PUBLIC NOTICE OF A REGULAR MEETING
OF THE INDUSTRIAL AUTHORITY
TUESDAY, OCTOBER 18, 2011 AT 5:30 PM
CLINTON CITY HALL

AGENDA

Meeting status: Completed

1. Call to Order
2. Opening Prayer Dale Nease, Cumberland Presbyterian Church
3. Consent Agenda
    A. Consider Approval of Minutes of Regular Meeting on October 4, 2011
4. Action Items:
    A. Consider Financing of Fire Station
    B. Consider Proposal from M & N Oilfield Service for purchase of property
    C. City Manager's Report
5. Audience Participation
6. Adjournment

Filed this 14 th Day of October, 2011. Posted on the bulletin board in the lobby of the Clinton City Hall on October 14, 2011 at 2:00 p.m.

_____

Not recorded

IA100411

MINUTES OF THE CLINTON INDUSTRIAL AUTHORITY, OCTOBER 4, 2011

Minutes of a regular meeting of the Chairman and Trustees of the Clinton Industrial Authority of Clinton, Oklahoma, Custer County, held in the City Council Room, City Hall on Tuesday, October 4, 2011 at 5:30 p.m. A notice of this meeting with agenda was posted on the bulletin board in the lobby of Clinton City Hall on September 30, 2011.

Chairman Bryson called the meeting to order with the following present;

CHAIRMAN: Allen Bryson
TRUSTEES: Don Rodolph, Bob Marcy, Phyllis Smith, Steve Jones
CITY MANAGER: Steve Hewitt
CITY CLERK: Lisa Anders
CITY TREASURER: Debra Blanchard
DEPUTY CLERK: Absent
CITY ATTORNEY: Ryan Meacham
NEWS MEDIA: Gerald Green and Jarod Atha
OTHERS: David Crabtree, Gene McCullough, Curtis Maloy, Mary Helen Jones, Arnold Adams, Jason Hulin, Cheryl Lowry, John & Sherry Boyles, Earl Agan, Bobby Hoffman, Terrill Zerby, Jeremy Brush and others.

Roy Dobbs of the First Church of God opened the meeting with prayer and Trustee Phyllis Smith led the Pledge of Allegiance.

AGENDA ITEM NO. 3: CONSENT AGENDA

A. Minutes of September 6, 2011 meeting
B. Consider Claims

Moved by Trustee Marcy and seconded by Trustee Jones that Consent Agenda Item No. 3 (a-b) be approved.

Chairman put the motion to a roll call vote:

Aye: Marcy, Jones, Smith, Rodolph, Bryson
Nay: None

Chairman declared the motion carried.

AGENDA ITEM NO. 4 ACTION ITEMS

4A. CONSIDER SELLING PROPERTY IN LOTS 6-12, BLOCK 55 OF CLINTON ORIGINAL TOWNSITE (212-218 FRISCO) TO LAMPTON WELDING SUPPLY

City Manager Steve Hewitt reported that Lampton Welding Supply was looking for a location to expand their operation and they have submitted an offer on the property at 212-218 Frisco in the amount of $50,000.00. He said that Lampton has reviewed the building and they are aware of the necessary improvements the building will require. He said the estimated repairs could total $100,000.00. He said when the City purchased the property the price was $66,000 but he felt the property was being underutilized and if the City chooses to keep the property, it would require some

maintenance be done to the building. He said if Lampton were to move to this new location, that would also open up a commercial site on Gary Boulevard.
Chairman Bryson said this would give Lampton a more permanent home in Clinton.

Trustee Marcy asked if $50,000 is a good price for the property

City Manager Hewitt said he knew the original purchase price to the City had been $66,000.00.

Trustee Rodolph said if Lampton is willing to spend money and invest in Clinton, he would suggest approving the sale.

Motion was made by Trustee Rodolph and seconded by Trustee Marcy to approve the sale of property at 212-218 Frisco to Lampton Welding Supply for $50,000.00.

Chairman put the motion to a roll call vote:

Aye: Rodolph, Marcy, Smith. Jones, Bryson
Nay: None

Chairman declared the motion carried.

AGENDA ITEM NO .5: CITY MANAGER'S REPORT

None

AGENDA ITEM NO. 6: AUDIENCE PARTICIPATION

None

AGENDA ITEM NO. 7: ADJOURNMENT

Moved by Trustee Marcy and seconded by Trustee Smith that the meeting adjourn.

Chairman put the motion to a roll call vote

Aye: Marcy, Smith, Jones, Rodolph, Bryson
Nay: None

Chairman declared the meeting adjourned at 6:30 pm.

Clinton
Hub City of Western Oklahoma

Agenda Commentary

Item Title/ Subject: Fire Station Financing

Staff Source: City Manager, Steve Hewitt

Date: October 13, 2011

History/Background Information: Community voters passed a .01 cent sales tax extension for 8 years this past June. 52% of the sales tax is dedicated to a new Fire Station and rehab of our current Police facility. The estimated revenue is $5,000,000 for both projects. Fire Station $4.4 Million – Police Facility $600,000.

Subject Summary: Staff looking to front the financing to build the new Fire Station now rather than accumulate the money over the next 8 years then build.

Staff sent out request for financing proposals to our local banks as well as Government Capital looking for financing options and rates. Our intention was to keep our financing local if financially possible. Staff is extremely pleased with the numbers that were submitted.

Oklahoma Bank and Trust (Executive Vice President Wheeler Lowry) submitted the best option. Eight (8) year term, semi-annual payments, no early payoff fees with an interest rate of 2.95%.

Staff will use sales tax proceeds and capital dollars to fund the Police Facility rehab. This would save interest costs and allow more into the facility.

Recommendation: Staff recommends financing the Fire Station project with OB&T of Clinton.

Price/Cost: 2.95% interest – 8 years. Payoff ending with sales tax term.

Clinton
Hub City of Western Oklahoma

Memorandum

To: Steve Hewitt, City Manager

From: Debra Blanchard, City Treasurer Debra

Date: October 14, 2011

Re: FD Financing Proposals

I have reviewed all financing proposals received. I believe the decision lies between two of the proposals.

Oklahoma Bank and Trust
$4,000,000, 8 year term, 2.95%, Semi-annual Payments, Construction Loan available

2011 Revenue Bond Issue
$4,000,000 plus approx. $75,000 issuance expense, All-in True Interest Cost 2.529% Semi-annual Interest, Annual Principal

Whether the Council's pleasure is to bond or stay with local bank, both would be very easy to work with and cost effective for the City.

Office of the City Treasurer
Debra Blanchard, Treasurer
P.O. Box 1177
Clinton, OK 73601
(580) 323-0297
(580) 323-0346 Fax

Clinton
Hub City of Western Oklahoma

Agenda Commentary

Item Title/ Subject:

Staff Source: City Manager, Steve Hewitt

Date: October 13, 2011

History/Background Information: City owns property directly south of Commerce Road next to Oklahoma Natural Gas and the Cemetery. M & N Oilfield Services expressed interest in purchasing 5 Acres to expand their business. M &N has made an offer to the City for $7500.

Subject Summary: The area does not have water or sewer. The offer also requests a 6" Water Line. Staff feels this is a good location for future industrial growth. However, the property and water line is valued more than the $7500 offered (staff's opinion).

Recommendation: Staff supports the oil and gas commerce growth our community is seeing. However, the price offer seems extremely low. Staff will revert to Council for direction.

Staff is unsure exactly what the price range should be, but industrial land with water should be significantly higher per acre.

Staff is seeking direction regarding this location, however I would suggest that one possible option is to get some comparable pricing and make a counter offer if Council would like to sale. (M&N is moving quickly and staff didn't have time to get additional pricing info)

This location would also be a great long-term Industrial Park. With future commerce needs, this would be a good location to develop rather than sale undeveloped piece by piece.

Price/Cost: Pending Direction…

M & N OILFILED SERVICES, LLC
PO BOX 1476
CLINTON OK 73601

October 14, 2011

To Whom It May Concern:

M & N Oilfield Services, LLC was established in August 2010. Our primary service is the clean-out of frac and mud storage tanks. We are the only private clean-out facility in western Oklahoma providing services to Light Tower Rentals, Chesapeake, Nabors Well Services and Great Plains Rentals. Due to the increase in demand for our services, we are looking to expand with the purchase of a five acre tract from the Clinton Industrial Authority. The tract we are interested in purchasing is located in T12N-R17W-S34-QtrB (34-12-17 NW/4) for the amount of $7,500.00.

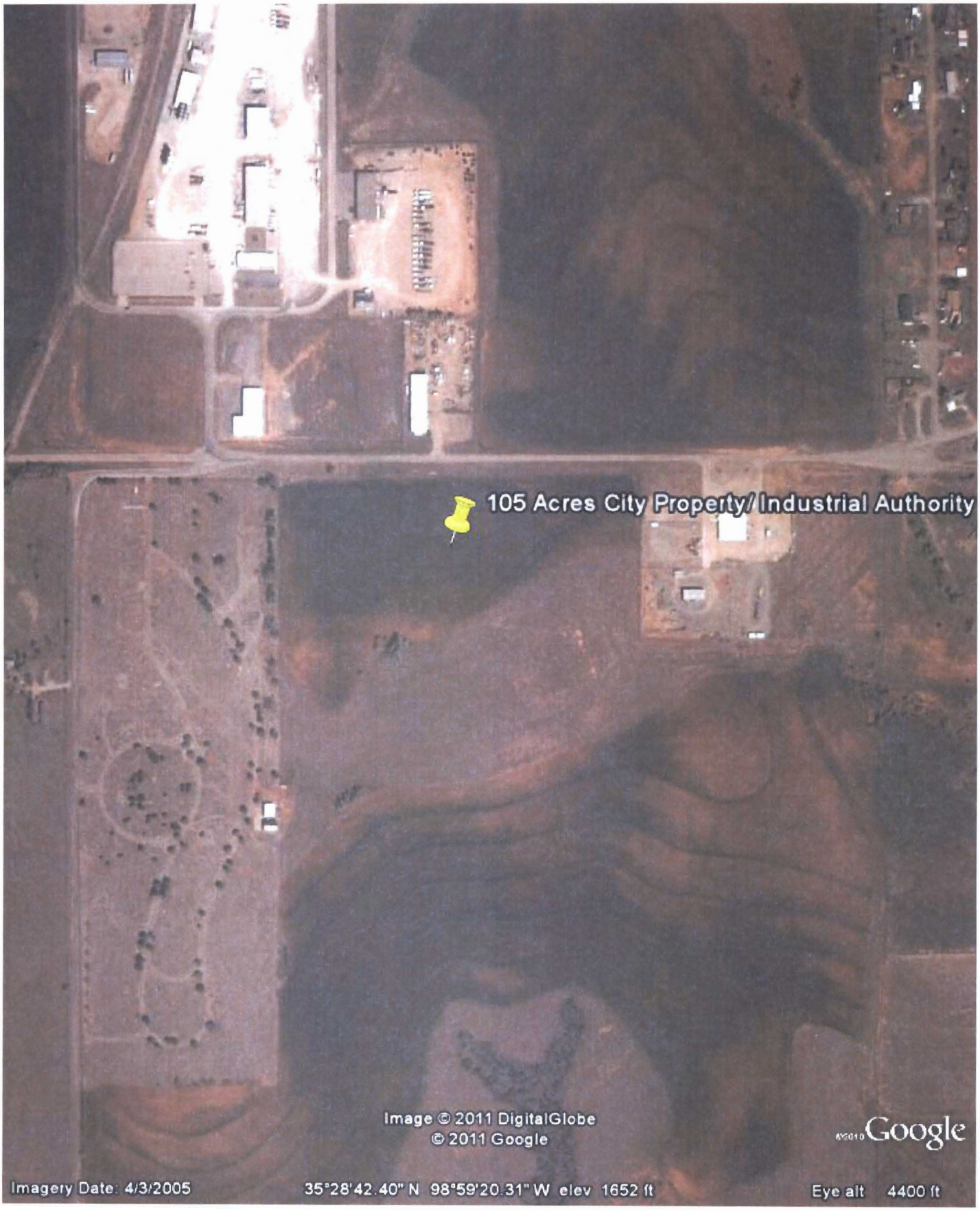
The nature of our business would require a six inch water line to our facility as our current washing system uses nine gallons of water per minute with each tank taking approximately eight hours to complete.

