meeting Blanchard’s infrastructure needs over the next several years.</p>
<b>Exhibits:</b>	Resolution
<b>Financial Impact:</b>	<p>The financial impact of this Resolution will enable the City to recover costs for providing water and sewer service as the rates for providing water and sewer service, as well as the costs of providing maintenance and staffing the water and sewer departments, all continue to rise. This will also enable the City to earmark funds for capital infrastructure needs for necessary projects.</p> <p>It is the intention of staff to make these changes in a manner that enables the City to meet its financial obligations without creating undue hardship on our community members, and the impacts on our minimum and median-consumption households are as follows:</p> <p>The proposed water, sanitary sewer, and trash combined bill for minimum consumption rises to \$50.23, an increase of \$8.13 from the previous minimum combined bill of \$42.10.</p>

	The same combined bill for median consumption (4,650 gallons per month) rises to \$81.67, an increase of \$14.55 from the previous rate of \$67.12.
<b>Action:</b>	<i>Discuss and vote on a motion to approve a Resolution establishing new utility rates for water, sewer, and trash services to be effective January 1, 2024.</i>

**RESOLUTION NO. 2023-\_\_\_\_\_**

**A RESOLUTION OF THE BLANCHARD MUNICIPAL IMPROVEMENT AUTHORITY (HEREINAFTER "AUTHORITY"), ESTABLISHING RATES AND COSTS CHARGED BY THE BLANCHARD MUNICIPAL IMPROVEMENT AUTHORITY FOR BLANCHARD SERVICES.**

**WHEREAS** the Authority has reviewed various rates and costs charged for utility services provided by the Authority as set forth in the Exhibit A attached hereto; and

**WHEREAS** the Authority has determined that these rates, fees, and costs are in need of adjustment to ensure that the Authority will recover its expenses involved in providing certain services.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Trustees of the Blanchard Municipal Improvement Authority that the attached Exhibit A, with various services and fees set forth therein, are hereby established as fees to be charged by the Blanchard Municipal Improvement Authority for the specific services enumerated.

**BE IT FURTHER** resolved that the Trust (City) Manager is authorized to charge any additional fees, as needed, to ensure that Blanchard will recover its expenses for services.

**BE IT FURTHER** resolved that the rates and costs provided in the attached Exhibit A will be automatically increased at the beginning of each fiscal year, beginning July 1, 2025, in accordance with the Consumer Price Index (CPI), as measured by the U.S. Bureau of Labor Statistics.

**PASSED** and **APPROVED** by the Board of Trustees of the Blanchard Municipal Improvement Authority on this 26<sup>th</sup> day of October, 2023, which will become effective January 1, 2024.

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**Chairman**

**ATTEST: (BMIA Seal)**

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**Secretary**



**EXHIBIT A**

**BLANCHARD MUNICIPAL IMPROVEMENT AUTHORITY**

**RATE SCHEDULE**

<b>Utility Rates</b>			
<b>Water Rates (all rates per 1,000 gallons, excluding base rate)</b>			
<b>Residential</b>			
<b>Inside City Limits</b>			
		Base Rate (Includes 1,000 gallons)	\$9.00
		1,001-2,000 gallons	\$4.25
		2,001-5,000 gallons	\$6.50
		5,001-10,000 gallons	\$6.90
		10,000-15,000 gallons	\$7.87
		15,000-20,000 gallons	\$11.87
		20,001-40,000 gallons	\$13.18
		40,001-100,000 gallons	\$14.22
		Over 100,000 gallons	\$15.22
		EPA/DEQ Mandated Testing Fee	\$0.25
	<b>Outside City Limits</b>	Inside City Limits Rate x2.0	
<b>Commercial</b>			
<b>Inside City Limits</b>			
		Base Rate (Includes 1,000 gallons)	\$14.00
		1,001-5,000 gallons	\$6.50
		5,001-10,000 gallons	\$6.90
		10,001-15,000 gallons	\$7.87
		15,000-20,000 gallons	\$9.87
		20,000-40,000 gallons	\$11.18
		Over 40,000 gallons	\$12.22
		EPA/DEQ Mandated Testing Fee	\$0.25
	<b>Outside City Limits</b>	Inside City Limits Rate x2.0	
<b>Municipalities and Rural Water Districts (Contract)</b>			
		Up to 440,000 gallons	\$6.50
		Over 440,000 gallons	\$6.90
<b>Bulk Water (per 1,000 gallons)</b>			\$21.45
<b>Sanitary Sewer Rates</b>			
<b>Residential</b>			
<b>Inside City Limits (with water service)</b>			
		Base Rate	\$7.00
		Infrastructure Fee	\$7.00
		Consumption up to 10,000 gallons (per 1,000 gallons)	\$2.73

		Consumption 10,001-20,000 gallons (per 1,000 gallons)	\$2.78
		Consumption over 20,000 gallons (per 1,000 gallons)	\$3.48
<b>Inside City Limits (with no water service)</b>			
		Base Rate	\$17.98
		Infrastructure Fee	\$7.00
	<b>Outside City Limits</b>	Inside City Limits Rate x2.0	
<b>Commercial</b>			
<b>Inside City Limits (with water service)</b>			
		Base Rate	\$7.00
		Infrastructure Fee	\$7.00
		Consumption up to 10,000 gallons (per 1,000 gallons)	\$2.73
		Consumption 10,001-20,000 gallons (per 1,000 gallons)	\$2.78
		Consumption over 20,000 gallons (per 1,000 gallons)	\$3.48
<b>Inside City Limits (with no water service)</b>			
		Base Rate	\$17.98
		Infrastructure Fee	\$7.00
	<b>Outside City Limits</b>	Inside City Limits Rate x2.0	
<b>Garbage</b>			
<b>Residential</b>			
		1 Polycart + recycling	\$18.75
		2 Polycarts + recycling	\$24.50
		3 Polycarts + recycling	\$30.27
		4 Polycarts + recycling	\$36.05
		5 Polycarts + recycling	\$41.79
		Each Additional Polycart	\$5.77
		Each Additional Recycle Polycart	\$4.92
		Each Additional Senior Recycle Polycart	\$3.89
		Apartments	\$13.82
		Transfer Site ONLY	\$30.00
<b>Commercial</b>			
		Dumpster Lock	\$5.77
		Shared Dumpster	\$28.80
		2 Yard Dumpster (1x/wk)	\$50.69
		2 Yard Dumpster (2x/wk)	\$85.72
		3 Yard Dumpster (1x/wk)	\$77.41
		3 Yard Dumpster (2x/wk)	\$130.62
		4 Yard Dumpster (1x/wk)	\$90.30
		4 Yard Dumpster (2x/wk)	\$130.61

	6 Yard Dumpster (1x/wk)	\$112.89
	6 Yard Dumpster (1x/wk)	\$177.39
	8 Yard Dumpster (1x/wk)	\$125.79
	8 Yard Dumpster (2x/wk)	\$209.64
	1 Polycart	\$24.18
	2 Polycarts	\$32.83
	3 Polycarts	\$41.46
	7 Polycarts	\$78.28
	8 Polycarts	\$87.18

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**B ~ 4**

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**BMIA**  
**AGENDA COMMENTARY**

Agenda Item No. **4**  
Meeting of October 24, 2023

<b>Item Title:</b>	RESOLUTION
<b>Initiators / Initiating Department:</b>	Dustin A. Downey, AICP, Capital Projects Manager Admin Department
<b>Background:</b>	In accordance with the previous fee schedule, staff adjusted the rates by a flat 5% increase, rounding up to whole numbers where possible for the ease of transactions at the front counter.
<b>Exhibits:</b>	Resolution
<b>Financial Impact:</b>	This Resolution will keep the fees charged for certain services in line with the amount the City expends to provide said services.
<b>Action:</b>	<i>Discuss and vote on a motion to approve a Resolution amending the BMIA Fee Schedule for FYE2024.</i>

## RESOLUTION NO. 2023-\_\_\_\_\_

### **A RESOLUTION OF THE BLANCHARD MUNICIPAL IMPROVEMENT AUTHORITY (HEREINAFTER "AUTHORITY"), ESTABLISHING FEES, AND COSTS CHARGED BY THE BLANCHARD MUNICIPAL IMPROVEMENT AUTHORITY FOR BLANCHARD SERVICES.**

**WHEREAS** the Authority has reviewed various fees and costs charged for utility services provided by the Authority as set forth in the Exhibit A attached hereto; and

**WHEREAS** the Authority has determined that these rates, fees, and costs are in need of adjustment to ensure that the Authority will recover its expenses involved in providing certain services.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Trustees of the Blanchard Municipal Improvement Authority that the attached Exhibit A, with various services and fees set forth therein, are hereby established as fees to be charged by the Blanchard Municipal Improvement Authority for the specific services enumerated.

**BE IT FURTHER** resolved that the Trust (City) Manager is authorized to charge any additional fees, as needed, to ensure that Blanchard will recover its expenses for services.

**BE IT FURTHER** resolved that the fees and costs provided in the attached Exhibit A will be automatically increased at the beginning of each fiscal year, beginning July 1, 2025, in accordance with the Consumer Price Index (CPI), as measured by the U.S. Bureau of Labor Statistics.

**PASSED** and **APPROVED** by the Board of Trustees of the Blanchard Municipal Improvement Authority on this 26<sup>th</sup> day of October, 2023, which will become effective January 1, 2024.

