

Choctaw Utilities Authority
Regular Board of Trustees Meeting
September 4, 2018 @ 7:00pm or Immediately
Following the City Council Meeting
Choctaw City Hall, 2500 N Choctaw Road
Choctaw, Oklahoma 73020

1. **Call to Order.**
2. **Roll Call.**
3. **Public Comments:** This agenda item is for public comments on utility related non-agenda items. In accordance with State law, the Board of Trustees and Trust Staff are not allowed to respond to any comments made. Preference will be given to Choctaw Citizens and NO formal action will be taken. Speakers are limited to 3 minutes for a total of 15 minutes.
4. **Business Agenda:** The following items are hereby designated for discussion and consideration which requires individual action.
 - 4.1 Consideration and possible action in regards to a Commercial Lease agreement with B&R Entertainment Inc. to operate a bar and restaurant, catering, and food and beverage service at the Choctaw Creek Golf Course.
5. **Consent Agenda:** The following items are hereby designated for routine approval, acceptance or acknowledgment by one motion, subject to any conditions included therein. If any item does not meet with the approval of all members, that item will be heard in regular order.
 - 5.1 Regular Pre-Meeting minutes for 08-21-18
 - 5.2 Regular Meeting minutes for 08-21-18
 - 5.3 Vouchers and Claims as approved by the Executive Director.
 1. 08-23 Claims: \$ 500.00
 2. 08-28 Claims: \$ 99,344.38

5.4 Vouchers and Claims as approved by the Board of Trustees in the amount of \$8,642.35

5.5 Bi-monthly payroll in the amount of:

1. 08-30 Payroll: \$ 47,238.20
2. 09-15 Payroll: \$ 30,000.00

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

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

7.1 Board of Trustees;

7.2 Trust Attorney;

7.3 Executive Director; and

7.4 Project Updates

8. Adjournment:

This agenda was posted in prominent public view at Choctaw City Hall on or prior to 5:00pm on August 31, 2018, in accordance with the Oklahoma Open Meeting Act.

Tina Rodriguez, City Clerk

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

TO: The Board of Directors

FROM: Ed Brown, Executive Director

MEETING DATE: Sept 4, 2018

SUBJECT: Commercial Lease Agreement Between Choctaw Utility Authority and B&R Entertainment, Inc.

Agenda Item 4.1

This agenda item calls for the Board to consider and take possible action to approve an agreement between CUA and B&R Entertainment. B&R Entertainment wants to open a Steak and BBQ restaurant at Choctaw Creek Golf Course and also take on Alcohol sales. B&R Entertainment run multiple bar and grill establishments around the OKC area. B&R will name the restaurant Choctaw Creek County Club.

Recommend the Board approve the agreement enabling a better customer service option to GC customers and another food option in Choctaw.

COMMERCIAL LEASE AGREEMENT

THIS LEASE (this "Lease") dated this _____ day of _____, 2018

BETWEEN:

**Choctaw Utilities Authority
2500 N. Choctaw Rd, Choctaw, OK 73020
Telephone: (405) 390-8198
(the "Landlord")**

OF THE FIRST PART

- AND -

**B&R Entertainment, Inc.
14458 Autumn Drive, Choctaw, OK 73020
(the "Tenant")**

OF THE SECOND PART

IN CONSIDERATION OF the Landlord leasing certain premises to the Tenant, the Tenant leasing those premises from the Landlord and the mutual benefits and obligations set forth in this Lease, the receipt and sufficiency of which consideration is hereby acknowledged, the Parties to this Lease (the "Parties") agree as follows:

Basic Terms

1. The following basic terms are hereby approved by the Parties and each reference in this Lease to any of the basic terms will be construed to include the provisions set forth below as well as all of the additional terms and conditions of the applicable sections of this Lease where such basic terms are more fully set forth:
 - a. Landlord: City of Choctaw
2500 N. Choctaw Rd, Choctaw, OK 73020
(405) 390-8198

- b. Tenant: B&R Entertainment, Inc.
14458 Autumn Drive, Choctaw, OK 73020
(405) 769-3145
- c. Operating Name of B&R Entertainment, Inc.: The Country Club at Choctaw Creek
- d. Commencement Date of Lease: ____ day of _____, 2018
- e. Base Rent: \$200.00, payable per month
- f. Permitted Use of Premises: Operation of a bar and restaurant, catering and food and beverage service on golf course.
- g. Advance rent: First and last month's rent
- h. Security/Damage Deposit: None

Definitions

- 2. When used in this Lease, the following expressions will have the meanings indicated:
 - a. "Building" means all buildings, improvements, equipment, fixtures, property and facilities from time to time located at 2200 N. Hiwassee Rd, Choctaw, OK 73020, as from time to time altered, expanded or reduced by the Landlord in its sole discretion;
 - b. "Common Areas and Facilities" mean:
 - i. those portions of the Building areas, buildings, improvements, facilities, utilities, equipment and installations in or forming part of the Building which from time to time are not designated or intended by the Landlord to be leased to tenants of the Building including, without limitation, exterior weather walls, roofs, entrances and exits, parking areas, driveways, loading docks and area, storage, mechanical and electrical rooms, areas above and below leasable premises and not included within leasable premises, security and alarm equipment, grassed and landscaped areas, retaining walls and maintenance, cleaning and operating equipment serving the Building; and
 - ii. those lands, areas, buildings, improvements, facilities, utilities, equipment and installations which serve or are for the useful benefit of the Building, the tenants of the Building or the Landlord and those having business with them, whether or not located within, adjacent to or near the Building and which are designated from time to time by the Landlord as part of the Common Areas and Facilities;
 - c. "Premises" means the restaurant at 2200 N. Hiwassee Rd, Choctaw, OK 73020.

Intent of Lease

3. It is the intent of this Lease and agreed to by the Parties to this Lease that rent for this Lease will be on a gross rent basis meaning the Tenant will pay the Rent and the Landlord will be responsible for all other service charges related to the Premises and the operation of the Building save as specifically provided in this Lease to the contrary.