If there are any questions regarding our services, please feel free to contact us. Thank you for your time and consideration in this matter.

Sincerely,

Travis Mahan, Member
580.445.6904

Lisa Richardson, Member
580.331.7692


105 Acres City Property/ Industrial Authority
Image © 2011 DigitalGlobe
© 2011 Google
Google
Imagery Date: 4/3/2005
35°28'42.40" N 98°59'20.31" W elev 1652 ft
Eye alt 4400 ft

PUBLIC NOTICE OF A REGULAR MEETING
OF THE CITY COUNCIL
TUESDAY, OCTOBER 18, 2011 AT 5:30 PM
CLINTON CITY HALL

AGENDA

Meeting status: Completed

1. Call to Order

2. Opening Prayer Dale Nease, Cumberland Presbyterian Church

3. Consent Agenda

    A. Consider approval of Minutes on October 4, 2011

4. Action Items:

    A. Consider Condemnation of Property at 527 South 13 th - Owner: Bruce Metheny

    B. Consider Approval of Workers Compensation Refund from the Oklahoma Municipal Assurance Group for 2008-2009 Plan Year

    C. Consider Surplusing of additional 15 Acre tract of land previously known as Old Landfill Site

    D. Request Authorization to go to bid for sale of Surplus Property

    E. Consider Bids on Asphalt Overlay of Various Streets

    F. Consider Bids on Seal Coat on Various Streets

    G. Consider Authorization to repair Guttering System at Acme Brick Park

    H. Discuss and Consider the purchase or appraisal of real property including an Executive Session as authorized by 25 O.S. ss 307B(3)

5. City Manager’s Report

6. Audience Participation

7. Adjournment

Filed this 14th Day of October, 2011. Posted on the bulletin board in the lobby of the Clinton City Hall on October 14, 2011 at 2:00 p.m.

_____

Not recorded

RM100411

MINUTES OF THE CLINTON CITY COUNCIL
OCTOBER 4, 2011

Minutes of the regular meeting of the Mayor and City Council of the City of Clinton, Oklahoma, Custer County, held in the City Council Room, City Hall on Tuesday, October 4, 2011 at 5:30 p.m. A notice of this meeting with agenda was posted on the bulletin board in the lobby of Clinton City Hall on September 30, 2011.

Mayor Allen Bryson called the meeting to order with the following present;

MAYOR: Allen Bryson
COUNCIL: Don Rodolph, Bob Marcy, Phyllis Smith, Steve Jones
CITY MANAGER: Steve Hewitt
CITY CLERK: Lisa Anders
CITY TREASURER: Debra Blanchard
DEPUTY CITY CLERK: Absent
CITY ATTORNEY: Ryan Meacham
NEWS MEDIA: Gerald Green and Jarod Atha
OTHERS: Arnold Adams, Mary Helen Jones, Shawn Driver, Terrill Zerby, Jason Hulin, Bobby Hoffman, Cheryl Lowry, John & Sherry Boyles, Earl Agan, Jeremy Brush Gene McCullough, Curtis Maloy and others.

Roy Dobbs of the First Church of God opened the meeting with prayer and Councilwoman Phyllis Smith led the Pledge of Allegiance.

AGENDA ITEM NO. 4: CONSENT AGENDA:

A. Minutes of Regular Meeting of September 20, 2011
B. Consider Claims

Moved by Councilman Marcy and seconded by Councilwoman Smith, that Consent Agenda Item No. 3 (a-b) be approved with the correction of a typing error.

Mayor put the motion to a roll call vote:

Aye: Marcy, Smith, Jones, Rodolph, Bryson
Nay: None

Mayor declared the motion carried.

AGENDA ITEM NO. 4 ACTION ITEMS

4A. CONSIDER HOUSING MEMO OF UNDERSTANDING WITH WESTHAVEN ADDITION

City Manager Steve Hewitt explained that Assistant City Attorney Ryan Meacham put together the document presented to Zerby for fifty-two lots on 28th Street and Modelle. He said following feedback from the community, he said he could not recommend approval of the agreement if the City portion to the project is in the $450,000 to $500,000 range.

Shawn Driver introduced Terrill Zerby of Zerby Interest.

Mr. Zerby said he wanted to try to put the plan to production and said that he is prepared to move forward on behalf of Zerby Interest, Elk Supply and others. He said that the cost of the street alone would be near $397,000 and with the increase of the number of lots, the price of the streets would increase also.

Mayor Bryson said the city has experience in street building and he believes the City can do the work within the $300,000 budget. He said the City had also been successful at reducing the price of a waterline project be means of dividing up the bidding process.

Mr. Zerby said he could understand why the City would want a cap on the project cost but he did not think the price of the road could be done with a budget of $300,000.00. He said if the specification for the street can be agreed upon and the City wants to build the street, there is no problem.

Councilman Marcy asked about the price of the lot was determined. He said he was concerned that not a lot of lots would be sold for $22,000.00.

Mr. Zerby said as a rule of thumb, the price of lots should be in a range of 12% to 20% of the home value. He said this maintains the integrity of the division.

Councilman Marcy asked about the size of home and why a variety of sizes would not work.

City Manager Hewitt asked if a smaller lot size could be considered.

Mr. Zerby said the estimate on the size of home is from 1700 to 2200 square feet. He asked where the City thought the market was.

City Manager said the City could not labor and rough grade and these could be negotiated but he asked what the Council is willing to invest in the project. He asked for feedback.

Councilman Rodolph said the lots are to expensive and Clinton needs more diversification in homes. He said there are too many unknowns in the cost before ever starting. He suggested rejecting the project.

Councilman Marcy said since the number of lots and size are not negotiable, he was not ready to approve the project.

Councilwoman Smith said housing is needed and she would like to have Steve continue talks with Zerby regarding the project.

Councilman Jones said houses are needed even if this is not a perfect situation; he suggested tabling the item and continue working on negotiations.

City Manager Hewitt asked specifically what the City could do and identify the specifications for the road, easements and get more concrete costs.

Councilman Rodolph said numbers for grading, drainage, curb and guttering, waterlines and sewer lines would not be completed in two weeks.

Mr. Zerby suggested the City look at a budget in the range of $425,000 to $450,000 to make the project work or look at different ground for flexibility.

Mayor Bryson recommended declining the offer. He expressed his appreciation to Mr. Zerby and Mr. Driver for the time they have invested in this project.

4B. CONSIDER REQUEST OF FAMILY VIDEO TO ASSIGN GROUND LEASE

City Manager Steve Hewitt said the Ground Lease agreement with S.H.A.G. of Mississippi had a provision for a reassignment of the lease. Family Video has requested that the ground lease be reassigned to them for the property on Gary Boulevard. He said the Assistant City Attorney Ryan Meacham has spoken with them about submitting this request for assignment.

Motion was made by Councilman Rodolph and seconded by Councilman Marcy to grant the reassignment of the ground lease to Family Video.

Mayor put the motion to a roll call vote:

Aye: Rodolph, Marcy, Smith, Jones, Bryson
Nay: None

Mayor declared the motion carried.

4C. REQUEST AUTHORIZATION TO PAY OFF MASTER LEASE AGREEMENT AND GOLF COURSE IRRIGATION LEASE AGREEMENT AT SECURITY STATE BANK AND THE DURAPATCH CRACK SEALER LEASE AGREEMENT AT WELCH STATE BANK

City Manager Steve Hewitt suggested paying off the Master Lease agreement and other lease agreements and saving on the interest by using funds that are currently earning a much less interest rate. He said this is being suggested in an effort to make the best use of city funds.

Motion was made by Councilman Rodolph and seconded by Councilwoman Smith to authorize paying off the Master Lease agreement and Golf Course Irrigation lease agreement at Security State Bank and the Durapatch Crack Sealer lease agreement at Welch State Bank.

Mayor put the motion to a roll call vote:

Aye: Rodolph, Smith, Jones, Marcy, Bryson
Nay: None

Mayor declared the motion carried.

4D. DISCUSS AND CONSIDER THE PURCHASE OR APPRAISAL OF REAL PROPERTY INCLUDING AN EXECUTIVE SESSION AS AUTHORIZED BY 25 O.S. ss 307B(3)

Motion was made by Councilman Rodolph and seconded by Councilman Marcy to go into executive session to discuss the purchase or appraisal of real property.

Mayor put the motion to a roll call vote:

Aye: Rodolph, Marcy, Smith, Jones, Bryson
Nay: None

Mayor declared the meeting in executive session at 7:10 P.M.

RECONVENE INTO REGULAR SESSION

Motion was made by Councilman Marcy and seconded by Councilwoman Smith to reconvene into regular session.

Mayor put the motion to a roll call vote:

Aye: Marcy, Smith, Jones, Rodolph, Bryson
Nay: None

Mayor declared the meeting in regular session at 7:40 P.M.

Mayor Bryson announced there was no action taken.

5. CITY MANAGER'S REPORT

City Manager Steve Hewitt reported on the purchases made at the SWODA auction that Council had authorized purchases in advance.

Public Works Director Arnold Adams said the following items were purchased at the auction: water truck fill spout, pipe burster, pallet of miscellaneous water pumps, water fountains, chuckhole patch material, John Deere grader, 2005 F-150 pickup. Total purchase price of $28,850.00

6. AUDIENCE PARTICIPATION

Jason Hulin said he was disappointed that the housing project had not been successful but he expressed his appreciation to the Council for doing their due-diligence on the project.

Curtis Maloy expressed his appreciation for the concrete curb work done by the City and the quick response he had to a dumpster problem.

AGENDA ITEM NO. 7: ADJOURNMENT

Moved by Councilman Rodolph and seconded by Councilman Jones to adjourn the meeting.