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Chairman

ATTEST: (BMIA Seal)

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Secretary

EXHIBIT A

**BLANCHARD MUNICIPAL IMPROVEMENT AUTHORITY**

**FEE SCHEDULE**

<b>Service Deposits and Incidental Fees</b>			
		Late Payment Fee	10%
		Reconnect Fee	\$45.00
		Minimum Penalty Balance	\$10.00
	Service Deposits		
		Residential Service (Owner-Occupied)	\$75.00
		Residential Service (Renter-Occupied)	\$130.00
		Transfer Site Only	\$60.00
		Commercial – Offices, Doctor’s Offices, Flower Shops etc.	\$100.00
		Commercial – Washes, Grocery Store, Gym, Restaurants, Gas Stations, etc.	\$225.00
		Transfer of Service	\$10.00
		Meter Re-Reads	
		Water Meter Test Deposit	\$50.00 + cost of testing
<b>Tap and Impact Fees</b>			
	<b>Water Meter &amp; Supplies 3/4” by 5/8”</b>		
		¾ x 5/8	\$173.00
		MXU	\$198.00
		Meter Box	\$69.00
		Setter	\$135.50
		Rubber Gasket	\$1.50
		Total	\$577.00
	<b>Water Meter and Supplies 1” Tap</b>		
		Tap Saddle	\$72.00
		Corp Stop	\$63.00
		Plastic Inserts	\$2.50
		6’ Poly	\$12.50
		Total	\$150.00
		Inspection Fee	\$95.00
		Installation Labor	\$551.00
		Impact Fee	\$1,000.00
		Boring	At Cost
		Outside City Limits Fee	\$155.00
	<b>Water Meter &amp; Supplies 1”</b>		
		1” Meter	\$296.50
		MXU	\$202.00
		Meter Box	\$170.00

		Setter	\$290.00
		Rubber Gasket	\$2.50
		Total	\$961.00
<b>Water Meter &amp; Supplies 2"</b>			
		2" Meter	\$1,165.50
		MXU	\$220.50
		Total	\$1,386.00
<b>Water Tap 2" Tap</b>			
		6" x 2" Tap Saddle	\$252.00
		2" Gate Valve	\$365.00
		2" x 3" Brass Nipples	\$36.00
		2" Couplings	\$113.50
		Meter Box	\$328.00
		2" Flange Set	\$2.50
		2" Ball Valve	\$504.00
		10' Poly	\$25.00
		Total	\$1,626.00
<b>Replacement Parts Cost</b>			
		MXU	\$198.00
		Meter Box	\$63.00
		Lids	\$26.25
		Damaged Locks	\$26.25
		Cables	\$21.00
		Cables Destroyed by Animals	
<b>Sewer Connection Fees</b>			
		Tap Fee	\$160.00
		Impact Fee	\$1,000.00



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**B ~ 5**

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**BMIA**  
**AGENDA COMMENTARY**

Agenda Item No. **5**  
Meeting of October 24, 2023

<b>Item Title:</b>	SANITARY SEWER EXEMPTION
<b>Initiators / Initiating Department:</b>	Robert L. Floyd City Manager
<b>Background:</b>	<p>Allied Core Construction is requesting an exemption from the BMC 16-302(1) of requiring connection to the sanitary sewer system within 300 feet.</p> <p>They plan on constructing a 5,000 sf commercial building (50' x 100') to be located at 801 S. Tyler Avenue.</p> <p>Currently, the two (2) access points to connect to the City's sanitary sewer is too shallow and the other, not feasible in tying into an existing service connection next door.</p> <p>Therefore, they are requesting an exemption.</p>
<b>Exhibits:</b>	Staff Report Request for Exemption (Email) Preliminary Sketch
<b>Financial Impact:</b>	No impact on the City or BMIA.
<b>Action:</b>	<i>Discuss and vote on a motion to approve a request from Allied Core Construction for an exemption from connecting to the city's sanitary sewer for a commercial development on South Tyler Avenue.</i>

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**Provision for Septic and or aerobic system 801 S tyler**

2 messages

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**Jake Farrow** <Alliedcoreconstruction@outlook.com>  
To: Hayden Wilkes <cityplanner@cityofblanchard.us>

Mon, Oct 16, 2023 at 10:56 AM

To whom it may concern:

Allied Core Construction is requesting that we approach the route of a septic system for the address of 801 S Tyler. We deem that the installation of such will surpass the negative impacts of attaching a sewer line to the nearest line, which would be to the neighbors to the north (Daycare facility).

Upon inspection the Plumber has verified that there were two access points for sewer for 801 S Tyler. One being the NW corner of Roosevelt and S Tyler avenue, and the other on SE 7<sup>th</sup> just west of S Tyler. The location on Roosevelt is too shallow to be a good option for the property per plumber Staggs Plumbing, and the one on 7<sup>th</sup> is the location in question. If we were to attach to the most north sewer line off of daycare facility I was advised that we would have to install a lift station to make the system operate correctly on our end. In the event that the system would fail or back up on our end between us and the daycare, the sewage could potentially be pumped into the daycare facility without any kind of notice. Not ideal, and not a risk that seems to not outweigh the upside.

Being that there are no other options for sewer on this location we pray that there can be additional provisions made for this property. Please consider septic and or aerobic to be an option, we currently are in the process of the build and have locked in contracts.

Thank you,

Jake Farrow  
CEO of Allied Core Construction  
405-308-6238

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**Hayden Wilkes** <cityplanner@cityofblanchard.us>  
To: Jake Farrow <Alliedcoreconstruction@outlook.com>

Mon, Oct 16, 2023 at 11:35 AM

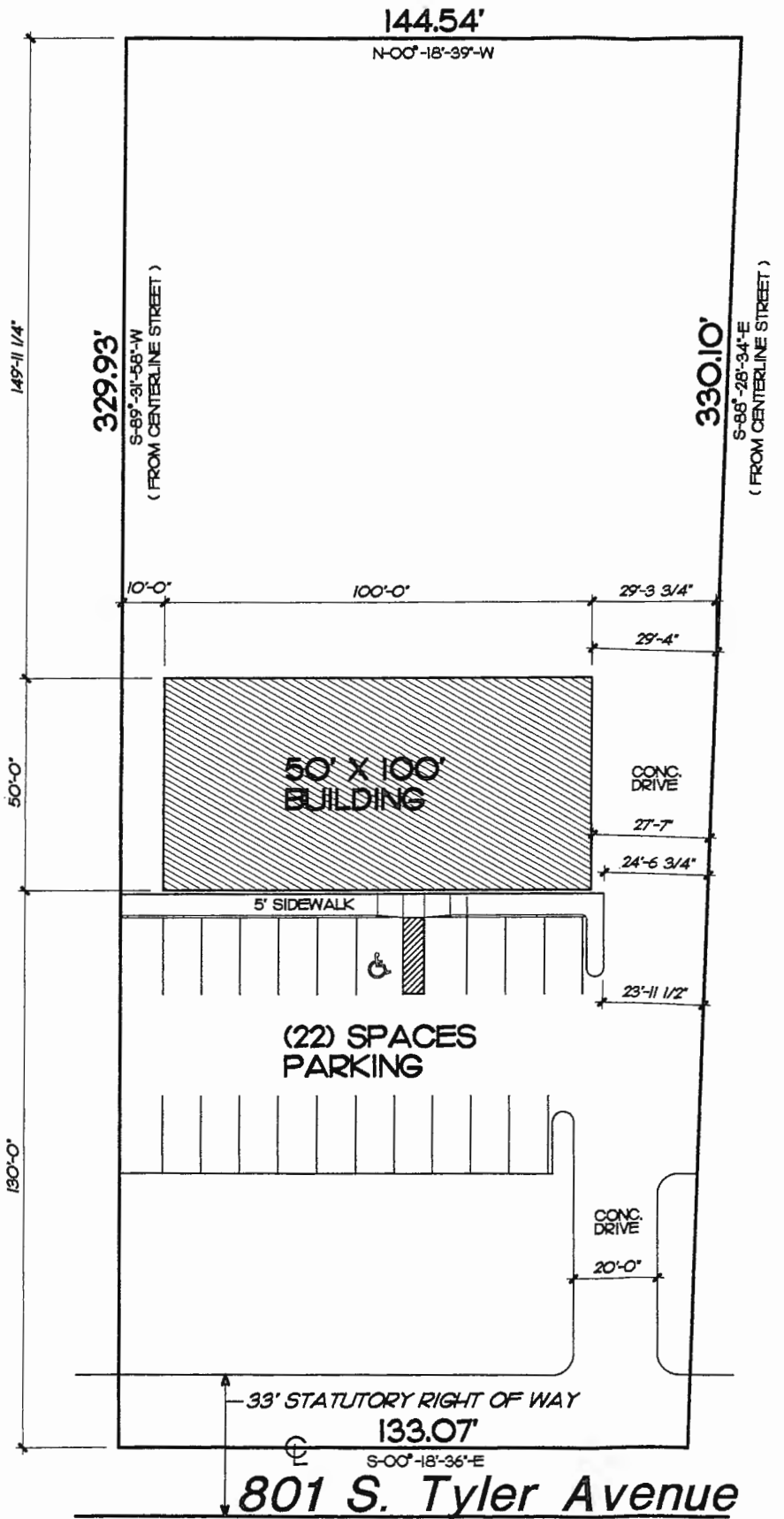
This will be on the BMIA agenda on Tuesday the 24th at 6 p.m. at 300 N main st. Please be in attendance or have a representative there to answer any questions the Council may have for you.

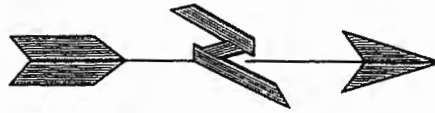
**Hayden Wilkes***City Planner*[cityplanner@cityofblanchard.us](mailto:cityplanner@cityofblanchard.us)

Hayden: (405) 485-9328



[Quoted text hidden]





**Scale : 1" = 40'-0"**

**LEGAL DESCRIPTION :**

A TRACT OF LAND LOCATED IN THE E/2 N/2 E/2 NE/4 NE/4, OF SECTION 31, TOWNSHIP 8 NORTH, RANGE 4 WEST, MCCLAIN COUNTY, OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID E/2 N/2 E/2 NE/4 NE/4, THENCE S89°31'58"W A DISTANCE OF 329.96 FEET, THENCE N00°18'39"W A DISTANCE OF 144.54 FEET, THENCE S88°28'34"E A DISTANCE OF 330.10 FEET, THENCE S00°18'36"E A DISTANCE OF 133.07 FEET TO THE POINT OF BEGINNING. CONTAINING 1.05 ACRES MORE OR LESS.

