

Cleveland County, OK
Cleveland County Office Building

201 South Jones
Norman, OK 73069
Suite 200

11:21:37 AM

FILED IN OFFICE
COUNTY CLERK
NORMAN, OK



Printed on 5/13/2026
Pamela Howlett,
County Clerk, Cleveland County

Pam Howlett

Public Facilities Authority
Regular Meeting Agenda - Final

Monday, May 18, 2026
10:30 AM

Rusty Grissom - Chairman
Rod Cleveland - Vice-Chairman
Jacob McHughes - Member

<https://www.clevelandcount yok.com/>

Pam Howlett, County Clerk

Meeting Called to Order

Roll Call

Notice of the meeting was properly posted on May 15, 2026

For purposes of this agenda “Action” means any of the following: amending, approving, approving as amended, deferring, denying, giving instructions to staff, making a recommendation to another public body, receiving documents or presentations, referring to committee, reconsidering, re-opening, returning, striking or postponing the item.

Approval of Minutes

1. Approve the minutes of the April 20, 2026 regular meeting.

[04.20.2026 CCPFA Minutes](#)

Items of Business

2. Discussion and possible action regarding - Payment of Bub Usry & Sons Inc invoice #49715 for \$852.00 for stool flange and related repairs at the Vista Building.

[Bob Usry](#)

3. Discussion and possible action regarding - Payment to Mare E. Johnson & Associates for audit services for the following:

- A) Year Ended June 30, 2018 - Invoice #17824 - \$4,500.00
- B) Year Ended June 30, 2019 - Invoice #17825 - \$4,500.00
- C) Year Ended June 30, 2020 - Invoice #17826 - \$4,500.00
- D) Year Ended June 30, 2021 - Invoice #17827 - \$4,500.00
- E) Year Ended June 30, 2022 - Invoice #17828 - \$1,500.00

[17824](#)

[17825](#)

[17826](#)

[17827](#)

[17828](#)

4. Discussion and possible action regarding - Quote from On-Site Blind Cleaning for new 2" aluminum blinds, cordless for \$705.39.

[On-Site](#)

5. Discussion and possible action regarding - First Amendment to Ground Lease by and between Cleveland County Public Facilities Authority and Southern Gateway Development LLC pertaining to property commonly known as Legacy Plaza. Amendment extends the "due diligence" period through and including October 31, 2026.

[Southern Gateway Development](#)

6. Discussion and possible action regarding - Accept payments from the following:
- A) Charleston's Restaurant Group, check #25456 for \$833.33
 - B) CommunityWorks, LLC, check #4238 for \$2,500.00
 - C) Office of Juvenile Affairs, EFT for \$457.48
 - D) Oklahoma Indigent Defense System (OIDS), EFT for \$43,901.67
 - E) Service Oklahoma, EFT for \$3,500.00
 - F) Tribal Government, check #6091 for \$2,400.00
 - G) Tyler Broadcasting Corporation, check #97010 for \$475.00
7. Discussion and possible action regarding - Approve Payment for the following expenditures that will be due before the next authority meeting: *For 111 N. Peters. The Financial Center.*
- A) OG&E - Estimated \$10,000.00
 - B) Northwest Controls - Estimated \$1,000.00
 - C) City of Norman - Estimated \$1,000.00
 - D) American Elevator - Estimated \$700.00
 - E) Cox Phone - Estimated \$300.00
 - F) Cox Internet & IP - Estimated \$300.00
 - G) The Alarm Group - Estimated \$100.00
8. Discussion and possible action regarding - Approve payment for the following Debt Service Payment to BancFirst in the amount of \$85,246.25 for the Sales Tax Revenue Bonds Series 2021 at the Alan J. Couch Center at 1650 W. Tecumseh.
9. Discussion and possible action regarding - Accept - monthly deposit in the amount of \$100,000.00 to account number ending in 2601 from the Public Safety Sales Tax to Cleveland County Authority Revenue Fund at BancFirst for future debt service payment on the Cleveland County Public Facilities Authority Sale Tax Revenue Bond Series 2021 (Alan J. Couch Center Project), for December 2023.
10. Discussion and possible action regarding - Release of generator easement for 111 N. Peters, the generator was removed and re-purposed at the new Sheriff's Office location.

[Easement Release](#)

11. Discussion and possible action regarding - Quote from Voss Lighting for the Vista Building for ten (10) six inch can lights at \$49.00 each for a total cost of \$490.00.

[Voss-2](#)

12. Discussion and possible action regarding - Quote/Invoice from Firetrol for installation/programming/monitoring of a Communicator/Monitoring Panel at 718 N. Porter for \$312.00.

[Firetrol](#)

New Business

Board Member Statements and Announcements

Adjourn

Date: MONDAY, APRIL 20, 2026
Time: 10:30 A.M.
Place: County Commissioner's Meeting Room
201 S. Jones, Ste. 200
Norman, OK 73069

Rusty Grissom called the regular meeting of the Cleveland County Public Facilities Authority to order on this 20th of day of April 2026 at 10:30 A.M. and asked that roll be called.

PRESENT: Rusty Grissom, Rod Cleveland

ABSENT: Jacob McHughes

C. Approval of Minutes

Discussion and possible action regarding - Approve the Regular Meeting minutes of the March 16, 2026 meeting. Rod Cleveland made a motion seconded by Rusty Grissom.