Leased Premises

4. The Landlord agrees to rent to the Tenant the Premises for only the permitted use (the "Permitted Use") of: operation of a restaurant and bar, catering, and food and beverage service on golf course.
5. While the Tenant, or an assignee or subtenant approved by the Landlord, is using and occupying the Premises for the Permitted Use and is not in default under the Lease, the Landlord agrees not to Lease space in the Building to any tenant who will be conducting in such premises as its principal business, the services of: Operation of a bar and restaurant, catering, and food and beverage service on golf course.
6. The Landlord reserves the right in its reasonable discretion to alter, reconstruct, expand, withdraw from or add to the Building from time to time. In the exercise of those rights, the Landlord undertakes to use reasonable efforts to minimize any interference with the visibility of the Premises and to use reasonable efforts to ensure that direct entrance to and exit from the Premises is maintained.
7. The Landlord reserves the right for itself and for all persons authorized by it, to erect, use and maintain wiring, mains, pipes and conduits and other means of distributing services in and through the Premises, and at all reasonable times to enter upon the Premises for the purpose of installation, maintenance or repair, and such entry will not be an interference with the Tenant's possession under this Lease.
8. The Landlord reserves the right, when necessary by reason of accident or in order to make repairs, alterations or improvements relating to the Premises or to other portions of the Building to cause temporary obstruction to the Common Areas and Facilities as reasonably necessary and to interrupt or suspend the supply of electricity, water and other services to the Premises until the repairs, alterations or improvements have been completed. There will be no abatement in rent because of such obstruction, interruption or suspension provided that the repairs, alterations or improvements are made as expeditiously as is reasonably possible.
9. Subject to this Lease, the Tenant and its employees, customers and invitees will have the non-exclusive right to use for their proper and intended purposes, during business hours in common with all others entitled thereto those parts of the Common Areas and Facilities from time to time permitted

by the Landlord. The Common Areas and Facilities and the Building will at all times be subject to the exclusive control and management of the Landlord. The Landlord will operate and maintain the Common Areas and Facilities and the Building in such manner as the Landlord determines from time to time.

Term

10. The term of the Lease commences at 12:00 noon on _____, 2018 and ends at 12:00 noon on _____, 2023 (the "Term").
11. Should the Tenant remain in possession of the Premises with the consent of the Landlord after the natural expiration of this Lease, a new tenancy from month to month will be created between the Landlord and the Tenant which will be subject to all the terms and conditions of this Lease but will be terminable upon either party giving one month's notice to the other party.

Rent

12. Subject to the provisions of this Lease, the Tenant will pay a base rent of \$200.00, payable per month, for the Premises (the "Base Rent"), without setoff, abatement or deduction. In addition to the Base Rent, the Tenant will pay for any fees or taxes arising from the Tenant's business.
13. The Tenant will pay the Base Rent on or before the First of each and every month of the Term to the Landlord.
14. The Tenant will be charged an additional amount of \$50.00 if any sum due and payable pursuant to this lease remains due and unpaid ten (10) days after said amount becomes due.
15. In the event that this Lease commences, expires or terminates before the end of a period for which any rent would be payable, or other than at the start or end of a calendar month, such amounts payable by the Tenant will be apportioned pro rata on the basis of a thirty (30) day month to calculate the amount payable for such irregular period.

Use and Occupation

16. The Tenant covenants that the Tenant will carry on and conduct its business carried on upon the Premises in such manner as to comply with all statutes, bylaws, rules and regulations of any federal, provincial, municipal or other competent authority and will not do anything on or in the Premises in contravention of any of them.

17. The Landlord covenants that the Tenant shall have exclusive authority to determine the hours of operation of the premises.

Quiet Enjoyment

18. The Landlord covenants that on paying the Rent and performing the covenants contained in this Lease, the Tenant will peacefully and quietly have, hold, and enjoy the Premises for the agreed term.

Default

19. If the Tenant is in default in the payment of any money, whether hereby expressly reserved or deemed as rent, or any part of the rent, and such default continues following any specific due date on which the Tenant is to make such payment, or in the absence of such specific due date, for the 30 days following written notice by the Landlord requiring the Tenant to pay the same then, at the option of the Landlord, this Lease may be terminated upon 60 days notice and the term will then immediately become forfeited and void, and the Landlord may without further notice or any form of legal process immediately reenter the Premises or any part of the Premises and in the name of the whole repossess and enjoy the same as of its former state anything contained in this Lease or in any statute or law to the contrary notwithstanding.

20. Unless otherwise provided for in this Lease, if the Tenant does not observe, perform and keep each and every of the non-monetary covenants, agreements, stipulations, obligations, conditions and other provisions of this Lease to be observed, performed and kept by the Tenant and persists in such default, after 60 days following written notice from the Landlord requiring that the Tenant remedy, correct or comply or, in the case of such default which would reasonably require more than 60 days to rectify, unless the Tenant will commence rectification within the said 60 days notice period and thereafter promptly and diligently and continuously proceed with the rectification of any such defaults then, at the option of the Landlord, this Lease may be terminated upon 60 days notice and the term will then immediately become forfeited and void, and the Landlord may without further notice or any form of legal process immediately reenter the Premises or any part of the Premises and in the name of the whole repossess and enjoy the same as of its former state anything contained in this Lease or in any statute or law to the contrary notwithstanding.

Overholding

21. If the Tenant continues to occupy the Premises without the written consent of the Landlord after the expiration or other termination of the term, then, without any further written agreement, the Tenant

will be a month-to-month tenant at a minimum monthly rental equal to the Rent and subject always to all of the other provisions of this Lease insofar as the same are applicable to a month-to-month tenancy and a tenancy from year to year will not be created by implication of law.

Inspections and Landlord's Right to Enter

22. The Landlord and the Tenant will complete, sign and date an inspection report at the beginning and at the end of this tenancy.
23. During the Term and any renewal of this Lease, the Landlord and its agents may enter the Premises to make inspections or repairs at all reasonable times. However, except where the Landlord or its agents consider it is an emergency, the Landlord must have given not less than 24 hours prior written notice to the Tenant.
24. The Tenant acknowledges that the Landlord or its agent will have the right to enter the Premises at all reasonable times to show them to prospective purchasers, encumbrancers, lessees or assignees, and may also during the ninety days preceding the termination of the terms of this Lease, place upon the Premises the usual type of notice to the effect that the Premises are for rent, which notice the Tenant will permit to remain on them.

Renewal of Lease

25. Upon giving written notice no later than 60 days before the expiration of the Term, the Tenant may renew this Lease for an additional term. All terms of the renewed lease will be the same except for any signing incentives/inducements and this renewal clause.