Mayor put the motion to a roll call vote:

Aye: Rodolph, Jones, Smith, Marcy, Bryson
Nay: None

Mayor declared the meeting adjourned at 7:45 P.M.

Clinton
Hub City of Western Oklahoma

Agenda Commentary

Item Title/ Subject: Workers Compensation Plan Refund

Staff Source: City Clerk Lisa Anders

History/Background Information: Oklahoma Municipal Assurance Group is the carrier for the City's workers compensation insurance. As a result of favorable claims activity in the 2008-2009 year, the City is eligible for a refund.

Item/Subject Summary: The City is receiving a $48,257.43 refund and OMAG needs to know how to refund the unused portion of the 2008-2009 Loss Fund.

Price/Cost: 0

Recommendation: Staff recommends applying the full amount of $48,257.43 to the 2011-2012 premiums.

Oklahoma Municipal Assurance Group

An Interlocal Cooperation Act Agency of Cities and Towns Providing:
Municipal Liability Protection Plan • Workers' Compensation Plan • Municipal Property Protection Plan

2008-2009 WORKERS' COMPENSATION PLAN REFUND VOUCHER AGREEMENT

This Agreement made and entered into this 6th day of October, 2011, shall remain in full force and effect between the **City of Clinton,** hereinafter referred to as the "Member," and the Oklahoma Municipal Assurance Group, hereinafter referred to as the "Group," witnesseth:

WHEREAS, as a result of favorable workers' compensation claims activity on the part of the member, the Board of Trustees of the Group has authorized the refund of the unused portion of your 2008-2009 Loss Fund in the amount of **$48,257.43**; and

WHEREAS, the Group Workers' Compensation Plan was created pursuant to 74 O.S. § 1001 et seq., thereby enabling cities and towns to cooperate with others on the basis of mutual advantage and to exercise and enjoy all of their powers, privileges and authority to the extent that laws of the state permit such joint exercise or enjoyment; and

WHEREAS, the Member by adopting and subscribing to the said Workers' Compensation Plan for the Fiscal Year ending June 30, 2009, hereinafter referred to as the "Fiscal Year," made payment of an annual fee to the Group for statutory benefits under 85 O.S. § 1 et seq., the Workers' Compensation Act of the State of Oklahoma; and

WHEREAS, the Board of Trustees of the Group has authorized the distribution of the whole or part of said annual fee paid by the Member to the Group and identified as the Member's Loss Fund for the Fiscal Year; and

WHEREAS, the Member hereby makes application for a distribution of the whole or part of the Loss Fund it paid to the Group for the Fiscal Year subject to the following terms and conditions.

NOW, THEREFORE, the Member does hereby declare and agree as considered under this Agreement:

1. The Member hereby acknowledges, affirms, and states, upon acceptance of the amount stated above as a conditional distribution of a whole or part of its Loss Fund paid to the Group for the Fiscal Year; that it may be liable for a whole or part of said amount to the Group for benefits payable under 85 O.S. § 1 et seq. contingent upon notification to the Group by the CompSource Oklahoma that benefits are due and payable for claims against the Member made for the Fiscal Year.

2. Upon notice by the CompSource Oklahoma to the Group as described herein, the Member shall make payment of the distribution described herein to the Group within sixty (60) days receipt of written notice from the Group.

(over)

OMAG
Oklahoma Municipal Assurance Group

3. In the event the Member fails to make payment to the Group as set forth in par. 2 herein, Member agrees and authorizes the Group to debit the amount due for benefits from either the Member's Loss Fund, Escrow or Rate Stabilization Reserve Account.

4. This refund can be processed in one of three different ways. You may select one of the following options:

** **NOTE: <u>If we do not receive notification of your selection prior to December 31, 2011 your refund will automatically be transferred to your escrow account.</u>** **

PLEASE INITIAL YOUR SELECTION

_____ a. We wish to place the full amount in Escrow with the Group to be used at any time at our request. We understand that we will receive interest earnings on any amounts so held.

_____ b. We wish to apply the full amount as credit toward the current quarterly payments for the 2011-2012 Workers' Compensation Premium. *(Only choose this option if your city or town's annual premium is greater than $5,000 <u>or</u> you are currently making quarterly payments for the 2011-2012 Plan.)*

_____ c. Please issue a refund check for the entire amount.

This Agreement shall be construed and enforced according to the laws of the State of Oklahoma.

In witness whereof, signed as designated below.

_____ Mayor

Patrick Parsons
_____ For the Oklahoma Municipal Assurance Group

_____ Attested: City/Town Clerk

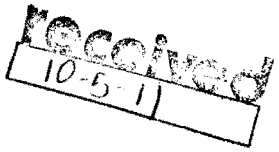
October 6, 2011
_____ Date

_____ Date

(Select and initial your refund option above. **Return with original signatures of Mayor and Clerk to the Oklahoma Municipal Assurance Group**, 4130 N. Lincoln Blvd., Oklahoma City, OK 73105-5209).

OMAG
Oklahoma Municipal Assurance Group

October 6, 2011



Ms. Lisa Anders
City Clerk
City of Clinton
P.O. Box 1177
Clinton, OK 73601-1353

Re: Refunds from the 2008-2009 Workers' Compensation Plan Year

Dear Ms. Anders:

CONGRATULATIONS! Your municipality will receive a return from the loss fund that you deposited with the Oklahoma Municipal Assurance Group (OMAG) for the **2008-2009 Workers' Compensation Plan Year**. The refund is the result of your favorable claims activity for that plan year.

Refunds totaling *$ 1,485,175.60* are being returned to 174 eligible plan members.

In the first 28 years of this Plan, the participants have received over $45 million in interest earnings and refunds.

We hope you will share this good news with your organization, citizens and neighboring municipalities. Enclosed is your 2008-2009 Workers' Compensation Plan Refund Voucher Agreement to be completed and returned to us. You may choose to invest your refund by putting it in an Escrow Account with OMAG, or apply it to the current 2011-2012 premium if you are making quarterly payments this year, or receive a check.

To receive your refund*, you will need to mark your choice on the back of the Refund Voucher Agreement (choose a, b or c), and sign and return this form to the OMAG office.**

*** **NOTE: If we do not receive notification of your selection prior to December 31, your refund will automatically be transferred to your escrow account.** ***

Congratulations, again! Keep up the good work.

Sincerely,

Chuck Smith

Chuck Smith
Director of Plan Services

Encl

4130 N. Lincoln Blvd.
Oklahoma City, OK
73105-5209
405-525-6624
1-800-234-9461
fax: 405-525-5888
www.omag.org

Clinton
Hub City of Western Oklahoma

Agenda Commentary

Item Title/ Subject: Surplus additional track at Race Track / (former) Landfill location (additional 15 acres)

Staff Source: City Manager, Steve Hewitt

Date: October 13, 2011

History/Background Information: Council approved the surplus of two tracks at this location months ago (20 / 40 acre tracks). Since that time, Staff has been approached by multiple (possible) buyers on these tracks (see attachments). However, each inquiry would like to see all of the area included (additional 20 acres). The staff left out the 20 acres for possible future City ground use.

Subject Summary: Staff believes removing 5 acres around our dog pound and facilities and surplus the remaining 15 acres would be sufficient for future City needs. This would create more interest from potential buyers who want the area.

Staff would like to auction off the area. These areas are underutilized and could produce some good revenue for other areas in the City.

Recommendation: Staff recommends adding the additional 15 acres to surplus publishing the sale of the property for consideration.

Price/Cost: unknown revenue

Municipal Owned Properties Considered for Surplus - 2011




Animal Control Facility/Dog Pound/ 5 Acres
Image © 2011 DigitalGlobe
© 2011 Google
©2010 Google
Imagery Date: 11/18/2005
35°27'37.76" N 98°57'13.41" W elev 1589 ft
Eye alt 4089 ft

BID NOTICE

Notice is hereby given that the City of Clinton, OK is seeking sealed bids for furnishing all necessary materials, equipment, machinery, superintendence, labor, insurance, and other required provisions for:

TYPE "C" MINIMUM 2" ASPHALT OVERLAY OF VARIOUS STREETS IN CLINTON, OKLAHOMA

Sealed bids shall be submitted to the Office of the City Clerk, 415 Gary Boulevard, Clinton, Oklahoma, 73601, no later than Tuesday, October 18, 2011 at 5:30 P.M, in a sealed envelope marked "**ASPHALT OVERLAY**". Bids submitted more than 96 hours before the time of the bid opening will be returned unopened to the bidder submitting the same.

Properly submitted bids will be opened for consideration at a regular meeting of the Clinton City Council of Clinton, Oklahoma at 5:30 P.M. Tuesday, October 18, 2011.

All bids shall be firm for 30 days. Bids shall be submitted based upon specifications and contract documents, which may be obtained from the Office of the City Clerk, 415 Gary Boulevard, Clinton, OK. 73601. (580-323-0265)

Bidders shall accompany their bids with a Cashiers or Certified Check issued by a bank satisfactory to the Owner, or a Bid Bond from a reliable Surety in an amount not less than five percent (5%) of the bid submitted as a guaranty that the Bidder will enter into a contract and execute a bond and guaranty within twenty (20 days) after Notice of Award of contract to him. Bids without the required check or Bid Bond will not be considered.

The successful bidder must furnish Bonds (Payment and Performance) in the amount of 100% of the total contract price.

The City of Clinton reserves the right to reject any and all bids and to accept the bid which best meets the needs of the City of Clinton.

All bidders are invited to attend the bid opening.

Steve Hewitt
City Manager
City of Clinton, OK.

BID NOTICE

Notice is hereby given that the City of Clinton, OK is seeking sealed bids for furnishing all necessary materials, equipment, machinery, superintendence, labor, insurance, and other required provisions for:

SEAL COAT WITH STAR SEAL 355+ OR EQUILAVENT ON VARIOUS
STREET LOCATIONS IN
CLINTON, OKLAHOMA

Sealed bids shall be submitted to the Office of the City Clerk, 415 Gary Boulevard, Clinton, Oklahoma, 73601, no later than Tuesday, October 18, 2011 at 5:30 P.M, in a sealed envelope marked "**SEAL COAT BID**". Bids submitted more than 96 hours before the time of the bid opening will be returned unopened to the bidder submitting the same.

Properly submitted bids will be opened for consideration at a regular meeting of the Clinton City Council of Clinton, Oklahoma at 5:30 P.M. Tuesday, October 18, 2011.

All bids shall be firm for 30 days. Bids shall be submitted based upon specifications and contract documents, which may be obtained from the Office of the City Clerk, 415 Gary Boulevard, Clinton, OK. 73601. (580-323-0265)

Bidders shall accompany their bids with a Cashiers or Certified Check issued by a bank satisfactory to the Owner, or a Bid Bond from a reliable Surety in an amount not less than five percent (5%) of the bid submitted as a guaranty that the Bidder will enter into a contract and execute a bond and guaranty within twenty (20 days) after Notice of Award of contract to him. Bids without the required check or Bid Bond will not be considered.

The successful bidder must furnish Bonds (Payment and Performance) in the amount of 100% of the total contract price.