Vote was as follows:

CLEVELAND: YES GRISSOM: YES McHUGHES: ABSENT

MOTION CARRIED

D. Items of Business

- 1. Accept** – Rebate calculation report for the Authorities \$8,750,000.00 Sales Tax Revenue Bonds (Cleveland County Alan J. Couch Juvenile Center Project) Series 2021 by Arbitrage Compliance Specialists, Inc. Rod Cleveland made a motion seconded by Rusty Grissom.

Vote was as follows:

GRISSOM: YES CLEVELAND: YES McHUGHES: ABSENT

MOTION CARRIED

- 2. Approve** – payment to Arbitrage Compliance Specialists, Inc. for rebate calculation services in the amount of \$2,850.00. Rod Cleveland made a motion seconded by Rusty Grissom.

Vote was as follows:

GRISSOM: YES CLEVELAND: YES McHUGHES: ABSENT

MOTION CARRIED

- 3. Approve** – payment to Cleveland County Industrial Authority in the amount of \$13.00 to reimburse for postage stamps. Rod Cleveland made a motion seconded by Rusty Grissom.

Vote was as follows:

GRISSOM: YES CLEVELAND: YES McHUGHES: ABSENT

MOTION CARRIED

- 4. Approve** – payment to Fellers, Snider, Blankenship, Bailey & Tippens, P.C., reference #326745 in the amount of \$1,035.00 for Legacy Plaza. Rod Cleveland made a motion seconded by Rusty Grissom.

Vote was as follows:

GRISSOM: YES CLEVELAND: YES McHUGHES: ABSENT

MOTION CARRIED

- 5. Approve** – payment to Operation Accounting, Inc., invoice #1559 in the amount of \$700.00 for Accounting Services for March 2026. Rod Cleveland made a motion seconded by Rusty Grissom.

Vote was as follows:

GRISSOM: YES CLEVELAND: YES McHUGHES: ABSENT

MOTION CARRIED

6. Approve Payment for the following expenditures that will be due before the next authority meeting: *For 111 N. Peters. The Financial Center.*

a.	OG&E	Estimated	\$10,000.00
b.	Northwest Controls	Estimated	\$1,000.00
c.	City of Norman	Estimated	\$1,000.00
d.	American Elevator	Estimated	\$700.00
e.	Cox Phone	Estimated	\$300.00
f.	Cox Internet & IP	Estimated	\$300.00
g.	The Alarm Group	Estimated	\$100.00

Rod Cleveland made a motion seconded by Rusty Grissom.

Vote was as follows:

GRISSOM:YES CLEVELAND:YES McHUGHES:ABSENT
MOTION CARRIED

7. Accept – payment from the following:

- a.** CommunityWorks, LLC, check #4173 for \$2,500.00
- b.** Office of Juvenile Affairs, EFT for \$457.48
- c.** Oklahoma Indigent Defense System (OIDS), EFT for \$43,901.67
- d.** Service Oklahoma, EFT for \$3,500.00
- e.** Stockwell Law Group, PLLC for \$1,900.00
- f.** Tribal Government, check #6078 for \$2,400.00
- g.** Tyler Broadcasting Corporation, check #96860 for \$475.00

Rod Cleveland made a motion seconded by Rusty Grissom.

Vote was as follows:

GRISSOM:YES CLEVELAND:YES McHUGHES:ABSENT
MOTION CARRIED

8. Accept – monthly deposit in the amount of \$100,000.00 to account number ending in 2601 from the Public Safety Sales Tax to Cleveland County Authority Revenue Fund at BancFirst for future debt service payment on the Cleveland County Public Facilities Authority Sale Tax Revenue Bond Series 2021 (Alan J. Couch Center Project), for December 2023. Rod Cleveland made a motion seconded by Rusty Grissom.

Vote was as follows:

GRISSOM:YES CLEVELAND:YES McHUGHES:ABSENT
MOTION CARRIED

9. Approve – payment for the following Debt Service Payment to BancFirst in the amount of \$85,246.25 for the Sales Tax Revenue Bonds Series 2021 at the Alan J. Couch Center at 1650 W. Tecumseh. Rod Cleveland made a motion seconded by Rusty Grissom.

Vote was as follows:

GRISSOM:YES CLEVELAND:YES McHUGHES:ABSENT
MOTION CARRIED

10. Presentation and Possible Action – Armstrong Bank account review regarding interest rates and types of checking accounts. Josh Edge did the presentation and made recommendations. Rod Cleveland made a motion to move account ending in 4175 to a Public Funds account and instruct Armstrong Bank to transfer \$6,000,000.00 into the Business Money Manager account, item was seconded by Rusty Grissom.