Landlord Improvements

26. The Landlord will make those improvements to the Premises that are set out in the list attached to this Lease, identified as Attachment 1.

Landlord Chattels

27. The Landlord agrees to supply and the Tenant agrees to use and maintain in reasonable condition, normal wear and tear excepted, the following chattels:
 - a. See attached list, identified at Attachment 2.

Tenant Improvements

28. The Tenant will obtain written permission from the Landlord before doing any of the following:
- a. painting, wallpapering, redecorating or in any way significantly altering the appearance of the Premises;
 - b. removing or adding walls, or performing any structural alterations;
 - c. changing the amount of heat or power normally used on the Premises as well as installing additional electrical wiring or heating units;
 - d. affixing to or erecting upon or near the Premises any radio or TV antenna or tower, or satellite dish; or

Tenant Chattels

29. The Tenant agrees to supply the following chattels:
- a. See attached list, identified as Attachment 3.

Utilities and Other Costs

30. The Landlord is responsible for the payment of the following utilities and other charges in relation to the Premises: electricity, natural gas, water, sewer, telephone, Internet and cable. Any additional required phone or internet services will be at Tenant's expense.

Signs

31. The Tenant may erect, install and maintain a sign of a kind and size in a location, all in accordance with the Landlord's design criteria for the Building and as first approved in writing by the Landlord.

Insurance

32. The Tenant is hereby advised and understands that the personal property of the Tenant is not insured by the Landlord for either damage or loss, and the Landlord assumes no liability for any such loss. The Tenant is advised that, if insurance coverage is desired by the Tenant, the Tenant should inquire of Tenant's insurance agent regarding a Tenant's Policy of Insurance.
33. The Tenant is responsible for insuring the Premises for liability insurance for the benefit of the Tenant and the Landlord.
34. The Tenant will provide proof of such insurance to the Landlord upon request.

Tenant's Insurance

35. The Tenant will, during the whole of the term and during such other time as the Tenant occupies the Premises, take out and maintain the following insurance, at the Tenant's sole expense, in such form as used by solvent insurance companies in the State of Oklahoma:
- a. Comprehensive general liability insurance with broad form contractual liability coverage and with coverage limits of not less than One Million Dollars (\$1,000,000) combined single limit, per occurrence, specifically including liquor liability insurance covering consumption of alcoholic beverages by customers of Tenant, if the sale of alcoholic beverages is permitted in the Premises; such comprehensive general liability insurance will for the Tenant's benefit only include contractual liability insurance in a form and of a nature broad enough to insure the obligations imposed upon the Tenant under the terms of this Lease.
36. The Tenant's policies of insurance hereinbefore referred to will contain the following:
- a. provisions that the Landlord is protected notwithstanding any act, neglect or misrepresentation of the Tenant which might otherwise result in the avoidance of claim under such policies will not be affected or invalidated by any act, omission or negligence of any third party which is not within the knowledge or control of the insured(s);
 - b. provisions that such policies and the coverage evidenced thereby will be primary and noncontributing with respect to any policies carried by the Landlord and that any coverage carried by the Landlord will be excess coverage; and
 - c. provisions that such policies of insurance will not be cancelled without the insurer providing the Landlord thirty (30) days written notice stating when such cancellation will be effective.

Landlord's Insurance

37. The Landlord will take out or cause to be taken out and keep or cause to be kept in full force and effect during the whole of the term:
- a. fire and extended coverage insurance on the Building, except foundations, on a replacement cost basis, subject to such deductions and exceptions as the Landlord may determine; such insurance will be in a form or forms normally in use from time to time for buildings and improvements of a similar nature similarly situate, including, should the Landlord so elect, insurance to cover any loss of rental income which may be sustained by the Landlord;
 - b. boiler and machinery insurance of such boilers and pressure vessels as may be installed by, or under the exclusive control of, the Landlord in the Building (other than such boilers and pressure vessels to be insured by the Tenant hereunder); and

- c. comprehensive general liability insurance against claims for bodily injury, including death and property damage in such form and subject to such deductions and exceptions as the Landlord may determine; provided that nothing in this clause will prevent the Landlord from providing or maintaining such lesser, additional or broader coverage as the Landlord may elect in its discretion.

Abandonment

38. If at any time during the Term, the Tenant abandons the Premises or any part of the Premises, the Landlord may, at its option, enter the Premises by any means without being liable for any prosecution for such entering, and without becoming liable to the Tenant for damages or for any payment of any kind whatever, and may, at the Landlord's discretion, as agent for the Tenant, relet the Premises, or any part of the Premises, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such reletting, and, at the Landlord's option, hold the Tenant liable for any difference between the Rent that would have been payable under this Lease during the balance of the unexpired term, if this Lease had continued in force, and the net rent for such period realized by the Landlord by means of the reletting. If the Landlord's right of reentry is exercised following abandonment of the premises by the Tenant, then the Landlord may consider any personal property belonging to the Tenant and left on the Premises to also have been abandoned, in which case the Landlord may dispose of all such personal property in any manner the Landlord will deem proper and is relieved of all liability for doing so.

Subordination and Attornment

39. This Lease and the Tenant's rights under this Lease will automatically be subordinate to any mortgage or mortgages, or encumbrance resulting from any other method of financing or refinancing, now or afterwards in force against the Lands or Building or any part of the Lands or Building, as now or later constituted, and to all advances made or afterwards made upon such security; and, upon the request of the Landlord, the Tenant will execute such documentation as may be required by the Landlord in order to confirm and evidence such subordination.
40. The Tenant will, in the event any proceedings are brought, whether in foreclosure or by way of the exercise of the power of sale or otherwise, under any other mortgage or other method of financing or refinancing made by the Landlord in respect of the Building, or any portion of the Building, attorn to the encumbrancer upon any such foreclosure or sale and recognize such encumbrancer as the Landlord under this Lease, but only if such encumbrancer will so elect and require.

41. Upon the written request of the Tenant, the Landlord agrees to request any mortgagee or encumbrancer of the Lands (present or future) to enter into a non-disturbance covenant in favor of the Tenant, whereby such mortgagee or encumbrancer will agree not to disturb the Tenant in its possession and enjoyment of the Premises for so long as the Tenant is not in default under this Lease.