The City of Clinton reserves the right to reject any and all bids and to accept the bid which best meets the needs of the City of Clinton.

All bidders are invited to attend the bid opening.

Steve Hewitt
City Manager
City of Clinton, OK.

Clinton
Hub City of Western Oklahoma

Agenda Commentary

Item Title/ Subject: Acme Gutter Repair

Staff Source: City Manager, Steve Hewitt

Date: October 13, 2011

History/Background Information: There is a weak design in the building over the building at Acme. The guttering system doesn't drain properly and isn't sealed. This causes leaks when any moisture occurs. During cold temperatures ice and snow create issues that must be resolved. This has been an issue for a number of years. Staff has seen facility damage due to this continuous problem.

Subject Summary: This is a major repair that must be addressed. This will coat the gutter preventing moisture from leaking on the interior building (the interior building wasn't built with water proof roofing, nor was it structurally built for roofing). A unique idea that isn't designed to handle the weather elements. Nevertheless, rather than spending thousands of dollars each year on repairs, we hope to eliminate the issue. This is the first major step, before continued investment in other areas can be reviewed, this must be properly repaired.

***On a separate note, I would like to find a design team that can give us a feasibility study looking at the future of Acme (indoor facility). I've reviewed the past issues due to the design. The concept is great and many many people in the community utilize the facility. I believe we have a responsibility to provide a better quality product. I do not want to continue patching the problems, I want to get to the source and have a plan that allows our community to have something to be proud of. The facility is nearly 10 years old. Typically you would need to make some adjustments after a decade, but nothing major. The fact that we continue to address major issue, proves our design had major flaws and we need a team to help meet our long-term needs. Expect in the near future I bring back a plan that looks at a feasibility study for the long-term needs of Acme.*

Recommendation: Staff recommends the repair. Staff got quotes from three different companies. (Nurnberg, Jake Hunn, D&L) Nurnberg was the only quote that could include all the repairs needed. Recommendation is to have Nurnberg repair the gutter system.

Price/Cost: $22,380. This is a budgeted capital item.

Memo

To: Clinton City Council
Cc: Steve Hewitt
From: Jordan Parman
Re: Acme Guttering

Acme Brick Park's Recreation Center is in need of repairs to the current roof system. The original set-up of our guttering system has decayed over the last few years to result in severe water problems inside the basketball court area and inside the fitness center in any wet weather including rain, snow, ice and even high humidity. The problem is caused from improper drainage from the two main existing gutters which run the length of the building. The gutter does not have enough pitch to allow water to drain to the end of the gutter and out of the building so water stands in the gutters and leaks into the building. Our maintenance staff at Acme Brick Park has done what it can to alleviate the situation but professional help is necessary to do the job right. In speaking to roofing and guttering professionals, we believe we have found a solution.

The first step in the process must be to fix the two gutters that run the length of the building to water-proof them. From years of falling ice, the gutters have been damaged and holes have been formed, causing any water that stands in them to leak into the facility. To fix this, the roof of the building must first be cut back to expose enough of the gutter to do the necessary work. Professionals can then coat the gutters with spray-on rubberized coating to protect them from further damage and to prevent water from leaking through any existing holes. To allow water to escape the gutters, several downspouts can later be added by maintenance staff.

According to roofing and guttering professionals, these steps will prevent water from entering the building through the gutters and these improvements will last a long time.

Bids have been collected from area companies able to do this work. The bids were collected in January, 2011 but after being contacted, the companies had agreed to keep the bid price the same. After talking to Mark Stapleton and reviewing the bids, Nuremburg Roofing is able to do all of the work that our maintenance staff is unable to do and, therefore, is the best choice.

NURNBERG
ROOFING COMPANY

PROPOSAL

January 4, 2011

City Of Clinton
ACME Brick Park
South 28th Street
Clinton, OK

RE: Repair existing gutter system at ACME Brick Park, approximately 634 LF. Scope of work consist of.

DESCRIPTION

- Cut off excess metal panel at east and west slopes (over hanging gutter).
- Power wash existing gutter removing all previous patch material, dirt, and debris.
- Install 115 Mil Fleece-Back TPO Membrane fully adhered with Carlisle FAST Adhesive.
- Install aluminum termination bar and water cut off at top of gutter liner.
- Fabricate and install new 24 Ga. flashing and counter flashings.
- Using Sure-Weld Coated Metal, fabricate inserts for new downspouts.

TOTAL = $22,380.00

Interior bracing of gutter to be done by others
Foam closure strips for R-Panel and new downspouts to be done by others

Nurnberg Roofing Company * 1551 Exchange Ave. * Oklahoma City, OK. 73108
(800) 522-5048 Office * (580) 343-2038 Fax
http://www.Nurnbergroofing.com * nurnbergroofing@aol.com

JAN-4-2011 09:17A FROM:NURNBERG ROOFING 5803432038 TO:15803235137 P.2

CARLISLE SURE-WELD™ COATED METAL

GENERAL:

Sure-Weld Coated Metal is a galvanized steel sheet that is coated with a layer of non-reinforced Sure-Weld flashing. The sheet is cut into the appropriate width and used to fabricate metal drip edges or other roof perimeter edging profiles. Sure-Weld membrane may be welded directly to the coated metal edging, eliminating the need to strip in the metal with a separate piece of membrane. The metal is available in 4 foot by 10 foot (1.2 m by 3.1 m) sheets and comes packaged 10 or 25 sheets per pallet.

Sheet Size:	4 foot by 10 foot (1.2 m by 3.0 m)
Weight:	1.1 lb/ft^2 (5.4 kg/m^2)
Color:	Gray, tan and white
Flashing Thickness:	0.035 inches (0.9 mm) nominal
Steel Thickness:	0.024 inches (0.6 mm) nominal (24 gauge)
Steel Type:	Hot Dipped Galvanized Steel – G90 Conforms to ASTM A 653
Packaging:	10 or 25 sheets per pallet

CAUTIONS AND WARNINGS:

Store coated metal in a cool, shaded area and cover with light-colored, breathable, waterproof tarpaulins. Sure-Weld Coated Metal that has been exposed to the weather for approximately 7 days or longer prior to use must be prepared with Weathered Membrane Cleaner prior to hot air welding.

INSTALLATION:

1. Install Sure-Weld Coated Metal with 1/8" to 1/4" (3-6 mm) between adjoining sections.
2. Install 2" (5 cm) wide duct tape over joints in Sure-Weld Coated Metal
3. Heat weld 6" (15.5 cm) wide piece of Sure-Weld non-reinforced flashing over joint.
4. Position Sure-Weld reinforced membrane and heat weld to the Sure-Weld Coated Metal with a minimum 1-1/2" (4 cm) weld.

*Refer to Carlisle specifications and details for specific application requirements.

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CARLISLE'S

FAST™ ADHESIVE

Product Data

FAST Adhesive Typical Properties and Characteristics:			
Base	**100-A and 100-LV A Polymeric Isocyanate**	**100-B Polyols, Surfactants and Catalysts**	**100-LV B Polyols, Surfactants and Catalysts**
Mixing Ratios by Volume	1:1 Part A to Part B		
Viscosity (CPS @ 25C)	250	150-300	300-500
Avg. Net Weight	10.25 lbs/gal	8.75 lbs/gal	8.75 lbs/gal
Packaging	15-gallon drum (57 L) 50-gallon drum (190 L)	15-gallon drum (57 L) 50-gallon drum (190 L)	15-gallon drum (57 L) 50-gallon drum (190 L)
Shelf Life	1 year	9 months*	1 year
Temperature Requirements (Substrate & Ambient)		min. 25°F (Heated Equipment) min. 60°F (Unheated Equipment)	min. 25°F (Heated Equipment) min. 60°F (Unheated Equipment)

* Can be extended to one year by adding FAST Catalyst after six months.

Typical R-value added for FleeceBACK membrane attachment	0.20 to 0.50 R-value
R-value may be higher as more adhesive is used on uneven surfaces	

LEED Information	
Pre-consumer Recycled Content	0%
Post-consumer Recycled Content	0%
Manufacturing Location	Houston, TX
VOC Content	0 g/L
Solar Reflectance Index	N/A

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CARLISLE'S

FAST™ ADHESIVE

Product Data

9. Use spray booths, windscreens and/or lower spray pressure with spatter tips when spraying in windy conditions.
10. Precautions must be taken to prevent FAST Adhesive vapors or overspray from entering buildings during application. All air -intake vents on roofs must be closed during application of FAST Adhesive.
11. Use desiccant dryers on Part A drums to avoid formation of crystals from exposure to moisture in the air.
12. KEEP OUT OF THE REACH OF CHILDREN.

Coverage Rate

(sq.ft. may vary due to jobsite conditions)

50-gallon sets	Spray	4" o.c.	6" o.c.	12" o.c.
FB to a smooth flat surface	10,000	9,000	12,500	17,500
Insulation to a smooth flat surface	9,000	8,500	11,250	15,750
Insulation to wood fiber decks	6,500	5,500	8,125	11,375
Insulation to gravel BUR	5,000	4,500	7,500	N/A

15-gallon sets	Spray	4" o.c.	6" o.c	12" o.c.
FB to a smooth flat surface	3,000	2,700	3,750	5,250
Insulation to a smooth flat surface	2,700	2,500	3,375	4,725
Insulation to wood fiber decks	2,000	1,650	2,500	3,500
Insulation to gravel BUR	1,800	1,500	2,250	N/A



Heated Predator III Spray Rig's unique design allows for easy maneuverability on the job and output of 2 gallons/min.

FAST Adhesive Substrate Compatibility

Insulation/Underlayments		Roof Decks		Existing Roofing Materials	
- HP Polyiso	Yes	- Concrete	Yes	- Smooth BUR	Yes (5)
- HP Recovery Board	Yes	- Cellular Lt.Wt. Concrete	Yes	- Gravel BUR	Yes (6)
- Expanded Polystyrene (EPS)	Yes (1)	- NWS Lt.Wt. Concrete	Yes	- Mineral Cap Sheet	Yes
- Extruded Polystyrene	Yes (2)	- Gypsum	Yes	- Granular Modified-Bitumen	Yes
- New Sprayed Foam	Yes	- Cementitious Wood Fiber	Yes	- Smooth Modified-Bitumen	Yes
- Scarified SPF	Yes	- Wood	Yes	- Coal Tar Pitch	Yes (7)
- DensDeck	Yes	- Painted Steel	Yes	- Aluminum Coated BUR	Yes (8)
- Securock®	Yes	- Galvanized Steel	Yes (3)	- Acrylic Coated SPF	Yes
- Oriented Strand Board	Yes	- Acoustical Steel	Yes (4)	- Silicone Coated SPF	No (9)
				- Aged EPDM or Hypalon	Yes (10)

1. EPS insulation cannot be used directly beneath Sure-Seal® (Black) FleeceBACK membrane unless a light-colored coating is specified. Both Sure-White™ and Sure-Weld® FleeceBACK membrane maybe installed directly over minimum 1.5 lb. density EPS, however to obtain UL & FM codes an overlayment of HP Recovery Board, DensDeck, Securock or HP Polyiso insulation is required.
2. For insulation attachment only.
3. For new galvanized steel decks, power-washing may be necessary to remove finishing oil residue if present.
4. For acoustical steel decks, fill the flutes with fiberglass or other suitable fill insulation and tack in place with strips of duct tape 3' o.c. or other adhesive prior to spraying the deck with FAST Adhesive.
5. Existing Smooth BUR must be Type III or IV asphalt if the Sure-Seal (Black) FleeceBACK membrane is to be installed directly without insulation.
6. A minimum ½" HP Recovery Board or insulation is required over properly prepared gravel BUR. FleeceBACK membrane cannot be installed directly over a gravel/slag surface.
7. An insulation providing the necessary R-value must be specified to prevent the coal tar pitch from softening. Sure-Seal (Black) FleeceBACK membrane cannot be installed directly to coal tar pitch.
8. Any loose coatings must be removed by power-washing or by physical abrasion prior to the application of FAST Adhesive. A test installation over the aluminum-coated smooth BUR is recommended to ensure the aluminum coating is fully adhered.
9. Silicone-coated SPF must be scarified (coating removed) prior to the application of FAST Adhesive.
10. Power-washing aged EPDM or Hypalon membrane is required prior to the application of FAST Adhesive.

