

TOWN OF CARLTON LANDING  
REGULAR MEETING OF THE BOARD OF TRUSTEES

Location: 10B Boulevard, Carlton Landing, Oklahoma, also known as  
the Carlton Landing Academy Cafeteria

**Saturday; September 18, 2021**

Immediately following the Regular Meeting of the Carlton Landing Economic Development Trust

NOTICE AND AGENDA

1. Call to Order
2. Roll Call

Consent Items

To help streamline meetings and allow the focus to be on other items requiring strategic thought, the "Consent Items" portion of the agenda groups the routine, procedural, and self-explanatory non-controversial items together. These items are voted on in a single motion (one vote). However, any Council member requesting further information on a specific item thus removes it from the "Consent Items" section for individual attention and separate vote.

3. Approval of Minutes:
  - a. [Regular Meeting of the CL Board of Trustees on August 21, 2021](#)
4. [Acknowledge receipt of Claims and Purchase Orders Report](#)
5. [Consider, discuss, and possibly vote to amend, revise, approve or deny Amendment to Phase 6 Plat as recommended by the Planning Commission, or take any other appropriate action.](#)  
[Exhibit\(s\):Phase 6 Plat - FINAL 03.18.19](#)
6. [Consider, discuss, and possibly vote to amend, revise, approve or deny Phase 7 Plat, The Bluffs, as recommended by the Planning Commission, or take any other appropriate action.](#)  
[Exhibit\(s\):Phase 7 - The Bluffs](#)
7. [Consider, discuss, and possibly vote to amend, revise, approve or deny the Estimate of Needs for Fiscal Year 2020-2021 to be signed, notarized and published after approval by the Board of Trustees, or take any other appropriate action](#)  
[Exhibit\(s\):FY2021 Estimate of Needs](#)
8. Items Removed from Consent Agenda
9. Swearing in of Planning Commission members.
10. Consider, discuss, and possibly vote to amend, revise, approve or deny Mayor's response letter to Pittsburgh County Commissioners related to Fire Protection Services in Carlton Landing, or take any other appropriate action.  
[Exhibits: County Letter, Mayor Response Letter](#)
11. Consider, discuss, and possibly vote to allow the Town to host webpages for the Carlton Landing Fire House Foundation Fund to market and provide link for donations, or take any other appropriate action.
12. Presentation and update by the Fire Protection Services Committee, Chairperson Chuck Mai,

regarding activities of the Committee toward Fire Protection Services, or take any other appropriate action.

13. Reports
  - a. Sales Tax Revenue and other Financial Reports; [Statement of Revenue and Expenditures BOT August 2021](#), [SALES TAX COMPARISON by Fiscal Year 7-9-2021](#)
  - b. [Town Administrator F&N Monthly Report](#)
  - c. Legal Reports, Comments, and Recommendations to the Governing Body
14. Recognize Citizens wishing to comment on non-Agenda Items  
Under Oklahoma Law, the Board of Trustees are prohibited from discussing or taking any action on items not on today's agenda. Citizens wishing to address the Board on items not on the agenda are required to sign-up no later than five (5) minutes prior to the scheduled start time of the meeting. The sign-in sheet will contain space for citizens name, address, phone number, and topic to discuss. In this way, staff will be able to follow-up on any issues presented, if necessary. Citizens will be provided three (3) minutes.
15. Comments and questions by Governing Body members regarding items for future consideration.
16. Adjournment

I certify that the foregoing Notice and Agenda was posted in prominent view at 10 Boulevard, Carlton Landing, Oklahoma, also known as "the High School Classroom"

at \_\_\_\_\_ M on the \_\_\_\_th day of September 2021, being at least 24 hours prior to the Regular Meeting described above.

\_\_\_\_\_  
Signature of Person Posting the Agenda

**Jan Summers**

Printed Name of Person Posting the

**TOWN OF CARLTON LANDING  
REGULAR MEETING OF THE BOARD OF TRUSTEES**

Location: 10B Boulevard, Carlton Landing, Oklahoma, also known as  
the Carlton Landing Academy Cafeteria

**Saturday, August 21, 2021**

Immediately following the Regular Meeting of the Carlton Landing Economic Development Trust

**MINUTES**

1. Call to Order

The meeting was called to order at 8:06 a.m. with Mayor Chinnici presiding.

2. Roll Call

PRESENT: Joanne Chinnici  
Mary Myrick  
Chuck Mai  
Clay Chapman

ABSENT Kris Brule'

**Consent Items**

3. Approval of Minutes:

a. Regular Meeting of the CL Board of Trustees on July 17, 2021

4. Acknowledge receipt of Claims and Purchase Orders Report

MOTION: A motion was made by Mai and seconded by Chapman to accept the consent agenda as presented.

AYE: Myrick, Chinnici, Mai, Chapman

NAY: None

5. Items Removed from Consent Agenda

6. Consider, discuss, and possibly vote to amend, revise, approve or deny a Resolution confirming the establishment of the Planning Commission of the Town of Carlton Landing, Oklahoma, providing for the composition and reappointment of the Commissioners and setting regular meetings, or take any other appropriate action.  
Exhibit(s):

At the last Planning Commission meeting a member of the Planning Commission meeting submitted his resignation from the Board. In reviewing the records on appointment of a new member, we learned the Planning Commission was established and members appointed, but there was not direct assignment of terms for any of the members. By Statute, Planning Commissioners are set for three (3) year terms. While the Mayor has the authority to appoint a person to the Planning Commission such appointment shall be confirmed by the Trustees. Additionally, the Planning Commission has set-up to provide ad-hoc or as needed meetings.

The proposed Resolution re-establishes the Planning Commission with five (5) members to staggered three (3) year terms and appoints which Commissioner shall serve which term. Also, the Planning Commission shall hold regular meetings at the first Saturday of each quarter. This will allow any action approved by the Commission to be placed on the next Trustee meeting for approval. If there is no action need by the Planning Commission on a regular scheduled meeting the meeting may be cancelled.

Proposed members of the Planning Commission and respective term are:

Commissioner #1:	Jim Hasenbeck	for a term ending	August 2023
Commissioner #2:	Heather Scott	for a term ending	August 2023
Commissioner #3:	Craig Ireland	for a term ending	August 2022
Commissioner #4:	Mary Myrick	for a term ending	August 2022
Commissioner #5:	Simon Shingleton	for a term ending	August 2024

MOTION: A motion was made by Myrick and seconded by Mai to approve a Resolution confirming the establishment of the Planning Commission of the Town of Carlton Landing, Oklahoma, providing for the composition and reappointment of the Commissioners and setting regular meetings.

AYE: Myrick, Chinnici, Mai, Chapman  
NAY: None

Two (2) commissioners were sworn in by attorney Kay Wall: Craig Ireland, Mary Myrick

7. Consider, discuss, and possibly vote to amend, revise, approve or deny an Ordinance replacing Ordinance #16 governing the operation of golf carts and other recreational self-propelled or motor-driven personal conveyances within the corporate boundaries of the Town of Carlton Landing and Declaring an Emergency, or take any other appropriate action.

Exhibit(s):

Ordinance #16 established rules and regulations related to operation of golf cart. Growing population of residents, guests, and visitors along with growing use of golf carts and other conveyance devices provides need to examine the rules and regulations for operating such equipment.

Discussion included Trustee Myrick's request to meet with representatives from the HOA, the Developer, and Rural Water District to coordinate agreements for the town. Administrator Greg Buckley will arrange the meeting.

MOTION: A motion was made by Chinnici and seconded by Mai to strike the agenda item.

AYE: Myrick, Chinnici, Mai, Chapman  
NAY: None

8. Consider, discuss, and possibly vote to approve, amend, revise or deny the First Amended and Restated Acknowledge and Consent to Collateral Assignment of Concession Agreement (Marina Lease) between the Town of Carlton Landing, Carlton Landing Enterprises, LLC., and Crossfirst Bank for the development and certain improvements of the Marina, or take any other appropriate action.

Exhibit(s):

The Board approved the Acknowledge and Consent to Collateral Assignment of Concession Agreement at the May 17, 2021 Trustee meeting. The Concession holder, Carlton Landing Enterprises, is seeking to amend the initial loan amount and increase the loan to \$2,805,772.00. CrossFirst Bank is requesting all parties reapprove the Agreement with the new amount. This does not amend or alter the Marina Development Agreement with the Concessionaire, the Town and Carlton Landing Economic Development Trust. Below is the information provided at the May meeting for reference.

Through continued discussion the terms of the original draft, presented in January, have changed and worked to incorporate the comments from the Corps. In addition, improvements to be made as part of the Marina Development Project Agreement and reimbursed by the Town are not eligible to be claimed by the Lender if there is a default on the loan.

The Phase 1 of the Marina Center has been designed in accordance with the requirement of the Eufaula Lakeshore Management Plan Revisions and Master Plan Supplemental Final Environmental Impact Statement, Lease No. DCW56-1-15-268. The Developer, Humphrey's Partners 2009, LLC. is wanting to move forward with the relocation of the Marina and docks to its final identified location, per the Lease agreement. The Marina Concession Lease is with Carlton Landing Enterprises, LLC. This process is intertwined with the Marina Development Agreement which contracts with the Humphrey's Partners 2009 to perform the Marina improvements.

The Collateral Assignment allows Crossfirst Bank to take a first security interest in the Marina Lease Agreement. Under the Town's Master Lease Agreement with the U.S. Corps of Engineers, the Corps has to also agree to any amendment, changes or assignments related to any sub-lease Agreement. The proposed Agreement has been submitted to the Corps. The Corps provided a couple amendments to the proposed Agreement, which incorporates the Town and the Corp's approval on an assignment of the lease based on a default of the loan.

Carlton Landing Enterprises and Crossfirst Bank were provided the Corps language changes and are evaluating those changes.

If approved the proposed Collateral Assignment of Concession Agreement, it would be submitted to the Corps for their approval.

MOTION: A motion was made by Mai and seconded by Chapman to approve First Amended and Restated Acknowledgement and Consent to Collateral Assignment of Concession Agreement (Marina Lease) between the Town of Carlton Landing,

Carlton Landing Enterprises, LLC., and Crossfirst Bank for the development and certain improvements of the Marina.

AYE: Myrick, Chinnici, Mai, Chapman

NAY: None

9. Consider, discuss, and possibly vote to amend, revise, approve or deny a Resolution of the Board of Trustees of the Town of Carlton Landing directing any person, citizen or visitor, within the Town of Carlton Landing to wear a proper mask while attending any official meeting called by the Trustees of the Town or Board Members, other Boards serving under the Town of Trustees, and would recommend other entities providing service to or within the Town of Carlton Landing follow the same requirement, or take any other appropriate action.

There is a resurgence of the Covid 19 virus and Delta variant impacting a wider age range and being identifies as highly communicable. The Center for Disease Control (CDC) and other State Health Officials are continuing to state that the second-best defense for reducing transmission of the virus is by wearing mask and or face covering. The conducting of Town business is required to be open and available to the public, as such, we also have a duty to protect those who wish to participate and attend public meetings.

During the State Declaration of Emergency Public Meetings were allowed to be conducted virtually; however, with the official ending of the State of Emergency the ability to hold public meetings virtually has ended. The proposed Resolution reinforces the CDC guidelines and requires wearing of face masks during meetings of public bodies or organizations serving Carlton Landing and encourages social distancing in public areas even if wearing facial masks.

MOTION: A motion was made by Mai and seconded by Chinnici to approve Resolution of the Board of Trustees of the Town of Carlton Landing directing any person, citizen or visitor, within the Town of Carlton Landing to wear a proper mask while attending any official meeting called by the Trustees of the Town or Board Members, other Boards serving under the Town of Trustees, and would recommend other entities providing service to or within the Town of Carlton Landing follow the same requirement *and to add This resolution will be in effect until further notice.*

AYE: Myrick, Chinnici, Mai, Chapman

NAY: None

10. Consider and discuss holding a joint meeting between the Town, Developer, Homeowners Association, and Rural Water District to discuss signage and coordinated communication methods to residents, renters, guests and visitors on rules, regulations, policies of the respective bodies, or take any other appropriate action.

MOTION: A motion was made by Chinnici and seconded by Mai to request Administrator Buckley to coordinate a meeting with the town, Developer, HOA and Rural Water District to discuss signage and coordinated communication methods to

residents, renters, guests and visitors on rules, regulations, policies of the respective bodies, or take any other appropriate action.

AYE: Myrick, Chinnici, Mai, Chapman  
NAY: None

#### 11. Reports

- a. Sales Tax Revenue and other Financial Reports (See attachments)
- b. Town Administrator (See attachments)
- c. Legal Reports, Comments, and Recommendations to the Governing Body

Attorney Kay Wall reported having reviewed all documents presented today as well as gratitude for documents having been given in advance to allow time for review.

#### 12. Recognize Citizens wishing to comment on non-Agenda Items. None

#### 13. Comments and questions by Governing Body members regarding items for future consideration.

Greg Buckley announced that the Oklahoma Municipal League conference will be held September 7 – 9 at the Oklahoma City Convention Center.

#### 14. Adjournment

There being no further business, a motion was made and seconded to adjourn the meeting at 8:49 a.m., August 21, 2021

\_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_

\_\_\_\_\_  
Town Clerk

**General Fund  
Bank Register  
7/1/2021 to 7/31/2021**

Trans. Date	Trans. Number	Dep #	Name / Description	Receipts & Credits	Checks & Payments	Balance
<b>General Fund</b>						
<b>Town of CL Checking 9683</b>						
			Beginning Balance			259,358.61
7/1/2021	R-00140		Jim Willcox	23.97		259,382.58
7/1/2021	R-00141		Rebecca Burt	23.97		259,406.55
7/2/2021	R-00129		Zach Love	23.97		259,430.52
7/2/2021	R-00130		Valerie Johnson	23.97		259,454.49
7/2/2021	R-00142		Sara Hale	23.97		259,478.46
7/3/2021	R-00132		John Scott Thompson	23.97		259,502.43
7/3/2021	R-00133		Vanessa Gower	23.97		259,526.40
7/4/2021	R-00134		Krissi Green	23.97		259,550.37
7/6/2021	EFT		RWS Cloud Services		135.00	259,415.37
7/6/2021	R-00143		Kerney Homes	762.91		260,178.28
7/9/2021	A-10037		James G Buckley		2,745.07	257,433.21
7/9/2021	R-00136		Oklahoma Tax Commission	33,205.30		290,638.51
7/9/2021	R-00137		Oklahoma Tax Commission	5,672.25		296,310.76
7/9/2021	R-00138		Oklahoma Tax Commission	985.86		297,296.62
7/9/2021	R-00139		Oklahoma Tax Commission	193.14		297,489.76
7/13/2021	R-00120		Kerney Homes	786.00		298,275.76
7/13/2021	R-00121		Kerney Homes	786.00		299,061.76
7/13/2021	R-00122		Kerney Homes	786.00		299,847.76
7/14/2021	EFTPS		EFTPS		860.62	298,987.14
7/15/2021					65.99	298,921.15
7/15/2021	EFT		CSA Software		441.05	298,480.10
7/16/2021	1153		Dan Hurd		2,100.00	296,380.10
7/16/2021	1154		Oklahoma Municipal Leagu		493.05	295,887.05
7/16/2021	1155		Kiamichi Economic Dev Dis		50.00	295,837.05
7/19/2021	EFT		BOK Credit Card		3,070.86	292,766.19
7/20/2021	R-00128		Kiamichi Electric	1,896.99		294,663.18
7/23/2021	1156		OMAG		87.50	294,575.68
7/23/2021	1157		McAlester News Capital		34.15	294,541.53
7/23/2021	1158		Landmark		392.00	294,149.53
7/23/2021	A-10038		James G Buckley		2,560.71	291,588.82
7/27/2021	EFTPS		EFTPS		791.59	290,797.23
7/27/2021	R-00144		Scissortail Homes	228.86		291,026.09
7/28/2021	R-00123		Kerney Homes	762.91		291,789.00
7/30/2021	1159		Crawford & Associates, P.C		340.00	291,449.00



# STATUS REPORT



Innovative approaches  
Practical results  
Outstanding service

4200 E. Skelly Drive, Suite 410 ■ Tulsa, Oklahoma 74135 ■ (539) 444-8677

**PROJECT NO.:** CRL21229

**PROJECTS:** *Street Light Policy and Standards*  
*Community Center Planning*

**TO:** Greg Buckley

**FROM:** Keith Beatty, P.E.

**DATE** July 14, 2021

## PROJECT UPDATES

### Street Light Policy and Standards – Design Project

#### Phase A – Develop Lighting Policy

- ☐ Staff working on Lighting Policy examples - Completed
- ☐ Sent to Town Administrator – 5/10/2021
- ☐ Board of Trustees Discussion – 5/15/2021
- ☐ Anticipated lighting demo – September Trustees meeting

#### Phase B – Develop Light Standard

- ☐ Phase B to follow Phase A
- ☐ Received possible light standards from Town Administrator – 5/12/2021
- ☐ Board of Trustees Discussion – 5/15/2021
- ☐ May have some discussions regarding the standard prior to finish of Phase A
- ☐ Anticipated lighting demo – September Trustees

#### Phase C – Lighting Plan Production

- ☐ Surveyor to complete survey by 3/20/21 weather permitting - Complete
- ☐ Survey data to Engineer 3/27/2021 - Complete
- ☐ Initial Plan set 5/27/21 – Developing Concept Plan
- ☐ Final Plan set anticipated 10/1/2021

### Community Center Planning

- ☐ FNI developing scope and fee – Discussed initial scope with City Administrator
- ☐ Meeting with City Administrator and Architect – 7/14/2021

**General Fund**  
**Income Statement**  
**7/1/2021 to 7/31/2021**

	Jul 2021
	Jul 2021
	Actual
<b>Revenue</b>	
<b>Other Revenue</b>	
Sales Tax	33,398.44
Use Tax	985.86
Utility Tax	1,896.99
Lodging Tax	5,672.25
Building Permits/Inspection Fe	4,112.68
Business License and Permits	977.76
<b>Revenue</b>	<b>\$47,043.98</b>
<b>Gross Profit</b>	<b>\$47,043.98</b>
<b>Expenses</b>	
<b>Personal Services</b>	
Salaries	6,697.07
Social Security	537.16
Employer Retirement Contributi	702.19
Vehicle/Cell Allowance	324.85
<b>Materials &amp; Supplies</b>	
Office Supplies	954.77
Software Programs/ Services	234.00
Miscellaneous	65.99
<b>Other Services</b>	
Utilities	233.00
Rent	955.56
Publication & Notice Expense	34.15
Insurance	87.50
Professional Services	3,240.00
Dues & Memberships	1,459.04
School, Training, Travel	1,114.59
Road Maintenance	16,192.00
<b>Debt Service</b>	
Interest Expense	39.00
<b>Expenses</b>	<b>\$32,870.87</b>
<b>Income (Loss) From Operations</b>	<b>\$14,173.11</b>
<b>Net Income (Loss)</b>	<b>\$14,173.11</b>