Estoppel Certificate and Acknowledgement

42. Whenever requested by the Landlord, a mortgagee or any other encumbrance holder or other third party having an interest in the Building or any part of the Building, the Tenant will, within ten (10) days of the request, execute and deliver an estoppel certificate or other form of certified acknowledgement as to the Commencement Date, the status and the validity of this Lease, the state of the rental account for this Lease, any incurred defaults on the part of the Landlord alleged by the Tenant, and such other information as may reasonably be required.

Sale by Landlord

43. In the event of any sale, transfer or lease by the Landlord of the Building or any interest in the Building or portion of the Building containing the Premises or assignment by the Landlord of this Lease or any interest of the Landlord in the Lease to the extent that the purchaser, transferee, tenant or assignee assumes the covenants and obligations of the Landlord under this Lease.

Liens

44. The Tenant will immediately upon demand by the Landlord remove or cause to be removed and afterwards institute and diligently prosecute any action pertinent to it, any builders' or other lien or claim of lien noted or filed against or otherwise constituting an encumbrance on any title of the Landlord. Without limiting the foregoing obligations of the Tenant, the Landlord may cause the same to be removed, in which case the Tenant will pay to the Landlord as Additional Rent, such cost including the Landlord's legal costs.

Governing Law

45. It is the intention of the Parties to this Lease that the tenancy created by this Lease and the performance under this Lease, and all suits and special proceedings under this Lease, be construed in accordance with and governed, to the exclusion of the law of any other forum, by the laws of the State

of Oklahoma, without regard to the jurisdiction in which any action or special proceeding may be instituted.

Severability

46. If there is a conflict between any provision of this Lease and the applicable legislation of the State of Oklahoma (the 'Act'), the Act will prevail and such provisions of the Lease will be amended or deleted as necessary in order to comply with the Act. Further, any provisions that are required by the Act are incorporated into this Lease.
47. If there is a conflict between any provision of this Lease and any form of lease prescribed by the Act, that prescribed form will prevail and such provisions of the lease will be amended or deleted as necessary in order to comply with that prescribed form. Further, any provisions that are required by that prescribed form are incorporated into this Lease.

Amendment of Lease

48. Any amendment or modification of this Lease or additional obligation assumed by either party to this Lease in connection with this Lease will only be binding if evidenced in writing signed by each party or an authorized representative of each party.

Assignment and Subletting

49. Without the express written permission of the Landlord, the Tenant will not assign this Lease, or sublet or grant any concession or license to use the Premises or any part of the Premises. An assignment, subletting, concession, or license, whether by operation of law or otherwise, will be void and will, at Landlord's option, terminate this Lease.

Damage to Premises

50. If the Premises, or any part of the Premises, will be partially damaged by fire or other casualty not due to the Tenant's negligence or willful act or that of the Tenant's employee, family, agent, or visitor, the Premises will be promptly repaired by the Landlord and there will be an abatement of rent corresponding with the time during which, and the extent to which, the Premises may have been untenable. However, if the Premises should be damaged other than by the Tenant's negligence or willful act or that of the Tenant's employee, family, agent, or visitor to the extent that the Landlord will decide not to rebuild or repair, the term of this Lease will end and the Rent will be prorated up to the time of the damage.

Force Majeure

51. In the event that the Landlord or the Tenant will be unable to fulfill, or shall be delayed or prevented from the fulfillment of, any obligation in this Lease by reason of municipal delays in providing necessary approvals or permits, the other party's delay in providing approvals as required in this Lease, strikes, third party lockouts, fire, flood, earthquake, lightning, storm, acts of God or our Country's enemies, riots, insurrections or other reasons of like nature beyond the reasonable control of the party delayed or prevented from fulfilling any obligation in this Lease (excepting any delay or prevention from such fulfillment caused by a lack of funds or other financial reasons) and provided that such party uses all reasonable diligence to overcome such unavoidable delay, then the time period for performance of such an obligation will be extended for a period equivalent to the duration of such unavoidable delay.

Eminent Domain and Expropriation

52. If during the Term, title is taken to the whole or any part of the Building by any competent authority under the power of eminent domain or by expropriation, which taking, in the reasonable opinion of the Landlord, does not leave a sufficient remainder to constitute an economically viable building, the Landlord may at its option, terminate this Lease on the date possession is taken by or on behalf of such authority. Upon such termination, the Tenant will immediately deliver up possession of the Premises, Base Rent and any Additional Rent will be payable up to the date of such termination, and the Tenant will be entitled to be repaid by the Landlord any rent paid in advance and unearned or an appropriate portion of that rent. In the event of any such taking, the Tenant will have no claim upon the Landlord for the value of its property or the unexpired portion of the Term, but the Parties will each be entitled to separately advance their claims for compensation for the loss of their respective interests and to receive and retain such compensation as may be awarded to each respectively. If an award of compensation made to the Landlord specifically includes an award for the Tenant, the Landlord will account for that award to the Tenant and vice versa.

Condemnation

53. A condemnation of the Building or any portion of the Premises will result in termination of this Lease. The Landlord will receive the total of any consequential damages awarded as a result of the condemnation proceedings. All future rent installments to be paid by the Tenant under this Lease will be terminated.

Tenant's Repairs and Alterations

54. The Tenant covenants with the Landlord to occupy the Premises in a tenant-like manner and not to permit waste. The Tenant will at all times and at its sole expense, subject to the Landlord's repair, maintain and keep the Premises, with the exception of reasonable wear and tear, damage by fire, lightning, tempest, structural repairs, and repairs necessitated from hazards and perils against which the Landlord is required to insure. When it becomes (or, acting reasonably, should have become) aware of same, the Tenant will notify the Landlord of any damage to or deficiency or defect in any part of the Premises or the Building.
55. The Tenant will keep in good order, condition and repair the non-structural portions of the interior of the Premises and every part of those Premises, including, without limiting the generality of the foregoing, all equipment within the Premises, fixtures, walls, ceilings, floors, windows, doors, plate glass and skylights located within the Premises. When it becomes (or, acting reasonably, should have become) aware of same, the Tenant will notify the Landlord of any damage to or deficiency or defect in any part of the Premises or the Building. The Tenant will not use or keep any device which might overload the capacity of any floor, wall, utility, electrical or mechanical facility or service in the Premises or the Building.
56. The Tenant will not make or permit others to make alterations, additions or improvements or erect or have others erect any partitions or install or have others install any exterior signs, floor covering, plumbing fixtures, shades, awnings, exterior decorations without first obtaining the Landlord's written approval thereto, such written approval not to be unreasonably withheld in the case of alterations, additions or improvements to the interior of the Premises.
57. The Tenant will promptly pay all contractors, material suppliers and workmen so as to minimize the possibility of a lien attaching to the Premises or the Building. Should any claim of lien be made or filed the Tenant will promptly cause the same to be discharged.
58. The Tenant will be responsible at its own expense to replace all electric light bulbs, tubes, ballasts or fixtures serving the Premises.