**BASIS OF BEAING :**

ASSUMED BEARING OF THE NORTH LINE OF THE NE/4 OF SECTION 31, TOWNSHIP 8 NORTH, RANGE 4 WEST, MCCLAIN COUNTY, OKLAHOMA

**SURVEY DONE BY :**

FLOYD W. DRANNON, P.L.S. NO. 1503  
 WITHIN THE STATE OF OKLAHOMA DATE : 08/12/2021

<b>FLOOD STATEMENT :</b>	
THIS PROPERTY IS LOCATED IN	
ZONE X	FIRM MAP# 40087C0070G
EFFEKTIVE DATE : NOV. 16, 2007	

**NOTE :**

ALL PLOT INFOMATION SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

**Plot Plan**

LOT - 0                      BLOCK - 0

**Addition**

BLANCHARD , OKLAHOMA

**JF Investments LLC**

OWNERS

Fillmore & Chambers Design Group \* 6901 N. Robinson \* Oklahoma City, OK. 73116 \* (405) 843-5456

**FILLMORE & CHAMBERS**

PLAN NUMBER :

**50'x100'**  
 BUILDING

FILLMORE & CHAMBERS DESIGN GROUP HEREBY EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THE COPYING, DUPLICATION, REPRODUCTION, SALE OF, RENTAL, LICENSING, OR ANY FORM OF DISTRIBUTION OF THESE DRAWINGS, IN WHOLE OR IN PART IS STRICTLY PROHIBITED UNLESS EXPRESSLY AUTHORIZED IN WRITING BY FILLMORE & CHAMBERS DESIGN GROUP INC.

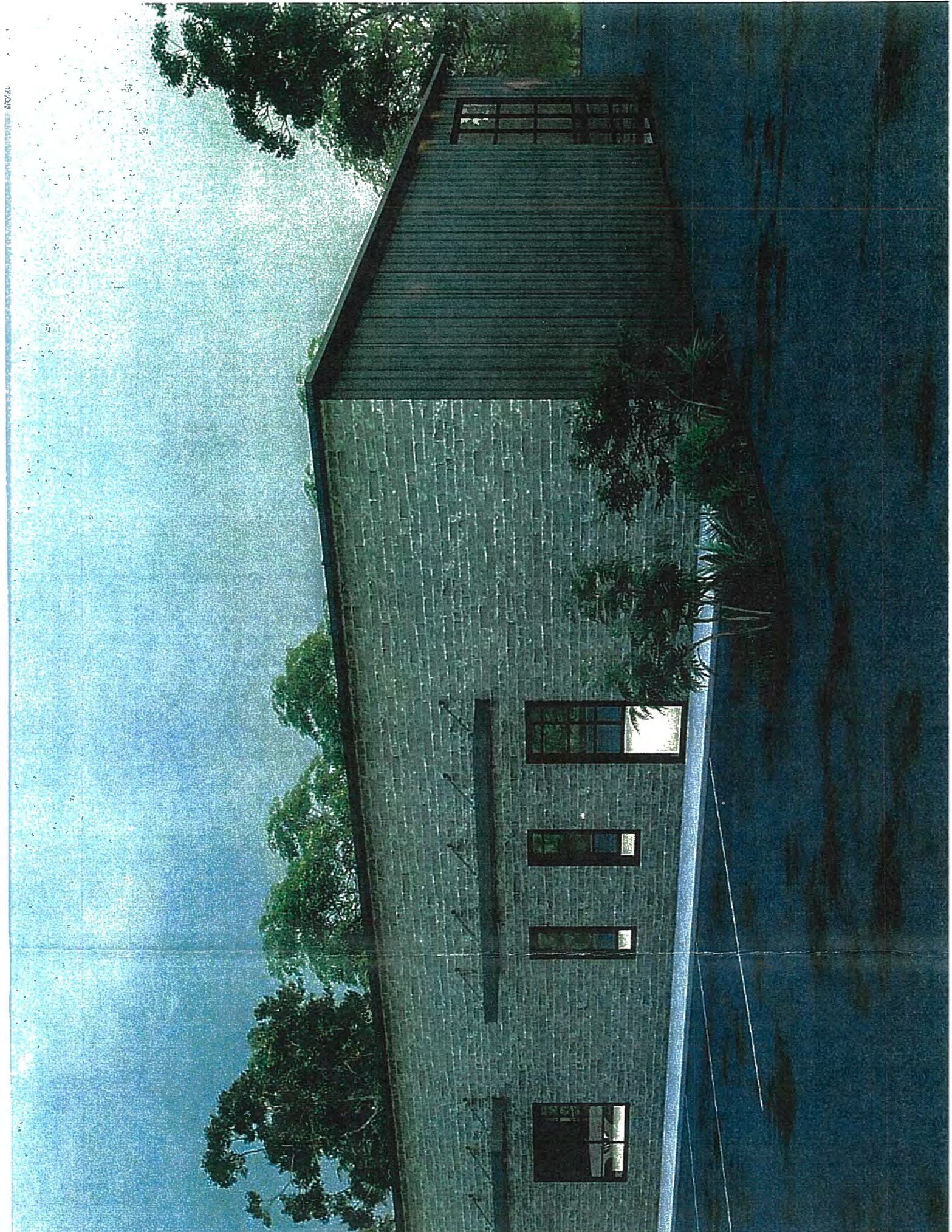
330.10'

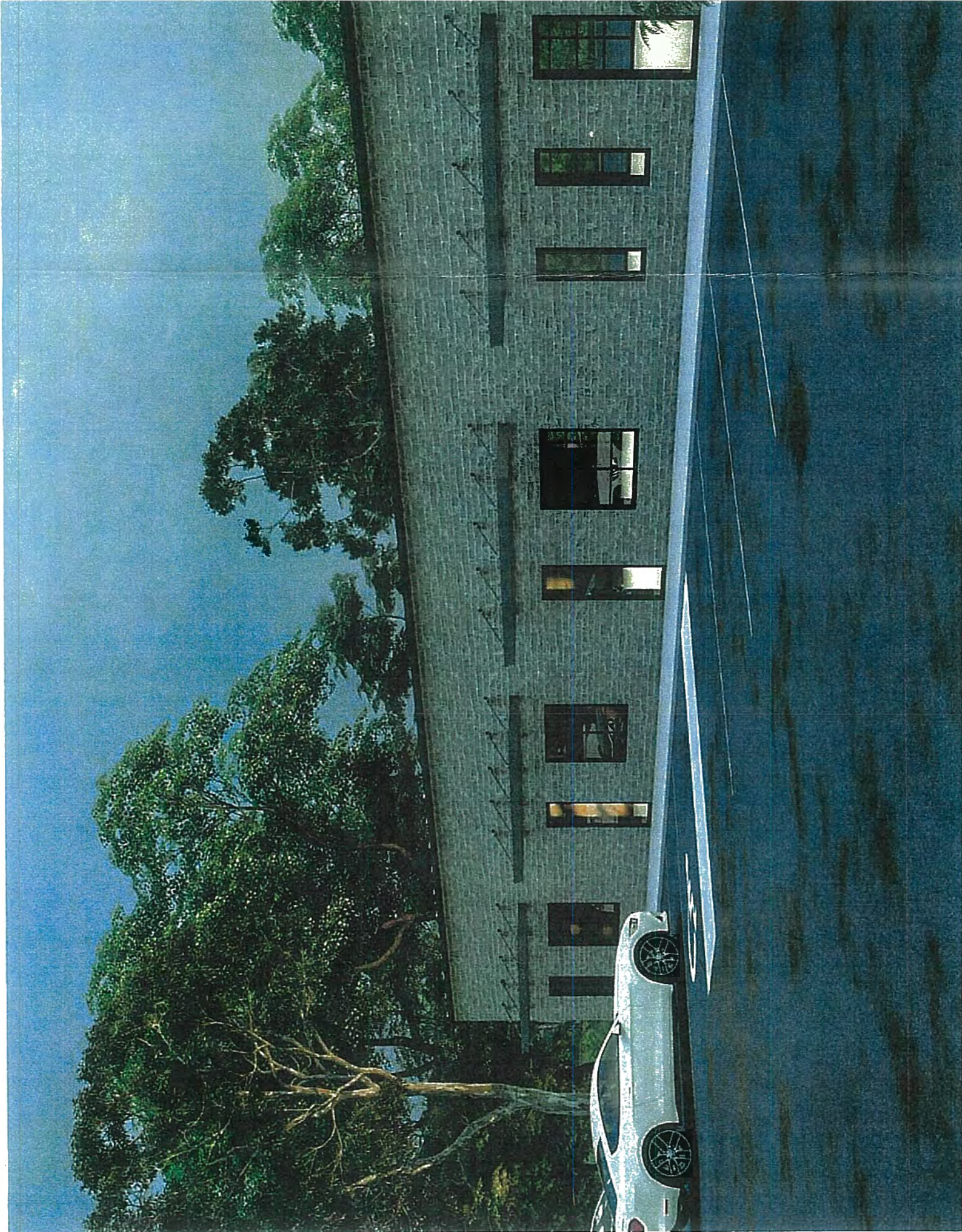
S-88°28'34"E

(FROM CENTERLINE STREET)

3/4"  
 1"  
 1/2"  
 3/4"  
 1/2"

nue





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**B ~ 6**

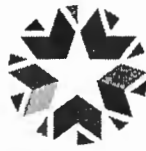
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**BMIA**  
**AGENDA COMMENTARY**