**General Fund**  
**Statement of Revenue and Expenditures**

Acct	Current Period Jul 2021 Jul 2021 Actual	Year-To-Date Jul 2021 Jul 2021 Actual	Annual Budget Jul 2021 Jun 2022	Annual Budget Jul 2021 Jun 2022 Variance	Jul 2021 Jun 2022 Percent of Budget
<b>Revenue &amp; Expenditures</b>					
<b>Revenue</b>					
<b>Non-Departmental Revenues</b>					
<b>Budget Carryover</b>					
3999 Fund Balance Carryover	0.00	0.00	50,000.00	50,000.00	0.0%
<b>Total Budget Carryover</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$50,000.00</b>	<b>\$50,000.00</b>	
<b>Other Revenue</b>					
4000 Sales Tax	33,398.44	33,398.44	100,000.00	66,601.56	33.4%
4005 Use Tax	985.86	985.86	7,200.00	6,214.14	13.7%
4010 Utility Tax	1,896.99	1,896.99	12,000.00	10,103.01	15.8%
4011 Lodging Tax	0.00	0.00	24,000.00	24,000.00	0.0%
4015 Pittsburgh County Sinking Fund	0.00	0.00	57,190.00	57,190.00	0.0%
4100 Building Permits/Inspection Fe	4,112.68	4,112.68	23,580.00	19,467.32	17.4%
4105 Business License and Permits	977.76	977.76	200.00	(777.76)	488.9%
9002 Transfer IN from TIF	0.00	0.00	101,989.00	101,989.00	0.0%
<b>Total Other Revenue</b>	<b>\$41,371.73</b>	<b>\$41,371.73</b>	<b>\$326,159.00</b>	<b>\$284,787.27</b>	
<b>Non-Departmental Revenues Totals</b>	<b>\$41,371.73</b>	<b>\$41,371.73</b>	<b>\$376,159.00</b>	<b>\$334,787.27</b>	
<b>Unallocated</b>					
<b>Other Revenue</b>					
4011 Lodging Tax	5,672.25	5,672.25	0.00	(5,672.25)	0.0%
<b>Total Other Revenue</b>	<b>\$5,672.25</b>	<b>\$5,672.25</b>	<b>\$0.00</b>	<b>(\$5,672.25)</b>	
<b>Unallocated Totals</b>	<b>\$5,672.25</b>	<b>\$5,672.25</b>	<b>\$0.00</b>	<b>(\$5,672.25)</b>	
<b>Revenue</b>	<b>\$47,043.98</b>	<b>\$47,043.98</b>	<b>\$376,159.00</b>	<b>\$329,115.02</b>	
<b>Gross Profit</b>	<b>\$47,043.98</b>	<b>\$47,043.98</b>	<b>\$376,159.00</b>	<b>\$0.00</b>	
<b>Expenses</b>					
<b>Administration</b>					
<b>Personal Services</b>					
5000 Salaries	6,697.07	6,697.07	88,424.00	81,726.93	7.6%
5010 Social Security	537.16	537.16	7,063.00	6,525.84	7.6%
5015 Unemployment Tax	0.00	0.00	1,846.00	1,846.00	0.0%
5020 Employer Paid Insurance	0.00	0.00	17,244.00	17,244.00	0.0%
5025 Employer Retirement Contributi	702.19	702.19	8,842.00	8,139.81	7.9%
5030 Vehicle/Cell Allowance	324.85	324.85	3,900.00	3,575.15	8.3%
<b>Total Personal Services</b>	<b>\$8,261.27</b>	<b>\$8,261.27</b>	<b>\$127,319.00</b>	<b>\$119,057.73</b>	

Town Administrator's Report – August 21, 2021

- ☐ Community Center – Met with Keith Beatty, Freese and Nichols, and Architect to discuss scope of work for design and community input for development plans for the Community Center.
- ☐ Ridgeline Trail – Concrete Contractor has started framing first part of sidewalk. Depending on weather sidewalk should be poured and completed within the next couple weeks.
- ☐ Estimate of Needs – I received the Estimate of Needs for the County Assessor. As expected, we had a large increase to assessed property valuation. Assessed Valuation increased from \$7,140,008.00 to \$9,489, 233.00, which represents about a 32.9% increase. I had projected about a 30% valuation increase on my TIF Rev Analysis projections. Based on this Property Valuation the 2021 TIF Revenue Note will be approximately \$1,374,327 (gross).
- ☐ TIF Revenue Expenditure Review – I am developing an expenditure report reviewing all expenses made to authorized expenditures to verify status of projects and TIF revenue allocation. This will help as we begin consideration of priorities for 2021 TIF Revenue Note.
- ☐ Pavilion – We have been waiting on Electrician to install the electric wiring for the lights and fans. The Electrician is scheduled to begin work the week of August 16, 2021. We are still waiting on cost estimate for installation of slate on the approach verse concrete. The contractor has begun work on Water Street, which will ensure proper elevation for the sidewalk and approach.
- ☐ OML Conference – the Annual OML conference is being held in Oklahoma City Sept 7-9. If you are interested in attending, please let me know. I am planning to attend but will be available by phone and email.

Thank you.

General Fund  
Bank Register  
8/1/2021 to 8/31/2021

Transaction Date	Transaction Number	Name / Description	Deposit Date	Deposit Number	Receipts & Credits	Checks & Payments	Balance
1000 Town of CL Checking 9683							
		Beginning Balance			0.00	0.00	274,835.00
8/2/2021	EFT	OESC			0.00	31.33	274,803.67
8/4/2021	EFT	CSA Software			0.00	135.00	274,668.67
8/5/2021	R-00150	Dell			99.00	0.00	274,767.67
8/6/2021	1167	OMMS			0.00	500.00	274,267.67
8/6/2021	1166	Kay Robbins Wall			0.00	600.00	273,667.67
8/6/2021	1165	OMAG			0.00	70.00	273,597.67
8/6/2021	1164	Kiamichi Electric			0.00	90.00	273,507.67
8/6/2021	1163	Cross Telephone Co			0.00	52.00	273,455.67
8/6/2021	A-10039	James G Buckley			0.00	2,792.42	270,663.25
8/9/2021	R-00149	Oklahoma Tax Commission			303.12	0.00	270,966.37
8/9/2021	R-00148	Oklahoma Tax Commission			1,463.42	0.00	272,429.79
8/9/2021	R-00147	Oklahoma Tax Commission			12,679.63	0.00	285,109.42
8/9/2021	R-00146	Oklahoma Tax Commission			26,739.30	0.00	311,848.72
8/10/2021	1168	Joanne Chinicci - Reimburs			0.00	174.65	311,674.07
8/12/2021	1170	Oklahoma Municipal League			0.00	50.00	311,624.07
8/13/2021					0.00	80.99	311,543.08
8/16/2021	EFT	CSA Software			0.00	441.05	311,102.03
8/20/2021	EFT	BOK Credit Card			0.00	1,771.89	309,330.14
8/20/2021	1177	Dan Hurd			0.00	2,100.00	307,230.14
8/20/2021	1176	Mayors Council of Oklahom			0.00	50.00	307,180.14
8/20/2021	1175	Kay Robbins Wall			0.00	1,200.00	305,980.14
8/20/2021	1174	Center for Economic Develo			0.00	100.00	305,880.14
8/20/2021	1173	Landmark			0.00	392.00	305,488.14
8/20/2021	1172	Oklahoma Uniform Building			0.00	96.00	305,392.14
8/20/2021	1171	Freese and Nichols			0.00	4,081.75	301,310.39
8/20/2021	A-10040	James G Buckley			0.00	2,560.71	298,749.68
8/30/2021	R-00145	BOK Financial			1,025.00	0.00	299,774.68
8/31/2021	1179	Anne Marie Elfrink, MS			0.00	500.00	299,274.68
8/31/2021	1178	Amanda Harjo			0.00	800.00	298,474.68
1000 Town of CL Checking 9683 Totals					\$42,309.47	\$18,669.79	\$298,474.68
1010 2018 GO Bond Checking							
		Beginning Balance			0.00	0.00	69,786.67
1010 2018 GO Bond Checking Totals					\$0.00	\$0.00	\$69,786.67

9/16/2021  
10:22 AM

General Fund  
Bank Register  
8/1/2021 to 8/31/2021

Page 2 of 2

Transaction Date	Transaction Number	Name / Description	Deposit Date	Deposit Number	Receipts & Credits	Checks & Payments	Balance
1020 2020 GO Bond Checking							
		Beginning Balance			0.00	0.00	79,877.47
		1020 2020 GO Bond Checking Totals			\$0.00	\$0.00	\$79,877.47
1030 Sinking Fund Checking 3087							
		Beginning Balance			0.00	0.00	80,064.18
		1030 Sinking Fund Checking 3087 Totals			\$0.00	\$0.00	\$80,064.18
		Report Totals			\$42,309.47	\$18,669.79	\$528,203.00
Records included in total = 33							

Report Options  
Trans Date: 8/1/2021 to 8/31/2021  
Fund: General Fund  
Display Notation: No

Item No. \_\_\_\_\_

Date: September 18, 2021

## **AGENDA ITEM COMMENTARY**

**ITEM TITLE:** Consider, discuss, and possibly vote to amend, revise, approve or deny Amendment to Phase 6 Plat as recommended by the Planning Commission, or take any other appropriate action.

**INITIATOR:** Greg Buckley, Town Administrator

**STAFF INFORMATION SOURCE:** Greg Buckley, Town Administrator

**BACKGROUND:** The Planning Commission reviewed and recommended approval of the amended Phase 6 Plat at its July 16, 2021 meeting. Phase 6 provides for approximately 54 buildable lots and additional 66 lots which will need to be blocked together to create a buildable lot. The small lot footprint will be used for townhouse style buildings with the purchaser able to purchase the number of lots necessary to accommodate their desired structure. The Developer is awaiting Oklahoma Department of Environmental Quality approval to begin the grading and installation of the water and wastewater infrastructure. Under the current Rural Water District Consent Order there is a moratorium on adding new taps until the Wastewater Treatment Plant is operational. To expedite the ability to build and construct homes the Developer has been seeking approval of the infrastructure understanding no taps will be allowed until the Treatment Plant is operational. If the Developer must wait until the Treatment Plant is operational to begin the utility construction, it will delay the building of House by about six months.

**FUNDING:** None

**EXHIBITS:** Phase 6 Plat

**RECOMMENDED ACTION:** Approve Amendment to Phase 6 Plat as recommended by the Planning Commission.

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That HUMPHREYS PARTNERS 2009, LLC (the "Town Founder"), hereby certifies that it is the owner of, and the only persons, firms or companies having title or interest in and to the land shown on the Final Plat of CARLTON LANDING PHASE 6, an addition to the Town of Carlton Landing, Pittsburg County, Oklahoma (the "Phase 6 Plat"). The Town Founder has caused the same to be surveyed and platted into lots, as shown herein, which represents a correct survey of all property included therein under this Final Plat of CARLTON LANDING PHASE 6, an addition to the Town of Carlton Landing, Pittsburg County, Oklahoma, being a part of the Southeast Quarter (SE/4) and Southwest Quarter (SW/4), Section Thirty-one (31), Township Nine (9) North, Range Seventeen (17) East of the Indian Meridian, Pittsburg County, Oklahoma.

They further certify that they are the owners of and the only persons firms or corporations who has any right, title or interest to the land included in the above mentioned Final Plat of CARLTON LANDING PHASE 6, and they hereby dedicate all street and alley right-of-ways to Carlton Landing Association Inc.

All common areas defined in this Phase 6 Plat are private and shall be maintained by Carlton Landing Association Inc.

All private lots included in this Phase 6 Plat are located within Increment District Number One as created by Town of Carlton Landing in accordance with the Local Development Act, Title 62 Oklahoma Statutes and adopted through Ordinance No. 26 on September 5, 2015.

Each lot included in this Phase 6 Plat is subject to a Declaration of Covenants, Conditions and Restrictions for Carlton Landing which was recorded on November 8, 2010 in Book 1837, Page 352 with the Pittsburg County Clerk (the "Declaration").

Signed by the Manager this \_\_\_\_ day of \_\_\_\_\_, 2019.

HUMPHREYS PARTNERS 2009, LLC

By: \_\_\_\_\_  
GRANT HUMPHREYS, MANAGER

STATE OF OKLAHOMA  
COUNTY OF \_\_\_\_\_ SS

Before me, the undersigned, a notary public in and for said county and state on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared Grant Humphreys, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its manager, and duly acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such company for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

Witness my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2019.

My Commission Expires: \_\_\_\_\_ Notary Public

My Commission No.: \_\_\_\_\_

COUNTY TREASURER'S CERTIFICATE

I, \_\_\_\_\_, do hereby certify that I am the duly qualified and acting County Treasurer of Pittsburg County and that the tax records of said county show that all taxes for the year 2018 and prior years are paid on the Final Plat of CARLTON LANDING PHASE 6, an addition to the Town of Carlton Landing, Pittsburg County, Oklahoma, and that the required statutory security has been deposited in the offices of the County Treasurer guaranteeing the current year's taxes.

In witness thereof said County Treasurer has caused this instrument to be executed this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
County Treasurer

CERTIFICATE OF PLANNING COMMISSION

I, \_\_\_\_\_, Planning Director for the Town of Carlton Landing, hereby certify that the Town of Carlton Landing Planning Commission duly approved the Final Plat of CARLTON LANDING PHASE 6, an addition to the Town of Carlton Landing, Pittsburg County, Oklahoma at a meeting the day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Planning Director

ACCEPTANCE OF FINAL PLAT BY CARLTON LANDING ASSOCIATION INC.:

Be it resolved by the Manager of the Carlton Landing Home Owners Association that the Final Plat of CARLTON LANDING PHASE 6 an addition to Pittsburg County, Oklahoma is hereby accepted.

Accepted by the Manager this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Manager

ACCEPTANCE OF FINAL PLAT BY MAYOR OF CARLTON LANDING

Be it resolved by the Mayor of the Town of Carlton Landing that the Final Plat of CARLTON LANDING PHASE 6 an addition to Pittsburg County, Oklahoma is hereby accepted.

Accepted by the Mayor this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Mayor

PLAT  
OF

CARLTON LANDING PHASE 6

BEING A PART OF THE SE/4, SEC. 31, T9N, R17E, I.M.

AND BEING A REPLAT OF PORTIONS OF LOT 3, BLOCK 18 OF CARLTON LANDING PHASE 3.

AN ADDITION TO THE TOWN OF CARLTON LANDING, PITTSBURG COUNTY, OKLAHOMA

REGISTERED PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, Will Milligan, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that the Final Plat of CARLTON LANDING PHASE 6, an addition to the Town of Carlton Landing, Pittsburg County, Oklahoma, consisting of 5 sheets, represents a careful survey made under my supervision on the \_\_\_\_ day of \_\_\_\_\_, 2019, and that the plat of survey is an accurate representation of said survey and that all monuments shown hereon actually exist.

I further certify that this plat of survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

Witness my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Will Milligan, P.L.S. No. 1661

STATE OF OKLAHOMA  
COUNTY OF OKLAHOMA SS

Before me, the undersigned, a notary public within and for said county and state, personally appeared Will Milligan, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed.

Witness my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2019.

My Commission Expires: \_\_\_\_\_ Notary Public

My Commission No.: \_\_\_\_\_

PROPERTY DESCRIPTION:

The following tract for plat shown on Sheet 5, also know as Lots 1 and 2 of Block 1;

A tract of land being a part of the Southeast Quarter (SE/4) of Section Thirty-one (31), Township Nine (9) North, Range Seventeen (17) East of the Indian Meridian, Pittsburg County, Oklahoma, and being more particularly described as follows:

Beginning at the Southeast (SE) Corner of Boulevard and an Alley as shown on the initial plat of Carlton Landing.

THENCE North 88°25'31" East, along and with the South line of said Alley, a distance of 462.00 feet;

THENCE South 01°34'29" East, departing said South line, parallel to and 462.00 feet East of the East right-of-way line of Boulevard, a distance of 161.00 feet;

THENCE South 88°25'31" West, parallel to and 161.00 feet South of the South line of said Alley, a distance of 462.00 feet to a point on the East right-of-way line of Boulevard;

THENCE North 01°34'29" West, along and with the East right-of-way line of Boulevard, a distance of 161.00 feet to the POINT OF BEGINNING.

Said tract containing 74,382 square feet or 1.71 acres, more or less.

PROPERTY DESCRIPTION:

The following tract for plat shown on Sheets 2, 3 and 4.