Landlord's Repairs

59. The Landlord covenants and agrees to effect at its expense repairs of a structural nature to the structural elements of the roof, foundation and outside walls of the Building, whether occasioned or necessitated by faulty workmanship, materials, improper installation, construction defects or settling, or otherwise, unless such repair is necessitated by the negligence of the Tenant, its servants, agents, employees or invitees, in which event the cost of such repairs will be paid by the Tenant.

Maintenance

60. The Tenant will, at its sole expense, keep and maintain the Premises and appurtenances in good and sanitary condition and repair during the Term and any renewal of this Lease.
61. In particular, the Tenant will keep the fixtures in the Premises in good order and repair. The Tenant will, at Tenant's sole expense, make all required repairs to the plumbing, range, heating apparatus, and electric and gas fixtures whenever damage to such items will have resulted from the Tenant's misuse, waste, or neglect or that of the Tenant's employee, family, agent, or visitor.
62. Major maintenance and repair of the Premises involving anticipated or actual costs in excess of \$100.00 per incident not due to the Tenant's misuse, waste, or neglect or that of the Tenant's employee, family, agent, or visitor, will be the responsibility of the Landlord or the Landlord's assigns.

Care and Use of Premises

63. The Tenant will promptly notify the Landlord of any damage, or of any situation that may significantly interfere with the normal use of the Premises or to any furnishings or other property supplied by the Landlord.
64. The Tenant will dispose of its trash in a timely, tidy, proper and sanitary manner.
65. The Tenant will not engage in any illegal trade or activity on or about the Premises.
66. The Landlord and Tenant will comply with standards of health, sanitation, fire, housing and safety as required by law.
67. The hallways, passages and stairs of the building in which the Premises are situated will be used for no purpose other than going to and from the Premises and the Tenant will not in any way encumber those areas with boxes, furniture or other material or place or leave rubbish in those areas and other areas used in common with any other tenant.

Surrender of Premises

68. The Tenant covenants to surrender the Premises, at the expiration of the tenancy created in this Lease, in the same condition as the Premises were in upon delivery of possession under this Lease, reasonable wear and tear, damage by fire or the elements, and unavoidable casualty excepted, and agrees to surrender all keys for the Premises to the Landlord at the place then fixed for payment of rent and will inform the Landlord of all combinations to locks, safes and vaults, if any. All alterations, additions and improvements constructed or installed in the Premises and attached in any manner to the floor, walls or ceiling, including any leasehold improvements, equipment, floor covering or fixtures (including trade fixtures), will remain upon and be surrendered with the Premises and will become the

absolute property of the Landlord except to the extent that the Landlord requires removal of such items.

Hazardous Materials

69. The Tenant will not keep or have on the Premises any article or thing of a dangerous, flammable, or explosive character that might unreasonably increase the danger of fire on the Premises or that might be considered hazardous by any responsible insurance company.

Address for Notice

70. For any matter relating to this tenancy, whether during or after this tenancy has been terminated:
- a. the address for service of the Tenant is the Premises during this tenancy, and 14458 Autumn Drive, Choctaw, OK 73020 after this tenancy is terminated. The phone number of the Tenant is (405) 769-3145; and
 - b. the address for service of the Landlord is 2500 N. Choctaw Rd, Choctaw, OK 73020, both during this tenancy and after it is terminated. The phone number of the Landlord is (405) 390-8198.

The Landlord or the Tenant may, on written notice to each other, change their respective addresses for notice under this Lease.

General Provisions

71. The Tenant authorizes the Landlord to make inquiries to any agency related to the Tenant's compliance with any laws, regulations, or other rules, related to the Tenant or the Tenant's use of the Premises. The Tenant will provide to the Landlord any written authorization that the Landlord may reasonable require to facilitate these inquiries.
72. This Lease will extend to and be binding upon and inure to the benefit of the respective heirs, executors, administrators, successors and assigns, as the case may be, of each party to this Lease. All covenants are to be construed as conditions of this Lease.
73. All attachments to this Lease are incorporated into and form an integral part of this Lease.
74. Headings are inserted for the convenience of the Parties only and are not to be considered when interpreting this Lease. Words in the singular mean and include the plural and vice versa. Words in the masculine mean and include the feminine and vice versa.

75. This Lease will constitute the entire agreement between the Landlord and the Tenant. Any prior understanding or representation of any kind preceding the date of this Lease will not be binding on either party to this Lease except to the extent incorporated in this Lease. In particular, no warranties of the Landlord not expressed in this Lease are to be implied.

IN WITNESS WHEREOF the Parties to this Lease have caused this Lease to be duly executed and sealed pursuant to authority duly given as of the day and year first above written.

City of Choctaw (Landlord)

(Witness)

By:_____

B&R Entertainment, Inc.(Tenant)

(Witness)

By:_____

The Country Club at Choctaw Creek Lease

Attachment 1

The Landlord agrees to make the following improvements to the Premises in accordance with paragraph 26 of the Lease:

1. Provide separation and ability to secure Pro Shop from Restaurant.
2. Barrier fence around patio
3. Plumbing for bar area, to include unbar ice bin with post-mix cold plate
4. Door seals
5. Ceiling tiles in kitchen area
6. Any additional equipment/construction required to meet fire marshal and health department codes

The Country Club at Choctaw Creek Lease

Attachment 2

The Landlord agrees to supply and Tenant agrees to use and maintain in reasonable condition, normal wear and tear excepted, the following chattels in accordance with paragraph 27 of the Lease:

1. Restaurant tables and chairs and all other existing equipment
2. Beverage Cart for golf course service

The Country Club at Choctaw Creek Lease

Attachment 3

The Tenant agrees to supply the following chattels in accordance with paragraph 29 of the Lease:

1. Fire Suppression for both kitchen hood vents
2. Advertising and promotional materials
3. Cash Register or Point of Sell system
4. Safe
5. Dishes
6. Silverware
7. Pots and Pans
8. Dish carts and bus pans
9. Coffee Machine
10. 48" Char Broil Grill
11. 48" Flat Top Grill
12. 2 Deep Fryers
13. 1 Two Door Cooler
14. 2 Microwaves
15. Toaster Oven
16. 2 Food Warmers
17. 2 Upright Frost Free Freezers
18. 2 Stainless Prep Tables (approx.. 6-8 ft. long)
19. 40" Commercial Oven

City of Choctaw and Choctaw Utilities Authority
Regular Pre-Meeting of the City Council/Board of Trustees
August 21, 2018 @ 6:30pm
Choctaw City Hall, 2500 N Choctaw Road
Choctaw, Oklahoma 73020
Meeting held in Conference Room

MINUTES

1. Meeting Called to Order @ 6:30p.m.

6 **Present:** **Jeannie Abts; Ron Bradshaw; Steve Krieske;**
 Randy Ross; Roger Malone; Mike Birdsong

1 **Absent:** **Larry Goeller**

Staff Present: **Ed Brown, City Manager/Executive Director**
 Ray Vincent, City Attorney
 Chad Denson, Planning and Development Director
 Bernie Nauheimer, Finance Director
 Tanner McGuire, Parks and Recreation Director

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

2.1 Staff briefing and clarification on agenda items.

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

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

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

3. **Adjournment:**
Called @ 7:05 pm

**Choctaw Utilities Authority
Regular Board of Trustees Meeting
August 21, 2018 @ 7:00pm or Immediately
Following the City Council Meeting
Choctaw City Hall, 2500 N Choctaw Road
Choctaw, Oklahoma 73020**

MINUTES

1. Call to Order by **Chairman @ 8:02 p.m.**
2. **Roll Call:**
 - 6 **Present:** **Jeannie Abts; Ron Bradshaw; Steve Krieske;
Randy Ross; Roger Malone; Mike Birdsong**
 - 1 **Absent:** **Larry Goeller**

Staff Present: **Ed Brown, Executive Director
Ray Vincent, Trust Attorney
Tina Rodriguez, Secretary
Chad Denson, Planning and Development Director
Bernie Nauheimer, Finance Director
Tanner McGuire, Parks and Recreation Director**
3. **Public Comments:** This agenda item is for public comments on utility related non-agenda items. Preference will be given to Choctaw Citizens and NO formal action will be taken. Speakers are limited to 3 minutes for a total of 15 minutes.

None.
4. **Business Agenda:** The following items are hereby designated for discussion and consideration which requires individual action.

None.

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

5.1 Special Pre-Meeting minutes for 08-07-18

5.2 Regular Meeting minutes for 08-07-18

5.3 July Credit Cards in the amount of \$9,289.31

5.4 Vouchers and Claims as approved by the Executive Director.

1. 08-10 Transfers: \$ 82,435.36

2. 08-14 Claims: \$ 96,861.66

5.5 Vouchers and Claims as approved by the Board of Trustees.

1. 08-18 Transfers: \$ 1,250.00

2. 08-19 Transfers: \$ 19,141.31

3. 08-21 Claims: \$ 5,449.42

5.6 Bi-monthly payroll in the amount of:

1. 08-15 Payroll: \$ 45,340.37

2. 08-30 Payroll: \$ 30,000.00

5.7 Financial Reports.

**MOTION BY Steve Krieske and SECOND BY Roger Malone...
to approve the Consent Agenda as presented.**

MOTION CARRIED:

**6 Ayes: Abts; Krieske; Ross; Malone; Bradshaw;
Birdsong**

0 Nays: None

1 Absent: Goeller

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

None.

- 7. Trustee/Staff Remarks:** This item is listed to provide an opportunity for the trustees and/or staff to make comments and/or request specific agenda items.

No action will be taken.

7.1 Board of Trustees;

7.2 Trust Attorney;

7.3 Executive Director; and

7.4 Project Updates

None.

- 8. Adjournment:**

Adjourned @ 8:03 p.m.

(VEND RNG 000000-ZZZZZZ, DATE RNG 08/23/18-08/23/18, ALL FUNDS, BANK CD: I)

VEND #	ACCOUNT	DEPT	DATE	PO #	INVOICE	DESCRIPTION	BC	MO-YR	AMOUNT
000632	67-67-6305-00-00	000067	08/23/18	000209	GOLF AWARDS	AWARDS PRIZES - CHAMPIONSHIP TOL	I	08-2018	500.00
**SUB-TOTAL: PETTY CASH									500.00
***GRAND TOTAL - VENDOR COUNT: 1									500.00

[Handwritten Signature]
APPROVED
27 Aug 18

(VEND RNG: 000000-ZZZZZZ, DATE RNG: 08/28/18-08/28/18, ALL FUNDS; BANK CD: 1)