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CARLISLE'S

FAST™ ADHESIVE

Product Data

Fleeceback Installation

1. Unroll FleeceBACK sheet and position. Fold sheets in half width-wise.
2. Apply FAST Adhesive to the substrate achieving a light-yellow -colored foam.

   a) For fully adhered applications, spray adhesive to obtain full coverage (approx. 1/8" to ¼" thick after foaming).

   b) For extruded applications, apply adhesive at 4", 6" or 12" on center with a minimum ½" wet bead.
3. Allow adhesive to rise and develop string/body (approx. 1.5-2 minutes), then place FleeceBACK membrane into FAST Adhesive. String time will vary based on environmental conditions like temperature and humidity.
4. Roll membrane with a roller (not to exceed 150 lbs.) to ensure fleece embedment. If adhesive contaminates the splice area, immediately remove with weathered membrane cleaner.

Insulation Attachment

1. Apply FAST Adhesive to the substrate achieving a light-yellow-color ed foam.

   a) For fully adhered applications, spray adhesive to obtain full coverage (approx. 1/8" to ¼" thick after foaming).

   b) For extruded applications, apply adhesive at 4", 6" or 12" on center with a minimum ½" wet bead. For steel decks, extrusion of FAST must run parallel with and be on top of the steel deck flutes.

   Bead Spacing parameters for 5-, 10-, or 15-year 55-mph warranties. (Contact Carlisle Project Review for bead spacing on higher mph warranties or 20 and 30 year warranty projects).

Building Height	Bead Spacing (Perimeter)	Bead Spacing (Field)
0' – 25'	6" o.c. (4' perimeter)	12" o.c.
25' – 50'	6" o.c. (6' perimeter)	12" o.c.
50' – 75'	6" o.c. (12' perimeter)	12" o.c.
75' – 100'	6" o.c. (16' perimeter)	12" o.c.
100' or greater: Contact Carlisle for bead spacing requirements		

2. Factory Mutual bead spacing guidelines in the perimeter and corner may differ from the table above.
3. Place insulation boards (maximum 4' x 4' insulation boards when FAST Adhesive is extruded at 12" o.c. or when boards exceed 4" thickness) into FAST Adhesive after allowing it to rise and develop string/body (approx. 1.5-2 min.). String time will vary based on environmental conditions like temperature and humidity. Do not allow the adhesive to over-cure prior to setting insulation boards.
4. Designate one person to walk boards into place and then roll the boards between 5-7 minutes from the initial adhesive application. Boards may be temporarily weighted or relief-cut where necessary to keep the boards in constant contact with the adhesive until the adhesive cures.
5. Adding FAST Catalyst is recommended for insulation attachment to speed set-up time. Catalyst should be added according to the chart provided on the FAST Catalyst can.
6. At the beginning of the insulation attachment process and periodically throughout the day, check the adhesion of boards to ensure a tight bond is created and maximum contact is achieved.

*REVIEW CURRENT CARLISLE SPECIFICATIONS AND DETAILS FOR APPLICATION REQUIREMENTS.

Precautions

1. Review the application Material Safety Data Sheet for complete safety information prior to use.
2. The foam produced is an organic material. It must be considered as combustible and may constitute a fire hazard. The foam adhesive must not be left exposed or unprotected. Shield from heat and sparks.
3. Do not smoke during application.
4. Use with adequate ventilation. Avoid breathing vapors. Wear a NIOSH- or MSHA-approved respirator for organic vapors with prefilters and solvent-resistant cartridges or supplied airline respirators while spraying. Proper safety training is essential for all persons involved in the installation process. If vapor is inhaled, remove to fresh air and administer oxygen if breathing is difficult. Consult a physician immediately.
5. Avoid contact with eyes. Safety glasses or goggles are required.
6. If FAST adhesive is splashed in eyes, immediately flush eyes with plenty of clean water for at least 15 minutes. Contact a physician immediately.
7. Avoid contact with skin. Wear long-sleeved shirts and long pants. Wash hands thoroughly after handling. In case of contact with skin, thoroughly wash affected area with soap and water or corn oil. NOTE: Permeation-resistant gloves that meet ANSI/ISEA 105-2005 are required when handling the material or during application.
8. Jobsite storage temperatures in excess of 90°F (32°C) may affect product shelf life. Should the components be stored at temperatures lower than 70°F (21°C), restore to room temperature prior to use. Do not allow FAST Adhesive to freeze (storage below 0°F (-18°C) for at least 3 days).

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CARLISLE'S

FAST™

ADHESIVE

Product Data



FAST Adhesive is spray-applied to the existing substrate, then insulation boards are set into the adhesive after it develops string/body.

Overview

Carlisle's FleeceBACK™ Fully Adhered Roofing Systems feature the use of FAST Adhesive, a low-rise, two-component, insulating polyurethane. FAST Adhesive is sprayed or extruded using state-of-the-art proportioning pumps to deliver the two components to a mixing spray gun for distribution onto the substrate. Parts A & B are mixed in the gun and applied to the roof. A catalytic reaction takes place, causing the FAST Adhesive to expand and foam. FleeceBACK membrane is then laid into the foamed adhesive after developing string/body and rolled with a weighted roller to ensure the fibers of the fleece are embedded into the adhesive. Within 15 minutes, FAST Adhesive cures to form a tenacious bond between the substrate and the FleeceBACK membrane. FAST Adhesive is also used to secure insulation boards to the deck for a totally non-penetrating system application.

Features and Benefits

- **Energy Efficient and Environmentally Sound**
  Each layer of FAST Adhesive expands to 1/16"- to 1/8"-thick and provides an additional R-value of 0.20 to 0.50 per layer. When FAST Adhesive is specified for insulation attachment in place of mechanical fasteners, the 3-8% loss in R-value can be eliminated. The NRCA estimates that up to 10% of R-value can be lost due to joints in the insulation. The expanding nature of FAST adhesive helps to seal insulation joints. Water is used as the blowing agent in FAST Adhesive, making it VOC compliant and not labeled as a flammable product.

- **Superior Wind Uplift**
  Superior wind-uplift resistance is delivered with code-rated assemblies ranging from FM 1-90 up to FM 1-990, Dade County, UL 1897 and UL 580 approvals. As a result of the extraordinary wind uplift performance, the FleeceBACK/FAST Adhesive System offers an industry leading 80-mph standard wind-speed warranty that can be upgraded to 120 mph with design enhancements.

- **Expedient Installations without Interruption**
  Due to the low noise and low odor associated with the system, the FleeceBACK/FAST assembly is an excellent choice for reroofing occupied buildings, as there is minimal disruption. Because of these benefits, schools, universities and hospitals are some of the biggest users of the FleeceBACK/FAST assembly. The speed of application with FAST Adhesive affords project completion in a timely manner.

- **System Warranties**
  A full range of system warranties are available ranging from 10-, 15-, 20- and 30-year terms, are No Dollar Limit, are transferable and are not voided for ponded water. In summary, the combination of 45 years of single-ply experience, fleece backing reinforcement and Carlisle's insulating adhesive technology results in an extremely tough and durable roofing composite system with superior wind-uplift performance that can be applied with minimal business disruption and without penetrating the deck.

Application*

1. The surface to which adhesive is to be applied shall be dry and free of fins, protrusions, sharp edges, loose and foreign materials, oil and grease. Depressions greater than 1/4" (6 mm) shall be filled with FAST Adhesive or other approved patching material. All sharp projections shall be removed.
2. Seal gaps between the wall and concrete deck with Carlisle 725TR or other suitable material to avoid condensation issues.
3. For reroofing sprayed-in-place (SPF) urethane roofs, all wet areas must be removed. The surface must then be scarfed or perforated, depending on the coating, before applying FAST Adhesive.
4. Apply FAST Adhesive when the substrate and ambient temperature are 25°F (-4°C) or above when spraying with heated equipment. Set rig pressure between 40-60 psi for extrusion and 80-100 psi for spraying.
5. Set pre-heater and hose temperature to 120°F (49°C). Temperature settings will vary with conditions.

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Product Data

CARLISLE'S SPECTRO-WELD™ FLEECEBACK® TPO MEMBRANE

LEED Info	
Pre-consumer Recycled Content	10%
Post-consumer Recycled Content	0%
Manufacturing Location	Senatobia, MS
Solar Reflectance Index	White: 113

Radiative Properties for ENERGY STAR, Cool Roof Rating Council (CRRC), and LEED.

Physical Property	Test Method	White
ENERGY STAR – Initial solar reflectance	Solar Spectrum Reflectometer	Pending
ENERGY STAR – Solar reflectance after 3 years	Solar Spectrum Reflectometer (after cleaning)	Pending
CRRC– Initial solar reflectance	ASTM C1549	0.88
CRRC – Solar reflectance after 3 years	ASTM C1549 (uncleaned)	Pending
CRRC – Initial thermal emittance	ASTM C1371	0.89
CRRC – Initial thermal emittance after 3 years	ASTM C1371 (uncleaned)	Pending
LEED– Thermal emittance	ASTM E408	0.95
Solar Reflectance Index (SRI)	ASTM E1980	113

Carlisle Extreme Testing – Heat Aging

		ASTM Requirement	Spectro-Weld Results
ASTM Test	240°F	670 hours or 4 weeks	5,376 hours or 32 weeks*
Carlisle Extreme Test	275°F	N/A	1,344 hours or 8 weeks

*Comparable to 1,024 weeks (20 years) at 185°F for 6 hrs./day.

Heat Aging accelerates the oxidation rate that roughly doubles for each 10°C (18°F) increase in roof membrane temperature. Oxidation (reaction with oxygen) is one of the primary chemical degradation mechanisms of roofing materials.