A tract of land being a part of the Southeast Quarter (SE/4) of Section Thirty-One (31), Township Nine (9) North, Range Seventeen (17) East of the Indian Meridian, and being a portion of Lot Three (3) Block 18 of CARLTON LANDING PHASE 3, an addition to the Town of Carlton Landing, Pittsburg County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast (NE) Corner of said Southeast Quarter (SE/4);

THENCE South 01°21'54" East, along and with the East line of said Southeast Quarter (SE/4) and the U.S. Army Corp of Engineers Lake Eufaula boundary line a distance of 1031.56 feet to the POINT OF BEGINNING;

THENCE South 01°21'54" East along and with the East line of said Southeast Quarter (SE/4) and the U.S. Army Corp of Engineers Lake Eufaula boundary line a distance of 79.86 feet;

THENCE departing the said Southeast (SE) Quarter Section line and the U.S. Army Corp of Engineers Lake Eufaula boundary along a non-tangent curve to the left having a radius of 1,819.00 feet, a chord bearing of South 55°31'41" West, a chord length of 237.10 feet and an arc length of 237.27 feet;

THENCE South 38°12'31" East a distance of 226.03 feet;

THENCE South 30°30'44" West, parallel to the Corp of Engineers Lake Eufaula boundary line a distance of 213.04 feet;

THENCE North 45°40'19" West a distance of 290.40 feet;

THENCE along a non-tangent curve to the left having a radius of 1819.00 feet, a chord bearing of South 37°27'03" West, a chord length of 435.68 feet and an arc length of 436.73 feet, said point being an extension of the East right-of-way line of Water Street as shown on plat CARLTON LANDING PHASE 1;

THENCE continuing along the extension of said Water Street right-of-way line along a non-tangent curve to the left having a radius of 2005.00 feet, a chord bearing of South 26°19'38" West, a chord length of 242.95 feet and an arc length of 243.10 feet, said point being the Northeast (NE) Corner of Boardwalk and Water Street as shown on the plat CARLTON LANDING PHASE 1;

THENCE North 68°00'13" West, along and with the North line of said plat CARLTON LANDING PHASE 1, a distance of 196.02 feet;

THENCE continuing along and with the North line of said plat CARLTON LANDING PHASE 1 on a non-tangent curve to the right having a radius of 2,201.00 feet, a chord bearing of North 24°28'14" East, a chord length of 130.07 feet and an arc length of 130.09 feet, said point being the Southeast (SE) corner of the Plat CARLTON LANDING BLOCK 18;

THENCE continuing along and with the East line of said plats CARLTON LANDING Phase 3 and CARLTON LANDING BLOCK 18 on a non-tangent curve to the right having a radius of 2,201 feet, a chord bearing of North 29°59'38" East, a chord length of 294.04 feet and an arc length of 294.26 feet to a point on the North line of an existing 24' right-of-way of Center Lane North as shown on the plat CARLTON LANDING BLOCK 18;

THENCE North 56°33'59" West, continuing along and with the North right-of-way line of Center Lane North and said plats CARLTON LANDING PHASE 3 and CARLTON LANDING BLOCK 18 a distance of 446.99 feet;

THENCE South 28°02'54" West, departing the right-of-way line of Center Lane North and said plat CARLTON LANDING PHASE 3 and continuing along and with the West line of said plat CARLTON LANDING BLOCK 18 a distance of 374.92 feet to a point on North line of a 24' right-of-way on the North side of Block 12 (12) as shown on the plat CARLTON LANDING PHASE 1 and being on the South line of Lot Three (3) as shown on the plat CARLTON LANDING PHASE 3;

THENCE continuing along and with the North line of said CARLTON LANDING PHASE 1 and the South line of CARLTON LANDING PHASE 3 on a non-tangent curve to the right having a radius of 3,488.00 feet, a chord bearing of North 60°13'49" West, a chord length of 502.16 and an arc length of 502.59 feet;

THENCE South 88°25'32" West, continuing along and with the North line of said Plat CARLTON LANDING PHASE 1 a distance of 158.48 feet; THENCE continuing along the North line of said Plat CARLTON LANDING PHASE 1 on a not-tangent curve to the right having a radius of 3,370.00 feet, a chord bearing of North 01°18'09" West, a chord length of 8.00 feet and an arc length of 8.00 feet;

THENCE South 88° 25'32" West along the North line of said plat CARLTON LANDING PHASE 1 a distance of 5.06 feet to a point being on the East side of an existing 50' right-of-way for Redbud Street along the East side of Block 25 as shown on the plat CARLTON LANDING PHASE 5;

THENCE North 01° 34'28" West, along and with said East right-of-way and the East Line of said plat CARLTON LANDING PHASE 5 a distance of 465.00 feet;

THENCE South 88° 25'32" West, along and with the North line of said Plat CARLTON LANDING PHASE 5 a distance of 6.50 feet;

THENCE North 01°32'56" West, departing said North Line of CARLTON LANDING PHASE 5, a distance of 356.34 feet;

THENCE North 88°27'04" East a distance of 115.12 feet;

THENCE South 59° 35'14" East a distance of 471.66 feet;

THENCE South 50°56'07" East a distance of 1107.26 feet;

THENCE along a non-tangent curve to the right having a radius of 1,889.00 feet, a chord bearing of North 50°08'02" East, a chord length of 676.75 and an arc length of 680.42 to the POINT OF BEGINNING.

Containing 896424.8 square feet or 20.6 acres more or less.

This property description was prepared on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Will Milligan, Licensed Professional Surveyor No. 1661.

FINAL PLAT  
of

CARLTON LANDING PHASE 6



719 S. GEORGE HIGH EXPRESSWAY MCALISTER, OKLAHOMA  
(918)-420-5500

Infrastructure Solutions Group, LLC

SHEET NO. 1 OF 5

DRAFT

This document is preliminary in nature and is not a final signed and sealed document.

Date: 3-4-19

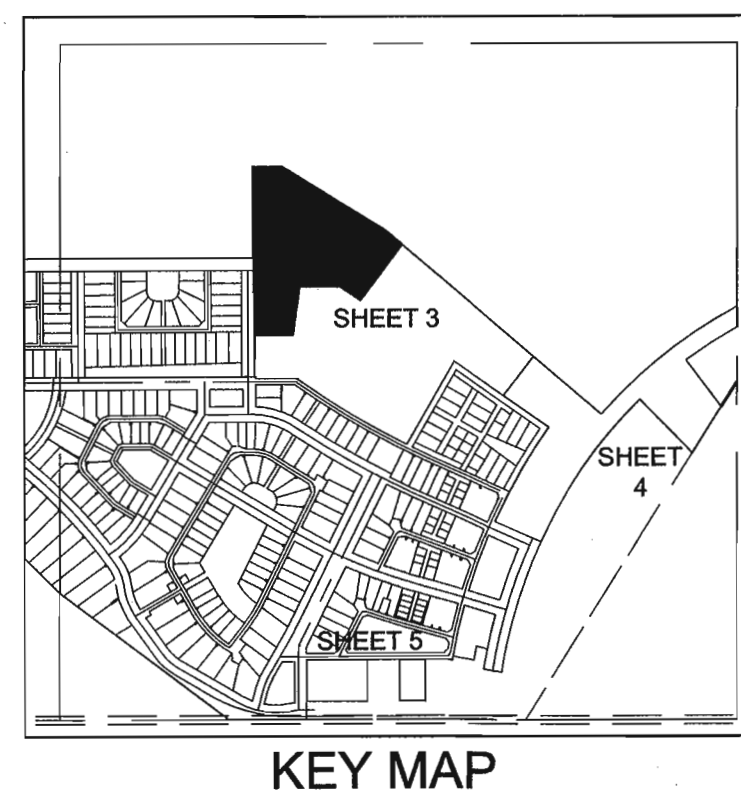
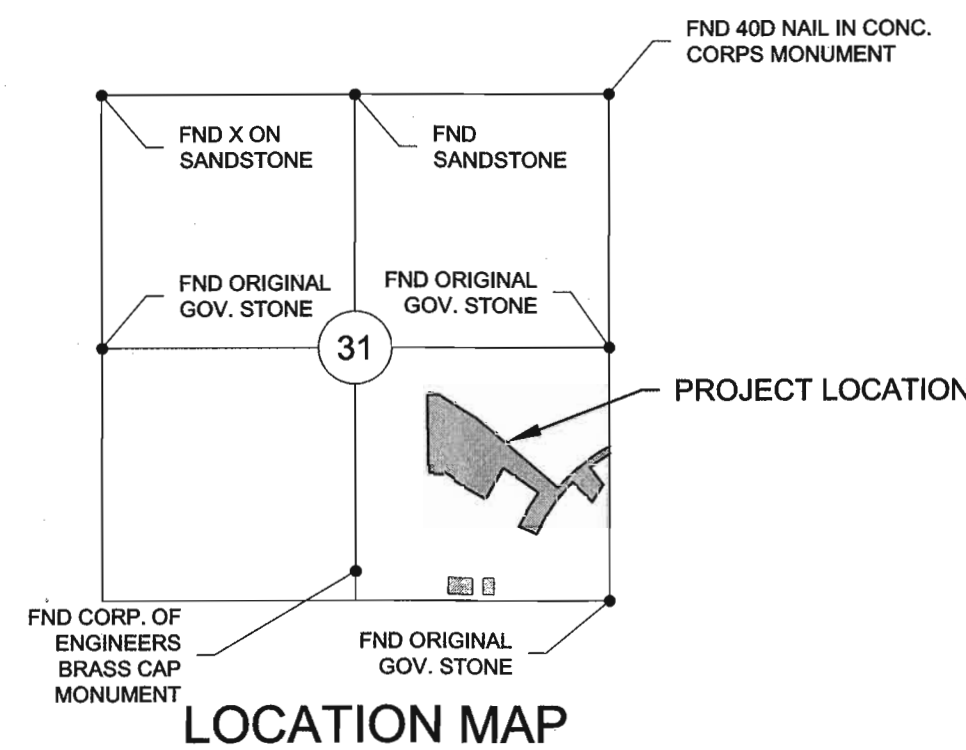
OWNER'S NOTARY

COUNTY TREASURER

SURVEYOR

SURVEYOR'S NOTARY

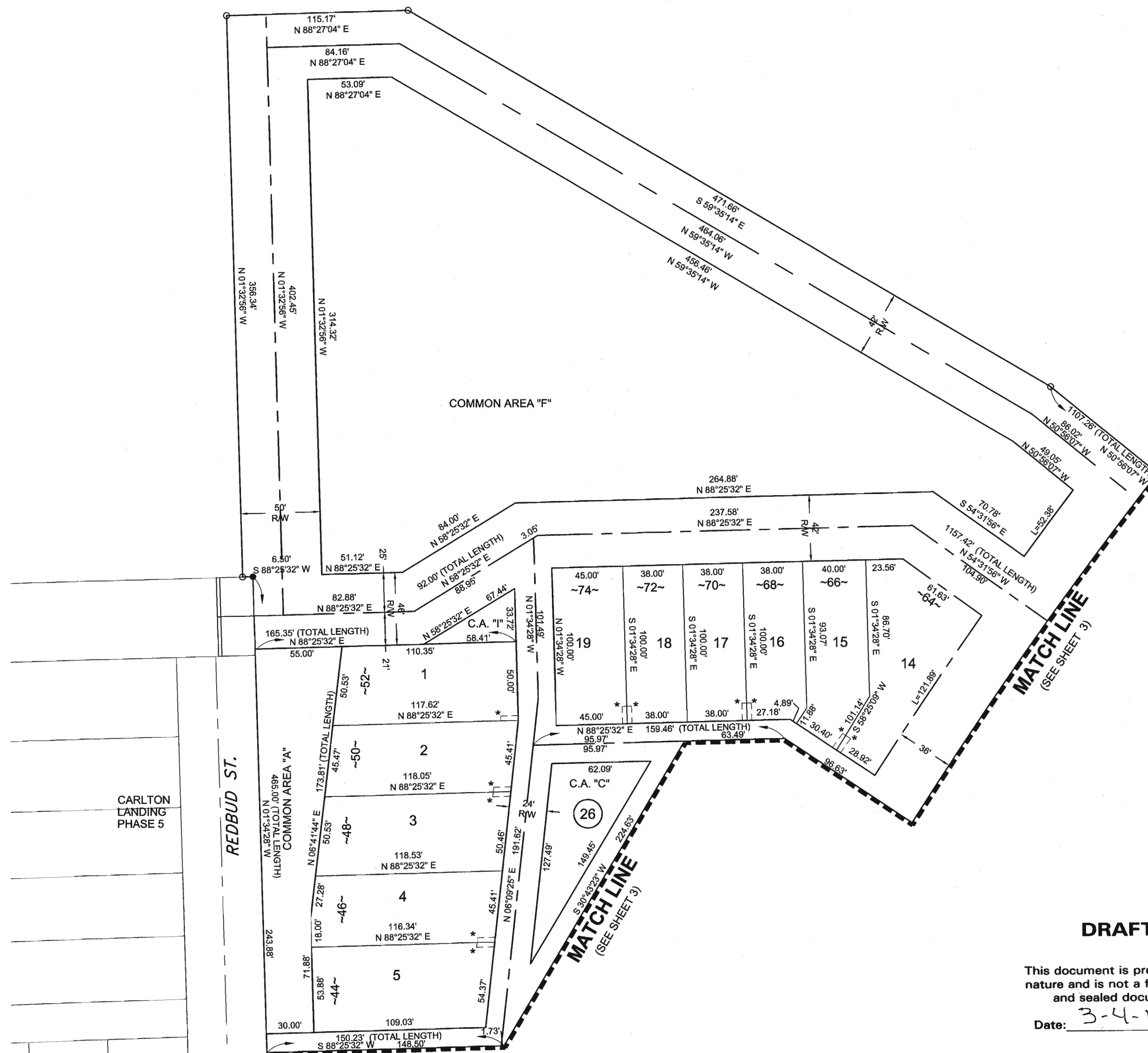




Curve #	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	237.27	1819.00'	118.80'	237.10'	S55°31'41"W	007°28'25"
C2	436.73	1819.00'	219.42'	435.68'	S37°27'03"W	013°45'23"
C3	246.10	2005.00'	121.70'	242.95'	S26°19'38"W	006°56'49"
C4	424.35	2201.00'	212.84'	423.70'	N28°18'03"E	011°02'48"
C5	502.59	3488.00'	251.73'	502.18'	N60°13'49"W	008°15'21"
C6	8.00	3370.00'	4.00'	8.00'	N01°18'09"W	000°08'10"
C7	880.42	1889.00'	343.94'	676.75'	N50°08'02"E	020°38'17"
C8	505.29	2463.00'	253.54'	504.40'	N31°34'37"E	011°45'16"
C9	600.18	2483.00'	301.56'	597.72'	N32°37'45"E	013°50'57"
C10	511.57	2503.00'	256.68'	510.68'	N31°34'03"E	011°42'47"
C11	637.39	2770.00'	320.11'	636.99'	N31°22'10"E	013°11'02"
C12	110.89	2213.00'	55.45'	110.88'	N35°15'27"E	002°52'16"
C13	248.11	2040.00'	124.21'	247.96'	N26°19'23"E	006°58'06"
C14	948.32	1854.00'	484.78'	938.02'	N45°13'07"E	029°18'24"

# CARLTON LANDING PHASE 6

BEING A PART OF THE SE/4 & SW/4, SEC. 31, T9N, R17E, I.M.  
AN ADDITION TO THE TOWN OF CARLTON LANDING, PITTSBURG COUNTY, OKLAHOMA



**DRAFT**

This document is preliminary in nature and is not a final signed and sealed document.

Date: 3-4-19

\*\*\*\*\* NOTE \*\*\*\*\*  
THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYORS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS; AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.  
CERT-NY REV 12-2007

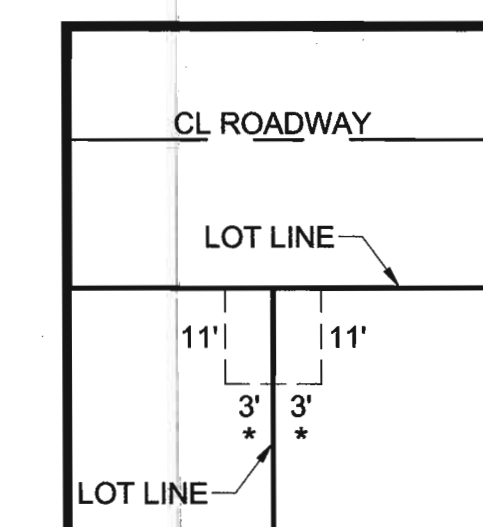
## NOTES:

- This plat is submitted by HUMPHREYS PARTNERS 2009, LLC (the "Town Founder"). The plat consists of private lots, common areas and private roadways (collectively, the "Platted Property").
- All private lots included in this plat are located within Increment District Number One as created by Town of Carlton Landing in accordance with the Local Development Act, Title 62 Oklahoma Statutes and adopted through Ordinance No. 26 on September 5, 2015.
- Each lot included in this plat is subject to a Declaration of Covenants, Conditions and Restrictions for Carlton Landing which was recorded on November 8, 2010 in Book 1837, Page 352 with the Pittsburg County Clerk (the "Declaration").
- All common areas defined in this plat are private and shall be maintained by Carlton Landing Association Inc.
- Attachment E1 of the Declaration provides the Town Founder with a blanket utility easement over the Platted Property. Such easement authorizes the Town Founder to convey specific easements to public utility providers and/or the Carlton Landing Home Owners Association for the purpose of accessing, installing, repairing, maintaining and replacing utility systems. These utility systems include but are not limited to water, sewer, irrigation, telephone, television, data, electric, natural gas, security, waste collection and waste recycling.
- Attachment E1 of the Declaration provides the Town Founder with a blanket stormwater management easement over the Platted Property. Such easement authorizes the Town Founder to install, maintain and to correct drainage of surface water and other erosion controls.