Agenda Item No. **6**  
Meeting of October 24, 2023

<b>Item Title:</b>	NOTICE OF VIOLATION
<b>Initiators / Initiating Department:</b>	Robert L. Floyd City Manager
<b>Background:</b>	<p>The Oklahoma Department of Environmental Quality (DEQ) has filed a Notice of Violation dated October 12, 2023.</p> <p>The new lift station will alleviate the majority of any bypass occurring when the construction is complete and the lift station operable.</p> <p>However, the majority of the system is old and problems still exist in various locations.</p>
<b>Exhibits:</b>	Staff Report NOV dtd 10/12/23
<b>Financial Impact:</b>	TBD.
<b>Action:</b>	<i>Discuss and vote on a motion to acknowledge receipt of the Notice of Violation dated 10/12/23 from the ODEQ.</i>



October 12, 2023



**RECEIVED**  
10/17/23

***CERTIFIED MAIL, RETURN RECEIPT REQUESTED***

David Standridge, Director  
Blanchard PWA  
PO Box 480  
Blanchard, OK 73010

RE: Total Retention Lagoon Violations in McClain County, Oklahoma  
Facility No. S-20620  
Complaint Numbers (“Nos.”) 170502, 173530  
DEQ Case No. 23-ECLS-NOV-062

**NOTICE OF VIOLATION**

Pursuant to the Oklahoma Environmental Quality Code, 27A O.S. § 2-3-502(A) and the Oklahoma Administrative Code (“OAC”), this is to provide you with a notice of a finding by the State of Oklahoma, ex rel. Department of Environmental Quality – Environmental Complaints and Local Services Division (“DEQ”) of alleged non-compliance with statute(s), and/or rule(s).

On August 21, 2023, DEQ personnel went to Blanchard WWT, Facility No. S-20620 (“Facility”) and performed a compliance monitoring inspection (“inspection”) (DEQ Form # 619-002). The Facility is located in McClain County, Oklahoma, and is owned and operated by Blanchard Public Works Authority. The Facility is a five (5) cell total retention lagoon system with a water reuse system in the Lower Canadian – Walnut Watershed (HUC 11090202).

During the inspection, DEQ personnel observed the following violations:

- failure to operate the collection system in accordance with the permit,
- failure to prevent unpermitted discharges of raw sewage from the West 7<sup>th</sup> Street pump station,
- failure to maintain all pump station alarms,
- failure to maintain all pumps,
- failure to maintain backup power at West 7<sup>th</sup> Street pump station,
- failure to prevent bypasses, and
- failure to install and maintain operable fail-safe systems-

On August 21, 2023, DEQ personnel provided a copy of the inspection (DEQ Form # 619-002) to the Facility. The inspection report identified the above-described violations. *“Attached hereto as “Exhibit 1”.*

On August 22, 2023, DEQ received a report of an unpermitted discharge of approximately 125 gallons of raw sewage into Walnut Creek from the manhole near 623 S Madison in Blanchard due to the bypass pump running out of fuel.

On August 25, 2023, DEQ received a report of an unpermitted discharge of approximately 750 gallons of raw sewage into Walnut Creek from the same manhole because the pump quit pumping.

On September 5, 2023, DEQ received a report of an unpermitted discharge of approximately 460 gallons of raw sewage into Walnut Creek from the same manhole due to a clogged suction hose.

On September 6, 2023, DEQ received a report of an unpermitted discharge of approximately 875 gallons of raw sewage into Walnut Creek from the same manhole due to the bypass pump failing.

Your reports indicate that after each bypass the affected area was flushed with water from the hydrant and treated with lime.

As of the date of this Notice of Violation (“NOV”), you have failed to prevent recurrence of the above-referenced violations.

#### ISSUE

**27A O.S. § 2-6-105(A) states:**

It shall be unlawful for any person to cause pollution of any waters of the state or to place or cause to be placed any wastes in a location where they are likely to cause pollution of any air, land, or waters of the state. Any such action is hereby declared to be a public nuisance.

**OAC 252:619-1-4(d) states:**

(d) **Discharges prohibited.** The permittee shall operate and maintain the total retention lagoon system so that no part of the system bypasses or discharges wastes or wastewater. All such bypasses and/or discharges shall be considered a violation of this Chapter and be subject to enforcement as an unpermitted discharge to waters of the State in violation of the Oklahoma Pollutant Discharge Elimination System Act.

(1) **Reporting requirement.** The permittee shall ensure that any and all bypasses and/or discharges from a total retention lagoon system are reported

to DEQ at (800) 522-0206 within 24-hours of the incident and that a completed and signed DEQ Form 619-001 "Self Reporting Wastewater Bypass Form" is submitted to DEQ within five (5) days of the incident.

(2) **Required response.** Whenever a bypass or discharge occurs, the permittee shall ensure that immediate action is taken to stop, contain, clean up and prevent recurrence of the bypass or discharge.

**OAC 252:627-1-5(c) states:**

(c) **Discharges prohibited.** Suppliers shall ensure that all parts of water reuse systems are operated and maintained so that there are no unpermitted bypasses or discharges of wastewater or reclaimed water from the system. All such bypasses and/or discharges shall be considered violations of this Chapter and shall be subject to enforcement as an unpermitted discharge to waters of the state in violation of the Oklahoma Pollutant Discharge Elimination System Act.

(1) **Reporting requirement.** Suppliers shall ensure that any and all bypasses and/or discharges from water reuse systems are reported to DEQ at (800) 522-0206 within 24-hours of an incident and that a completed and signed DEQ Form 619-001 "Self Reporting Wastewater Bypass Form" is submitted to DEQ within five (5) days of the incident.

(2) **Required response.** Suppliers shall ensure that immediate action is taken to stop, contain, clean up and prevent recurrence of bypasses or discharges.

**DEQ alleges that Respondent is in violation of 27A § 2-6-105(A), OAC 252:619-1-4(d), and OAC 252:627-1-5(c) for failing to maintain the collection system to prevent unpermitted discharges. This failure has caused untreated wastewater to be discharged into the environment. Such discharges are also known as "bypasses."**

**OAC 252:619-3-1(d) states:**

(d) **Pump stations.** The permittee shall ensure that pump stations are properly maintained and operated by doing the following:

- (1) Securing pump stations to prevent unauthorized access.
- (2) Maintaining the pumps in working condition.
- (3) Keeping the screens free of debris to prevent clogging.
- (4) Maintaining the required alarms in working order.
- (5) Maintaining the required back-up generators and/or portable engine driven pumps in working order.
- (6) Maintaining a complete set of operational instructions, emergency procedures and maintenance schedules.

**DEQ alleges Respondent is in violation of OAC 252:619-3-1(d) for failing to maintain operable pumps and install and maintain operable fail-safe systems.**

It is your duty to correct the violations referenced above, within fifteen (15) days of your receipt of this NOV, by taking whatever immediate corrective action is necessary to prevent

the recurrence of the violations cited herein. Further, within fifteen (15) days of receipt of this NOV, you shall submit to DEQ a written response detailing the specific actions taken, why such actions are sufficient to prevent recurrence of the cited violations, and provide a written explanation why you should not be assessed an administrative penalty for the violations and discharges cited herein.

DEQ will re-inspect the Facility approximately fifteen (15) days after you receive this NOV. Please be advised that failure to comply with this NOV or to submit a response within fifteen (15) days of receipt will result in further enforcement, including, but not limited to, penalties and injunctive relief.

If you have any questions about the requirements of this NOV, or if you believe the violations have been cited in error, feel free to contact Michael Monterastelli, Engineer Intern, at 405-702-6158. Please address all written correspondence to the address listed on the letterhead and reference NOV Case No. 23-ECLS-NOV-062.

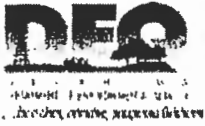
Thank you for your time and attention to this matter.

Sincerely,

A handwritten signature in blue ink that reads "Mark Hildebrand". The signature is written in a cursive, flowing style.

Mark Hildebrand, Division Director  
Environmental Complaints and Local Services Division

cc: Ashley Harris, ECLS  
Enforcement File, Central Records



**Oklahoma Department of Environmental Quality**  
**Environmental Complaints and Local Services**  
 INSPECTION REPORT – TOTAL RETENTION LAGOON  
 CATEGORY 5 REUSE

Facility No.: S20620 County: McClain MFLID: \_\_\_\_\_ Program ID: \_\_\_\_\_  
Blanchard WWT Tyler St at 32/8N/4W IM Blanchard 73010  
Name of Facility Facility Address City Zip  
Blanchard Pub. Wks. Auth. PO Box 480 Blanchard 73010  
Permittee/Owner Mailing Address City Zip

The below listed rules are cited in the Oklahoma Administrative Code, Title 252, except when noted.