Vote was as follows:

GRISSOM:YES CLEVELAND:YES McHUGHES:ABSENT
MOTION CARRIED

E. New Business – None

F. Board Member Statements and Announcements – None

G. Adjourn - Rod Cleveland made a motion seconded by Rusty Grissom.

Vote was as follows:

GRISSOM:YES CLEVELAND:YES McHUGHES:ABSENT

MOTION CARRIED

Goldie West - Secretary

Rod Cleveland – Chairman

Rusty Grissom – Vice Chair

Jacob McHughes - Member

INVOICE

BOB USRY & SONS INC
 P.O. BOX 1272
 NORMAN, OK 73070
 Phone: (405) 364-1001

Invoice #: 49715 Your PO #:
 Invoice Date: 05/01/26 Customer #: 693
 Due Date: 05/31/26 Work Order #: 17700
 Terms: Net 30 days

Job: 4236 2026 NORMAN SERVICE
 Sales Rep: JU/FH

Sold To: CLEVELAND COUNTY
 201 S. JONES
 NORMAN, OK 73069

Quantity	Item ID	Description	Unit Price	Unit Name	Amount
		PO# PFA			
		FURNISH MATERIAL AND LABOR TO REPLACE STOOL FLANGE IN THE LADIES ROOM ON THE FIRST FLOOR.			
		5/4/26 CUT OUT AND REMOVED CAST IRON FLANGE. REPLACED WITH A NEW PVC/STAINLESS STOOL FLANGE. NO LEAKS. ALL GOOD.			
		RESET THE TOILET. SEALED AROUND THE BASE WITH DAP.			
		1- 3" RC 1' 3" PVC SCHED 40 1- TOILET FLANGE 1- CLOSET BOLT SET 1- WAX RING 1- WEDGES			
1	21 - AS PER BID	AS PER BID	852.00	AS BID	852.00

Subtotal: 852.00
 Tax: 0.00
 Other: 0.00
 Shipping: 0.00
Total: \$852.00

Thank You

Mary E. Johnson & Associates

2500 Boardwalk Suite 201
Norman OK 73069

405-322-5009

CLEVELAND COUNTY PUBLIC FACILITIES AUTH
201 S Jones
Ste 260
Norman, OK 73069

May 5, 2026
Invoice # 17824

Audited Financial Statements For Years Ended June 30, 2018	Client ID	ClevCtyPubFac
Progress billing amount		\$4,500.00

To ensure proper credit, please include the client id and invoice number on your payment. Thank you.
NET TIME CHARGES ABOVE IS THE BALANCE DUE FOR THIS INVOICE.
Does not include any prior unpaid invoices

Mary E. Johnson & Associates

2500 Boardwalk Suite 201
Norman OK 73069

405-322-5009

CLEVELAND COUNTY PUBLIC FACILITIES AUTH
201 S Jones
Ste 260
Norman, OK 73069

May 5, 2026
Invoice # 17825

Audited Financial Statements For Years Ended June 30, 2019	Client ID	ClevCtyPubFac
Progress billing amount		\$4,500.00

To ensure proper credit, please include the client id and invoice number on your payment. Thank you.
NET TIME CHARGES ABOVE IS THE BALANCE DUE FOR THIS INVOICE.
Does not include any prior unpaid invoices

Mary E. Johnson & Associates

2500 Boardwalk Suite 201
Norman OK 73069

405-322-5009

CLEVELAND COUNTY PUBLIC FACILITIES AUTH
201 S Jones
Ste 260
Norman, OK 73069

May 5, 2026
Invoice # 17826

Audited Financial Statements For Years Ended June 30, 2020	Client ID	ClevCtyPubFac
Progress billing amount		\$4,500.00

To ensure proper credit, please include the client id and invoice number on your payment. Thank you.
NET TIME CHARGES ABOVE IS THE BALANCE DUE FOR THIS INVOICE.
Does not include any prior unpaid invoices

Mary E. Johnson & Associates

2500 Boardwalk Suite 201
Norman OK 73069

405-322-5009

CLEVELAND COUNTY PUBLIC FACILITIES AUTH
201 S Jones
Ste 260
Norman, OK 73069

May 5, 2026
Invoice # 17827

Audited Financial Statements For Years Ended June 30, 2021	Client ID	ClevCtyPubFac
Progress billing amount		\$4,500.00

To ensure proper credit, please include the client id and invoice number on your payment. Thank you.
NET TIME CHARGES ABOVE IS THE BALANCE DUE FOR THIS INVOICE.
Does not include any prior unpaid invoices

Mary E. Johnson & Associates

2500 Boardwalk #201
Norman OK 73069

405-322-5009

CLEVELAND COUNTY PUBLIC FACILITIES AUTH
201 S Jones
Ste 260
Norman, OK 73069

May 5, 2026
Invoice # 17828

Audited Financial Statements (25% Billing per engagement letter)	Client ID	ClevCtyPubFac
For Years Ended June 30, 2022		
Progress billing amount		\$1,500.00

ON-SITE BLIND CLEANING

CONTRACT/INVOICE #

2007

Same Day Ultrasonic Cleaning Service
All Type of Window Blinds

PROFESSIONAL CLEANING
Residential & Commercial

216 SE 8th, Suite B • Moore, OK 73160
(405) 692-9963
www.on-siteblinds.com

DATE April 25, 2026

NAME OIDS
ADDRESS 111 N. Peters Ave., Ste 101
CITY Norman STATE OK ZIP 73069
E-MAIL P.O.C.: Christa Szabo
BUS. PHONE 405.801.2605 HOME PHONE _____

<input type="checkbox"/> CASH	<input type="checkbox"/> CLEAN
<input type="checkbox"/> CHECK	<input type="checkbox"/> REPAIR
<input type="checkbox"/> VISA/MC	<input checked="" type="checkbox"/> ON-SITE
<input type="checkbox"/> DROP OFF	<input type="checkbox"/> P/U & DEL
<input type="checkbox"/> FOLLOW UP _____	

PLEASE PAY FROM THIS INVOICE

* Quote/Purchase Order for approval review.