- DENOTES FND. #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
- DENOTES SET #3 BAR w/CAP STAMPED "PLS 1661" UNLESS OTHERWISE NOTED

## LEGEND:

P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
NR = NOT RADIAL  
B/L = BUILDING LIMIT LINE  
D & U/E = DRAINAGE & UTILITY EASEMENT  
U/E = UTILITY EASEMENT  
D/E = DRAINAGE EASEMENT  
L.N.A. = LIMITS OF NO ACCESS



\* TYPICAL UTILITY EASEMENT

FINAL PLAT  
of

## CARLTON LANDING PHASE 6



719 S. GEORGE HIGH EXPRESSWAY MCALISTER, OKLAHOMA  
(918)-420-5500

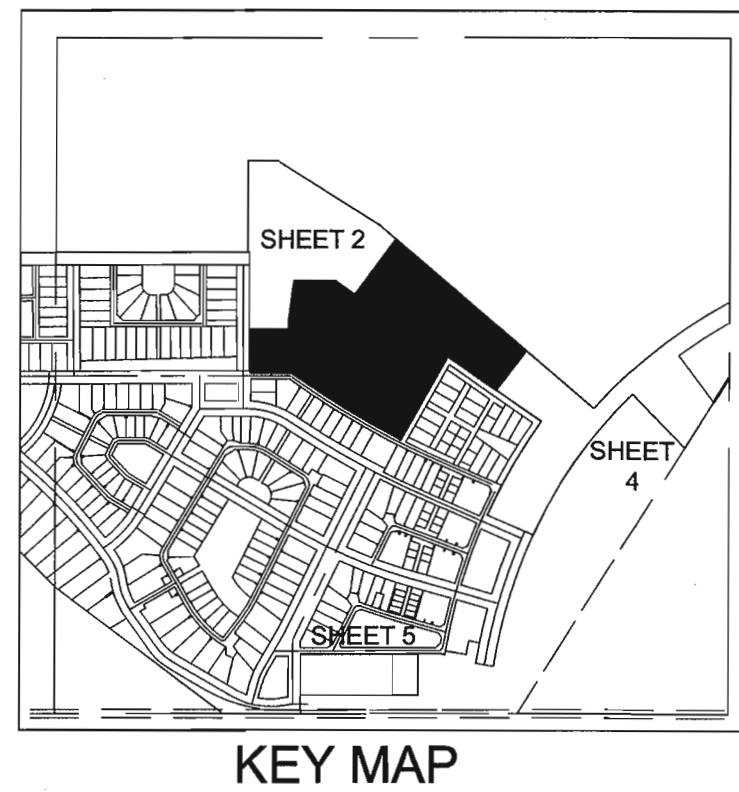
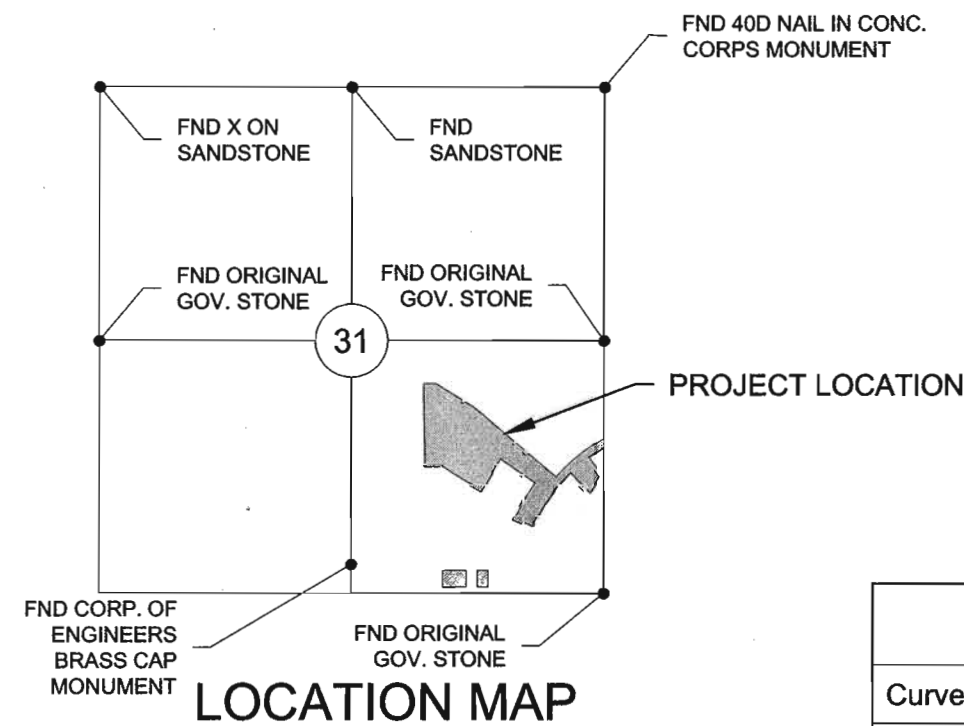
Infrastructure Solutions Group, LLC

SHEET NO. 2 OF 5

# CARLTON LANDING PHASE 6

BEING A PART OF THE SE/4 & SW/4, SEC. 31, T9N, R17E, I.M.

AN ADDITION TO THE TOWN OF CARLTON LANDING, PITTSBURG COUNTY, OKLAHOMA

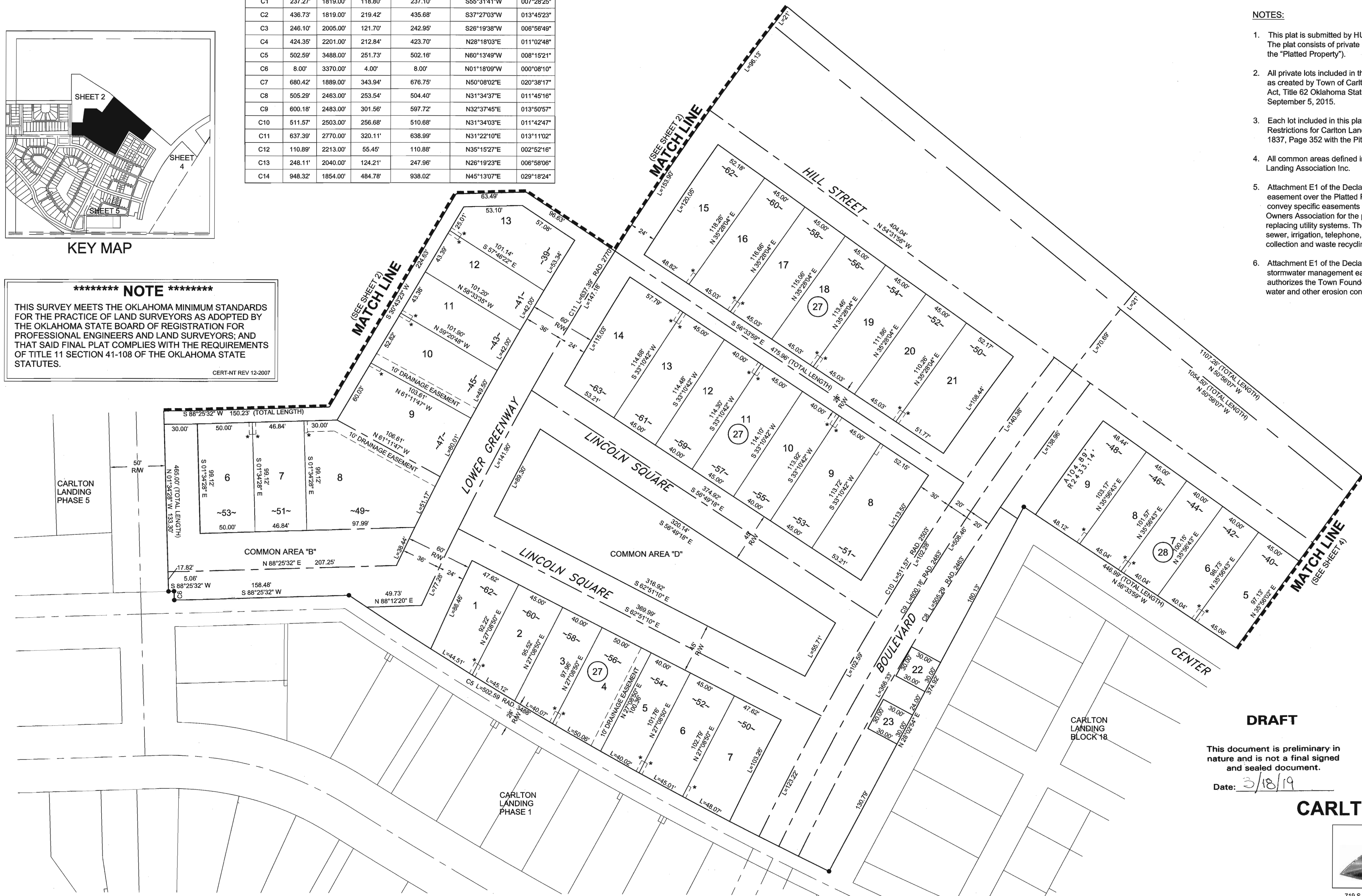


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CERT-NT REV 12-2007

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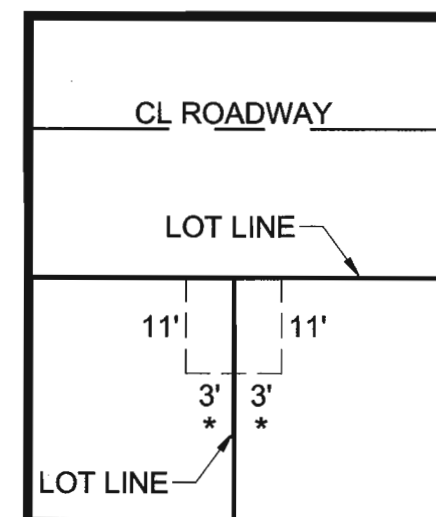
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- DENOTES FND. #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
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\* TYPICAL UTILITY EASEMENT

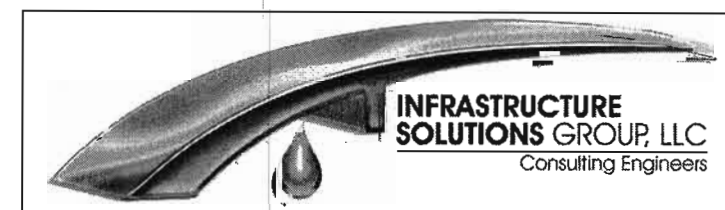
## DRAFT

This document is preliminary in nature and is not a final signed and sealed document.

Date: 3/18/19

FINAL PLAT  
of

**CARLTON LANDING PHASE 6**

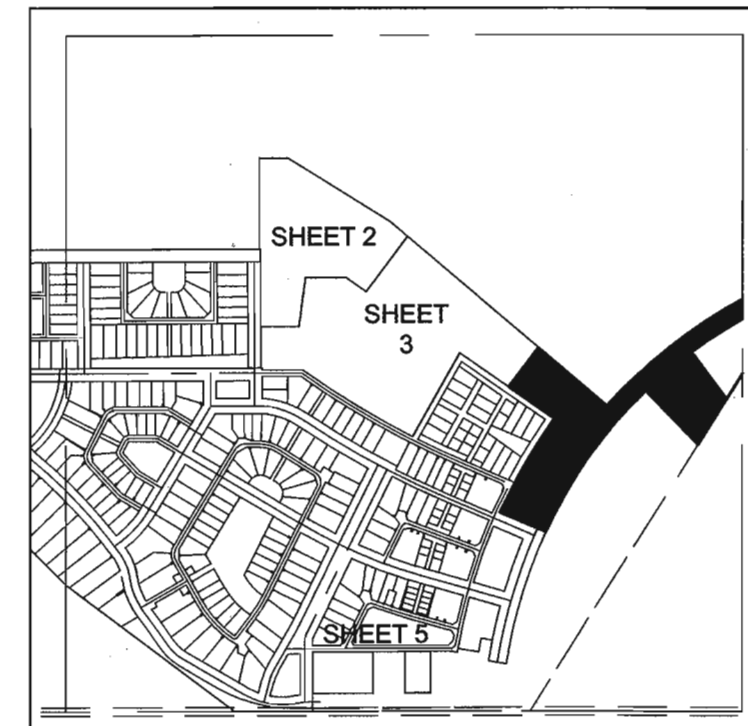
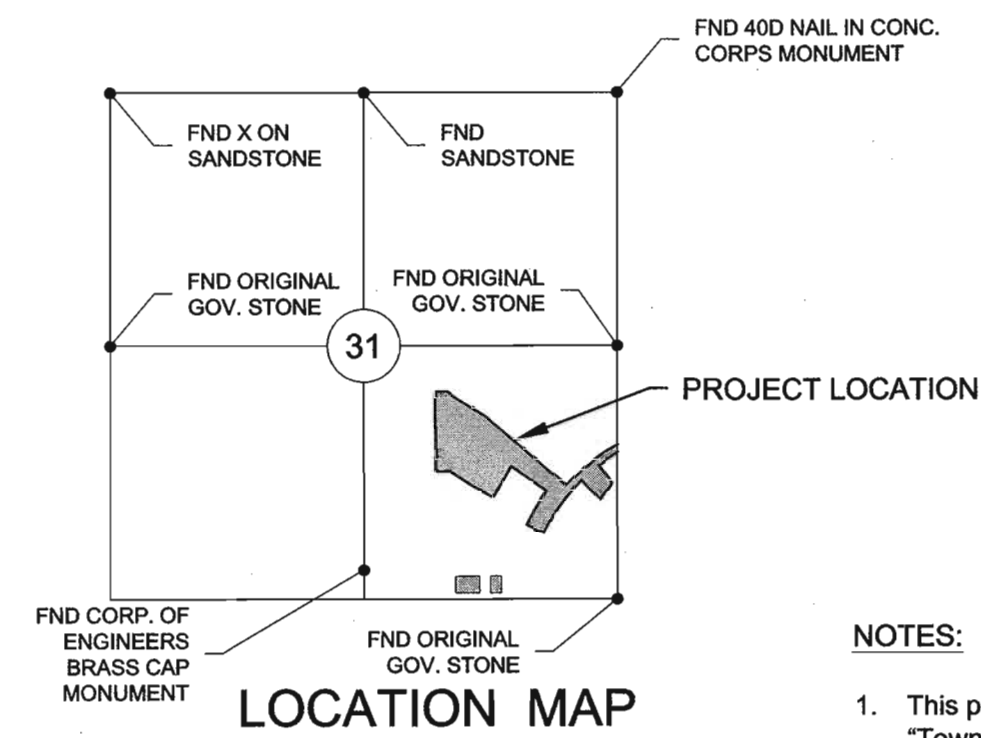


719 S. GEORGE HIGH EXPRESSWAY MCALISTER, OKLAHOMA  
(918)-420-5500

Infrastructure Solutions Group, LLC

SHEET NO. 3 OF 5





LEGEND:  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
NR = NOT RADIAL  
B/L = BUILDING LIMIT LINE  
D & U/E = DRAINAGE & UTILITY EASEMENT  
U/E = UTILITY EASEMENT  
D/E = DRAINAGE EASEMENT  
L.N.A. = LIMITS OF NO ACCESS

SCALE  
50' 100'

BLOCK 7 DETAIL  
SCALE: 1"=30'

BLOCK 7 DETAIL  
SCALE: 1"=30'

# CARLTON LANDING PHASE 6

BEING A PART OF THE SE/4 & SW/4, SEC. 31, T9N, R17E, I.M.  
AN ADDITION TO THE TOWN OF CARLTON LANDING, PITTSBURG COUNTY, OKLAHOMA

## NOTES:

- This plat is submitted by HUMPHREYS PARTNERS 2009, LLC (the "Town Founder"). The plat consists of private lots, common areas and private roadways (collectively, the "Platted Property").
- All private lots included in this plat are located within Increment District Number One as created by Town of Carlton Landing in accordance with the Local Development Act, Title 62 Oklahoma Statutes and adopted through Ordinance No. 26 on September 5, 2015.
- Each lot included in this plat is subject to a Declaration of Covenants, Conditions and Restrictions for Carlton Landing which was recorded on November 8, 2010 in Book 1837, Page 352 with the Pittsburg County Clerk (the "Declaration").
- All common areas defined in this plat are private and shall be maintained by Carlton Landing Association Inc.
- Attachment E1 of the Declaration provides the Town Founder with a blanket utility easement over the Platted Property. Such easement authorizes the Town Founder to convey specific easements to public utility providers and/or the Carlton Landing Home Owners Association for the purpose of accessing, installing, repairing, maintaining and replacing utility systems. These utility systems include but are not limited to water, sewer, irrigation, telephone, television, data, electric, natural gas, security, waste collection and waste recycling.
- Attachment E1 of the Declaration provides the Town Founder with a blanket stormwater management easement over the Platted Property. Such easement authorizes the Town Founder to install, maintain and to correct drainage of surface water and other erosion controls.

- DENOTES FND. #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
- DENOTES SET #3 BAR w/CAP STAMPED "PLS 1661" UNLESS OTHERWISE NOTED

Curve Table						
Curve #	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	237.27'	1819.00'	118.80'	237.10'	S55°31'41"W	007°28'25"
C2	436.73'	1819.00'	219.42'	435.68'	S37°27'03"W	013°45'23"
C3	246.10'	2005.00'	121.70'	242.95'	S28°19'38"W	006°56'49"
C4	424.35'	2201.00'	212.84'	423.70'	N28°18'03"E	011°02'48"
C5	502.59'	3488.00'	251.73'	502.16'	N60°13'49"W	008°15'21"
C6	8.00'	3370.00'	4.00'	8.00'	N01°18'09"W	000°08'10"
C7	680.42'	1889.00'	343.94'	676.75'	N50°08'02"E	020°38'17"
C8	505.29'	2463.00'	253.54'	504.40'	N31°34'37"E	011°45'16"
C9	600.18'	2463.00'	301.56'	597.72'	N32°37'45"E	013°50'57"
C10	511.57'	2503.00'	256.68'	510.68'	N31°34'03"E	011°42'47"
C11	637.39'	2770.00'	320.11'	638.99'	N31°22'10"E	013°11'02"
C12	110.89'	2213.00'	55.45'	110.88'	N35°15'27"E	002°52'16"
C13	248.11'	2040.00'	124.21'	247.96'	N26°19'23"E	006°58'06"
C14	948.32'	1854.00'	484.78'	938.02'	N45°13'07"E	029°18'24"

\*\*\*\*\* NOTE \*\*\*\*\*  
THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYORS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS; AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.  
CERT-NT REV 12-2007