Carlisle Extreme Testing – Environmental Cycling

–10 days heat aging at 240°F (116°C) followed by 5 days water immersion at 158°F (70°C) or with another specimen set

–5 eight-hour cycles in Kesternich sulfur dioxide chamber (sulfurous acid fog) followed by 5040 kJ/m² (2000 hrs. at 0.70 W/m² irradiance) xenon-arc exposure

Environmental Cycling subjects the membrane to repeated cycles of heat aging, hot-water immersion or acid fog followed by xenon-arc exposure. The acid fog accelerates acid etching that may occur from acid rain if the roof membrane is not resistant to acidic conditions.

Spectro-Weld FleeceBACK Membranes

Typical Properties and Characteristics

Physical Property	Test Method	SPEC. (Pass)	Spectro-Weld
Tolerance on Nominal Thickness, %	ASTM D751	+/-10	+/-10
Thickness over Fleece, min 115-mil (2.92 mm)	ASTM D4637 Annex	.045 (1.14)	.060 (1.52)
Weight, lbm/ft² 115-mil	—	—	0.34
Breaking Strength, min, lbf (kN) 115-mil	ASTM D751 Grab Method	90 (0.4)	400 (1.8)
Elongation at break of internal fabric, %	ASTM D751	—	25
Tearing Strength, min, lbf (kN) 115-mil	ASTM D751 B Tongue Tear	10 (45)	55 (245)
Puncture Resistance, Joules 115-mil	ASTM D5635	—	22.5
Puncture Resistance, lbf 115-mil	FTM 101C Method 2031	400	500
Brittleness point, max, °F (°C)	ASTM D2137	-40 (-40)	-50 (-46)
Linear Dimensional Change, %	ASTM D1204	± 1 max	-0.2 typical
Field Seam Strength, lbf/in. (kN/m) ASTM D1876 tested in peel 115-mil	ASTM D1876	25 (4.4)	60 (10.5)
Water Vapor Permeance, Perms ASTM E96 proc. B	ASTM E96 Proc B	—	0.10 max 0.05 typical
Resistance to Microbial Surface Growth, Rating (1 is very poor, 10 is no growth)	ASTM G274	—	9-10 typical
Properties after heat aging –ASTM D573, 670 hrs. at 240 °F	ASTM D573		
Breaking strength, % retained		—	90 min.
Elongation reinf. % retained		—	90 min.
Tearing Strength, % retained		—	60 min.
Weight Change, %		—	± 1.0 max
Ozone Resistance 100 pphm, 168 hours	ASTM D1149	No cracks	No cracks
Resistance to Water Absorption After 7 days immersion @ 158°F (70°C) Change in mass, max, %	ASTM D471	+4	+2
Resistance to Outdoor (Ultraviolet) Weathering Xenon-Arc, total radiant exposure at 0.70 W/m² irradiance, 80°C black panel temp.	ASTM G155	No cracks No loss of breaking or tearing strength	No cracks No loss of breaking or tearing strength
115-mil			20,160 kg/m²

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REPRINT CODE: 805175 - "Spectro-Weld FB TPO Membrane Product Data Sheet" - 061010

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Product Data

CARLISLE'S SPECTRO-WELD™ FLEECEBACK® TPO MEMBRANE



Overview

Spectro-Weld FleeceBACK TPO membrane is designed for appropriate photovoltaic (PV) applications where its industry leading 0.88 solar reflectance will maximize sunlight-to-energy conversion while minimizing heat gain into the building. Once the highly reflective Spectro-Weld TPO is reinforced and enhanced with fleece, the total sheet thickness is 115-mil, creating a very tough, durable and versatile sheet that is ideal for re-roofing or new construction. Spectro-Weld is chlorine- and plasticizer-free with excellent chemical resistance to acids, bases, restaurant oil and greases.

Spectro-Weld with Octaguard XT™ weathering package technology withstands extreme durability testing intended to simulate exposure to severe climates. Sure-Weld is based on advanced polymerization technology that combines the flexibility of ethylene-propylene (EP) rubber with the heat weldability of polypropylene.

Intended Uses

FleeceBACK TPO membranes are intended to be used with Adhered or Mechanically-fastened roofing systems. Spectro-Weld FleeceBACK TPO is ideally suited for Solar panel applications due to its added reflectivity, toughness/durability and projects demanding superior wind uplift resistance.

Features and Benefits

- Solar reflectance of 0.88 (ASTM C1549), higher than any competitive TPO
- Superior wind uplift performance and ratings (up to an FM 1-945) due to a mechanical bond between fleece and adhesive
- 75% fewer seams than Modified Bitumen
- Wide window of weldability
- Fleece reinforcement adds toughness, durability and enhanced puncture resistance
  - 115-mil delivers 33% greater puncture resistance and 33% greater breaking strength than 60-mil TPO
  - Greater puncture resistance than Modified Bitumen
- Excellent hail damage resistance
  - Passes FM's severe hail test
  - Passes UL-2218 Class 4 rating
  - Passes National Bureau of Standards – 23 Ice Ball test up to 3" diameter hail with the membrane cooled to 32°F

Installation

Adhered Roofing System

Insulation is mechanically fastened or adhered with Flexible FAST™ Adhesive to the roof deck. When adhering insulation with FAST Adhesive, the adhesive is applied to the substrate and allowed to rise and foam. Once FAST™ Adhesive develops string/body/gel (typically 2 minutes) place insulation into the adhesive and walk it in. Roll the insulation with a 30" wide 150-pound weighted roller to ensure full embedment. Spray-apply or extrude Flexible FAST Adhesive to the substrate and allow foam to develop string/body/ gel (typically 2 minutes) prior to setting FleeceBACK into the FAST Adhesive. Roll FleeceBACK membrane with a 30" wide 150-pound weighted roller to ensure full embedment. Splices are hot-air welded. *Consult Carlisle specifications for complete installation information.*

Precautions

1. Use proper stacking procedures to ensure sufficient stability.
2. Exercise caution when walking on wet membrane.
3. U.V. resistant sunglasses are required for Sure-Weld membranes.
4. White surfaces reflect heat and may promote slippery conditions due to frost and ice accumulation.
5. Care must be exercised when working close to a roof edge when the surrounding area is snow covered.
6. FleeceBACK membrane rolls must be tarped and elevated to keep dry prior to installation. If the fleece gets wet use a wet vac system to help remove moisture from the fleece.
7. Spectro-Weld membrane exposed to the weather must be prepared with Weathered Membrane Cleaner prior to hot-air welding.

JAN-4-2011 09:18A FROM:NURNBERG ROOFING 5803432038 TO:15803235137 P.3

NURNBERG
ROOFING COMPANY
P.O. Box 83
Corn, OK 73024
(800) 522-5048
(580) 343-2582
Fax# (580) 343-2038
nurnbergroofing@aol.com
www.nurnbergroofing.com

Send to: City of Clinton	From: Lee Nurnberg
Attention: Mark Stapleton	Date: 1-4-11
Office Location:	Office Location: Corn, OK
Fax Number: 323-5137	Fax Number: (580) 343-2038

- ☐ **Urgent**
- ☐ **Reply ASAP**
- ☐ **Please comment**
- ☐ **Please review**
- ☐ **For your information**

Total pages, including cover: 9

Comments:

Confidential FAX is for approved use only. If you have received this fax in error, please inform the Company using the phone number above.

JAN-4-2011 09:17A FROM:NURNBERG ROOFING 5803432038 TO:15803235137 P.1

PUBLIC NOTICE OF A REGULAR MEETING
OF THE PUBLIC WORKS AUTHORITY
TUESDAY, OCTOBER 18, 2011 AT 5:30 PM
CLINTON CITY HALL

AGENDA

Meeting status: Completed

1. Call to Order
2. Opening Prayer
    A. Dale Nease, Cumberland Presbyterian Church
3. Consent Agenda
    A. Consider Approval of Minutes of October 4, 2011
4. Action Items
    A. Affirm Expenditure by Clinton Public Schools Board of Education to Joe D. Hall, General Contractor for School Construction
    B. Consider purchase of Telemetry Control System for the Neptune Pump Station and Water Towers on Neptune, 18th and Broadway and 28th Street and I-40
    C. Consider Agreement with White Dog for Waterline expansion
    D. Consider Resolution PW11-2 regarding Temporary Water Rate Adjustments
5. City Manager's Report
6. Audience Participation
7. Adjournment

Filed and posted October 14, 2011 at 2:00 p.m. See the signed original.

_____

Lisa Anders

PW100411

MINUTES OF THE PUBLIC WORKS AUTHORITY MEETING, OCTOBER 4, 2011

Minutes of the regular meeting of the Chairman and Trustees of the Clinton Public Works Authority of Clinton, Oklahoma, Custer County, held in the City Council Room, City Hall on Tuesday, October 4, 2011 at 5:30 P.M. A notice of this meeting with agenda was posted on the bulletin board in the lobby of Clinton City Hall on September 30, 2011.

Chairman Bryson called the meeting to order with the following present:

CHAIRMAN: Allen Bryson
TRUSTEES: Don Rodolph, Bob Marcy, Phyllis Smith, Steve Jones
CITY MANAGER: Steve Hewitt
CITY CLERK: Lisa Anders
CITY TREASURER: Debra Blanchard
DEPUTY CLERK: Absent
CITY ATTORNEY: Ryan Meacham
NEWS MEDIA: Gerald Green and Jarod Atha
OTHERS: David Crabtree, Mary Helen Jones, Arnold Adams, Shawn Driver, Jason Hulin, Curtis Maloy, Cheryl Lowry, John & Sherry Boyles, Earl Agan, bobby Hoffman, Terrill Zerby and others.

Roy Dobbs of the First Church of God opened the meeting with prayer and Trustee Phyllis Smith led the Pledge of Allegiance.

AGENDA ITEM NO. 3: CONSENT AGENDA

A. Minutes of the Regular Meeting of September 20, 2011
B. Consider Claims

Moved by Trustee Marcy and seconded by Trustee Smith, that Consent Agenda Item No. 3 (a-b) be approved.

Chairman put the motion to a roll call vote:

Aye: Marcy, Smith, Jones, Rodolph, Bryson
Nay: None

Chairman declared the motion carried.

AGENDA ITEM NO. 4. ACTION ITEMS

4A. AFFIRM EXPENDITURE BY CLINTON PUBLIC SCHOOLS BOARD OF EDUCATION TO JOE D. HALL, GENERAL CONTRACTOR FOR SCHOOL CONSTRUCTION

Motion was made by Trustee Smith and seconded by Trustee Marcy to affirm the expenditure by Clinton Public Schools Board of Education to Joe D. Hall for school construction projects.

Chairman put the motion to a roll call vote:

Aye: Smith, Marcy, Rodolph, Jones, Bryson
Nay: None

Chairman declared the motion carried.

4B. DISCUSS AND CONSIDER WATER RATE ADJUSTMENT

City Manager Steve Hewitt reported that previously the Authority had approved a temporary residential increase in water rates. He said the drought has caused this situation and the situation continues. He said a calculation of usages and sales of water shows a potential loss of $400,000 for the year for Public Works. He said a recommendation for an across the board increase to all users is being presented. Four options were presented but City Manager Hewitt said Schedule C is recommended by staff. He said this option would produce around $400,000.00. He said a resolution would be brought back to the Authority at the next meeting once the selection has been made for action.