DESCRIPTION & SIZE	QTY	UNIT PRICE	TOTAL PRICE
New 2" Aluminum Blinds Cordless			
96 x 62	1	330.43	330.43
77 x 62	1	259.96	259.96
FULL INSTALLATION (REMOVE / REHANG)	2	25.00	50.00
NOTES:	SUBTOTAL		640.39
	(oversize) special ship/handle		65.00
	RADIUS CHARGE		
	CONVENIENCE CHARGE		
	TOTAL		\$705.39
	LESS DEPOSIT		
	BALANCE		

ON-SITE BLIND CLEANING (OSBC) SHALL NOT BE RESPONSIBLE FOR:

- Damage attributable to age, prior misuse or abuse, color change or deterioration that takes place with the passage of time or oxidation caused by exposure to the sun.
- Damage from previous improper cleaning solutions or methods.
- Warping of woods or shrinkage of fabric.

CUSTOMER SIGNATURE: _____

Chicago Title Oklahoma
210 Park Ave., Suite 210
Oklahoma Tower
Oklahoma City, OK 73102

DOC# R2021-35770 BT: RB B: 6297 P: 1282 EA
08/23/2021 09:30:17 AM Pages: 7
Tammy Bellinson - Cleveland County Clerk, OK
Fee: \$30.00 nb
Electronically Filed



4552101341

After recordation, return to:

Rieger Law Group, PLLC
136 Thompson Drive
Norman, OK 73069

Reserved For Recording Information

EASEMENT

THIS EASEMENT (“Easement”) is made this 28 day of July 2021 (the “Effective Date”), by and between James L. Adair and Cristi Renee Adair, husband and wife (collectively, “Grantor”), and CLEVELAND COUNTY BOARD OF COUNTY COMMISSIONERS (“Grantee”).

A. Grantor is the owner of the parcel of real property located in Cleveland County, Oklahoma described on Exhibit A (the “Grantor Tract”).

B. Grantee is the owner of all of the condominium units contained in The Financial Center, 111 North Peters, Norman, Oklahoma (a six-story multi-occupant condominium office building, created pursuant to that certain Declaration Creating and Establishing Unit Ownership Estate of The Financial Center and Covenants, Conditions, and Restrictions Relating Thereto recorded at Book 1874, page 459 of the records of Cleveland County Clerk, as more particularly described on Exhibit B (the “Grantee Tract”).

C. Portions of the Grantee Tract are served by a diesel-powered electrical generator that rests upon the Grantor Tract (the “Generator”).

D. Grantor and Grantee desire to allow the Generator to remain on the Grantor Tract in accordance with the terms of this Easement.

NOW, THEREFORE, the Grantor and Grantee agree as follows:

1. Grant of Easement. Grantor does hereby grant and convey to Grantee an easement for the Generator, together with rights of reasonable access over and across the Grantor Tract in order to allow Grantee to access, service, repair, maintain, and operate the Generator. Additionally, Grantee may replace the Generator with one of comparable size and capacity, provide utilities to the Generator. A photo of the Generator in its current location is attached as Exhibit C.

2. Grantor’s Right of Relocation. Grantor reserves the right, but not the obligation, entirely at Grantor’s sole expense, to relocate the Generator closer to the abutting public alley on the north side of the Grantor Tract, should the current location of the Generator interfere with Grantor’s future building plans for the Grantor Tract.

3. Term. The initial term for this Easement shall be for ten (10) years, commencing on the Effective Date, unless otherwise amended or extended by the parties in writing.

4. Running with the Land. All the rights, easements, covenants, terms, agreements, and conditions set forth in this Easement are intended to be and shall be construed as running with the land, binding upon, inuring to the benefit of and enforceable by the parties hereto, their respective heirs, successors, and assigns.

5. Amendment. This Easement may be modified or amended only by an agreement in writing executed by all the then owners of the Grantor Tract and the Grantee Tract.

6. Entire Agreement. This Easement is the entire agreement between the parties with respect to the subject matter hereof. This Easement may be executed in multiple counterparts.

IN WITNESS WHEREOF, this instrument is executed on the date first above written.

[Signature Pages Follow]

GRANTOR:

James L. Adair
James L. Adair

Cristi Renee Adair
Cristi Renee Adair

STATE OF OKLAHOMA)
COUNTY OF Cleveland) SS:

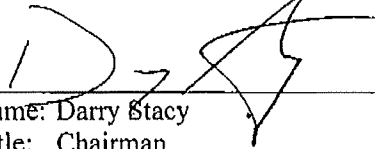
This instrument was acknowledged before me on July 28, 2021, by James L. Adair and Cristi Renee Adair, husband and wife.



(Seal)

[Signature]
Notary Public
My Commission Expires: _____
Commission No: _____

GRANTEE:
CLEVELAND COUNTY BOARD OF COUNTY COMMISSIONERS




Name: Darryl Stacy
Title: Chairman

STATE OF OKLAHOMA)
) ss:
COUNTY OF Cleveland)

This instrument was acknowledged before me on July 30, 2021, by Darryl Stacy, Chairman of Cleveland County Board of County Commissioners.

(Seal)





Notary Public
My Commission Expires: _____
Commission No: _____

Exhibit A
Grantor Tract

Lot Three (3), Block Fourteen (14), of the Original Town of Norman, Cleveland County, Oklahoma, according to the recorded plat thereof (commonly known as 205 E. Main St., Norman OK 73069).