SECTIONS	RULES	REQUIREMENT DESCRIPTIONS	ITEM	VIO	DESCRIPTIONS OF DEFICIENCIES
OPERATORS	619-1-4(e)	<b>Certified operator employed</b>	*01	<input type="checkbox"/>	Allen Chalendar operator
	619-1-4(e)	All operators properly certified	02	<input type="checkbox"/>	
PERMIT VERIFICATION	619-1-3	<b>Facility properly permitted, all modifications and line extensions permitted. Operated in accordance with permit</b>	*03	<input checked="" type="checkbox"/>	Not operating in accordance with permit
	619-1-4(a) 619-1-3	<b>Construction completed in accordance with issued permit</b>	*04	<input type="checkbox"/>	
FLOW MEASUREMENT	619-3-2(g)	Flow measurement devices installed/maintained in working order	45	<input type="checkbox"/>	Flow meter is operational calibrated 03/08/22.
FENCING	619-3-2(j)	Facility identified and access controlled	05	<input type="checkbox"/>	
	619-3-2(i)	<b>6' high woven wire fence or equivalent in residential areas</b>	*07	<input type="checkbox"/>	
EROSION CONTROL	619-3-1(c) 619-3-2(a)(5)	Storm drainage/flood protection adequate to protect dikes and all parts of the collection system	08	<input type="checkbox"/>	
ACCESS	619-3-2(1)	All-weather road constructed and maintained	09	<input type="checkbox"/>	Road on south side of B cell is all-weather.
DIKE MAINTENANCE	619-3-2(a)(1)	Maximum slope of 1:3 maintained	10	<input type="checkbox"/>	
	619-3-2(a)(2)	Adequate vegetative cover or rip-rap provided	11	<input type="checkbox"/>	
	619-3-2(a)(3)	Grass mowed. Trees, weeds and cattails removed	12	<input type="checkbox"/>	Trees and grass removed
FREEBOARD	619-3-2(b)	Minimum 3 ft freeboard maintained	13	<input type="checkbox"/>	
LINERS & SEALS	619-3-2(c)	<b>Seepage through lagoon bottom and dikes prevented</b>	*14	<input type="checkbox"/>	
BIOLOGICAL GROWTH	619-3-2(n)	Good biological growth maintained. Septic conditions prevented.	15	<input type="checkbox"/>	
VECTOR CONTROL	619-3-2(o)	Water depth and wind action adequate to prevent development of vector harborage	16	<input type="checkbox"/>	
BYPASSES AND/OR SSOs	619-1-4(d)(1)	<b>Dry or wet weather bypasses/SSOs reported</b>	*17	<input type="checkbox"/>	
	619-1-4(d)(2)	<b>Dry weather bypasses/SSOs corrected</b>	*18	<input type="checkbox"/>	
	619-1-4(d)	Wet weather bypasses/SSOs identified and addressed	19	<input checked="" type="checkbox"/>	Recent manhole bypass by west lift (7 <sup>th</sup> St) stations.
PUMP STATIONS	619-3-1(d)	Pumps, motors, piping and valves operable and maintained in accordance with operational procedures/schedules	20	<input checked="" type="checkbox"/>	West lift station (7 <sup>th</sup> St)- diesel backup pump pumping over lifts station. The regular pump is not operational at this time. Fox Run, N Main, and High School lift station – Operational but all need new panels and the alarms are not functioning properly.
	619-3-1(d)	Access controlled and fail-safe systems operable	21	<input checked="" type="checkbox"/>	No back-up power at west lift station.
AERATED LAGOONS	619-3-2(h)	Aeration equipment adequate and properly maintained	22	<input type="checkbox"/>	Aerators functioning properly
	619-3-2(m)				
CATEGORY 5 WATER REUSE	627-1-3	<b>Site permitted, constructed in accordance with permit</b>	*23	<input type="checkbox"/>	
	627-1-5(c)	<b>Run-off from site prevented</b>	*24	<input type="checkbox"/>	
	627-3-4(a)(5)	<b>Irrigation equipment maintained and in working order</b>	*25	<input type="checkbox"/>	Irrigation equipment operable – in use
	627-3-4(b)(6)	<b>Site fenced and 100-ft buffer zone provided</b>	*26	<input type="checkbox"/>	
	627-3-4(a)(1)				
	627-3	Application in accordance with crop loading rates	27	<input type="checkbox"/>	
REPORTS	627-3-4(b)	Irrigation in accordance with restrictions	28	<input type="checkbox"/>	
	619-1-4(f)	MOR's completed, retained and made available to DEQ	29	<input type="checkbox"/>	MOR complete and land app rates listed for all sites. No O&M manual completed yet.
POTABLE WATER	619-1-4(c), 627-1-5(b)	<b>Potable water protected, no cross-connections</b>	*30	<input type="checkbox"/>	

Critical items are indicated in bold and by an asterisk (\*) in the item column. All critical items marked must be corrected within 14 days or as specified by the inspector. Other violations must be corrected by the next regular inspection or by the date specified.

Chris Probst 352484  
Environmental Specialist Employee ID Number

David S. Standish Public Works Director  
Copy Received By Title

08 / 21 / 23

- FACILITY STATUS:**  
 31 : Repeat Violations(s)  
 32 : Under Current Enforcement Action  
 33 : No Violation Noted  
 34 : Violation Corrected During Inspection

**POPULATION** 3300  
**DAILY FLOW (gpd)** 260 GPM

- PURPOSE OF VISIT:**  
 35 : Compliance Monitoring  
 36 : Complaint No. \_\_\_\_\_  
 37 : Follow-up  
 38 : Emergency/Disaster  
 39 : Construction Inspection

**Total number of items marked:** 4

**Number of critical items marked:** 1

**ACTION:**

**EXHIBIT**  
1

**TYPE CLASS:**

40 : None  
 41 : Notice to Comply by: \_\_\_ / \_\_\_ / \_\_\_  
 Next Inspection  
 42 : Refer for Enforcement

43 : R Lagoon, Total Retention  
 44 : C5 Category 5

ITEM NO.	CRITICAL ITEMS
01	<b>OPERATORS</b> - Failure to employ an appropriately certified operator.
03	<b>PERMIT VERIFICATION</b> - Construction of an unpermitted facility; violation of construction permit so as to seriously threaten the effectiveness of the treatment works.
04	<b>PERMIT VERIFICATION</b> - Construction of unpermitted modifications to a facility; construction of an unpermitted extension of collection system.
07	<b>FENCING</b> – Lack of 6’ high woven wire fence in residential areas.
14	<b>LINERS &amp; SEALS</b> - Lack of a proper seal in the lagoon dikes and/or bottom, allowing visible seepage from the lagoon.
17	<b>BYPASSES AND/OR SSOs</b> - Failure to orally report all dry or wet weather bypasses and/or SSOs within twenty-four hours and/or failure to file a written report within five days.
18	<b>BYPASSES AND/OR SSOs</b> - Failure to correct previously reported bypasses and/or SSOs in a timely manner.
23	<b>WATER REUSE</b> – All water reuse sites must be properly permitted (Five year permits) with no construction defects
24	<b>WATER REUSE</b> – Reuse water may not be applied at rates that create runoff or pooling on the site
25	<b>WATER REUSE</b> – All equipment must be maintained in good working order and meet the minimum requirements.
26	<b>WATER REUSE</b> – All reuse sites must have a 100 foot buffer from the spray application area to the property boundary
30	<b>POTABLE WATER</b> - Allowing the physical connection or piping arrangement between the potable water systems and a system of unknown or questionable quality.
<b>ADDITIONAL REMARKS</b>	

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# **CONSENT AGENDA**

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**C ~ 1**

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# MINUTES

Joint Pre-Meeting  
BMIA Board of Trustees  
and  
City Council of the City of Blanchard  
26 September 2023  
@ 5:30pm  
Municipal Court House  
300 N Main Street  
Blanchard, Oklahoma 73010

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1. CALL TO ORDER @ 5:30 p.m.
2. AGENDA: The following items are hereby designated for discussion only:
  - A. Trust/City Manager's briefing and clarification of BMIA/City Council agenda items.

*No Action Taken.*

*City/Trust Manager went over as many agenda items and answered questions from the Council/Board of Trustees within the allotted thirty (30) minutes.*

3. ADJOURNMENT.  
*CALLED @ 6:00 p.m.*

**FOR THE CITY:**

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*Mayor*

**ATTEST:**            *(City Seal)*

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*City Clerk*

**FOR THE BMIA:**

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*Chairman*

**ATTEST:**            *(BMIA Seal)*

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*Secretary*

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**C ~ 2**

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# MINUTES

9.26.23

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BLANCHARD MUNICIPAL IMPROVEMENT AUTHORITY

BOARD OF TRUSTEES

REGULAR MEETING

TUESDAY, 26 SEPTEMBER 2023

6:00 P.M.

This Agenda was posted in prominent public view on the City's website at [www.cityofblanchard.us](http://www.cityofblanchard.us) and on the City Hall Bulletin Board on or before 5:00 p.m., Friday, September 22<sup>nd</sup>, 2023, in accordance with the Oklahoma Open Meeting Act.

*Diana Daniels*

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Secretary

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**A. MEETING CONVENED**

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1. CALL TO ORDER *by Chairman @ 6:02 p.m.*
2. INVOCATION *given by Jay Heffeon, Minister, Open Door Baptist Church.*
3. PLEDGE OF ALLEGIANCE *led by Vice Chairman Chuck Kemper.*
4. ROLL CALL: *Ben Whitt, Trustee ~ Present  
Christina Short, Trustee ~ Present  
Albert Ryans, Trustee ~ Present  
Chuck Kemper, Vice Chairman ~ Present  
Michael Scalf, Chairman ~ Present*
5. DETERMINATION OF QUORUM: *5 ~ Present; 0 ~ Absent*

**STAFF:** *Diana Daniels, Secretary  
Hayden Wilkes, City Planner  
Daniel Ofsthun, Finance Director  
Dustin Downey, Projects Manager  
Colten St. John, Fire Marshal  
Charlie Largent, Fire Chief  
Steve Rhodes, Police Chief  
Tabitha Thrash, Communications Supervisor  
David Standridge, Public Works Director  
Chris Wittenbach, Parks Director  
Kenny Sullivan, Trust Engineer  
David L. Perryman, Trust Attorney  
Robert L. Floyd, Trust Manager*

**MEDIA:** *Tony Strickland, The Blanchard News*

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**B. BUSINESS AGENDA**

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The following item(s) are hereby designated for discussion, consideration and take INDIVIDUAL action, including, but not limited to, approval, denial, amendment, revision or conditional approval, in whole or in part of:

1. DEVELOPMENT AGREEMENT.  
Discuss and vote on a motion regarding a request for service and extension of a water line across N. 25<sup>th</sup> Street to serve property located in the SE4 of Section 18-T8N-R4W, McClain County; authorize and approve a development agreement to accomplish same.