Trustee Marcy asked about negotiating with Arapaho regarding water rates.

City Manager Hewitt said that could not be done until April 2012 due to an agreement with Arapaho.

Trustee Jones asked about the condition of temporary.

City Manager Hewitt said the condition would continue to be monitored and bring reports back to the Authority. He said he wanted to piggy back this with the next item regarding a Water Study to be conducted by Garver Engineering.

Trustee Rodolph said he thought this should be looked at in three to six months because he did not want this to be a permanent increase.

Chairman Bryson said he would rely on staff to inform the Authority regarding the water condition. He said if this is not addressed now, the Public Works Authority could lose flexibility in the future regarding capital improvement needs.

Roy Dobbs asked why Arapaho is changed higher rates than Clinton residents.

Chairman Bryson said Arapaho is charged the same outside rates as others living outside the city limits of Clinton but the Town of Arapaho changes the residents additional fees for improvements in their community.

Motion was made by Trustee Marcy and seconded by Trustee Smith to approve Schedule C for a water rate adjustment.

Chairman put the motion to a roll call vote:

Aye: Marcy, Smith, Jones, Rodolph, Bryson
Nay: None

Chairman declared the motion carried.

4C. CONSIDER APPROVAL OF GARVER ENGINEERING TO PROVIDE CITY WITH WATER STUDY

City Manager Steve Hewitt said he felt it is important to move forward on plans to supplement the City's water. He said we need to look for a solution to the current situation. The proposal from Garver Engineering is for $23,800.00.

Trustee Jones asked if they would be looking at older studies while evaluating the current situation.

Curtis Maloy asked if Garver would be checking the contaminated well field around Burns Flat.

Motion was made by Trustee Rodolph and seconded by Trustee Marcy to approve the proposal from Garver Engineering to provide the City with a Water Study.

Chairman put the motion to a roll call vote:

Aye: Rodolph, Marcy, Jones, Smith, Bryson
Nay: None

Chairman declared the motion carried.

4D. CONSIDER AGREEMENT WITH WHITE DOG FOR WATERLINE EXPANSION

City Manager Steve Hewitt reported that Nelson King of the White Dog had contacted the city regarding the City providing water to his property at the restaurant. Hewitt said the estimated cost of the expansion of the water line is $30,000.00. He reported that currently city waterlines run to Kingdom Hall.

City Manager said the agreement presented for the consideration of the Authority includes that Mr. King would agree to the annexation of the property which would increase the City's sales tax collections. Mr. King asks that he be able to pay his portion of the cost over a five year period. Hewitt said the staff recommends the approval of the agreement.

Public Works Director Arnold Adams said the waterline to Kingdom Hall is a four inch line and the expansion to White Dog would be a two inch line. He said if a bigger line were installed it would require a bigger pump.

Motion was made by Trustee Marcy and seconded by Trustee Smith to approve the agreement with White Dog for waterline expansion.

Chairman put the motion to a roll call vote:

Aye: Marcy, Smith, Jones, Rodolph, Bryson
Nay: None

Chairman declared the motion carried.

4E. REQUEST AUTHORIZATION TO CALL FOR EARLY REDEMPTION OF OUTSTANDING 2002 PUBLIC WORKS AUTHORITY RESERVE BONDS

City Manager Steve Hewitt explained the purpose of the request is to reduce debt since the current interest rates are so low. He felt it would be better to use the money to work for the City.

City Treasurer Debra Blanchard explained the proposal to pay off debt which would save on the interest charges. She said the current CD rates are low and the interest charges on the debt are higher. She explained that funds not involved in the Hospital lease project but treated in the same manner could be used for the early payoff and save the interest. She said approximately $40,000 in interest could be saved by using the funds that are earning .40 or .50% in CD interest.

City Manager Steve Hewitt said he would encourage the Authority to move forward on this action.

Motion was made by Trustee Rodolph and seconded by Trustee Jones to authorize the calling for early redemption of outstanding 2002 Public Works Authority Reserve Bond and return the funds to the Hospital Interest earning fund to maintain cash.

Chairman put the motion to a roll call vote:

Aye: Rodolph, Jones, Smith, Marcy, Bryson
Nay: None

Chairman declared the motion carried.

AGENDA ITEM NO .5: CITY MANAGER'S REPORT

City Manager Steve introduced Jeremy Brush of Severn Trent who has replaced Rusty Whisenhunt.

AGENDA ITEM NO. 6: AUDIENCE PARTICIPATION

None

AGENDA ITEM NO. 7: ADJOURNMENT

Moved by Trustee Jones and seconded by Trustee Marcy that the meeting adjourn.

Chairman put the motion to a roll call vote:

Aye: Jones, Marcy, Smith, Rodolph, Bryson
Nay: None

Chairman declared the meeting adjourned at 6:15 pm.

EXHIBIT "D"

REQUISITION FOR PAYMENT
(Submit in Quadruplicate)

TO: BancFirst
Oklahoma City, Oklahoma

Please make the following payment from the Improvement Fund of Clinton Public Works Authority in your custody under Clinton Public Works Authority Series 2010 Bond Indenture, dated July 1, 2010:

Payee: Hall Building Products, Inc.

Address: P.O. Box 228 Lawton, OK 73502-0228

Federal Tax ID # 73-1497572

Amount: $ 5300.00

Purpose of Payment: Serving line doors for Clinton High School cafeteria.

PW # 0050288-IN

It hereby is certified that the foregoing payment is for a purpose specified in Section 2 of Article II of said Indenture.

Please indicate on the accompanying copies of this Requisition the date of payment, etc., as provided below and return two copies to the Authority and one to the District.

INDEPENDENT SCHOOL DISTRICT NO. 99,
CUSTER COUNTY, OKLAHOMA

By: _____

Requisition Paid: Date: 10-04-11

46

Balance in Payment Fund after payment: $ 2,608,078

I

Bldg. Fd.

Invoice

HALL BLDG PRODUCTS(GARAGE DOOR DIV)
101 EAST GORE BLVD
POST OFFICE BOX 228
LAWTON, OK 73502
(580) 355-0859

Invoice Number: 0050288-IN
Invoice Date: 8/30/2011

Order Number: 0022949
Order Date 7/25/2011
Salesperson: 0288
Customer Number: 0026762

Sold To:	Ship To:
CLINTON PUBLIC SCHOOLS 2130 W GARY BLVD Clinton, OK 73601-5304	CLINTON PUBLIC SCHOOLS 2130 W GARY BLVD Clinton, OK 73601-5304
Confirm To:	

Customer P.O.	Ship VIA	F.O.B.	Terms
#28			DUE UPON INVOICE

Item Number	Unit	Ordered	Shipped	Back Ordered	Price	Amount
/M011	EACH	1.00	1.00	0.00	0.0000	0.00
5-0 X 4-0 CORNELL KFI1F16AA						
/M011	EACH	1.00	1.00	0.00	0.0000	0.00
8-0 X 4-0 CORNELL KFI1F16AA						
/M011	EACH	1.00	1.00	0.00	0.0000	0.00
10-0 X 4-0 CORNELL KFI1F16AA						
/M011	EACH	1.00	1.00	0.00	5,300.0000	5,300.00
COM DOOR & OPERATOR						

Net Invoice:	5,300.00
Less Discount:	0.00
Freight:	0.00
Sales Tax:	0.00
Invoice Total:	5,300.00

PAST DUE ACCOUNTS ARE SUBJECT TO 1.5% SERVICE CHARGE PER MONTH. ANNUAL RATE 18%

Original

Donna Knight

Clinton
Hub City of Western Oklahoma

Agenda Commentary

Item Title/ Subject: Telemetry Control System for the Neptune Pump Station and water towers on Neptune, 18th & Broadway, and 28th & I-40

Staff Source: Arnold Adams, Public Works Director

History/Background Information: Our current Telemetry System was installed in 1982. It has been in need of replacement for several years due to parts that can no longer be serviced. Electronic equipment at the Water Treatment Plant is also 30 years old.

Item/Subject Summary: Due to the recent chlorine leak at the Water Treatment Plant all the electronic equipment is in ruin and will be replaced. The replacement process will mean upgrading to newer versions which will in turn require replacement of equipment in town so the systems match. Matching systems will insure all pumps remain running to keep the water towers full of water.

Price/Cost: $49, 159.00

Recommendation: After speaking with several equipment suppliers, I recommend Worth Hydrochem. We have good working relations with them and I believe they have equipment available to match the equipment at the Water Treatment Plant. In addition, they are local so if any issues should arise they would be immediately available for assistance.

Worth Hydrochem of Okla., Inc.
P.O. Box 6447
Norman, OK 73070-6447
Voice: (405) 366-7729
Fax: (405) 366-7728
Email: mgirdner@worthok.com

WORTH
Setting the Standard in Service

Water Treatment
Chemicals
Water Softeners/Salt
Acid/Chemical Cleaning
Service

October 3, 2011

City of Clinton
ATTN: Arnold Adams
P.O. Box 1177
Clinton, OK 73601

RE: Updated Proposal for a Telemetry/Control System for the Clinton Water Treatment Plant and Other Locations

Dear Mr. Adams:

We are please to submit this updated proposal for supplying a new telemetry/control system for the water treatment plant (WTP), 2 million gallon, Neptune and West High water towers and Neptune and 18th and Broadway pump stations. This proposal is an update to our original proposal dated September 13, 2010 and is based on our discussions at our meeting on September 23, 2011. There are no written specifications or requirements for this system, so this proposal is based on discussions about how the existing system works and what you want the new equipment to do. **The price for the system described herein would be $49,159.00.** The option to modify the 2 million gallon tank's Clinton WTP inflow ClaVal so that its position can be controlled from the 18th & Broadway pump station or the WTP **would be an additional $12,223.00**. Worth would supply and install all equipment described and do all programming needed and Clinton personnel would need to define all equipment operation and give input on control design and operation.

General System Description: The system will be based on RFScada Remote Telemetry Units (RTU's) made by Data Delivery Devices (DDD) in Bartlesville, OK and Allen-Bradley Programmable Logic Controllers (PLCs) interfaced with EZAutomation touchpanels for displaying readings and changing setpoints, etc. To make the systems independent there will be two types of telemetry radios – Digi XTend low powered spread-spectrums for communication from the water towers to the pump stations and Maxxon high powered 5 watt UHF radios for communication from the WTP to the pump stations. Both of these types of radios are non-proprietary and can be purchased on the open market so you won't be tied to a specific supplier. The price includes the cost of the FCC license needed for the UHF radios – Clinton will have to fill out the FCC paperwork for the license. Worth will supply and install all needed RFScada units, PLC's, touchpanels, antennas, coax cable, etc. to have a complete system to monitor and control the water towers and pump stations listed herein. It is assumed that all work can be done by Worth Hydrochem without having to climb any higher than 15 feet off of the ground for antenna work. It should be noted that the old telemetry system will be removed when the new system is installed and there may be a short amount of time after the old system has been removed and as the new system is being installed that the booster stations will have to be run by "hand" in manual mode. This will be the responsibility of Clinton to run the system in manual mode while this is going on but we will try and make this time as short as possible.