Exhibit B
Grantee Tract

Units One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), and Twelve (12) of THE FINANCIAL CENTER, an Oklahoma Unit Ownership Estate, according to the Declaration thereof filed August 29, 1985, at 4:24 P.M. and recorded in Book 1874, Page 459, in the Cleveland County Clerk's Office, and First Amendment to Declaration filed January 30, 1991, at 3:42 P.M. and recorded in Book 2273, Page 868, in the Cleveland County Clerk's Office, together with an undivided interest in the Common Elements appertaining thereto, situated on the following described real estate, to-wit:

Lots One (1) and Two (2), in Block Fourteen (14), and all of Lots Nine (9), Ten (10), Eleven (11) and Twelve (12), in Block Four (4), EXCEPT: That part of Lot Twelve (12), described as follows:

Beginning at the Southeast Corner (SE/C) of said Lot 12,

Thence West 0.26 feet,

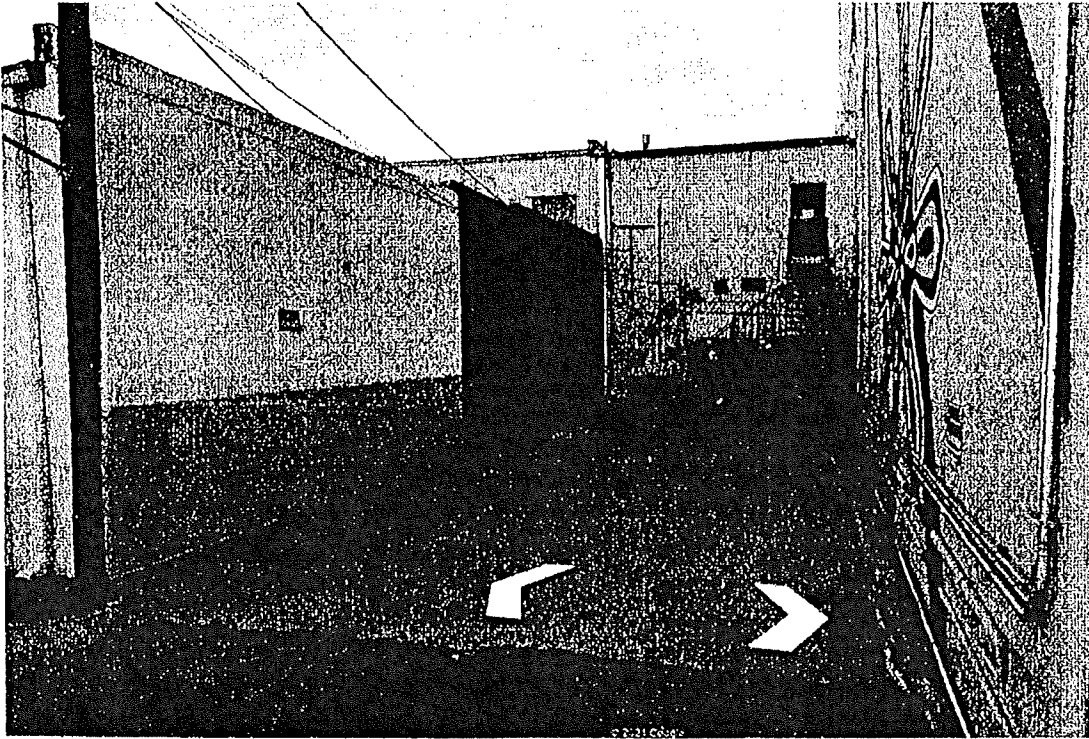
Thence North on a line parallel to the East line of said Lot 12 a distance of 60 feet,

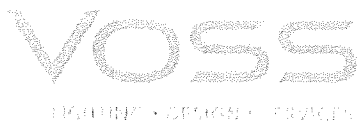
Thence East 0.26 feet to the East line of Lot 12,

Thence South on the East line of Lot 12 and which is also the West line of Lot 13 a distance of 60 feet to the point of beginning, in Block Four (4), of ORIGINAL TOWNSITE OF NORMAN, Cleveland County, Oklahoma, according to the recorded plat thereof.

Recorders Memorandum
All or part of this instrument
is not legible or is of poor quality.

Exhibit C
Image of Existing Generator





721 N ANN ARBOR AVE:
OKLAHOMA CITY OK 73127-5822
Phone: (405) 949-1919
Fax: (405) 942-2369

Quote

Project: 6 inch cans
Customer: Cleveland County Courthouse
Contact: Marshall Britton

Date: 05/12/2026
Expires: 06/11/2026

Product	Quantity	Price	Subtotal
1. CR6RLMCCT	10	\$49.00 (ea)	\$490.00

Total:
\$490.00
* Does not include taxes

Salesrep
Forrest Mcgee
forrest.mcgee@vossighting.com

PRICE INCREASES - This quote is based upon current prices and is valid only until the next factory increase. Customers are urged to confirm the prices on this quote prior to placing an order. NON-STOCK ITEMS - Some items that we offer are not stocked in our warehouse and are ordered from our suppliers as needed. While we make these items available to our customers as one of our many value-added services, such items are 'special order' and normally considered non-returnable. DELIVERY DATES - Voss Lighting will do everything within our control to process and expedite your order. However, we cannot always guarantee a delivery date or be held responsible for production or delivery issues beyond our control. ORDER CANCELLATIONS - Special order items can be cancelled as long as the item has not been shipped and/or was not manufactured specifically for the customer. The customer may also be liable for any additional cancellation fee or restocking charge should one be required by the manufacturer.