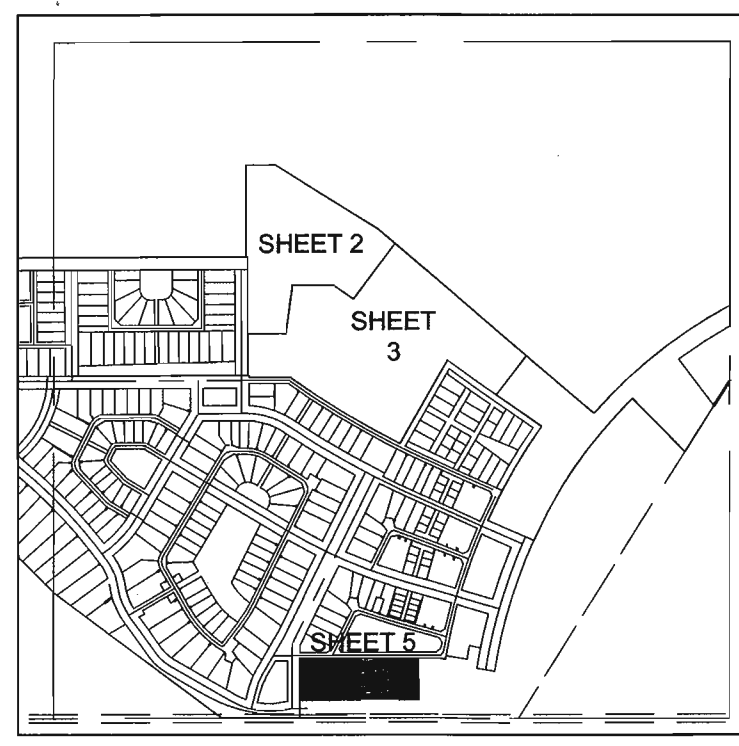
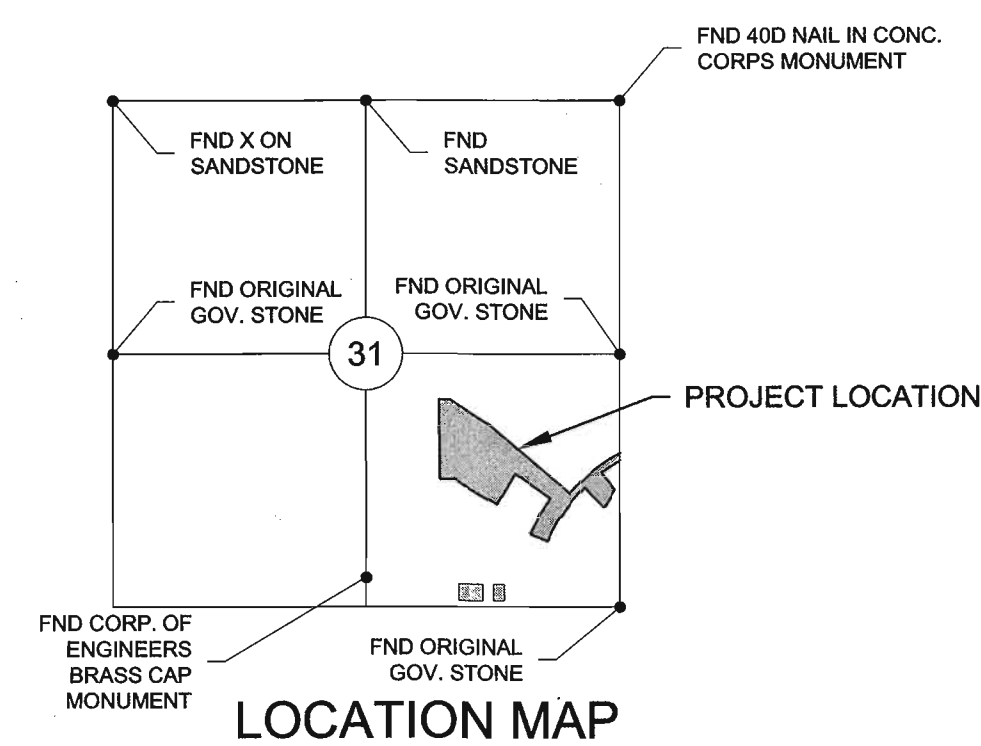
FINAL PLAT  
of  
CARLTON LANDING PHASE 6



DRAFT

This document is preliminary in nature and is not a final signed and sealed document.

Date: 3-4-19



# CARLTON LANDING PHASE 6

BEING A PART OF THE SE/4 & SW/4, SEC. 31, T9N, R17E, I.M.  
AN ADDITION TO THE TOWN OF CARLTON LANDING, PITTSBURG COUNTY, OKLAHOMA

\*\*\*\*\* NOTE \*\*\*\*\*  
THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYORS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.  
CERT-NT REV 12-2007

## NOTES:

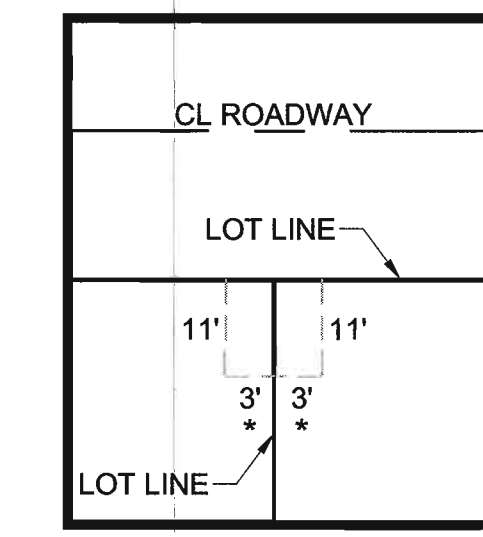
1. This plat is submitted by HUMPHREYS PARTNERS 2009, LLC (the "Town Founder"). The plat consists of private lots, common areas and private roadways (collectively, the "Platted Property").
2. All private lots included in this plat are located within Increment District Number One as created by Town of Carlton Landing in accordance with the Local Development Act, Title 62 Oklahoma Statutes and adopted through Ordinance No. 26 on September 5, 2015.
3. Each lot included in this plat is subject to a Declaration of Covenants, Conditions and Restrictions for Carlton Landing which was recorded on November 8, 2010 in Book 1837, Page 352 with the Pittsburg County Clerk (the "Declaration").
4. All common areas defined in this plat are private and shall be maintained by Carlton Landing Association Inc.
5. Attachment E1 of the Declaration provides the Town Founder with a blanket utility easement over the Platted Property. Such easement authorizes the Town Founder to convey specific easements to public utility providers and/or the Carlton Landing Home Owners Association for the purpose of accessing, installing, repairing, maintaining and replacing utility systems. These utility systems include but are not limited to water, sewer, irrigation, telephone, television, data, electric, natural gas, security, waste collection and waste recycling.
6. Attachment E1 of the Declaration provides the Town Founder with a blanket stormwater management easement over the Platted Property. Such easement authorizes the Town Founder to install, maintain and to correct drainage of surface water and other erosion controls.

**DRAFT**  
This document is preliminary in nature and is not a final signed and sealed document.  
Date: 3-4-19

- DENOTES FND. #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
- DENOTES SET #3 BAR w/CAP STAMPED "PLS 1661" UNLESS OTHERWISE NOTED

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L.N.A. = LIMITS OF NO ACCESS



\* TYPICAL UTILITY EASEMENT

FINAL PLAT  
of

## CARLTON LANDING PHASE 6



719 S. GEORGE HIGH EXPRESSWAY MCALISTER, OKLAHOMA  
(918)-420-5500

Infrastructure Solutions Group, LLC

SHEET NO. 5 OF 5

Item No. \_\_\_\_\_

Date: September 18, 2021

## **AGENDA ITEM COMMENTARY**

**ITEM TITLE:** Consider, discuss, and possibly vote to amend, revise, approve or deny Phase 7 Plat- The Bluffs as recommended by the Planning Commission, or take any other appropriate action.

**INITIATOR:** Greg Buckley, Town Administrator

**STAFF INFORMATION SOURCE:** Greg Buckley, Town Administrator

**BACKGROUND:** The Planning Commission reviewed and recommended approval of Phase 7 Plat at its July 16, 2021 meeting. Phase 7 provides for approximately 10 buildable lots. The Developer is awaiting Oklahoma Department of Environmental Quality approval to begin the grading and installation of the water and wastewater infrastructure. Under the current Rural Water District Consent Order there is a moratorium on adding new taps until the Wastewater Treatment Plant is operational. To expedite the ability to build and construct homes the Developer has been seeking approval of the infrastructure understanding no taps will be allowed until the Treatment Plant is operational. If the Developer must wait until the Treatment Plant is operational to begin the utility construction, it will delay the building of House by about six months.

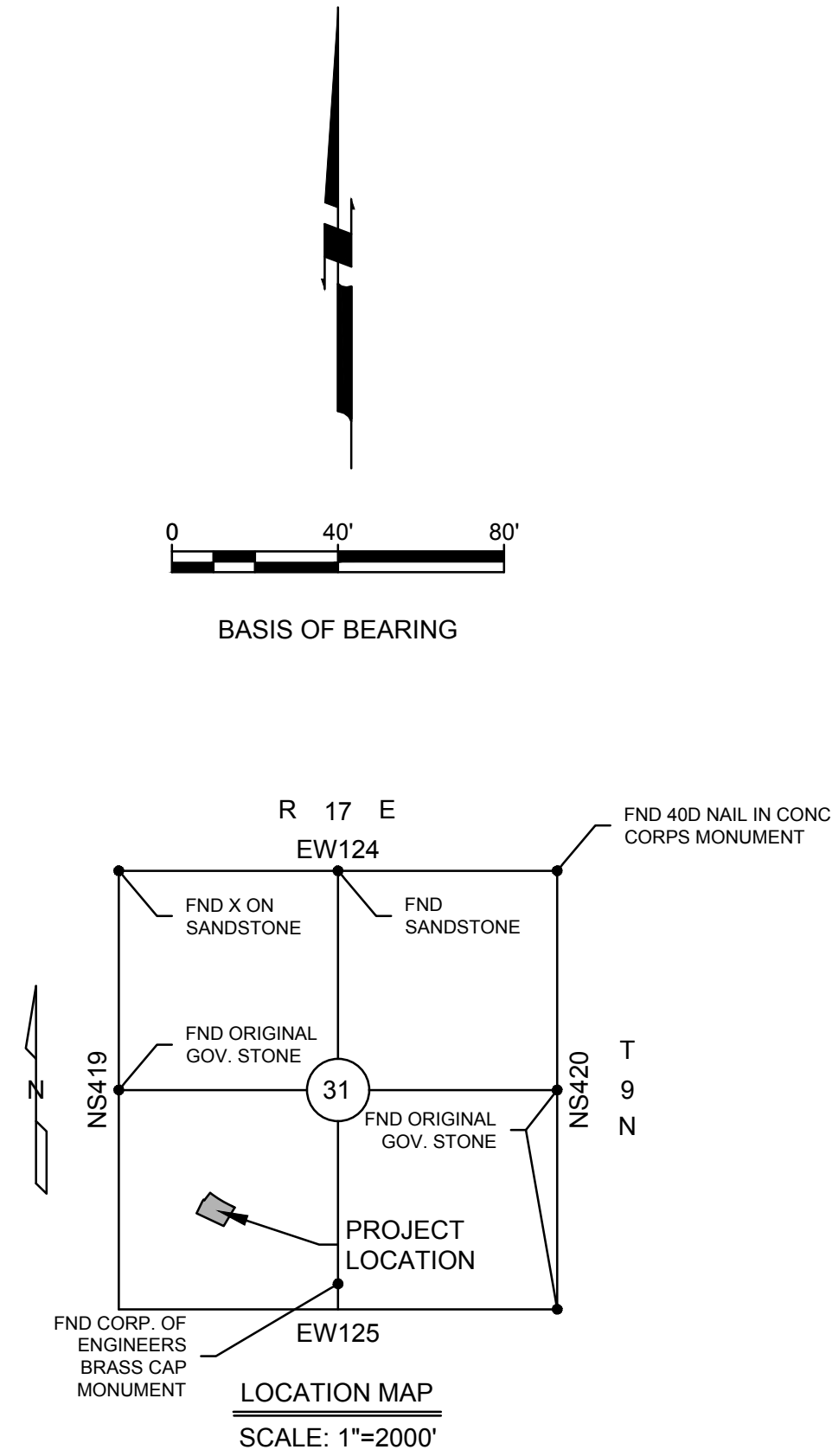
**FUNDING:** None

**EXHIBITS:** Phase 7 Plat – The Bluffs

**RECOMMENDED ACTION:** Approve 7 Plat- The Bluffs as recommended by the Planning Commission.



FINAL PLAT  
of  
**CARLTON LANDING PHASE 7**  
BEING A PART OF THE SW/4, SEC. 31, T9N, R17E, I.M.  
AN ADDITION TO THE TOWN OF CARLTON LANDING, PITTSBURG COUNTY, OKLAHOMA



\*\*\*\*\* NOTE \*\*\*\*\*  
THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYORS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS; AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

LEGEND:

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- DENOTES FND. #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
- DENOTES SET #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
- △ DENOTES SET NAIL IN "1484 J&A SHINER" UNLESS OTHERWISE NOTED

Curve Table						
Curve #	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	11.25'	1400.00'	5.63'	11.25'	S51°56'14"E	000°27'38"
C2	311.01'	1307.96'	156.24'	310.28'	S58°56'24"E	013°37'27"
C3	326.16'	1412.00'	163.81'	325.43'	S58°19'28"E	013°14'05"



NOTES:

- This plat is submitted by OWNER. The plat consists of private lots, common areas and private roadways (collectively, the "Platted Property").
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- All roadways and common areas defined in this plat are private and shall be maintained by Carlton Landing Association Inc.

FINAL PLAT  
of  
**CARLTON LANDING PHASE 7**



Johnson & Associates  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104  
(405) 235-8075 FAX (405) 235-8078 www.jaokc.com  
Certificate of Authorization #1484 Exp. Date: 06-30-2021  
• ENGINEERS • SURVEYORS • PLANNERS •

Item No. \_\_\_\_\_

Date: September 18, 2021

## **AGENDA ITEM COMMENTARY**

**ITEM TITLE:** Consider, discuss, and possibly vote to amend, revise, approve or deny the Estimate of Needs for Fiscal Year 2020-2021 to be signed, notarized and published after approval by the Board of Trustees, or take any other appropriate action.

**INITIATOR:** Greg Buckley, Town Administrator

**STAFF INFORMATION SOURCE:** Greg Buckley, Town Administrator

**BACKGROUND:** The Estimate of Needs is required to be submitted to the Pittsburg County Excise Board to establish our ad valorem tax rate to cover the Towns indebtedness. The Estimate of Needs will also be used to determine the ability to issue any additional indebtedness.

**FUNDING:** None

**EXHIBITS:** Estimate of Needs

**RECOMMENDED ACTION:** Approve Estimate of Needs for Fiscal Year 2020-2021 to be signed, notarized and published after approval by the Board of Trustee.

CITY & TOWN  
(NOT DEPARTMENTALIZED)  
2021-2022  
ESTIMATE OF NEEDS  
AND FINANCIAL STATEMENT OF THE  
FISCAL YEAR 2020-2021

THE GOVERNING BOARD OF  
THE CITY/TOWN OF CARLTON LANDING  
COUNTY OF PITTSBURG  
STATE OF OKLAHOMA

Two copies of this Financial Statement and Estimate of Needs should be filed with the County Clerk not later than August 22 for all Towns and August 27 for all Cities. After approval by the Excise Board and the levies are made, both statements should be signed by the appropriate Board Members. One complete signed copy must be sent to the State Auditor and Inspector, 2300 N. Lincoln Blvd., State Capitol, Room 100, Oklahoma City, OK 73105. If publication may not be had by date required for filing, affidavit and proof of publication are required to be attached within five days after date of filing.

THE 2021-2022 ESTIMATE OF NEEDS AND FINANCIAL  
STATEMENT OF THE FISCAL YEAR 2020-2021

PREPARED BY ELFRINK AND ASSOCIATES, PLLC  
SUBMITTED TO THE PITTSBURG COUNTY  
EXCISE BOARD THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2021

BOARD OF COUNTY COMMISSIONERS

Chairman \_\_\_\_\_ Member \_\_\_\_\_

Member \_\_\_\_\_ Member \_\_\_\_\_

Member \_\_\_\_\_ Treasurer \_\_\_\_\_

City/Town Clerk \_\_\_\_\_



CARLTON LANDING, OKLAHOMA  
2021-2022  
ESTIMATE OF NEEDS  
AND FINANCIAL STATEMENT OF THE  
FISCAL YEAR 2020-2021

INDEX

Letters and Certifications:	Page
Letter To Excise Board .....	1
Affidavit of Publication .....	2
Accountant's Letter .....	3
Certificate of Excise Board .....	Exhibit "Y" - Page 1
Exhibits:	Filed
Exhibit "A" General Fund .....	No
Exhibit "G" Sinking Fund .....	Yes
Exhibit "H" Industrial Development Bond Fund .....	No
Exhibit "I" Special Revenue Funds .....	No
Exhibit "J" Capital Project Funds .....	No
Exhibit "K" Enterprise Funds .....	No
Exhibit "L" Internal Service Funds .....	No
Exhibit "Y" Certificate of Excise Board Estimate of Needs .....	Yes
Exhibit "Z" Publication Sheet .....	Yes

THE CITY/TOWN OF CARLTON LANDING  
2021-2022  
ESTIMATE OF NEEDS  
AND FINANCIAL STATEMENT OF THE  
FISCAL YEAR 2020-2021

CITY/TOWN OF CARLTON LANDING, STATE OF OKLAHOMA  
STATE OF OKLAHOMA, COUNTY OF PITTSBURG, ss:

To the County Excise Board of said County and State, Greeting:-

Pursuant to the requirements of 68 O.S. Section 3002, we submit herewith for your consideration, the within statement of the fiscal condition of the City/Town of Carlton Landing, State of Oklahoma, for the fiscal year beginning July 1, 2020 and ending June 30, 2021, together with an itemized statement of the estimated needs thereof for the fiscal year beginning July 1, 2021 and ending June 30, 2022. The same have been prepared in conformity to Statute, in relation to which be it further noted that:

1. We, the members of the Governing Board of said City/Town and State, do hereby certify that the statements herein submitted show the true and correct conditions of the fiscal affairs of said City/Town for the fiscal year ending June 30, 2021, that said statements comprise a "full and accurate statement of the assessments, receipts and expenditures of the preceding year, made out in detail under separate heads" that said preparation was had at an official session of said Board, begun on the first Monday in July, 2021 pursuant to the provisions of 68 O.S. Section 3002.
2. And we further certify that the estimates of the several amounts necessary for current expenses for the fiscal year beginning July 1, 2021 and ending June 30, 2022 as shown under "Schedule 8" were prepared and filed with the Governing Board as of the first Monday in July 2021, that the same have been correctly entered, and that all estimates made are entered as certified by Department Heads for the respective purposes herein set out. We further certify that the sums requested for salaries of City/Town officers and the deputies are calculated and based upon authority of salary statutes currently effective and applicable.
3. We further certify that the estimated income from sources other than ad valorem tax, shown on "Schedule 4", may reasonably be expected to be collected as a revenue during the ensuing fiscal year, and is not in excess of the 90% of the amounts collected for the same sources during the fiscal year ending June 30, 2021.

Dated at the office of the City/Town Clerk, at Carlton Landing, Oklahoma, this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Member

\_\_\_\_\_  
Member

\_\_\_\_\_  
Member

\_\_\_\_\_  
Member

\_\_\_\_\_  
Treasurer

\_\_\_\_\_  
City/Town Clerk

Filed this \_\_\_\_ day of \_\_\_\_\_, 2021 Secretary and Clerk of Excise Board, Pittsburg County, Oklahoma.



