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11 MARCH 2025  
MUNICIPAL IMPROVEMENT AUTHORITY  
Minutes

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A. MEETING CONVENED

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1. CALL TO ORDER *by Chairman @ 6:01pm.*
2. INVOCATION *by Pastor Jesse Crawford of Restore Church.*
3. PLEDGE OF ALLEGIANCE *by Albert Ryan.*
4. ROLL CALL: *Christina Short ~ Present*  
*Ben Whitt ~ Present*  
*Albert Ryans ~ Present*  
*Chuck Kemper ~ Present*  
*Michael Scalf ~ Present*
5. DETERMINATION OF QUORUM: *5~present, 0~absent*

*City Staff present:*

*David L. Perryman ~ Trust Attorney*  
*Robert L. Floyd ~ Trust Manager*  
*Audra Scott ~ Secretary*  
*Daniel Ofsthun ~ Finance Director*  
*David Standridge ~ Public Works Director*  
*Kenny Sullivan, Trust Engineer*  
*Dustin Downey ~ Projects Manager*  
*Britnie Lopez ~ Permits Clerk*  
*Colton St. John ~ Fire Marshal*

**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:

ADDENDUM

1. WATER IMPROVEMENTS AND SEWER IMPROVEMENTS.

Discuss and vote on a motion to take necessary actions on water and sewer improvements as the Board of Trustees desire.

- a. Discussion and possible action review and approve or disapprove possible updates to CDBG water priority list.

***Kenny has adjusted the priority list to have Allsup's Sewer Line as 1. on the list. David Standridge is still potholing to determine how to proceed with the CDBG area. Kenny would like one more month before going to bid. Priority# 5 & 6 would both come off the priority list.***

***Information Only. No Vote Taken.***

2. OWRB FUNDED IMPROVEMENTS.

Discuss and vote on a motion to take necessary actions instructing Staff and City Engineer to move forward with priority projects; discuss and vote on substituting projects.

- a. Discussion and possible action for approving or disapproving contract for Glenn Sullivan and Associates as engineer for TIF 3 Water Improvements.

***MOTION BY Trustee Ryans and SECOND BY Trustee Short ... to approve contract with GSA.***

***MOTION CARRIED:***

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

***0 ~ Nays: None***

***0 ~ Absent: None***

3. WATER AND SEWER RATES

Further discussion of water rates based on OKC increase.

Discussion regarding 5.7% increase to water based on OKC increase. Board wants staff to send letter with rate chart to each citizen.



4. RESOLUTION.

Discussion, consideration and take appropriate action, including but not limited to, approval, denial, amendment, revision or conditional approval, in whole or in part of approving a Resolution of The Blanchard Municipal Improvement Authority (the authority) amending Resolution 2025-02 adopted on February 11, 2025, authorizing the issuance of its P3 Financing Note, Series 2025 (the “Note”) in the aggregate principal amount of not-to-exceed \$4,400,000.00; waiving competitive bidding and authorizing the Note to be sold on a negotiated basis; approving and authorizing execution of a Note Indenture authorizing the issuance and securing the payment of the Note; providing that the organizational document creating the Authority is subject to the provisions of the Indenture; approving and authorizing a Funding Agreement by and between the Authority and The Oklahoma Development Finance Authority; authorizing and directing the execution of the Note and other documents relating to the transaction, including professional services agreements; and containing other provisions relating thereto.

***MOTION BY Trustee Short and SECOND BY Trustee Ryans ... to adopt the amended Resolution No. 2025-03 presented by Nate Ellis.***

**MOTION CARRIED:**

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

ADDENDUM

5. ODEQ PERMIT APPLICATION.

Discussion, consideration, possible action and/or amendments to approve the application to Oklahoma Department of Environmental Quality for a new 8-inch water line to serve the new DG Market.

MOTION BY Trustee Short and SECOND BY Trustee Whitt ... to approve the application to ODEQ contingent on Kenny Sullivan’s review.

**MOTION CARRIED:**

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

**0 ~ Absent:       None**

6. **PROJECT UPDATES.**

Discussion and a motion (if necessary) with respect to updates provided by the Project Manager to on-going projects.

***Information Only. No Action Taken. Dustin Downey provides updates.***

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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 meeting minutes of 11 February 2025.
2. **ACKNOWLEDGE** payment of FYE2025 Claims and Expenditures in the total amount of \$409,630.00.
3. **ACKNOWLEDGE** payment of FYE2025 Payrolls in the amount of \$49,641.52.
4. **ACCEPTANCE** of the February 2025 Financial Report.
5. **APPROVE** Change Order No. 1 with Urban Contractors, LLC for sewer improvements designed to serve Allsup's.
6. **ACKNOWLEDGE** receipt of Permit No. WL000044240992 for the construction of 7 LF of 6-Inch PVC pipe and 772 LF of 12-inch PVC pipe for water line distribution and appurtenances to serve Allsup's.
7. **ACCEPTANCE** of sanitary sewer improvements designed to serve Allsup's.

MOTION BY Vice Chairman Kemper and SECOND BY Trustee Short ... to approve Consent Agenda, as presented.

**MOTION CARRIED:**

**5 ~ Ayes:               Ryans, Whitt, Short, 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. **Christina Short asks when the 2015 bond expires. Daniel Ofsthun answers that this should drop off in November 2025.**
2. **Ben Whitt asks if the line that was disassembled at the light pole is our responsibility. It is PSO's responsibility.**

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#### G. ADJOURNMENT

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**Called @ 6:58p.m.**

  
**Chairman**

**ATTEST:**



  
Secretary