VEND #	ACCOUNT	DEPT	DATE	PO #	INVOICE	DESCRIPTION	BC	MO-YR	AMOUNT
000080	61-81-6315-00-00	000081	08/28/18	000031	287257256703X08142018	CELL PHONE SERVICE - WATER	1	08-2018	66.63
	**SUB-TOTAL: AT&T MOBILITY								
000142	61-81-6210-00-00	000081	08/28/18	000030	BSW014178	LIQUID CHLORINE - WATER	1	08-2018	1,773.60
000142	61-91-6220-00-00	000091	08/28/18	000064	BSW017547	CHLORINE GAS, SULPHUR DIOXIDE GA	1	08-2018	1,471.21
	**SUB-TOTAL: BRENNTAG SOUTHWEST INC								
000156	61-81-6405-00-00	000081	08/28/18	000194	10450	NEW POWER SUPPLY AND LABOR	1	08-2018	638.67
	**SUB-TOTAL: BUSBY PUMP & SUPPLY, LLC								
000512	61-81-6305-01-00	000081	08/28/18	000056	IT00014647	CREDIT CARD ON-LINE FEE	1	08-2018	157.50
000512	61-81-6305-01-00	000081	08/28/18	000056	PC00005568	CREDIT CARD ON-LINE FEE	1	08-2018	425.00
	**SUB-TOTAL: MGMT AND ENTERPRISE SERVICES								
000548	61-91-6220-00-00	000091	08/28/18	000057	411182	LAB SUPPLIES - WW/PLANT	1	08-2018	28.50
000548	61-91-6220-00-00	000091	08/28/18	000057	411257	LAB SUPPLIES - WW/PLANT	1	08-2018	285.19
	**SUB-TOTAL: NORTH CENTRAL LABORATORIES								
000580	61-81-6405-00-00	000081	08/28/18	000025	0350232-IN	MATERIALS/SUPPLIES - WATER LINES	1	08-2018	38.89
000580	61-81-6405-00-00	000081	08/28/18	000025	0350231-IN	MATERIALS/SUPPLIES - WATER LINES	1	08-2018	319.00
000580	61-81-6405-00-00	000081	08/28/18	000025	0350315-IN	MATERIALS/SUPPLIES - WATER LINES	1	08-2018	265.00
000580	61-81-6405-00-00	000081	08/28/18	000025	0350316-IN	MATERIALS/SUPPLIES - WATER LINES	1	08-2018	457.00
000580	61-81-6405-00-00	000081	08/28/18	000025	0350312-IN	MATERIALS/SUPPLIES - WATER LINES	1	08-2018	784.00
	**SUB-TOTAL: OKLAHOMA CONTRACTOR'S SUPPLY								
000610	69-69-6305-00-00	000069	08/28/18	000062	23190243	UTILITY BILLS AND INSERTS	1	08-2018	88.80
	**SUB-TOTAL: OMES-CENTRAL PRINTING								
000682	61-91-6340-00-00	000091	08/28/18	000193	25821	CERTIFICATION CLASS - WW	1	08-2018	202.00
	**SUB-TOTAL: ROSE STATE COLLEGE								
000694	67-67-6210-02-00	000067	08/28/18	000132	4741	BEVERAGES, CANDY - GOLF COURSE	1	08-2018	281.70
	**SUB-TOTAL: SAMS CLUB DIRECT								
000748	61-81-6215-00-00	000081	08/28/18	000192	1100003636	TRAILER TIRES - WATER	1	08-2018	933.40
	**SUB-TOTAL: T & W TIRE								
000788	61-81-6360-00-00	000081	08/28/18	000034	825 1300577	UNIFORM RENTAL - WATER	1	08-2018	20.57
	**SUB-TOTAL: UNIFIRST CORPORATION								
010223	66-62-6520-00-00	000062	08/28/18	000210	ORF-15-0007-CWA	INTEREST AND ADMIN FEE - ORF 15-000	1	08-2018	586.96
010223	66-62-6520-01-00	000062	08/28/18	000211	ORF-15-0007-CW	INTERST AND ADMIN FEE - ORF 15-007	1	08-2018	25,040.97
	**SUB-TOTAL: OKLAHOMA WATER RESOURCES BOARD								
010479	61-91-6345-00-00	000091	08/28/18	000080	E8H0410	LAB TESTING	1	08-2018	140.00
	**SUB-TOTAL: ENVIRONMENTAL TESTING INC								
010717	61-81-6315-00-00	000081	08/28/18	000118	40576924317366	PHONE DSL SERVICES - WATER	1	08-2018	229.60
	**SUB-TOTAL: AT&T								
010786	67-67-6210-01-00	000067	08/28/18	000107	906321410	MERCHANDISE - SHIRTS	1	08-2018	958.45
	**SUB-TOTAL: ACUSHNET COMPANY								
010815	67-67-6345-00-00	000067	08/28/18	000130	34906163543	TV SERVICES - GOLF COURSE	1	08-2018	148.97
	**SUB-TOTAL: DIRECTV								
010847	66-62-6330-00-00	000066	08/28/18	000214	9	ENGINEERING FEES - WW/PLANT CONS	1	08-2018	60,930.00
	**SUB-TOTAL: WALL ENGINEERING LLC								
010875	67-67-6220-00-00	000067	08/28/18	000178	1427407-00	10 NEW IRRIGATION HEADS FOR AROL	1	08-2018	2,753.63
	**SUB-TOTAL: PROFESSIONAL TURF PRODUCTS L P								
011271	82-82-2550-00-00	000082	08/28/18	000196	10231	METER DEPOSIT REFUND - ACC 10231	1	08-2018	0.57
011271	82-83-2550-00-00	000083	08/28/18	000196	10231	SANITATION DEPOSIT REFUND - ACC 1	1	08-2018	30.00
	**SUB-TOTAL: KETCHUM KRISCINDA								
011273	82-83-2550-00-00	000083	08/28/18	000198	12683	SANITATION DEPOSIT REFUND - ACC 1	1	08-2018	10.87
	**SUB-TOTAL: ZADROZNY SANDRA								
011274	82-83-2550-00-00	000083	08/28/18	000202	7360	SANITATION DEPOSIT REFUND - ACC 7	1	08-2018	30.00
011274	69-69-6305-00-00	000069	08/28/18	000202	7360	SERVICE FEE REFUND - ACC 7360	1	08-2018	92.80
	**SUB-TOTAL: SOUSA DAVID & JOLANTA								
011275	82-83-2550-00-00	000083	08/28/18	000201	11724	SANITATION DEPOSIT REFUND - ACC 1	1	08-2018	3.51
	**SUB-TOTAL: SHANNON SHANE								
011276	82-82-2550-00-00	000082	08/28/18	000200	2362	METER DEPOSIT REFUND - ACC 2362	1	08-2018	5.39
011276	82-83-2550-00-00	000083	08/28/18	000200	2362	SANITATION DEPOSIT REFUND - ACC 2	1	08-2018	25.00
	**SUB-TOTAL: BERGLAN GARY								
011277	82-83-2550-00-00	000083	08/28/18	000199	11927	SANITATION DEPOSIT REFUND - ACC 1	1	08-2018	27.98
	**SUB-TOTAL: WILCOX DOUG								
011279	82-82-2550-00-00	000082	08/28/18	000205	12225	METER DEPOSIT REFUND - ACC 12225	1	08-2018	41.28
011279	82-83-2550-00-00	000083	08/28/18	000205	12225	SANITATION DEPOSIT REFUND - ACC 1	1	08-2018	50.00
	**SUB-TOTAL: DEVANNEY MATT								
011280	82-83-2550-00-00	000083	08/28/18	000213	8333	SANITATION DEPOSIT REFUND - ACC 8	1	08-2018	1.74
	**SUB-TOTAL: WILKEY JACKLYN/MICHAEL								