# Elfrink and Associates, PLLC

Certified Public Accountants

---

Office of the State Auditor and Inspector  
State of Oklahoma  
2300 North Lincoln Boulevard, Room 100  
Oklahoma City, OK 73105

Management is responsible for the accompanying financial statements and supplementary information of the Sinking Fund of the Town of Carlton Landing, Oklahoma for the fiscal year ended June 30, 2021, included in the accompanying form prescribed by the Oklahoma State Auditor and Inspector. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements included in the accompanying prescribed form nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion nor provide any assurance on these financial statements.

## Other Matter

The financial statements included in the accompanying prescribed form are intended to comply with the requirements of the Oklahoma State Auditor and Inspector pursuant to 68 OS Section 3003 B and as promulgated by 68 OS Section 3009-3011 and are not intended to be a presentation in accordance with accounting principles generally accepted in the United States of America.

This report is intended solely for the information and use of the Town's management and the Office of the Oklahoma State Auditor and Inspector and is not intended to be and should not be used by anyone other than these specified parties.

Elfrink and Associates, PLLC  
August 27, 2021



## AFFIDAVIT OF PUBLICATION

STATE OF OKLAHOMA, CITY/TOWN OF CARLTON LANDING

Personally appeared before me, the undersigned Notary Public, \_\_\_\_\_  
County Clerk of the City/Town and State aforesaid, who being first duly sworn according to law, deposes and says:  
That he/she complied with the law by having the financial statement for the fiscal year ending June 30, 2021,  
and the estimated needs and the estimated income from sources other than ad valorem taxes, for the fiscal year  
beginning July 1, 2021 and ending June 30, 2022 published in one issue of the McAlester News Capital  
a legally-qualified newspaper published - of general circulation, in said county (*strike inapplicable phrase*)  
a copy of which together with proof of publication is herewith attached marked Exhibit "Z" and made a part  
of hereof.

\_\_\_\_\_  
City/Town Clerk

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public\_\_\_\_\_  
My Commission Expires

SINKING FUND ACCOUNTS COVERING THE PERIOD JULY 1, 2020, to JUNE 30, 2021  
ESTIMATE OF NEEDS FOR 2021-2022

EXHIBIT "G"

Page 1.a

Schedule 1, Detail of Bond and Coupon Indebtedness as of June 30, 2021 - Not Affecting Homesteads (New)						
PURPOSE OF BOND ISSUE:					SERIES 2017	
PARKS AND RECREATIONAL FACILITIES					Bonds	
Date of Issue					2/1/2017	
Date of Sale By Delivery					2/1/2017	
HOW AND WHEN BONDS MATURE						
Uniform Maturities:						
Date Maturing Begins					4/1/2019	
Amount of Each Uniform Maturity					\$ 25,000.00	
Final Maturity Otherwise						
Date of Final Maturity					4/1/2027	
Amount of Final Maturity					\$ 25,000.00	
AMOUNT OF ORIGINAL ISSUE					\$ 225,000.00	
Cancelled, In Judgement Or Delayed For Final Levy Year					\$ -	
Basis of Accruals Contemplated on Net Collections or Better in Anticipation:						
Bond Issues Accruing By Tax Levy					\$ 225,000.00	
Years to Run					9	
Normal Annual Accrual					25,000.00	
Tax Years Run					3	
Accrual Liability To Date					\$ 75,000.00	
Deductions From Total Accruals:						
Bonds Paid Prior To 6-30-2020					\$ 25,000.00	
Bonds Paid During 2020-2021					\$ 25,000.00	
Matured Bonds Unpaid					\$ -	
Balance of Accrual Liability					\$ 25,000.00	
TOTAL BONDS OUTSTANDING 6-30-2021:						
Matured					\$ -	
Unmatured					\$ 150,000.00	
Coupon Computation:		Coupon Date	Unmatured Amount	% Int.	Months	Interest Amount
Bonds and Coupons		10/01/18	\$ -	4.00%	0	\$ -
Bonds and Coupons		10/01/19	\$ -	4.00%	0	\$ -
Bonds and Coupons		10/01/20	\$ -	4.00%	0	\$ -
Bonds and Coupons		10/01/21	\$ 25,000.00	4.00%	6	\$ 500.00
Bonds and Coupons		10/01/22	\$ 25,000.00	4.00%	12	\$ 1,000.00
Bonds and Coupons		10/01/23	\$ 25,000.00	4.00%	12	\$ 1,000.00
Bonds and Coupons		10/01/24	\$ 25,000.00	4.00%	12	\$ 1,000.00
Bonds and Coupons		10/01/25	\$ 25,000.00	4.00%	12	\$ 1,000.00
Bonds and Coupons		10/01/26	\$ 25,000.00	4.00%	12	\$ 1,000.00
Bonds and Coupons		10/01/27	\$ -	4.00%	12	\$ -
Requirement for Interest Earnings After Last Tax-Levy Year:						
Terminal Interest To Accrue					\$ -	
Years to Run					9	
Accrue Each Year					\$ -	
Tax Years Run					4	
Total Accrual To Date					\$ -	
Current Interest Earnings Through 2021-2022					\$ 5,500.00	
Total Interest To Levy For 2021-2022					\$ 5,500.00	
INTEREST COUPON ACCOUNT:						
Interest Earned But Unpaid 6-30-2020:						
Matured					\$ -	
Unmatured					\$ 1,750.00	
Interest Earnings 2020-2021					\$ 7,000.00	
Coupons Paid Through 2020-2021					\$ 24,000.00	
Interest Earned But Unpaid 6-30-2021:						
Matured					\$ -	
Unmatured					\$ 1,500.00	

SINKING FUND ACCOUNTS COVERING THE PERIOD JULY 1, 2020, to JUNE 30, 2021  
ESTIMATE OF NEEDS FOR 2021-2022

EXHIBIT "G"

Page 1.b

Schedule 1, Detail of Bond and Coupon Indebtedness as of June 30, 2021 - Not Affecting Homesteads (New)						
<b>PURPOSE OF BOND ISSUE:</b>						<b>SERIES 2018 Bonds</b>
Date of Issue						4/1/2018
Date of Sale By Delivery						4/1/2018
<b>HOW AND WHEN BONDS MATURE</b>						
Uniform Maturities:						
Date Maturing Begins						4/1/2020
Amount of Each Uniform Maturity						\$ 10,000.00
Final Maturity Otherwise						
Date of Final Maturity						4/1/2028
Amount of Final Maturity						\$ 20,000.00
<b>AMOUNT OF ORIGINAL ISSUE</b>						\$ 100,000.00
Cancelled, In Judgement Or Delayed For Final Levy Year						\$ -
Basis of Accruals Contemplated on Net Collections or Better in Anticipation:						
Bond Issues Accruing By Tax Levy						\$ 100,000.00
Years to Run						9
Normal Annual Accrual						11,111.11
Tax Years Run						2
Accrual Liability To Date						\$ 22,222.22
Deductions From Total Accruals:						
Bonds Paid Prior To 6-30-2020						\$ -
Bonds Paid During 2020-2021						\$ 10,000.00
Matured Bonds Unpaid						\$ -
Balance of Accrual Liability						\$ 12,222.22
<b>TOTAL BONDS OUTSTANDING 6-30-2021:</b>						
Matured						\$ -
Unmatured						\$ 80,000.00
<b>Coupon Computation:</b>						
	Coupon Date	Unmatured Amount	% Int.	Months	Interest Amount	
Bonds and Coupons	04/01/20	\$ -	4.00%	0	\$ -	
Bonds and Coupons	04/01/21	\$ -	4.00%	0	\$ -	
Bonds and Coupons	04/01/22	\$ 10,000.00	4.00%	6	\$ 200.00	
Bonds and Coupons	04/01/23	\$ 10,000.00	4.00%	12	\$ 400.00	
Bonds and Coupons	04/01/24	\$ 10,000.00	4.00%	12	\$ 400.00	
Bonds and Coupons	04/01/25	\$ 10,000.00	4.00%	12	\$ 400.00	
Bonds and Coupons	04/01/26	\$ 10,000.00	4.00%	12	\$ 400.00	
Bonds and Coupons	04/01/27	\$ 10,000.00	4.00%	12	\$ 400.00	
Bonds and Coupons	04/01/28	\$ 20,000.00	4.00%	12	\$ 800.00	
Bonds and Coupons	04/01/29	\$ -	0.00%	0	\$ -	
<b>Requirement for Interest Earnings After Last Tax-Levy Year:</b>						
Terminal Interest To Accrue						\$ 450.00
Years to Run						9
Accrue Each Year						\$ 50.00
Tax Years Run						3
Total Accrual To Date						\$ 150.00
Current Interest Earnings Through 2021-2022						\$ 3,000.00
Total Interest To Levy For 2021-2022						\$ 3,150.00
<b>INTEREST COUPON ACCOUNT:</b>						
Interest Earned But Unpaid 6-30-2020:						
Matured						\$ -
Unmatured						\$ 850.00
Interest Earnings 2020-2021						\$ 3,400.00
Coupons Paid Through 2020-2021						\$ 7,200.00
Interest Earned But Unpaid 6-30-2021:						
Matured						\$ -
Unmatured						\$ 750.00

SINKING FUND ACCOUNTS COVERING THE PERIOD JULY 1, 2020, to JUNE 30, 2021  
ESTIMATE OF NEEDS FOR 2021-2022

EXHIBIT "G"

Page 1.c

Schedule 1, Detail of Bond and Coupon Indebtedness as of June 30, 2021 - Not Affecting Homesteads (New)						
<b>PURPOSE OF BOND ISSUE:</b>						
						Bonds
Date of Issue						3/1/2020
Date of Sale By Delivery						3/1/2020
<b>HOW AND WHEN BONDS MATURE</b>						
Uniform Maturities:						
Date Maturing Begins						4/1/2022
Amount of Each Uniform Maturity						\$ 10,000.00
Final Maturity Otherwise						
Date of Final Maturity						4/1/2030
Amount of Final Maturity						\$ 20,000.00
<b>AMOUNT OF ORIGINAL ISSUE</b>						\$ 100,000.00
Cancelled, In Judgement Or Delayed For Final Levy Year						\$ -
<b>Basis of Accruals Contemplated on Net Collections or Better in Anticipation:</b>						
Bond Issues Accruing By Tax Levy						\$ 100,000.00
Years to Run						9
Normal Annual Accrual						11,111.11
Tax Years Run						1
Accrual Liability To Date						\$ 11,111.11
Deductions From Total Accruals:						
Bonds Paid Prior To 6-30-2020						\$ -
Bonds Paid During 2020-2021						\$ -
Matured Bonds Unpaid						\$ -
Balance of Accrual Liability						\$ 11,111.11
<b>TOTAL BONDS OUTSTANDING 6-30-2021:</b>						
Matured						\$ -
Unmatured						\$ 100,000.00
<b>Coupon Computation:</b>						
	Coupon Date	Unmatured Amount	% Int.	Months	Interest Amount	
Bonds and Coupons	04/01/22	\$ 10,000.00	2.00%	7	\$ 116.67	
Bonds and Coupons	04/01/23	\$ 10,000.00	2.10%	19	\$ 332.50	
Bonds and Coupons	04/01/24	\$ 10,000.00	2.35%	19	\$ 372.08	
Bonds and Coupons	04/01/25	\$ 10,000.00	2.60%	19	\$ 411.67	
Bonds and Coupons	04/01/26	\$ 10,000.00	2.85%	19	\$ 451.25	
Bonds and Coupons	04/01/27	\$ 10,000.00	3.25%	19	\$ 514.58	
Bonds and Coupons	04/01/28	\$ 10,000.00	3.75%	19	\$ 593.75	
Bonds and Coupons	04/01/29	\$ 10,000.00	4.00%	19	\$ 633.33	
Bonds and Coupons	04/01/30	\$ 20,000.00	4.50%	19	\$ 1,425.00	
Bonds and Coupons	04/01/31	\$ -	0.00%		\$ -	
<b>Requirement for Interest Earnings After Last Tax-Levy Year:</b>						
Terminal Interest To Accrue						\$ 450.00
Years to Run						9
Accrue Each Year						\$ 50.00
Tax Years Run						1
Total Accrual To Date						\$ 50.00
Current Interest Earnings Through 2021-2022						\$ 4,850.83
Total Interest To Levy For 2021-2022						\$ 4,900.83
<b>INTEREST COUPON ACCOUNT:</b>						
Interest Earned But Unpaid 6-30-2020:						
Matured						\$ -
Unmatured						\$ 1,063.33
Interest Earnings 2020-2021						\$ 3,190.00
Coupons Paid Through 2020-2021						\$ -
Interest Earned But Unpaid 6-30-2021:						
Matured						\$ -
Unmatured						\$ 797.50

## SINKING FUND ACCOUNTS COVERING THE PERIOD JULY 1, 2020, to JUNE 30, 2021

## ESTIMATE OF NEEDS FOR 2021-2022

EXHIBIT "G"

Page 1.x

Schedule 1, Detail of Bond and Coupon Indebtedness as of June 30, 2021 - Not Affecting Homesteads (New)	
PURPOSE OF BOND ISSUE:	Total All Bonds
Date of Issue	
Date of Sale By Delivery	
HOW AND WHEN BONDS MATURE:	
Uniform Maturities:	
Date Maturing Begins	
Amount of Each Uniform Maturity	\$ 45,000.00
Final Maturity Otherwise:	
Date of Final Maturity	
Amount of Final Maturity	\$ 65,000.00
AMOUNT OF ORIGINAL ISSUE	\$ 425,000.00
Cancelled, In Judgement Or Delayed For Final Levy Year	\$ -
Basis of Accruals Contemplated on Net Collections or Better in Anticipation	
Bond Issues Accruing By Tax Levy	\$ 425,000.00
Years to Run	
Normal Annual Accrual	\$ 47,222.22
Tax Years Run	
Accrual Liability To Date	\$ 108,333.33
Deductions From Total Accruals:	
Bonds Paid Prior To 6-30-2020	\$ 25,000.00
Bonds Paid During 2020-2021	\$ 35,000.00
Matured Bonds Unpaid	\$ -
Balance of Accrual Liability	\$ 48,333.33
TOTAL BONDS OUTSTANDING 6-30-2021:	
Matured	\$ -
Unmatured	\$ 330,000.00

Requirement for Interest Earnings After Last Tax-Levy Year:	
Terminal Interest To Accrue	\$ 900.00
Years to Run	
Accrue Each Year	\$ 100.00
Tax Years Run	
Total Accrual To Date	\$ 200.00
Current Interest Earnings Through 2021-2022	\$ 13,350.83
Total Interest To Levy For 2021-2022	\$ 13,550.83
INTEREST COUPON ACCOUNT:	
Interest Earned But Unpaid 6-30-2020:	
Matured	\$ -
Unmatured	\$ 3,663.33
Interest Earnings 2020-2021	\$ 13,590.00
Coupons Paid Through 2020-2021	\$ 31,200.00
Interest Earned But Unpaid 6-30-2021:	
Matured	\$ -
Unmatured	\$ 3,047.50



## SINKING FUND ACCOUNTS COVERING THE PERIOD JULY 1, 2020, to JUNE 30, 2021

## ESTIMATE OF NEEDS FOR 2021-2022

EXHIBIT "G"

Page 3

Schedule 4, Sinking Fund Cash Statement		
Revenue Receipts and Disbursements	SINKING FUND	
	Detail	Extension
Cash on Hand June 30, 2020	\$ 40,844.75	\$ 40,844.75
Investments Since Liquidated	\$ -	
COLLECTED AND APPORTIONED:		
2019 and Prior Ad Valorem Tax	\$ -	
2020 Ad Valorem Tax	\$ 68,204.92	
Protest Tax Refunds	\$ -	
Miscellaneous Receipts	\$ -	
TOTAL RECEIPTS		\$ 68,204.92
TOTAL RECEIPTS AND BALANCE		\$ 109,049.67
DISBURSEMENTS:		
Coupons Paid	\$ 10,600.00	
Interest Paid on Past-Due Coupons	\$ -	
Bonds Paid	\$ 35,000.00	
Interest Paid on Past-Due Bonds	\$ -	
Commission Paid to Fiscal Agency	\$ 4,455.83	
Judgements Paid	\$ -	
Interest Paid on Such Judgements	\$ -	
Investments Purchased	\$ -	
Judgements Paid Under 62 O.S. 1981, § 435	\$ -	
TOTAL DISBURSEMENTS		\$ 50,055.83
CASH BALANCE ON HAND JUNE 30, 2021		\$ 58,993.84

Schedule 5, Sinking Fund Balance Sheet		
	SINKING FUND	
	Detail	Extension
Cash Balance on Hand June 30, 2021	\$ 47,517.36	\$ 58,993.84
Legal Investments Properly Maturing	\$ -	
Judgements Paid to Recover By Tax Levy	\$ -	
TOTAL LIQUID ASSETS (In Extension Column)		\$ 58,993.84
DEDUCT MATURED INDEBTEDNESS:		
a. Past-Due Coupons	\$ -	
b. Interest Accrued Thereon	\$ -	
c. Past-Due Bonds	\$ -	
d. Interest Thereon After Last Coupon	\$ -	
e. Fiscal Agency Commission on Above	\$ -	
f. Judgements and Interest Levied for But Unpaid	\$ -	
TOTAL Items a. Through f. (To Extension Column)		\$ -
BALANCE OF ASSETS SUBJECT TO ACCRUALS		\$ 58,993.84
DEDUCT ACCRUAL RESERVES IF ASSETS SUFFICIENT:		
g. Earned Unmatured Interest	\$ 2,250.00	
h. Accrual on Final Coupons	\$ -	
i. Accrued on Unmatured Bonds	\$ 37,222.22	
TOTAL Items g. Through i. (To Extension Column)		\$ 39,472.22
EXCESS OF ASSETS OVER ACCRUAL RESERVES		\$ 19,521.62

## ESTIMATE OF NEEDS FOR 2021-2022

Page 4

Schedule 7, 2020 Ad Valorem Tax Account - Sinking Funds			
	Gross Value	\$	-
	Net Value	\$	3,247,790.00
		14.380	Mills
			Amount
Total Proceeds of Levy as Certified		\$	46,605.79
Additions:		\$	-
Deductions:		\$	-
Gross Balance Tax		\$	46,605.79
Less Reserve for Delinquent Tax		\$	4,660.58
Reserve for Protest Pending		\$	-
Balance Available Tax		\$	41,945.21
Deduct 2020 Tax Apportioned		\$	-
Net Balance 2020 Tax in Process of Collection or		\$	41,945.21
Excess Collections		\$	-