Time for Work: It should take four to six weeks from receipt of order to get equipment ordered, received, programmed, etc. Worth has included the following trips and time for the system: One trip to Clinton to work with operating personnel on defining exactly how the telemetry/control system is to be programmed, what inputs/outputs do at each location, plan how new PLC's are to be programmed and installed, etc. We will then have the PLC/touchpanel software programmed on the new equipment per Clinton's instructions at

our shop. We would then make up five additional trips to Clinton to deliver and install all equipment (one day for each location). We have included a follow-up trip after some time has passed to work with Clinton on any changes needed in programming and to do any follow-up training needed. The entire job should be done within a total of three months from receipt of order barring any scheduling delays due to Clinton's needs.

Water Treatment Plant: There has already been an Allen-Bradley MicroLogix 1400 PLC with the needed input and output modules installed at the WTP for other control work that we have been doing for Clinton. This proposal would add a 5-watt UHF radio to allow this PLC to communicate with the PLC's at the two pump stations. It is assumed that the existing radio antenna pole, coax, etc. can be used with this new system – we will include a new Yagi antenna. The WTP PLC communicates with the operators via an existing EZAutomation 8" color touchpanel mounted on the WTP master control panel. There will also be software from the touchpanel manufacturer provided to Clinton that can be used to remotely access the touchpanel from a computer over an Ethernet network (or the internet with a fixed-IP address internet connection at the WTP).

The WTP PLC and touchpanel will be programmed to have a graphic display of the water system and show the status of all locations with things like Hand-Off-Auto (HOA) switches to manually override the normal control logic. Worth Hydrochem will include all PLC/touchpanel software programming, setup and training of its use. To accomplish this, Clinton will need to work with Worth to define how all included systems work and how they want the control/touchpanel program to be designed – graphics, logic of pump station operation, water tank levels, etc. We have included all time necessary for this coordination as well as a trip to Clinton to setup, startup and train operators in the use of the control/touchpanel system.

Water Towers: There are three water tower locations to be included – Neptune, West High and 2-Million Gallon. The Neptune and West High towers would each have a 4-channel RFScada unit with low powered spread spectrum radios installed at the tower's base. These RFScada units would be equipped with an internal battery backup so they can operate for up to 12 hours or so without AC power. It is assumed that the existing antennas, mountings, coax cable and pressure transducers at these towers can be used by the new system – if any of these are not operational it would be additional monies to replace. The pressure transducer for the 2-Million Gallon tank will be read directly by the PLC system installed in the 18th & Broadway pump station, so no radio unit is needed for it. The tank levels would be sensed by the pressure transducers and their water levels displayed on the touchpanels at the pump stations and WTP (but NOT at the towers themselves). Clinton will have to define to us exactly how these tank levels will operate other items in the system so this can be programmed into the PLC software.

Booster Pump Stations: These two systems would consist of an Allen-Bradley MicroLogix 1400 PLC with the necessary input and output cards to interface with all of the needed equipment in the pump station. There would be an 8" EZAutomation touchpanel at each pump station for operator interface. Each pump station would communicate with its respective water tower using a low power spread spectrum radio and with the WTP using a separate high powered 5-watt UHF radio. **This will allow each pump station and water tower system to be "stand alone" and will operate even if the WTP is down or communication with the WTP is lost**. All equipment will be mounted in the existing control cabinet in the pump station – all existing controls in this cabinet will be removed and "blanked" out. There will be new H-O-A switches installed for each booster pump to be wired so that the pumps can be run in "hand" with these switches if there is a failure of the telemetry/control system. Because the antennas and mounting poles at these locations are in pretty bad shape, new antenna mounting poles (20 ft. max height), antennas and coax will be included. One digital output relay (10 amps at 230 volts rated) per pump will be used to send the signal to turn each of the two or three (depending on which pump station they are in) existing booster pumps on and off. We have assumed that the existing pump motor starters can be used without modification by just wiring in a new 10 amp relay. The pulse signal from the existing flowmeters will be wired into an input module of

the PLC so this flow/totalizer information is available on the PLC network. This assumes that the signal given by the flowmeters is a "standard" pulse-type signal – if they are different will have to include different equipment that might be more money.

The PLC systems included can be expanded by adding input and output modules. This would allow additional equipment such as variable frequency drives (VFDs) for the three booster pumps, variable output bleach pumps, etc. be controlled in the future. Additional input channels can be added that can be used for future equipment that could include chlorine analyzers, pressure transmitters, etc.

OPTIONAL Clinton WTP 2 million gallon tank inlet valve control: There currently is a 16" ClaVal brand altitude valve on the 24" water line from the Clinton WTP to the 2 million gallon storage tank on the north side of the tank. This valve would be converted into one that can be controlled from 0 to 100% opened via the PLC control system to control the rate of flow from the WTP to the 2 million gallon tank with this option. The valve position can be set at either the 18 & Broadway pump station or from the WTP touchscreen by entering the percent open number. Worth will supply the ClaVal pilot kit, electronic valve position transmitter and 131VC-1 electronic control module for this valve and will install and program it. The PLC control system will be programmed to display current valve position and allow the operator to enter a new percent open value for the valve. Worth has assumed the following for this option: Clinton to run two ¾" electrical conduits from the 18th and Broadway pump station to the valve vault for 110 volt power and control wiring, the existing "internals" of the ClaVal (diaphragm, stem, seat, etc.) are all functional and the isolation valves ahead of and behind this valve hold so the valve can be isolated to install the needed hardware. If the valve needs any internal repairs or if the isolation valves don't hold there would be additional charges to correct.

SCADA computer note: The system proposed here would be easily incorporated into a SCADA computer system at the WTP, but this is NOT included in this proposal. The PLC at the WTP could easily be interfaced with a SCADA computer that would give the SCADA computer access to all registers (numbers and on/off statuses) in the entire system. The SCADA software could be written to be able to monitor all of these registers and control and change setpoints for anything in the system. The SCADA computer could then be used to log, graph, display, alarm, etc. any of these registers and be accessed over the internet by anyone needing access from any computer. Worth could provide you with a proposal to supply and program this SCADA computer system if you desire.

Thank you for the chance to submit this proposal and I hope we can be of service. Feel free to call us if you have any questions or need any additional information. This proposal is good for 30 days.

Sincerely,

Mike Girdner, P.E.

MG/tbm
Doc. Z:\Worth\Municipal\Projects\Telemetry\ClintonWTP4153\ClintonWTPTelemetryProposal2.doc

Clinton
Hub City of Western Oklahoma

Agenda Commentary

Item Title/ Subject: White Dog Water Line Agreement

Staff Source: City Manager, Steve Hewitt

Date: October 13, 2011

History/Background Information: Council agreed to the terms of an agreement with White Dog owner Nelson King regard terms of a city providing a water line to his establishment.

Subject Summary: Mr. King is represented by Mart Tisdal which recommended one change to the agreement, which staff felt Council should be aware of and approve. That being section four (4) of the agreement, Mr. Nelson would like to repay his portion of the waterline (up to $10,000 paid over a five year period) with "no interest".

Recommendation: Staff recommends the agreement, with the small changes. Interest was not discussed or intended. Staff has no concerns with the changes.

Price/Cost: $30,000 (White Dog funding 1/3 over 5 years)... new annexation creates sales tax revenue.

AGREEMENT BETWEEN
THE CITY OF CLINTON AND NELSON KING

WHEREAS, Nelson King (King) is the fee simple owner of approximately 4.06 acres, currently outside of the city limits, described more particularly as 22901 North Route 66, Clinton, Oklahoma;

WHEREAS, King operates a restaurant on the subject property;

WHEREAS, King desires to obtain city services, including water and trash services;

WHEREAS, the City of Clinton (City) has agreed to provide city services if King agrees to annex his property and pay for a portion of the cost of infrastructure upgrades associated with the provision of these services;

NOW THEREFORE, the Parties agree as follows:

1. Upon execution of this agreement, the City shall have King's property surveyed.

2. Upon completion of the survey and annexation of the property, the City shall begin the process to extend the water line to King's property.

3. In addition, King agrees to dedicate, to City, an easement on a portion of the surveyed property for the purpose of allowing the City to extend the water line from the boundary of the subject property to a location at the restaurant building and for the purposes of providing and metering the water provided to the property.

4. King agrees to pay one-third of the cost of the waterline installation, not to exceed $10,000.00, which will be paid in annual installments, without interest, over five years.

5. King agrees to consent to the annexation.

6. City agrees to take all steps necessary to have the subject property annexed and actually annex the property.

Dated this 11th day of October, 2011.

Nelson King

THE CITY OF CLINTON

By:_____
Allen Bryson, Mayor

Attest:_____
Lisa Anders, City Clerk

Clinton
Hub City of Western Oklahoma

Agenda Commentary

Item Title/ Subject: Temporary Water Rate adjustments

Staff Source: City Manager, Steve Hewitt

Date: October 13, 2011

History/Background Information: Council agreed on a temporary increase to cover our increased costs due to our drought and forced percentage increase from the Foss Water Facility.

Subject Summary: The Resolution increases our rates on a sliding scale. This is temporary increase until the drought is over or alternative supplements have been determined.

Recommendation: Staff recommends the resolution and reviewing our situation every thirty days.

Price/Cost: $30,000 (White Dog funding 1/3 over 5 years)... new annexation creates sales tax revenue.

RESOLUTION NO. PW11-2

RESOLUTION TEMPORARILY AMENDING RESOLUTION NO. PW11-1 PERTAINING TO CITY OF CLINTON WATER RIGHTS

WHEREAS the City of Clinton is currently experiencing a severe drought.

WHEREAS the City of Clinton has been forced to alter our percentage of water consumption due to drought, to the extent that the City is now purchasing 65% of our water from Foss Lake as opposed to 35%.

WHEREAS our current water rates are based on 65% of our water consumption coming from Clinton Lake.

WHEREAS our current water operations will result in a $400,000.00 loss during the current fiscal year.

NOW THEREFORE, be it resolved by the Chairman and Public Works Authority of the City of Clinton, Oklahoma:

The rates charged for water shall be as follows:

INSIDE CITY LIMITS

Consumption Range					
2,100-4,000	4,001-14,000	14,001-100,000	100,001-500,000	500,001-UP	Arapaho
$2.96/1,000 gallons	$3.00/1,000 gallons	$3.57/1,000 gallons	$3.21/1,000 gallons	$3.01/1,000 gallons	$3.84/1,000 gallons

REVIEW

These water rates are temporary, given our current drought situation, and shall be reviewed by the Public Works Authority each month, beginning thirty (30) days after its adoption.

Passed and approved this _____ day of _____, 2011.

_____
Allen Bryson, Chairman

ATTEST:

_____
Lisa Anders, Secretary