**MOTION BY Trustee Short and SECOND BY Trustee Ryans ... to authorize and approve a Development Agreement to accomplish same in providing water services, as requested.**

**MOTION CARRIED:**

**5 ~ Ayes: Whitt, Short, Ryans, Kemper, Scalf**  
**0 ~ Nays: None**  
**0 ~ Absent: None**

**2. SEWER EXEMPTION.**

Discuss and vote on a motion to exempt sewer line extension within 300' from Fox Run Addition III to serve the new dental office on US-62 just west of the cell tower.

**MOTION BY Trustee Ryans and SECOND BY Vice Chairman Kemper ... to approve exemption in connecting to the city's sewer main, as requested.**

**MOTION CARRIED:**

**5 ~ Ayes: Whitt, Short, Ryans, Kemper, Scalf**  
**0 ~ Nays: None**  
**0 ~ Absent: None**

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**C. CONSENT AGENDA**

The following item(s) are hereby designated for approval, acceptance or acknowledgment by one motion, SUBJECT to any conditions included therein. If any item(s) do not meet with the approval of all members, that item(s) will be heard in regular order:

1. APPROVAL of regular meeting minutes of 22 August 2023.
2. APPROVAL of special meeting minutes of 29 August 2023.
3. ACKNOWLEDGE payment of FYE2024 Claims and Expenditures in the total amount of \$540,569.30.
4. ACKNOWLEDGE payment of FYE2024 Payrolls in the amount of \$49,025.83.
5. ACCEPTANCE of August 2023 Financial Report.

**MOTION BY Trustee Ryans and SECOND BY Trustee Short ... to approve Consent Agenda, as presented.**

**MOTION CARRIED:**

**5 ~ Ayes: Whitt, Short, Ryans, Kemper, Scalf**

0 ~ Nays: None  
0 ~ Absent: None

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#### D. CONSENT ITEM REMOVAL

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Discussion, consideration and take appropriate action re: any item(s) removed from the Consent Docket.

*None.*

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#### E. PUBLIC COMMENTS

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From the general public [limited to 3-minutes per speaker] for a total of 15-minutes on Utility related NON-AGENDA items. Preference will be given to Blanchard ratepayers and NO FORMAL ACTION will be taken.

*None.*

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#### F. TRUSTEE/STAFF COMMENTS

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This item is listed to provide an opportunity for the Board of Trustees and/or city staff to make comments and/or request specific agenda items. NO ACTION will be taken.

1. *Trustee Whitt asked about the inserta valve (Public Works Director informed the Board that one has been ordered).*
2. *Public Works Director gave an update on the Main Street Lift Station, reported we are waiting on a permit from ODEQ for school water line.*
3. *Trust Manage informed the Board that the Trustees will go on a tour of the OKC water system. Everyone will meet between 8:30am and 8:45 am on Friday, October 13<sup>th</sup> to be transported on that tour.*
4. *Engineer informed the Board that the generator for the Main Street Lift Station will be delivered the end of January 2024.*
5. *Trustee Whitt asked about the status of the school waterline connection.*

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#### G. ADJOURNMENT

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*Called @ 6:32 p.m.*



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*Chairman*

**ATTEST:**        *(BMIA Seal)*

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*Secretary*

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**C ~ 3**

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# MINUTES

CITY COUNCIL OF BLANCHARD, OKLAHOMA  
AND  
BOARD OF TRUSTEES OF THE BLANCHARD MUNICIPAL IMPROVEMENT AUTHORITY

JOINT SPECIAL MEETING  
6:00 P.M. Tuesday, October 3, 2023  
Blanchard Municipal Court, 300 N. Main, Blanchard, Oklahoma 73010

IN COMPLIANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, THE BOARD OF TRUSTEES OF THE BLANCHARD MUNICIPAL IMPROVEMENT AUTHORITY AND THE CITY COUNCIL OF THE CITY OF BLANCHARD, WILL HOLD A JOINT SPECIAL MEETING ON TUESDAY, OCTOBER 3, 2023 AT 6:00 P.M., IN THE CITY COUNCIL CHAMBERS OF THE BLANCHARD MUNICIPAL COURT HOUSE LOCATED AT 300 N. MAIN STREET, BLANCHARD, OKLAHOMA. AS CALLED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BLANCHARD ON TUESDAY, SEPTEMBER 26<sup>th</sup>, 2023 AND THE CHAIRMAN OF THE BMIA BOARD OF TRUSTEES ON TUESDAY, SEPTEMBER 26<sup>th</sup>, 2023. THE AGENDA WILL CONSIST OF THE DISCUSSION AND POSSIBLE ACTION, INCLUDING, BUT NOT LIMITED TO, THE APPROVAL, DENIAL, AMENDMENT, REVISION OR CONDITIONAL APPROVAL, IN WHOLE OR IN PART ON THE FOLLOWING ITEMS:

1. CALL TO ORDER SPECIAL JOINT MEETING:
  - a. *by the Mayor @ 6:00 p.m.*
  - b. *by the Chairman @ 6:00 p.m.*

2. ROLL CALL:
  - A. CITY COUNCIL; and
  - B. BMIA BOARD OF TRUSTEES:

<i>Albert Ryans, Councilor/Trustee</i>	~	<i>Present</i>
<i>Christina Short, Councilor/Trustee</i>	~	<i>Present</i>
<i>Ben Whitt, Councilor/Trustee</i>	~	<i>Present</i>
<i>Chuck Kemper, Vice Mayor/Chair</i>	~	<i>Present</i>
<i>Michael Scalf, Mayor/Chairman</i>	~	<i>Present</i>

**5 - Present; 0 - Absent**

**STAFF:** *David L. Perryman, City/Trust Attorney*  
*Robert L. Floyd, City/Trust Manager*

3. CITY/BMIA BUSINESS AGENDA:

A. CONSIDER AND TAKE ACTION WITH RESPECT TO A MOTION TO GO INTO EXECUTIVE SESSION TO DISCUSS AND TOUR FACILITIES:

- 1) Discuss the purchase or appraisal of real property [pursuant to Title 25 O.S. §307(B)(3)]

**MOTION BY Vice Mayor/Vice Chairman Kemper and SECOND BY Councilor/Trustee Short ... to go into Executive Session @ 6:01 p.m.**

**MOTION CARRIED:**

5 ~ Ayes: Whitt, Short, Ryans, Kemper, Scalf  
0 ~ Nays: None  
0 ~ Absent: None

*The City Council/Board of Trustees toured two (2) facilities.*

*Returned to Open Session at Council Chamber at 7:13 p.m. The only items discussed in Executive Session were those items listed on the Agenda.*

**MOTION BY Vice Mayor/Vice Chairman Kemper and SECOND BY Councilor/Trustee Ryans ... to authorize the City/Trust Manager to negotiate a lease with Option to Purchase.**

**MOTION CARRIED:**

5 ~ Ayes: Whitt, Short, Ryans, Kemper, Scalf  
0 ~ Nays: None  
0 ~ Absent: None

4. ADJOURNMENT.

**CALLED @ 7:51 p.m.**

**FOR THE CITY:**

\_\_\_\_\_  
**Mayor**

**ATTEST: (City Seal)**

\_\_\_\_\_  
**City Clerk**

**FOR THE BMIA:**

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**Chairman**

**ATTEST:**            **(Authority Seal)**

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**Secretary**

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C ~ 4

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# MINUTES

## SPECIAL JOINT MEETING

CITY COUNCIL OF THE CITY OF BLANCHARD, OKLAHOMA AND THE  
BOARD OF TRUSTEES OF THE BLANCHARD MUNICIPAL IMPROVEMENT AUTHORITY

### SPECIAL MEETING

6:00 P.M. Tuesday, OCTOBER 10, 2023

Municipal Court House, 300 N. Main, Blanchard, Oklahoma 73010

IN COMPLIANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, THE CITY COUNCIL OF THE CITY OF BLANCHARD, AS CALLED BY THE MAYOR AND BMIA CHAIRMAN ON TUESDAY, AUGUST 29<sup>th</sup> CALLED TO HOLD A JOINT SPECIAL MEETING ON TUESDAY, OCTOBER 10, 2023, TO ADDRESS ITEM 3A AND THE CHAIRMAN/MAYOR CALLED FOR A SPECIAL MEETING TO ADDRESS ITEMS 3B-D AS STATED IN THIS NOTICE AND AGENDA AND CONSISTING OF THE DISCUSSION, CONSIDERATION AND POSSIBLE APPROPRIATE ACTION ON THE FOLLOWING ITEMS:

1. Call To Order *by the Mayor and Chairman @ 6:00 p.m.:*
2. Roll Call:
  - A. City Council:
    - Albert Ryans ~ Present*
    - Christina Short ~ Present*
    - Ben Whitt ~ Present*
    - Chuck Kemper ~ Present*
    - Michael Scalf ~ Present*
  - B. BMIA Board of Trustees:
    - Albert Ryans ~ Present*
    - Christina Short ~ Present*
    - Ben Whitt ~ Present*
    - Chuck Kemper ~ Present*
    - Michael Scalf ~ Present*
3. Determination of Quorum: *5 ~ Present; 0 ~ Absent*

**STAFF PRESENT:** *Diana Daniels, City Clerk*  
*Dustin Downey, Projects Manager*  
*Daniel Ofsthun, Finance Director*  
*David Standridge, Public Works Director*  
*Kenny Sullivan, City/Trust Engineer*  
*David L. Perryman, City/Trust Attorney*

**Robert L. Floyd, City/Trust Manager**

**Media: None**

**Recessed @ 8:43 p.m.**

**Reconvened @ 8:50 p.m.**

**4. BMIA/CITY Business Agenda:**

- A. Discussion and possible action on a motion to increase the Utility Rates for water/sewer/sanitation services due to increases with the cost of services from water providers (OKCWUT and City of Newcastle), sewer treatment costs and compliance with ODEQ Consent Order, and solid waste collection (Waste Connections). Action by the BMIA may include the adoption of a Resolution addressing utility fee increases and action by the City of Blanchard may include the adoption of a Resolution and/or an Ordinance changing utility rates, as desired.