FIRETROL
Protection Systems

FIRETROL PROTECTION SYSTEMS, INC.
108 NW 132nd Street
OK Lic. #863
Oklahoma City, OK 73114
Phone: (405) 752-2330

Invoice Nbr:	101088018
Invoice Date:	05/05/2026

Thank you for choosing Firetrol Protection Systems

OneSource fire *Solutions*

Fire Sprinkler
E-Lighting
Maintenance

Life Safety
Range Hoods
Repair

Fire Alarm
Inspections
Special Hazards

Extinguishers
24/7 Service
Backflow Preventers

Bill To: CLEVELAND COUNTY
ACCOUNTS PAYABLE
201 S JONES
SUITE 260
NORMAN, OK 73069

Ship To: 718 BUILDING
718 N PORTER AVE
NORMAN, OK 73071

Customer Nbr	Cust PO No.	Terms	Due Date
6003736		NET 10	05/20/2026

Contract Number: CLSS8972

Contract Type: MONITORING CONTRACTS

Contract Notes: **PRICING PER FIRETROL PROTECTION SYSTEM STATE CONTRACT SW1048F ALARM SERVICE AND LIFE SAFETY EQUIPMENT**

THANK YOU FOR CHOOSING FIRETROL FOR YOUR MONITORING NEEDS. TO PUT YOUR SYSTEM ON TEST, CALL THE MONITORING STATION AT 800-358-2669.

HAVE YOU UPDATED YOUR CALL LIST LATELY?

Item Description	Amount
MONITORING PER CONTRACT	312.00

FIRETROL PROTECTION SYSTEMS, INC.
108 NW 132nd Street OK Lic. #863
Oklahoma City, OK 73114
Phone: (405) 752-2330

Sub Total	312.00
Sales Tax	0.00
TOTAL	312.00



FIRETROL Protection Systems

www.firetrol.net

From Firetrol Protection Systems,
Inc.
108 Northwest 132nd Street
Oklahoma City OK 73114
405-752-2330
<https://www.firetrol.net/>

Quote No. 2104433

Type Service Call
Prepared By Brad Rogers
Created On 10/17/2025
Valid Until 11/17/2025

Quote For CLEVELAND COUNTY

718 BUILDING
718 N PORTER AVE
NORMAN OK 73071

Description of Work

We propose to monitor your system for activation conditions as indicated below. We can provide labor and materials to install and/or program a Communicator (Monitoring Panel) at your job site address set up as a separate project.

Monitoring Service Type: Fire

(Fire / Security / Elevator / Temperature / Video / Custom)

Site's Monitoring Equipment: Firelite ES-50x

(Manufacture and Model)

Site's Transmission Channel(s): Cellular

(Phone line / AES Radio / Cellular / IP with the switch having 24-hour power supply back up / Other...)

Estimated Start Date: Upon Installation

Additional Services Described: Prorated until June 30, 2026. The price becomes \$468.00 annually.

SUBSCRIBERS BASIC RESPONSIBILITIES

1. It is the customer's responsibility to maintain a 24-hour power supply backup on all communication equipment, including network switches relating to Internet protocol (IP) communicators.
2. The customer must provide access to the communication equipment as it relates to monitoring services.
3. Additions or changes to any of your account's personnel list, site contact list, and/or changes to your existing system must be provided to FIRETROL PROTECTION SYSTEMS, INC. in writing and may result in a minimal service charge.
4. Additions or changes to the existing system's monitoring equipment must be approved in writing by FIRETROL PROTECTION SYSTEMS, INC. and may result in a change of the annual fee.
5. Additional charges or the blocking of your transmitter may result if your system goes into a "runaway state" locking the monitoring stations' receiver.

EXCLUSIONS: Maintenance of the alarm system is the Subscriber's responsibility and is not included in this Proposal/Contract.

Alarm permit - Contact your City or Police Department, you may need an Alarm Permit.

If this proposal is accepted, please sign and initial the attachment below and return the original to our office. Upon receipt, we shall execute and return one copy for your files. This proposal is valid for 30 days from the proposal date. If accepted the installation will be completed as your job conditions allow (if applicable). Either party may terminate this contract with 30 days written notice. This proposal/contract is subject to the terms and conditions listed in Exhibit A (attached). This contract has no termination date and shall continue until canceled.

In signing this document I am acknowledging that I understand, and am authorized to accept and accept this Proposal/Contract in its entirety.

Services to be completed

[Alarm Monitoring] Location - Building
Monitoring Agreement

Code	Parts, Labor, and Items	Quantity	Unit Price	Total
	Monitoring Annual Fee	1	\$312.00	\$312.00
			GRAND TOTAL	\$312.00

Terms and Conditions

****EXHIBIT "A" COMPANY IS NOT AN INSURER; LIQUIDATED DAMAGES; LIMITATION OF LIABILITY:** It is agreed that FIRETROL PROTECTION SYSTEMS, INC. is not an insurer and client is paying for the value of the service provided only and that it is not the intention of the parties that FIRETROL PROTECTION SYSTEMS, INC. assume responsibility for any loss occasioned by misfeasance in the performance of the services under this contract or for any loss or damage sustained or any liability on the part of FIRETROL PROTECTION SYSTEMS, INC. by virtue of this Agreement or because of the relation hereby established. If there shall, notwithstanding the above provisions, at any time be or arise any liability on the part of FIRETROL PROTECTION SYSTEMS, INC. by virtue of this Agreement or because of the relation hereby established, whether due to the negligence of FIRETROL PROTECTION SYSTEMS, INC. or otherwise, such liability is and shall be limited to and fixed at the sum of two hundred and fifty dollars (250.00) as and for liquidated damages. Such liabilities as herein set forth is fixed as liquidated damages and not as a penalty and this liability shall be complete and exclusive. Client agrees to provide and keep in full force and effect insurance which will be primary for any and all occurrences or losses.