Schedule 9, Sinking Fund Investments						
INVESTED IN	Investments on Hand June 30, 2020	Since Purchased	LIQUIDATIONS		Barred by Court Order	Investments on Hand June 30, 2020
			By Collections of Cost	Amortized Premium		
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL INVESTMENTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

## SINKING FUND ACCOUNTS COVERING THE PERIOD JULY 1, 2020, to JUNE 30, 2021

## ESTIMATE OF NEEDS FOR 2021-2022

EXHIBIT "G"

Page 5

Schedule 10, Miscellaneous Revenue	
Source	2020-2021 ACCOUNT
	ACTUALLY COLLECTED
1000 CHARGES FOR SERVICES:	
1111 Fees	\$ -
1112 Other -	\$ -
Total Charges For Services	\$ -
INTERGOVERNMENTAL REVENUES:	
2000 INTERGOVERNMENTAL REVENUES: - LOCAL SOURCES:	
2111 Premium on Bonds Sold	\$ -
2112 Proceeds From Sale of Original Bonds	\$ -
2113 Payments In Lieu of Tax Revenue	\$ -
2114 Revaluation of Real Property Reimbursements	\$ -
2115 Other -	\$ -
2116 Other -	\$ -
Total - Local Sources	\$ -
3000 INTERGOVERNMENTAL REVENUES - STATE SOURCES:	
3111 Sales Tax - OTC	\$ -
3112 Other - OTC	\$ -
Sub-Total - OTC	\$ -
3211 State Payments in Lieu of Tax Revenue	\$ -
3212 Homestead Exemption Reimbursement	\$ -
3213 Additional Homestead Exemption Reimbursement	\$ -
3214 State Grant	\$ -
3215 Other -	\$ -
3216 Other -	\$ -
Total - State Sources	\$ -
4000 INTERGOVERNMENTAL REVENUES - FEDERAL SOURCES:	
4111 Flood Control	\$ -
4112 Federal Payments in Lieu of Tax Revenue	\$ -
4113 Bureau of Land Management	\$ -
4114 Other -	\$ -
4115 Other -	\$ -
Total - Federal Sources	\$ -
Grand Total Intergovernmental Revenues	\$ -
5000 MISCELLANEOUS REVENUE:	
5111 Interest on Investments	\$ -
5112 Rental or Lease of County Property	\$ -
5113 Sale of County Property	\$ -
5114 Insurance Recoveries	\$ -
5115 Insurance Reimbursements	\$ -
5116 Utility Reimbursements	\$ -
5117 Resale Property Fund Distribution	\$ -
5118 Accrued Interest on Bond Sales	\$ -
5119 Dividends on Insurance Policies	\$ -
5120 Interest on Taxes	\$ -
5121 Other -	\$ -
5122 Other -	\$ -
Total Miscellaneous Revenue	\$ -
6000 NON-REVENUE RECEIPTS:	
6111 Contributions From Other Funds	\$ -
Grand Total Sinking Fund	\$ -

CERTIFICATE OF EXCISE BOARD  
ESTIMATE OF NEEDS FOR 2021-2022

STATE OF OKLAHOMA, COUNTY OF PITTSBURG

We, the members of the Excise Board of said County and State, do hereby certify that we have examined the foregoing estimates of proposed current expenses for the ensuing fiscal year as filed with the Governing Board of Carlton Landing Oklahoma, and those directly under, or in contractual relationship with, the Governing Board of Carlton Landing Oklahoma; we have ascertained from the Financial Statements submitted therewith the amount of Surplus Balances of Cash on Hand; we have considered the uncollected ad valorem taxes of the previous year or years; and we have ascertained that the probable Income estimated to be collected from all sources other than ad valorem taxation may reasonably be expected as a revenue for the ensuing fiscal year, and that the same does not exceed 90% of the actual collection from such sources for the previous fiscal year.

in so doing, we have diligently performed the duties imposed upon the Excise Board by 68 O.S. 1991 Section 3007, (1) ascertaining that the financial statements, as to statistics therein contained reflect the true fiscal condition at the close of the fiscal year, or caused the same to be corrected so to show; (2) struck from the estimate of needs so submitted any items not authorized by law and reduced to the sum authorized by law any items restricted by statute as to the amount lawfully expendable therefore; (3) supplemented such estimate, after proper publication, by an estimate of needs prepared by this Excise Board to make provision for mandatory governmental functions where the estimate submitted wholly failed or was deemed inadequate to fulfill the mandate of the Constitutions or of the Legislature; (4) computed the total means available to each fund in the manner provided; and (5) then and only

Accordingly, we have and do hereby appropriate the Surplus Balances of Cash on Hand, and the Revenues and Levies hereinafter set forth for each Fund to the several and specific purposes named in such estimates, by each, to the intent and purpose that CONSTITUTIONAL GOVERNMENTAL FUNCTIONS shall be first assured and provided for, and subsequently to provide for Legislative Governmental Functions insofar as to the available Surpluses, Revenues and Levies will permit; and we have provided also that the Levies are in excess of the amount appropriated to needs after deducting the surplus cash balance on hand, and Estimated Revenues other than tax, by the percentage and amount or reserve for delinquent tax as hereinafter set forth, which we have determined in the manner provided by law.

We further certify that we have examined the within statements of account and estimated needs or requirements of the Governing Board of Carlton Landing Oklahoma, in relation to the Sinking Fund or Funds thereof, and after finding the same correct or having caused the same to be corrected pursuant to 68 O. S. 1991 Section 3009, have approved the requirements therefor to fulfill the conditions of Section 26 and 28 of Article 10, Oklahoma Constitution, and have made and certified a tax levy therefor to the extent of the excess of said total requirements over the total of items 2, 3, 6, and 12 of Exhibit "Y" (Page 2) and any other legal deduction,

CERTIFICATE OF EXCISE BOARD  
ESTIMATE OF NEEDS FOR 2021-2022

Page 2

EXHIBIT "Y"			
County Excise Board's Appropriation of Income and Revenue	General Fund	Industrial Bonds	Sinking Fund (Exc. Homesteads)
Appropriation Approved & Provision Made	\$ -	\$ -	\$ 61,883.83
Appropriation of Revenues	\$ -	\$ -	\$ -
Excess of Assets Over Liabilities	\$ -	\$ -	\$ 19,521.62
Unclaimed Protest Tax Refunds	\$ -	\$ -	\$ -
Miscellaneous Estimated Revenues	\$ -	\$ -	\$ -
Est. Value of Surplus Tax in Process	\$ -	\$ -	\$ -
Sinking Fund Contributions	\$ -	\$ -	\$ -
Surplus Building Fund Cash	\$ -	\$ -	\$ -
Total Other Than 2019 Tax	\$ -	\$ -	\$ 19,521.62
Balance Required	\$ -	\$ -	\$ 42,362.21
Add 10% for Delinquency	\$ -	\$ -	\$ 4,236.22
Total Required for 2020 Tax	\$ -	\$ -	\$ 46,598.43
Rate of Levy Required and Certified (in Mills)	0.00	0.00	14.03

We further certify that the net assessed valuation of the Property, subject to ad valorem taxes, after the amount of all Homestead deducted in the said County as finally equalized and certified by the State Board of Equalization for the current year 2021-2022 is as follows:

VALUATION AND LEVIES EXCLUDING HOMESTEADS				
County	Real	Personal	Public Service	Total
Total Valuation,	\$ 3,321,147.00	\$ -	\$ -	\$ 3,321,147.00

and that the assessed valuations herein certified have been used in computing the rates of mill levies and the proceeds thereof appropriated as aforesaid; and that having ascertained as aforesaid, the aggregate amount to be raised by ad valorem taxation, we thereupon made the levies therefor as provided by law as follows:

General 0.00 Mills; Industrial Bonds 0.00 Mills; Sinking Fund 14.03 Mills; Sub-Total 14.03 Mills;

and we do hereby order the above levies to be certified forthwith by the Secretary of this Board to the County Assessor of said County, Assessor may immediately extend said levies upon the Tax Rolls for the year 2022 without regard to any protest that may be filed against any levies, as required by 68 O. S. 1991, Section 2869

Dated at \_\_\_\_\_, Oklahoma, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Excise Board Member

\_\_\_\_\_  
Excise Board Chairman

\_\_\_\_\_  
Excise Board Member

\_\_\_\_\_  
Excise Board Secretary

PITTSBURG COUNTY, 61  
STATISTICAL DATA  
FISCAL YEAR 2020-2021

Total Valuation

Total Gross Valuation Real Property	\$	3,322,147.00
Total Homestead Exemption	\$	1,000.00
Total Real Property	\$	3,321,147.00
Total Personal Property	\$	-
Total Public Service Property	\$	-
Total Valuation of Property	\$	3,321,147.00

DRAFT

PUBLICATION SHEET - CARLTON LANDING, OKLAHOMA

FINANCIAL STATEMENT OF THE VARIOUS FUNDS FOR THE FISCAL YEAR ENDING JUNE 30, 2021, AND ESTIMATE OF NEED  
FOR THE FISCAL YEAR ENDING JUNE 30, 2022, OF THE GOVERNING BOARD OF  
CARLTON LANDING, OKLAHOMA

EXHIBIT "Z"

Page 1

STATEMENT OF FINANCIAL CONDITION AS OF JUNE 30, 2021	GENERAL FUND Detail
<b>ASSETS:</b>	
Cash Balance June 30, 2021	\$ -
Investments	\$ -
<b>TOTAL ASSETS</b>	\$ -
<b>LIABILITIES AND RESERVES:</b>	
Warrants Outstanding	\$ -
Reserve for Interest on Warrants	\$ -
Reserves From Schedule 8	\$ -
<b>TOTAL LIABILITIES AND RESERVES</b>	\$ -
<b>CASH FUND BALANCE (Deficit) JUNE 30, 2021</b>	\$ -

ESTIMATED NEEDS FOR FISCAL YEAR ENDING JUNE 30, 2021

GENERAL FUND	GENERAL FUND	SINKING FUND BALANCE SHEET	SINKING FUND
Current Expense	\$ -	1. Cash Balance on Hand June 30, 2021	\$ 58,993.84
Reserve for Int. on Warrants & Revaluation	\$ -	2. Legal Investments Properly Maturing	\$ -
Total Required	\$ -	3. Judgements Paid to Recover by Tax Levy	\$ -
<b>FINANCED</b>		4. Total Liquid Assets	\$ 58,993.84
Cash Fund Balance	\$ -	Deduct Matured Indebtedness:	
Estimated Miscellaneous Revenue	\$ -	5. a. Past-Due Coupons	\$ -
Total Deductions	\$ -	6. b. Interest Accrued Thereon	\$ -
Balance to Raise from Ad Valorem Tax	\$ -	7. c. Past-Due Bonds	\$ -
<b>ESTIMATED MISCELLANEOUS REVENUE:</b>		8. d. Interest Thereon After Last Coupon	\$ -
1000 Charges for Services	\$ -	9. e. Fiscal Agency Commissions on Above	\$ -
2000 Local Sources of Revenue	\$ -	10. f. Judgements and Int. Levied for/Unpaid	\$ -
3000 State Sources of Revenue	\$ -	11. Total Items a. Through f.	\$ -
4000 Federal Sources of Revenue	\$ -	12. Balance of Assets Subject to Accruals	\$ 58,993.84
5000 Miscellaneous Revenue	\$ -	Deduct Accrual Reserve If Assets Sufficient:	
6111 Contributions from Other Funds	\$ -	13. g. Earned Unmatured Interest	\$ 2,250.00
Total Estimated Revenue	\$ -	14. h. Accrual on Final Coupons	\$ -
<b>INDUSTRIAL DEVELOPMENT BONDS</b>	<b>INDUSTRIAL BONDS</b>	15. i. Accrued on Unmatured Bonds	\$ 37,222.22
1. Cash Balance on Hand June 30, 2021	\$ -	16. Total Items g. Through i.	\$ 39,472.22
2. Legal Investments Properly Maturing	\$ -	17. Excess of Assets Over Accrual Reserves **	\$ 19,521.62
3. Total Liquid Assets	\$ -	<b>SINKING FUND REQUIREMENTS FOR 2021-2022</b>	
Deduct Matured Indebtedness		1. Interest Earnings on Bonds	\$ 13,550.83
4. a. Past-Due Coupons	\$ -	2. Accrual on Unmatured Bonds	\$ 48,333.00
5. b. Interest Accrued Thereon	\$ -	3. Annual Accrual on "Prepaid" Judgements	\$ -
6. c. Past-Due Bonds	\$ -	4. Annual Accrual on "Unpaid" Judgements	\$ -
7. d. Interest Thereon After Last Coupon	\$ -	5. Interest on Unpaid Judgements	\$ -
8. e. Fiscal Agency Commissions on Above	\$ -	6. Annual Accrual From Exhibit KK	\$ -
9. Balance of Assets Subject to Accruals	\$ -		
10. Deduct: g. Earned Unmatured Interest	\$ -		
11. h. Accrual on Final Coupons	\$ -		
12. i. Accrued on Unmatured Bonds	\$ -		
13. Excess of Assets Over Accrual Reserves*	\$ -		
<b>INDUSTRIAL BOND REQUIREMENTS FOR 2021-2022</b>			
1. Interest Earnings on Bonds	\$ -		
2. Accrual on Unmatured Bonds	\$ -		
Total Sinking Fund Requirements	\$ -	Total Sinking Fund Requirements	\$ 61,883.83
Deduct:		Deduct:	
1. Excess of Assets Over Liabilities	\$ -	1. Excess of Assets Over Liabilities	\$ 19,521.62
2. Surplus Building Fund Cash	\$ -	2. Surplus Building Fund Cash	\$ -
Balance Required	\$ -	Balance to Raise By Tax Levy	\$ 42,362.21

# PUBLICATION SHEET - CARLTON LANDING, OKLAHOMA

## FINANCIAL STATEMENT OF THE VARIOUS FUNDS FOR THE FISCAL YEAR ENDING JUNE 30, 2021, AND ESTIMATE OF NEI FOR THE FISCAL YEAR ENDING JUNE 30, 2022, OF THE GOVERNING BOARD OF CARLTON LANDING, OKLAHOMA

### EXHIBIT "Z"

** If line 12 is less than line 16 after omitting "h" deduct the following each in turn from line 4, "Total Liquid Assets".	SINKING FUND
13d. j. Unmatured Coupons Due 4-1-2022	\$ -
14d. k. Unmatured Bonds So Due	
15d. l. Whatever Remains is for Exhibit KK Line E.	\$ -
16d. Deficit as Shown on Sinking Fund Balance Sheet.	\$ -
17d. Less Cash Requirements for Current Fiscal Year in Excess of Cash on Hand (From Line 15d Above).	
18d. Remaining Deficit is for Exhibit KK Line F.	\$ -

* If line 14 is less than the sum of lines g. h. i. after omitting "h" deduct the following each in turn from line 4, "Total Liquid Assets".	INDUSTRIAL BOND FUND
13d. j. Unmatured Coupons Due Before 4-1-2022	\$ -
14d. k. Unmatured Bonds So Due	
15d. l. Whatever Remains is for Exhibit KKI Line E.	\$ -
16d. Deficit as Shown on Industrial Bonds Balance Sheet.	\$ -
17d. Less Cash Requirements for Current Fiscal Year in Excess of Cash on Hand (From Line 15d Above).	
18d. Remaining Deficit is for Exhibit KKI Line F.	\$ -

### CERTIFICATE - GOVERNING BOARD

STATE OF OKLAHOMA, COUNTY OF PITTSBURG, ss:

We, the undersigned duly elected, qualified Governing Officers of Carlton Landing, Oklahoma, do hereby certify that at a meeting of the 68 O. S. 1991 Sec. 3002, the foregoing statement was prepared and is a true and correct condition of the Financial Affairs of said City/Town as reflected by the record of the City/Town Clerk and Treasurer. We further certify that the forgoing estimate for current expenses for the fiscal year beginning July 1, 2021, and ending June 30, 2022, as shown are reasonably necessary for the proper conduct of the affairs of the said City/Town, that the Estimated Income to be derived from sources other than ad valorem taxation does not exceed the lawfully authorized ratio of the revenue derived from the same sources during the preceding fiscal year.

Chairman of Board \_\_\_\_\_ Member \_\_\_\_\_ Member \_\_\_\_\_

Member \_\_\_\_\_ Member \_\_\_\_\_ Member \_\_\_\_\_

Attest \_\_\_\_\_  
County Clerk \_\_\_\_\_ S

Subscribed and sworn to before me this 20 day of June, 2021.

Notary Public

Required to be published in a legally-qualified newspaper printed in the County, or one issue published in a legally-qualified newspaper of general circulation in the County.





*Board of County Commissioners, Pittsburg County*

*Charlie Rogers  
District #1*

*Kevin Smith  
District #2*

*Ross Selman  
District #3*

August 9, 2021

Carlton Landing  
Attn: Joanne Chinnici, Mayor  
44 Water St.  
Carlton Landing, OK 74432

Dear Mayor Chinnici,

It has been brought to the attention of the Board of County Commissioners, Pittsburg County, that the town of Carlton Landing does not have fire protection. This is of great concern to the Board of County Commissioners.

Without the proper fire protection services in place, the safety of the citizens of Carlton Landing is at risk. This is of great concern to the Board as the closest volunteer fire departments are not properly equipped to handle structure fires in Carlton Landing.

To be clear, the Board recognizes that the town of Carlton Landing is its own independent government maintained by the citizens of the town of Carlton Landing. However, they remain citizens of Pittsburg County. Additionally, it would be Pittsburg County fire departments called upon to respond to the town of Carlton Landing. It is in the spirit of concern for the welfare of the citizens of Carlton Landing and concern for the other citizens of Pittsburg County that I am reaching out to encourage you to consider creating a fire department for the Town of Carlton Landing.

Thank you for taking the time to review this letter. Should you have any questions or comments, please do not hesitate to contact me at your convenience.

Sincerely,

Ross Selman  
Chairman



Town of Carlton Landing  
44 Water Street  
Carlton Landing, OK 74432-3272

August 27, 2021

Board of County Commissioners, Pittsburg County  
115 E. Carl Albert Parkway  
Room 100  
McAlester OK 74501

Att'n: Mr. Ross Selman

Dear Mr. Selman:

Thank you for your letter of August 9, 2021. I as well of many Carlton Landing citizens share your concern about fire protection in our town.