**Major discussion regarding rate increases by OKC and Newcastle and the review of different options. Consensus to select Option A with changes to add \$4.00 after 15,000 gallon consumption for each increase and bring back to the October 24<sup>th</sup> meeting in Resolution form.**

- B. Discussion and a motion to approve an ODEQ Application for wastewater discharge, as requested by the City Engineer.

**MOTION BY Councilor/Trustee Ryans and SECOND BY Councilor/Trustee Whitt ... to approve application as submitted by the City/Trust Engineer.**

**MOTION CARRIED:**

**5 - AYES: Short, Whitt, Ryans, Kemper, Scalf**

**0 - NAYS: None**

**0 - ABSENT: None**

- C. Discussion and a motion to approve recommendations by the City Engineer regarding improvements to the OKC Booster Station.

**MOTION BY Councilor/Trustee Whitt and SECOND BY Councilor/Trustee Short ... to accept recommendations submitted by the City/Trust Engineer.**

**MOTION CARRIED:**

**5 - AYES: Short, Whitt, Ryans, Kemper, Scalf**



0 ~ NAYS: None  
0 ~ ABSENT: None

D. MOTION to go into Executive Session to discuss the following item(s):

**MOTION BY Councilor/Trustee Ryans and SECOND BY Vice Mayor/Vice Chairman ... to go into Executive Session @ 8:59 p.m.**

**MOTION CARRIED:**

5 ~ AYES: Short, Whitt, Ryans, Kemper, Scalf  
0 ~ NAYS: None  
0 ~ ABSENT: None

1. Discussing the purchase or appraisal of real property [pursuant to Title 25 O.S. §307(B)(3)]
2. Reconvene into Open Session to consider and take appropriate action re: the purchase or appraisal of real property.

**RECONVENED into open session @ 9:23 p.m.**

**The only things discussed in the Executive Session is the item listed on the agenda and NO action taken.**

5. ADJOURNMENT.  
Called @ 9:23 p.m.

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Mayor/Chairman

ATTEST: (Seal)

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City Clerk/Secretary

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**C ~ 5**

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# MINUTES

## SPECIAL JOINT MEETING

CITY COUNCIL OF THE CITY OF BLANCHARD, OKLAHOMA AND THE  
BOARD OF TRUSTEES OF THE BLANCHARD MUNICIPAL IMPROVEMENT AUTHORITY

SPECIAL MEETING  
8:45 A.M. FRIDAY, OCTOBER 13, 2023  
Municipal Court House, 300 N. Main, Blanchard, Oklahoma 73010

IN COMPLIANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, THE CITY COUNCIL OF THE CITY OF BLANCHARD, AS CALLED BY THE MAYOR AND THE TRUSTEES OF THE BLANCHARD MUNICIPAL IMPROVEMENT AUTHORITY AS CALLED BY THE BMIA CHAIRMAN ON TUESDAY, SEPTEMBER 26<sup>th</sup> WILL HOLD A JOINT SPECIAL MEETING ON FRIDAY, OCTOBER 13, 2023, AT 8:45 A.M. TO ADDRESS ITEM 3A AS STATED IN THIS NOTICE AND AGENDA AND CONSISTING OF THE DISCUSSION, CONSIDERATION AND POSSIBLE APPROPRIATE ACTION ON THE FOLLOWING ITEMS:

1. CALL TO ORDER *by the Mayor and Chairman @ 8:45 a.m.*

2. ROLL CALL:

A. City Council: *Christina Short ~ Present  
Ben Whitt ~ Present  
Albert Ryans ~ Absent  
Chuck Kemper ~ Present  
Michael Scalf ~ Present*

B. BMIA Board of Trustees: *Christina Short ~ Present  
Ben Whitt ~ Present  
Albert Ryans ~ Absent  
Chuck Kemper ~ Present  
Michael Scalf ~ Present*

*Determination of Quorum: 4 ~ Present; 1 ~ Absent*

*Staff Present: Daniel Ofsthun, Finance Director  
David Standridge, Public Works Director  
David L. Perryman, City Attorney*

3. BMIA/CITY BUSINESS AGENDA:

A. Travel and tour the City of Oklahoma City water treatment facilities at SW 29<sup>th</sup> Street & MacArthur; Lake Stanley Draper; and other Oklahoma City Water Utility Trust Authority facilities as available and permitted by the OCWUTA.

**The City Council and staff traveled by bus donated by The Out of the Box Church in Blanchard to Oklahoma City to visit their water works. They met OKC staff at the Booster Pump Station (7440 SW 29<sup>th</sup> at BPS#22); Arcadia Lake to review a pocket booster pump and standpipe operated by OKC; visited our water meter with OKC (SW 104<sup>th</sup> Street & County Line) and visited our Booster Pump Station (County Line north of OK-37).**

4. LUNCH.

**The City Council and Staff stopped for lunch at Cracker Barrel on I-35 and NE 122<sup>nd</sup>.**

5. ADJOURNMENT.  
**Called @ 2:30 p.m.**

**FOR THE CITY:**

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**Mayor**

**ATTEST: (Seal)**

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**City Clerk**

**FOR THE BMIA:**

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**Chairman**

**ATTEST: (Seal)**

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**Secretary**

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# NARRATIVE

AGENDA: 10/24/2023  
ITEM: Consent C (6)

BMIA

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## CLAIMS LIST

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### ENTERPRISE FUNDS

FUND	AMOUNT
General Operations	\$607,173.80
Debt Service	\$ -0-
Fox Run	\$ -0-
Industrial Park	\$ -0-
Meter Deposit	\$ -0-
Quail Haven	\$ -0-
<b>TOTAL</b>	<b>\$607,173.80</b>

### RECOMMENDATION:

Acknowledge approval of the FYE2024 Claims as presented.

**CLAIMS REPORT**  
 Check Range: 9/19/2023-10/13/2023

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
BMIA					
ACCURATE ENVIRONMENTAL LLC	QUARTERLY TESTING	920.00		4550	10/06/23
ACCURATE ENVIRONMENTAL LLC	LAB TESTING (OPEN PO)	930.00	1,850.00	4551	10/06/23
ACE HARDWARE	MISC SUPPLIES	185.61		4552	10/06/23
ACE HARDWARE	MISC SUPPLIES (OPEN PO)	146.92		4553	10/06/23
ACE HARDWARE	MISC SUPPLIES (OPEN PO)	52.96	385.49	4554	10/06/23
AMERICAN FIDELITY ASSURANCE	FLEX SPENDING		184.15	319019	9/22/23
AMERICAN FIDELITY ASSURANCE	AFA LT DISABILI		588.59	319021	9/22/23
AMERICAN ELECTRIC POWER	ELECTRIC SERVICES (OPEN PO)		6,209.05	4539	9/28/23
AMERICAN WATERWORKS SUPPLY INC	SADDLES AND COURPS STOPS	2,175.81		4522	9/22/23
AMERICAN WATERWORKS SUPPLY INC	MISC SUPPLIES (OPEN PO)	2,183.98		4523	9/22/23
AMERICAN WATERWORKS SUPPLY INC	HIGH SCHOOL WATER LINE PARTS	1,830.00		4540	9/28/23
AMERICAN WATERWORKS SUPPLY INC	MISC SUPPLIES (OPEN PO)	83.20		4541	9/28/23
AMERICAN WATERWORKS SUPPLY INC	MISC SUPPLIES (OPEN PO)	1,191.31		4555	10/06/23
AMERICAN WATERWORKS SUPPLY INC	MISC SUPPLIES (OPEN PO)	316.00	7,780.30	4566	10/11/23
B&H CONSTRUCTION INC	ARPA HIGHSCHOOL WATERLINE		27,288.00	4556	10/06/23
BANK OF OKLAHOMA	2014 BOND PAYMENT (\$14,624.88)	14,624.88		3882	10/11/23
BANK OF OKLAHOMA	2015 BOND PAYMENT (\$6,617.75)	6,617.75		3883	10/11/23
BANK OF OKLAHOMA	2017 BOND PAYMENT (\$20,188.21)	20,188.21		3884	10/11/23
BANK OF OKLAHOMA	2019 BOND PAYMENT (\$14,057.02)	14,057.02		3885	10/11/23
BANK OF OKLAHOMA	2022A BONF PAYMENTS	11,140.23		3886	10/11/23
BANK OF OKLAHOMA	2022 SALES NOTE (\$19,221.35)	19,221.35	85,849.44	3887	10/11/23
CAROLYN JOHNSON	PAYMENT ERROR		104.00	4524	9/22/23
CITY OF OKLAHOMA CITY	WATER PURCHASES (OPEN PO)	105,897.64		21036325	9/29/23
CITY OF OKLAHOMA CITY	WATER PURCHASES (OPEN PO)	68,075.96	173,973.60	21036334	10/11/23
CRAWFORD & ASSOCIATES	ACCOUNTING SERVICES (OPEN PO)		8,095.00	4542	9/28/23
DEPT OF ENVIRONMENTAL QUALITY	TOTAL RETENTION LAGOON ANNUAL	2,382.89		4525	9/22/23
DEPT OF ENVIRONMENTAL QUALITY	ANNUAL LICENSE RENEWAL	124.00		4543	9/28/23
DEPT OF ENVIRONMENTAL QUALITY	ANNUAL LICENSE RENEWAL	62.00	2,568.89	4544	9/28/23
DJ TRAILERS AND WELDING	TOOL BOXES FOR RED TRUCK		1,340.00	4545	9/28/23
EDWARDS ENTERPRISES	PORT- A- POTTY RENTAL		125.00	4557	10/06/23
FIRST NATIONAL BANK & TRUST CO	LOAN PMT 1000002392 (\$7404.12)	7,404.12		4534	9/28/23
FIRST NATIONAL BANK & TRUST CO	LOAN PMT 1001060997 (\$468.44)	468.44		4535	9/28/23
FIRST NATIONAL BANK & TRUST CO	LOAN PMT 1000002780 (4404.15)	404.15		4536	9/28/23
FIRST NATIONAL BANK & TRUST CO	LOAN PMT 1000002632 (\$2,259.25)	2,259.25		4537	9/28/23
FIRST NATIONAL BANK & TRUST CO	LOAN PMT 1001057352 (\$435.38)	435.38	10,971.34	4538	9/28/23
FUELMAN	FUEL PURCHASES (OPEN PO)		1,679.08	21036328	10/06/23
GLENN SULLIVAN & ASSOC, INC	ARPA ENGINEERING	9,085.00		4526	9/22/23
GLENN SULLIVAN & ASSOC, INC	ARPA SERVICE SEWER LIFT	15,000.00		4527	9/22/23
GLENN SULLIVAN & ASSOC, INC	MISC ENGINEERING FEES	5,584.00	29,669.00	4528	9/22/23
HAMPEL OIL DISTRIBUTORS, INC	FUEL PURCHASES (OPEN PO)	201.70		4558	10/06/23
HAMPEL OIL DISTRIBUTORS, INC	FUEL PURCHASES (OPEN PO)	1,726.40	1,928.10	4559	10/06/23
HOWARD CONSTRUCTION INC	INSTALL INSERTA VALVE		9,800.00	4567	10/11/23
HUNZICKER BROTHERS	FUSES FOR SEWER LAGOONS		635.76	4546	9/28/23
INTERNAL REVENUE SERVICE	FED/FICA TAX	4,770.18		10098545	9/22/23
INTERNAL REVENUE SERVICE	FED/FICA TAX	4,534.32	9,304.50	10098572	10/06/23
JAN-PRO	CLEANING SERVICES @RANCH HOUSE	225.00		4529	9/22/23
JAN-PRO	CLEANING SERVICES @RANCH HOUSE	225.00	450.00	4560	10/06/23
JOHN HARDEMAN CHPTR 13	GARNISHMENT		91.38	319024	9/22/23
KD ARNOLD TRUCKING	CRUSHER RUN/SAND/ECT	2,081.44		4547	9/28/23
KD ARNOLD TRUCKING	CRUSHER RUN/SAND/ECT	798.32	2,879.76	4568	10/11/23
LIBERTY NATIONAL BANK	1/2 LOAN PMT BOBCAT SKID STEER		342.77	4561	10/06/23
LOCKE SUPPLY	PARTS FOR REPAIR ON GAS LINE		644.49	4562	10/06/23
MIDWEST HOSE & SPECIALTY, INC	25' HOSE MAIN ST LIFT STATION		397.89	4530	9/22/23