CUSTOMER HEREBY RELEASES, DISCHARGES AND AGREES TO HOLD FIRETROL PROTECTION SYSTEMS, INC. HARMLESS FROM ANY AND ALL CLAIMS, LIABILITIES, DAMAGES, LOSS OR EXPENSES, ARISING FROM OR CAUSED BY ANY HAZARD RESULTING FROM OR RELATED TO THIS CONTRACT, WHETHER SAID CLAIM IS MADE BY CUSTOMER, HIS AGENTS OR INSURANCE COMPANY OR BY ANY OTHER PARTIES CLAIMING UNDER OR THROUGH CUSTOMER. CUSTOMER AGREES TO INDEMNIFY FIRETROL PROTECTION SYSTEMS, INC. AGAINST, DEFEND AND HOLD FIRETROL PROTECTION SYSTEMS, INC. HARMLESS FROM ANY CLAIMS OR SUBROGATION WHICH MAY BE BROUGHT AGAINST FIRETROL PROTECTION SYSTEMS, INC. BY ANY PARTY, INSURER OR INSURANCE COMPANY OR ITS AGENTS OR ASSIGNS, INCLUDING PAYMENTS OF ALL DAMAGES, EXPENSES, COSTS AND ATTORNEY FEES.

THIRD PARTY INDEMNIFICATION AND SUBROGATION: If anyone other than Subscriber asks company to pay for any harm or damages (including property damage, personal injury or death) connected with or resulting from: (i) a failure of the system or services, (ii) Company's negligence, (iii) any other improper or careless activity of company in providing the system or services (iv) a claim for indemnification or contribution, Subscriber will repay to company: (a) any amount which a court orders Company to pay or which Company responsibly agrees to pay, and (b) the amount of our responsible attorneys fees and any other losses and costs that the Company may pay in connection with the harm and damages. Subscriber agrees to release Company from any claims of any parties suing through Subscribers authority or in Subscribers name, such as Subscribers insurance company, and Subscriber agrees to defend Company against any such claim. Subscriber will notify Subscribers insurance Company of this release.

RESPONSE TO POLICE/FIRE DEPARTMENT ALARMS: Upon receipt of an alarm signal from Subscribers system to the Center, Communications Center shall, without warranty, make every reasonable effort to do the following, unless otherwise instructed by Subscriber in writing. Upon receipt of a burglar alarm signal, transmit the alarm to the public police department and if requested in writing by the Subscriber, notify the Subscriber or his designated representative by calling the telephone number supplied to the company in writing by the Subscriber. Upon receipt of a holdup alarm signal, transmit the alarm to the public police department. Upon receipt of a fire alarm signal, transmit the fact of the alarm to the public fire department and notify Subscriber or his designated representative by calling the telephone number supplied to the company in writing by Subscriber.

TELEPHONE LINES: Subscriber shall pay all charges made by any telephone utility for installation and service charges of telephone lines connecting Subscriber protected premises to the Center, including the installation of a utility-provided jack. The actual receipt and re-transmission of any and all alarm signals are subcontracted to and performed by General Monitoring Services. Subscriber understands that signals from Subscriber System are transmitted over Subscriber regular telephone service, and in the event the telephone service is out of order, disconnected, placed on vacation, or otherwise interrupted, the signals from the system will not be received at the Center during any such interruption in telephone service and the interruption will not be known to the Center. Subscriber further understands that the signals are transmitted over the telephone company or other transmission lines, which are wholly beyond the control and jurisdiction of FIRETROL PROTECTION SYSTEMS, INC. and the Center and are maintained and serviced by the applicable telephone utility.**FALSE ALARMS:** Subscriber agrees that Subscriber and others using the system will use it carefully so as to avoid causing false alarms. False alarms can be caused by subscriber error, severe weather or other forces beyond our control. If Company receives too many false alarms, it may charge for excessive telephone fees. Excessive false alarms constitute a breach of contract by Subscriber and Company may cancel monitoring service and seek to recover damages. Subscriber will pay any false alarm fee or penalty assessed against the system by any governmental agency, whether charged to Subscriber or Company.**MAINTENANCE SERVICE; INSPECTIONS; COST OF REPAIRS:** Subscriber authorizes Company to maintain and service the communicator upon request by any city, county, state or federal agency and to make any necessary inspections, tests and repairs as required. All necessary repairs, inspections and tests that may be required shall be performed during normal business hours. Subscriber will be responsible for any costs not covered by warranty.**INTERRUPTION SUSPENSION OR CANCELLATION OF SERVICE:** Company assumes no liability for interruption of monitoring service due to strikes, riots, floods, storms, earthquakes, fire, acts of war, power failures, insurrection, interruption or unavailability of telephone service, acts of God, or for any other cause beyond the control of the Company and will not be required to supply monitoring services to Subscriber while interruption of service due to any such cause may continue. This agreement shall be suspended without notice if the Center