As you know, until about one year ago, Carlton Landing was under the protection of a local Fire District. Some time after that District was disbanded, the town was informed that there were some regulation issues which required the district to disband. Please know that since that time, this issue has been foremost in the minds of the Board of Trustees as well as the townspeople.

A Fire District Task Force has been formed and has met several times. I have audited those meetings. Currently they are seeking to establish a foundation to accept donations for the purpose of building a fire station and purchasing trucks and equipment. The former Fire Chief is helping in this endeavor. Approximately eleven men have volunteered to join the reestablished Fire Service. The developer of Carlton Landing has donated land on which to build the station. The Town Architect has volunteered his time to assist in planning the building, and our Town Administrator has made himself available for consultation.

I hope you agree that we are making progress toward reestablishing a local Fire District. In the meantime, we extend our appreciation to nearby districts for offering their help as we rebuild. It is my understanding that our former Fire Chief has been in contact with Longtown and Canadian and offered any assistance he can provide to help those districts should they have a need.

The Town of Carlton Landing previously supported the Carlton Landing Volunteer Fire District and fully intends to do so when it is operational again. Please know and pass along as appropriate, our Town is willing and happy to provide some financial assistance to the Longtown and/or Canadian Volunteer Fire Districts for their assistance.

Once again, I thank you for your letter and your concern. Please know that the Town and the townspeople are aware and consider this situation with grave concern. Steps are being taken to correct the problem. As you can imagine, there are many steps to work through, most of them completely new to all of us. We appreciate your support and patience in this matter of reestablishing a local Fire Service to serve Carlton Landing.

Regards,

Joanne Chinnici, D.O.  
Mayor, Town of Carlton Landing

# General Fund Statement of Revenue and Expenditures

Acct		Current Period Aug 2021 Aug 2021 Actual	Year-To-Date Jul 2021 Aug 2021 Actual	Annual Budget Jul 2021 Jun 2022	Annual Budget Jul 2021 Jun 2022 Variance	Jul 2021 Jun 2022 Percent of Budget
Revenue & Expenditures						
Revenue						
Non-Departmental Revenues						
Budget Carryover						
3999	Fund Balance Carryover	0.00	0.00	50,000.00	50,000.00	0.0%
	Total Budget Carryover	\$0.00	\$0.00	\$50,000.00	\$50,000.00	
Other Revenue						
4000	Sales Tax	27,042.42	60,440.86	100,000.00	39,559.14	60.4%
4005	Use Tax	1,463.42	2,449.28	7,200.00	4,750.72	34.0%
4010	Utility Tax	0.00	1,896.99	12,000.00	10,103.01	15.8%
4011	Lodging Tax	0.00	0.00	24,000.00	24,000.00	0.0%
4015	Pittsburgh County Sinking Fund	0.00	0.00	57,190.00	57,190.00	0.0%
4100	Building Permits/Inspection Fe	0.00	4,112.68	23,580.00	19,467.32	17.4%
4105	Business License and Permits	0.00	977.76	200.00	(777.76)	488.9%
4500	Miscellaneous Revenue	99.00	99.00	0.00	(99.00)	0.0%
9002	Transfer IN from TIF	0.00	0.00	101,989.00	101,989.00	0.0%
	Total Other Revenue	\$28,604.84	\$69,976.57	\$326,159.00	\$256,182.43	
	Non-Departmental Revenues Totals	\$28,604.84	\$69,976.57	\$376,159.00	\$306,182.43	
General Government						
Other Revenue						
4011	Lodging Tax	12,679.63	12,679.63	0.00	(12,679.63)	0.0%
	Total Other Revenue	\$12,679.63	\$12,679.63	\$0.00	(\$12,679.63)	
	General Government Totals	\$12,679.63	\$12,679.63	\$0.00	(\$12,679.63)	
Unallocated						
Other Revenue						
4011	Lodging Tax	0.00	5,672.25	0.00	(5,672.25)	0.0%
	Total Other Revenue	\$0.00	\$5,672.25	\$0.00	(\$5,672.25)	
	Unallocated Totals	\$0.00	\$5,672.25	\$0.00	(\$5,672.25)	
	Revenue	\$41,284.47	\$88,328.45	\$376,159.00	\$287,830.55	
	Gross Profit	\$41,284.47	\$88,328.45	\$376,159.00	\$0.00	
Expenses						
Administration						
Personal Services						
5000	Salaries	6,763.38	13,460.45	88,424.00	74,963.55	15.2%
5010	Social Security	542.24	1,079.40	7,063.00	5,983.60	15.3%

# General Fund Statement of Revenue and Expenditures

Acct	Current Period Aug 2021 Aug 2021 Actual	Year-To-Date Jul 2021 Aug 2021 Actual	Annual Budget Jul 2021 Jun 2022	Annual Budget Jul 2021 Jun 2022 Variance	Jul 2021 Jun 2022 Percent of Budget
<b>Revenue &amp; Expenditures</b>					
<b>Expenses</b>					
Administration					
Personal Services					
5015 Unemployment Tax	0.00	0.00	1,846.00	1,846.00	0.0%
5020 Employer Paid Insurance	0.00	0.00	17,244.00	17,244.00	0.0%
5025 Employer Retirement Contributi	708.82	1,411.01	8,842.00	7,430.99	16.0%
5030 Vehicle/Cell Allowance	324.85	649.70	3,900.00	3,250.30	16.7%
Total Personal Services	\$8,339.29	\$16,600.56	\$127,319.00	\$110,718.44	
Materials & Supplies					
5500 Office Supplies	0.00	0.00	600.00	600.00	0.0%
5505 Posatge	0.00	0.00	320.00	320.00	0.0%
5530 Miscellaneous	0.00	0.00	100.00	100.00	0.0%
Total Materials & Supplies	\$0.00	\$0.00	\$1,020.00	\$1,020.00	
Other Services					
6000 Utilities	0.00	0.00	4,339.00	4,339.00	0.0%
6005 Rent	0.00	0.00	5,760.00	5,760.00	0.0%
6010 Publication & Notice Expense	0.00	0.00	350.00	350.00	0.0%
6015 Insurance	0.00	0.00	1,210.00	1,210.00	0.0%
6020 Professional Services	0.00	0.00	5,700.00	5,700.00	0.0%
Total Other Services	\$0.00	\$0.00	\$17,359.00	\$17,359.00	
Administration Totals	\$8,339.29	\$16,600.56	\$145,698.00	\$129,097.44	
General Government					
Materials & Supplies					
5500 Office Supplies	0.00	441.05	1,500.00	1,058.95	29.4%
5505 Posatge	0.00	0.00	2,500.00	2,500.00	0.0%
5510 Building Maintenance & Repairs	46.95	46.95	7,428.00	7,381.05	0.6%
5515 Vehicle Maintenance & Repairs	0.00	0.00	1,460.00	1,460.00	0.0%
5520 Software Programs/ Services	576.05	711.05	0.00	(711.05)	0.0%
Total Materials & Supplies	\$623.00	\$1,199.05	\$12,888.00	\$11,688.95	
Other Services					
6000 Utilities	0.00	0.00	1,000.00	1,000.00	0.0%
6010 Publication & Notice Expense	0.00	0.00	2,500.00	2,500.00	0.0%
6015 Insurance	0.00	0.00	1,800.00	1,800.00	0.0%
6020 Professional Services	2,296.00	2,296.00	58,800.00	56,504.00	3.9%

# General Fund Statement of Revenue and Expenditures

Acct		Current Period Aug 2021 Aug 2021 Actual	Year-To-Date Jul 2021 Aug 2021 Actual	Annual Budget Jul 2021 Jun 2022	Annual Budget Jul 2021 Jun 2022 Variance	Jul 2021 Jun 2022 Percent of Budget
Revenue & Expenditures						
Expenses						
General Government						
Other Services						
6030	Community Support Agreement	0.00	0.00	6,000.00	6,000.00	0.0%
6035	Dues & Memberships	50.00	543.05	2,830.00	2,286.95	19.2%
6040	School, Training, Travel	0.00	0.00	2,000.00	2,000.00	0.0%
6045	Road Maintenance	0.00	0.00	14,400.00	14,400.00	0.0%
6050	Website Expense	0.00	0.00	2,500.00	2,500.00	0.0%
	Total Other Services	\$2,346.00	\$2,839.05	\$91,830.00	\$88,990.95	
Capital Outlay						
7010	Projects	4,081.75	4,081.75	50,000.00	45,918.25	8.2%
	Total Capital Outlay	\$4,081.75	\$4,081.75	\$50,000.00	\$45,918.25	
Debt Service						
8000	GO Bond Payments	0.00	0.00	57,190.00	57,190.00	0.0%
	Total Debt Service	\$0.00	\$0.00	\$57,190.00	\$57,190.00	
	General Government Totals	\$7,050.75	\$8,119.85	\$211,908.00	\$203,788.15	
Unallocated						
Materials & Supplies						
5500	Office Supplies	0.00	513.72	0.00	(513.72)	0.0%
5520	Software Programs/ Services	0.00	99.00	0.00	(99.00)	0.0%
5530	Miscellaneous	0.00	65.99	0.00	(65.99)	0.0%
	Total Materials & Supplies	\$0.00	\$678.71	\$0.00	(\$678.71)	
Other Services						
6000	Utilities	316.65	549.65	0.00	(549.65)	0.0%
6005	Rent	0.00	955.56	0.00	(955.56)	0.0%
6010	Publication & Notice Expense	0.00	34.15	0.00	(34.15)	0.0%
6015	Insurance	70.00	157.50	0.00	(157.50)	0.0%
6020	Professional Services	3,100.00	6,340.00	0.00	(6,340.00)	0.0%
6035	Dues & Memberships	852.94	1,818.93	0.00	(1,818.93)	0.0%
6040	School, Training, Travel	397.00	1,511.59	0.00	(1,511.59)	0.0%
6045	Road Maintenance	392.00	16,584.00	0.00	(16,584.00)	0.0%
	Total Other Services	\$5,128.59	\$27,951.38	\$0.00	(\$27,951.38)	
Debt Service						
8500	Interest Expense	80.99	119.99	0.00	(119.99)	0.0%

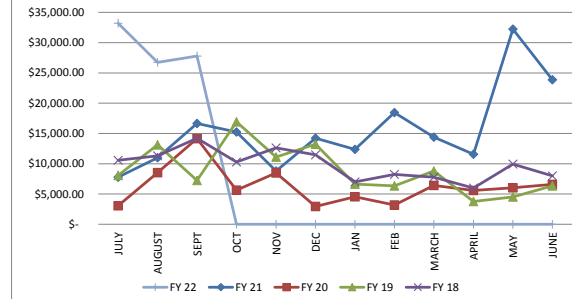
## General Fund Statement of Revenue and Expenditures

Acct	Current	Year-To-Date	Annual Budget	Annual Budget	Jul 2021
	Period	Jul 2021	Jul 2021	Jul 2021	Jun 2022
	Aug 2021	Aug 2021	Jul 2021	Jun 2022	Percent of
	Actual	Actual	Jun 2022	Variance	Budget
<b>Revenue &amp; Expenditures</b>					
<b>Expenses</b>					
Unallocated					
Total Debt Service	\$80.99	\$119.99	\$0.00	(\$119.99)	
Unallocated Totals	\$5,209.58	\$28,750.08	\$0.00	(\$28,750.08)	
Expenses	\$20,599.62	\$53,470.49	\$357,606.00	\$304,135.51	
Revenue Less Expenditures	\$20,684.85	\$34,857.96	\$18,553.00	\$0.00	
Net Change in Fund Balance	\$20,684.85	\$34,857.96	\$18,553.00	\$0.00	
<b>Fund Balances</b>					
Beginning Fund Balance	784,191.79	770,018.68	0.00	0.00	0.0%
Net Change in Fund Balance	20,684.85	34,857.96	18,553.00	0.00	0.0%
Ending Fund Balance	804,876.64	804,876.64	0.00	0.00	0.0%

**TOWN OF CARLTON LANDING  
SALES TAX COLLECTIONS**

	<u>JULY</u>	<u>AUGUST</u>	<u>SEPT</u>	<u>OCT</u>	<u>NOV</u>	<u>DEC</u>	<u>JAN</u>	<u>FEB</u>	<u>MARCH</u>	<u>APRIL</u>	<u>MAY</u>	<u>JUNE</u>	<u>TOTALS</u>
<b><u>FY22</u></b>	\$ 33,205.30	\$ 26,739.30	\$ 27,778.11										\$ 87,722.71
<b><u>FY21</u></b>	\$ 7,780.42	\$ 10,987.42	\$ 16,659.44	\$ 15,249.30	\$ 8,792.06	\$ 14,225.44	\$ 12,374.07	\$ 18,444.22	\$ 14,390.75	\$ 11,578.57	\$ 32,227.87	\$ 23,870.40	\$ 186,579.96
<b><u>FY20</u></b>	\$ 3,067.59	\$ 8,520.10	\$ 14,155.52	\$ 5,628.66	\$ 8,477.29	\$ 2,939.35	\$ 4,537.13	\$ 3,188.78	\$ 6,419.86	\$ 5,595.92	\$ 6,020.78	\$ 6,589.58	\$ 75,140.56
<b><u>FY19</u></b>	\$ 8,070.42	\$ 13,116.45	\$ 7,242.33	\$ 16,914.86	\$ 11,104.80	\$ 13,214.80	\$ 6,638.89	\$ 6,335.74	\$ 8,803.50	\$ 3,763.47	\$ 4,516.85	\$ 6,346.49	\$ 106,068.60
<b><u>FY18</u></b>	\$ 10,565.93	\$ 11,304.10	\$ 14,205.42	\$ 10,281.23	\$ 12,606.99	\$ 11,481.49	\$ 7,003.16	\$ 8,229.47	\$ 7,767.43	\$ 5,982.22	\$ 9,944.07	\$ 7,985.29	\$ 117,356.80
<b><u>FY17</u></b>	\$ 7,479.32	\$ 6,320.67	\$ 9,864.58	\$ 12,332.60	\$ 12,558.21	\$ 13,933.97	\$ 12,932.01	\$ 7,767.94	\$ 17,407.20	\$ 10,848.10	\$ 14,906.00	\$ 7,974.32	\$ 134,324.92

**3% Sales Tax Analysis by Fiscal Year**



**USE TAX COLLECTIONS**

	<u>JULY</u>	<u>AUGUST</u>	<u>SEPT</u>	<u>OCT</u>	<u>NOV</u>	<u>DEC</u>	<u>JAN</u>	<u>FEB</u>	<u>MARCH</u>	<u>APRIL</u>	<u>MAY</u>	<u>JUNE</u>	<u>TOTALS</u>
<b><u>FY22</u></b>	\$ 985.86	\$ 1,463.42	\$ 343.94	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,793.22
<b><u>FY21</u></b>	\$ 714.83	\$ 569.76	\$ 313.48	\$ 228.44	\$ 424.74	\$ 559.76	\$ 579.16	\$ 957.30	\$ 867.27	\$ 921.44	\$ 711.20	\$ 1,154.16	\$ 8,001.54
<b><u>FY20</u></b>								\$ 34.13	\$ 651.90	\$ 788.30	\$ 402.88	\$ 1,877.21	

**LODGING TAX COLLECTIONS**

	<u>JULY</u>	<u>AUGUST</u>	<u>SEPT</u>	<u>OCT</u>	<u>NOV</u>	<u>DEC</u>	<u>JAN</u>	<u>FEB</u>	<u>MARCH</u>	<u>APRIL</u>	<u>MAY</u>	<u>JUNE</u>	<u>TOTALS</u>
<b><u>FY22</u></b>	\$ 5,672.25	\$ 12,679.63	\$ 15,631.81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,983.69
<b><u>FY21</u></b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,753.09	\$ 4,547.48	\$ 1,912.94	\$ 1,856.63	\$ 408.92	\$ 5,277.35	\$ 3,009.90	\$ 22,766.31



## Town Administrator's Report – September 18, 2021

- Ridgeline Traill – Concrete Contractor has started pouring the sidewalk. Depending on weather sidewalk should be poured and completed within the next couple weeks.
- Fire Protection Services – I have participated in the Committee meetings and assisted Chuck on reviewing Statutes related to Fire Protection Services – Title 11 (City), 18 (Volunteer- Unincorporated) and 19 (County). A Fire District/Department can be formed under one of the three Statutes. The Carlton Landing Fire District was formed under Title 18. One question being reviewed by the Committee is what Title the Fire District should be governed under.
- Pavilion –Electrician to install the electric wiring for the lights and fans. The Electrician is scheduled to begin work the week of August 16, 2021. We are still waiting on cost estimate for installation of slate on the approach verse concrete. The contractor has begun work on Water Street, which will ensure proper elevation for the sidewalk and approach.
- OML Conference – Attended conference in Oklahoma City Sept 7-9. Attended some refresher courses, visited with vendors. Carlton Landing is widely known with a positive image and as a great destination.

Thank you.

**PROJECT NO.:** CRL21229

**PROJECTS:** *Street Light Policy and Standards*  
*Community Center Planning*

**TO:** Greg Buckley

**FROM:** Keith Beatty, P.E. / Dawn Warrick

**DATE** 9/15/2021

## PROJECT UPDATES

### Street Light Policy and Standards – Design Project

#### Phase A – Develop Lighting Policy

- Staff working on Lighting Policy examples - Completed
- Sent to Town Administrator – 5/10/2021
- Board of Trustees Discussion – 5/15/2021
- Anticipated lighting demo – September Trustees meeting

#### Phase B – Develop Light Standard

- Phase B to follow Phase A
- Received possible light standards from Town Administrator – 5/12/2021
- Board of Trustees Discussion – 5/15/2021
- May have some discussions regarding the standard prior to finish of Phase A
- Anticipated lighting demo – September Trustees

#### Phase C – Lighting Plan Production

- Surveyor to complete survey by 3/20/21 weather permitting - Complete
- Survey data to Engineer 3/27/2021 - Complete
- Initial Plan set 5/27/21 – Developing Concept Plan
- Final Plan set anticipated 12/1/2021

### Community Center Planning

- FNI developing scope and fee – Completed Scope and fee. Delivered to Town Administrator
- Meeting with City Administrator and Architect – 7/14/2021