**CLAIMS REPORT**  
 Check Range: 9/19/2023-10/13/2023

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
NATIONWIDE RETIREMENT	RETIREMENT 401a	1,115.07	319016	9/22/23	
NATIONWIDE RETIREMENT	RETIREMENT 401a	1,025.58	2,140.65	319084	10/06/23
NEXT LOAN	Garnishment		90.26	319026	9/22/23
O'REILLY AUTO PARTS	MISC PARTS & SUPPLIES	63.95	21036335	10/11/23	
O'REILLY AUTO PARTS	MISC PARTS & SUPPLIES	107.98	21036336	10/11/23	
O'REILLY AUTO PARTS	MISC PARTS & SUPPLIES	9.00	21036337	10/11/23	
O'REILLY AUTO PARTS	MISC PARTS & SUPPLIES(OPEN PO)	64.99	21036338	10/11/23	
O'REILLY AUTO PARTS	MISC PARTS & SUPPLIES(OPEN PO)	35.16	21036339	10/11/23	
O'REILLY AUTO PARTS	MISC PARTS & SUPPLIES(OPEN PO)	54.57	335.65	21036340	10/11/23
OCSR 4000000	CHILD SUPPORT		262.62	319025	9/22/23
SEQUOYAH LODGE	THE LODGE AT SEQUOYAH STATE		297.00	4531	9/22/23
OKLAHOMA ELECTRIC COOPERATIVE	ELECTRIC SERVICES (OPEN PO)		1,660.29	21036326	9/29/23
OKLAHOMA TAX COMMISSION	STATE TAX	709.73	10098544	9/22/23	
OKLAHOMA TAX COMMISSION	STATE TAX	690.73	1,400.46	10098571	10/06/23
NATIONWIDE RETIREMENT SOLUTION	457 DEF COMP	51.90	319014	9/22/23	
NATIONWIDE RETIREMENT SOLUTION	457 DEF COMP	51.90	103.80	319083	10/06/23
PIONEER SECURITY SYSTEMS	SECURITY SERVICES (OPEN PO)		24.95	21036327	9/29/23
QUICK WRENCH	TIRE REPAIR (OPEN PO)		87.97	4563	10/06/23
QUICKSILVER UTILITY CONS.	ARPA FUNDS- SEWER LIFT STATION		159,126.15	4548	9/28/23
ROCKING R RESOURCES LLC	WATER AND SEWER CAR WASH		43.20	4549	9/28/23
SAM'S CLUB DIRECT	WATER/SUPPLIES		597.80	21036329	10/06/23
SUNSTATE EQUIPMENT CO	PACKER RENTAL		2,813.81	4564	10/06/23
TEXAS LIFE	TEXAS LIFE		52.36	319088	10/06/23
VERIZON WIRELESS	CELL PHONE SERVICES (OPEN PO)	215.65	21036330	10/06/23	
VERIZON WIRELESS	CELL PHONE SERVICES (OPEN PO)	172.52	388.17	21036331	10/06/23
VERIZON WIRELESS	SCADA/ TELEMETRY SIM CARD	39.04	21036332	10/06/23	
VERIZON WIRELESS	SCADA/ TELEMETRY SIM CARD	39.02	78.06	21036333	10/06/23
WASTE CONNECTIONS OF CHICKASHA	TRASH SERVICES (OPEN PO)		52,535.02	4569	10/11/23
			-----		
	205 BMIA TOTAL		607,173.80		



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## BMIA Salary and Fringe Benefits

Monthly Payroll - Sept/Oct 2023

# of Payrolls:2

	<b>Payroll 1 9/22/2023</b>	<b>Payroll 2 10/6/2023</b>	<b>Total (month)</b>
BMIA Admin (20)	\$ 6,855.03	\$ 6,257.59	\$ 13,112.62
Water(21)	\$ 10,678.82	\$ 10,667.86	\$ 21,346.68
Sewer(22)	\$ 2,683.40	\$ 2,426.23	\$ 5,109.63
Sanitation(23)	\$ 472.72	\$ 422.96	\$ 895.68
<b>Total BMIA Salary</b>	<b>20,689.97</b>	<b>19,774.64</b>	<b>40,464.61</b>
BMIA Admin (20)	\$ 713.52	\$ 639.84	\$ 1,353.36
Water(21)	\$ 1,367.14	\$ 1,359.08	\$ 2,726.22
Sewer(22)	\$ 339.13	\$ 306.60	\$ 645.73
Sanitation(23)	\$ 36.16	\$ 32.35	\$ 68.51
<b>Total BMIA Fringe Benefits</b>	<b>2,455.95</b>	<b>2,337.87</b>	<b>4,793.82</b>

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**CITY OF BLANCHARD**  
**BMIA MONTHLY TREASURY REPORT**  
**For the Month Sept 1, 2023 to Sept 30, 2023**

**These are unaudited numbers**

CODE	DESCRIPTION	BEGINNING BANK BALANCE	DEPOSITS	WITHDRAWALS	INTEREST PAID	SERVICE FEES	ENDING BANK BALANCE	Outstanding Checks	Deposits In Transit	Balance per General Ledger		Number of Checks Issued
16	BMIA 205-01-1153 /1110	\$ 626,500.46	281,148.88	43,857.24	252.11	257.55	863,786.66	(323,990.75)	16,520.13	556,316.04	\$ 556,316.04	41
	ARPA Grant Cash 205-01-1105	\$ 244,776.28		183,211.15	-	-	61,565.13			61,565.13	\$ 61,565.13	
	CDBG BMIA Cash 205-01-1099	\$ (130,028.99)	-	-			(130,028.99)			(130,028.99)	\$ (130,028.99)	
13	DEBT SERVICE FUND (75% OF 1 CENT SALES TAX) 205-01-1116	\$ 158,663.45	87,000.00	122,941.86	50.57		122,772.16	-		122,772.16	\$ 122,772.16	8
12	WATER METER DEPOSIT 405-01-1113	\$ 181,765.51	4,320.00	2,240.05	60.39	-	183,905.85	(3,216.62)	75.00	180,764.23	\$ 180,764.23	22
3	BMIA GENERAL FUND (RESERVE) 205-01-1112	\$ 453,624.00	-	-	389.62	-	454,013.62			454,013.62	\$ 454,013.62	
18	FOX RUN ST IMPROVEMENT FUND 105-01-1119/205-01-1119	\$ 11,868.91	926.13	-	-	-	12,795.04		-	12,795.04	\$ 12,795.04	
27	BMIA Accrued Leave Acct 205-01-1115	\$ 15,412.92		-	5.07	-	15,417.99			15,417.99	\$ 15,417.99	
	<b>BMIA Subtotal:</b>	<b>\$ 1,562,582.54</b>	<b>\$ 369,075.01</b>	<b>\$ 166,799.10</b>	<b>\$ 692.30</b>	<b>\$ 257.55</b>	<b>\$ 1,584,227.46</b>			<b>\$ 1,273,615.22</b>	<b>\$ 1,273,615.22</b>	

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# **CONSENT ITEM REMOVAL**

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# **PUBLIC COMMENTS**

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**TRUSTEE – STAFF  
COMMENTS**

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# ADJOURNMENT

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