or Subscribers premises or equipment are destroyed by fire or any other catastrophe, or so substantially damaged that is impractical to continue service, or in the event Company or the Center is unable to render services as a result of any action by a governmental authority. **SUBSCRIBERS DUTIES AS TO USE OF SYSTEM:** The Subscriber shall carefully and properly test and set the alarm system immediately prior to the securing of the premises and properly test the system daily during the terms of this agreement. If any defect in operation of the system develops, or in the event of a power failure or other interruption at Subscribers premises, Subscriber shall notify Company immediately. If space protection (i.e. Ultra-Sonic, Microwave, Infra-Red, etc.) is part of said system, Subscriber shall walk test the system each day in the manner recommended by Company. **NOT UNDER CONTRACT WITH OTHER ALARM COMPANY:** Subscriber further represents and warrants that he is not presently under contract with any other alarm company for the provisioning of any or all alarm services at the premises described above. Subscriber agrees indemnify and hold harmless Company against all claims, suits, expenses and damages by judgment or otherwise (including attorneys fees necessary to enforce this indemnity provision) which may now or hereinafter be incurred by Company as a result of, or arising out of, any agreement that the Subscriber may have entered into with any other party concerning alarm system or services at the premises described above. **ASSIGNEE'S/SUBCONTRACTORS OF COMPANY:** Company shall have the right to assign this agreement to any other person, firm or corporation without notice to Subscriber and shall have the further right to subcontract any installation, monitoring, maintenance or other services, which it may perform. Subscriber acknowledges that this agreement, and particularly those paragraphs relating to Company's maximum liability, liquidated damages, and third party indemnification, inure to the behalf of and are applicable to any assignee's, subcontractors and/or communications center with same force and effect as they bind Subscriber to Company. **CHANGE IN RATES:** The Subscriber hereby agrees that the Company shall have the right to increase or decrease the monthly charge provided for herein at any time or times after the expiration in the initial term of this agreement upon giving the subscriber written notice thirty (30) days in advance of the effective date of such increase or decrease, and if the subscriber desires not to pay any such increased charge, the Subscriber may cancel the then unexpired term of this agreement by notifying the Company in writing fifteen (15) days prior to the otherwise effective date of such increase. **LIMITATION ON LAWSUITS; WAIVER OF JURY TRAIL:** Both Company and Subscriber agree that no lawsuits or any other legal proceedings connected with this agreement shall be brought or filed more than One (1) year after the incident giving rise to the claim occurred. In addition any such legal proceeding shall not be heard before a jury. Each party gives up any right to a jury trial. **DEFAULT BY SUBSCRIBER AND DELINQUENCY:** If Subscriber fails to pay any amount herein provided within (10) days after the same is due and payable, or if Subscriber fails to perform any other provision hereof within ten (10) days after Company shall have requested in writing performance thereof, or if any proceeding bankruptcy, receivership or insolvency shall be commenced by or against Subscriber or his property, or if Subscriber makes any assignment for the benefit of Creditors, Company shall have the right but shall not be obligated to exercise any one or more of the following remedies: (a) Recover the existing amounts due from Subscriber and continue to provide monitoring services, in which case Company shall be entitled to recover, in addition, the monthly amounts due under the contract for said services: (b) If Company discontinues monitoring services, Company shall be entitled to recover the existing amounts due under this said contract for said services up to the date of discontinuance of service. In the event that service is discontinued for failure to make payment and the subscriber makes payment and desires to reactivate the service, such reactivation will be subject to a minimum \$100.00 reactivation charge or higher as fixed by the Company; or (c) recover from Subscriber all sums Company may be entitled to under the law. Subscriber will be responsible for all late charges, collection and finance charges, court fees and legal fees. : In the event any payment due hereunder is more than ten (10) days delinquent, Company may impose and collect from Subscriber a delinquency charge in the maximum amount permitted by law. If the alarm is deactivated because of Subscribers past due balance, and if Subscriber desires to have the system reactivated, Subscriber agrees to pay in advance to Company a minimum \$100.00 reactivation charge or higher as fixed by the Company.

ENTIRE AGREEMENT: The entire and only agreement between you and Company is written in this Contract. It replaces any earlier oral or written understandings or agreements. It may only be changed by a written agreement signed by Subscriber and Company. If you have given or ever give Company a purchase order for the system or service, which provides different terms than this agreement, this Agreement will govern and be controlling. If any provision of this agreement is found to be invalid, inoperative or illegal by a court, the balance of this agreement shall remain in force and effect. You agree that this Contract is performed in the state of Oklahoma and shall be governed by laws of Oklahoma.

FIRE PROTECTION AND LIFE SAFETY SPECIALISTS OK. Lic. # 0863 & 302

Approved by Brian Wint on 10/17/2025 01:49pm with Purchase Order number Cleveland County Public Facilities Authority
from IP address 98.173.255.194

Dennis
Bloye

Digitally signed by Dennis Bloye
DN: ou=Dennis Bloye, o=Fire
Protection Systems, Inc.,
ou=District General Manager,
email=D.Bloye@firetool.net, c=US
Date: 2025.10.20 09:25:48 -0500