(VEND RNG: 000000-ZZZZZZ, DATE RNG: 08/28/18-08/28/18; ALL FUNDS, BANK CD: 1)

VEND #	ACCOUNT	DEPT	DATE	PO #	INVOICE	DESCRIPTION	BC	MO-YR	AMOUNT
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***GRAND TOTAL - VENDOR COUNT: 26

99,344.38

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APPROVED
27th

VEND #	ACCOUNT	DEPT	DATE	PO #	INVOICE	DESCRIPTION	BC	MO-YR	AMOUNT
000080	67-67-6315-00-00	000067	09/04/18	000072	156971974	PHONE/DSL CHARGES - GOLF COURSE	1	09-2018	78.02
000080	67-67-6315-00-00	000067	09/04/18	000072	253090861	PHONE/DSL CHARGES - GOLF COURSE	1	09-2018	40.49
	**SUB-TOTAL: AT&T MOBILITY								118.51
000454	61-81-6360-00-00	000081	09/04/18	000054	111337	SAFETY BOOTS - WATER	1	09-2018	125.00
	**SUB-TOTAL: LANGSTONS								125.00
000470	67-67-6220-00-00	000067	09/04/18	000006	35009182-00	LIGHT BULBS/SUPPLIES	1	09-2018	5.29
	**SUB-TOTAL: LOCKE SUPPLY CO								5.29
000580	61-81-6405-00-00	000081	09/04/18	000025	0350396-IN	MATERIALS/SUPPLIES - WATER LINES	1	09-2018	286.50
000580	61-81-6405-00-00	000081	09/04/18	000025	0350397-IN	MATERIALS/SUPPLIES - WATER LINES	1	09-2018	985.00
000580	61-81-6405-00-00	000081	09/04/18	000025	0350398-IN	MATERIALS/SUPPLIES - WATER LINES	1	09-2018	906.00
000580	61-81-6405-00-00	000081	09/04/18	000025	0350399-IN	MATERIALS/SUPPLIES - WATER LINES	1	09-2018	1,110.00
000580	61-81-6405-00-00	000081	09/04/18	000025	0350400-IN	MATERIALS/SUPPLIES - WATER LINES	1	09-2018	1,554.00
	**SUB-TOTAL: OKLAHOMA CONTRACTOR'S SUPPLY								4,841.50
000600	61-81-6310-00-00	000081	09/04/18	000040	211359717252491082	GAS SERVICE	1	09-2018	21.23
000600	61-81-6310-00-00	000081	09/04/18	000040	210311346253215418	GAS SERVICE	1	09-2018	98.03
000600	67-67-6310-00-00	000067	09/04/18	000136	213333753201673800	GAS SERVICE - GOLF COURSE	1	09-2018	111.63
	**SUB-TOTAL: OKLAHOMA NATURAL GAS CO								230.89
000610	69-69-6305-00-00	000069	09/04/18	000062	23181970	UTILITY BILLS AND INSERTS	1	09-2018	329.00
	**SUB-TOTAL: OMES-CENTRAL PRINTING								329.00
000788	61-81-6360-00-00	000081	09/04/18	000034	8251302316	UNIFORM RENTAL - WATER	1	09-2018	20.57
	**SUB-TOTAL: UNIFIRST CORPORATION								20.57
010038	61-81-6315-00-00	000081	09/04/18	000027	0016111067712301	PHONE/DSL SERVICE	1	09-2018	377.35
	**SUB-TOTAL: COX COMMUNICATIONS INC.								377.35
010786	67-67-6210-01-00	000067	09/04/18	000226	906365025	GOLF BALLS - PROSHOP	1	09-2018	1,242.19
010786	67-67-6210-01-00	000067	09/04/18	000226	906365026	GOLF BALLS - PROSHOP	1	09-2018	325.86
	**SUB-TOTAL: ACUSHNET COMPANY								1,568.05
011144	67-67-6210-02-00	000067	09/04/18	000228	14022200597	BEVERAGES	1	09-2018	125.89
011144	67-67-6210-02-00	000067	09/04/18	000228	14012200813	BEVERAGES	1	09-2018	645.82
	**SUB-TOTAL: COCA-COLA SOUTHWEST								771.71
011281	82-82-2550-00-00	000082	09/04/18	000221	11881	METER DEPOSIT REFUND - ACC 11881	1	09-2018	68.08
011281	82-83-2550-00-00	000083	09/04/18	000221	11881	SANITATION DEPOSIT REFUND - ACC 1	1	09-2018	50.00
	**SUB-TOTAL: MARVIN BRILEY								118.08
011282	82-83-2550-00-00	000083	09/04/18	000220	5490	SANITATION DEPOSIT REFUND - ACC 5	1	09-2018	10.92
	**SUB-TOTAL: TAYLOR RICHARD D								10.92
011284	82-82-2550-00-00	000082	09/04/18	000218	12614	METER DEPOSIT REFUND - ACC 12614	1	09-2018	50.80
011284	82-83-2550-00-00	000083	09/04/18	000218	12614	SANITATION DEPOSIT REFUND - ACC 1	1	09-2018	50.00
	**SUB-TOTAL: MOON HEE								100.80
011285	82-83-2550-00-00	000083	09/04/18	000217	8744	SANITATION DEPOSIT REFUND - ACC 8	1	09-2018	4.73
	**SUB-TOTAL: HAYWARD JOHN								4.73
011286	82-82-2550-00-00	000082	09/04/18	000216	3105	METER DEPOSIT REFUND - ACC 3105	1	09-2018	19.95
	**SUB-TOTAL: COBB TERESA								19.95
	***GRAND TOTAL - VENDOR COUNT: 15								8,642.35

CHOCTAW UTILITIES AUTHORITY
PAYROLL SUMMARY WORKSHEET

8/30/2018		EMPLOYEE COUNT:		34
PER PAYROLL REGISTER	STORMWATER	CUA	TOTAL	
GROSS	3,676.73	37,758.28	41,435.01	
FICA	280.46	2,815.28	3,095.74	
HEALTH INSURANCE			0.00	
STATE/OMRF/RET.	286.14	2,421.31	2,707.45	
WORKMEN'S COMP.	0.00	0.00	0.00	
UNEMPLOYMENT			0.00	
TOTALS	4,243.33	42,994.87	47,238.20	