



Agenda

Special City Commission Meeting

September 16, 2025

4:30 PM

City Administration Building at 130 N Oklahoma Ave.

In accordance with the Americans with Disabilities Act, persons who need accommodation in order to attend or participate in this meeting should contact City Hall at 580-782-2250 no less than 48 hours prior to the meeting in order to request such assistance.

The Commission of the City of Mangum will meet in special session on September 16, 2025, at 4:30 PM, in the City Administration Building at 130 N. Oklahoma Ave, Mangum, OK for such business as shall come before said Commission.

ORDER OF BUSINESS

CALL TO ORDER

ROLL CALL AND DECLARATION OF QUORUM

OTHER ITEMS

1. Discussion and possible action to approve paying Next Phase 50% down in the amount of \$38,730.95 as required by them prior to starting the replacement of the Fire Department roof.
2. Discussion and possible action to approve paying Slaton Construction \$10,000.00 for materials prior to starting the window replacement on the Fire Department building.

ADJOURN

Motion to Adjourn

Duly filed and posted at 12:00 PM on September 12, 2025 by the Interim City Clerk.

Brittany McClintock, Interim City Clerk

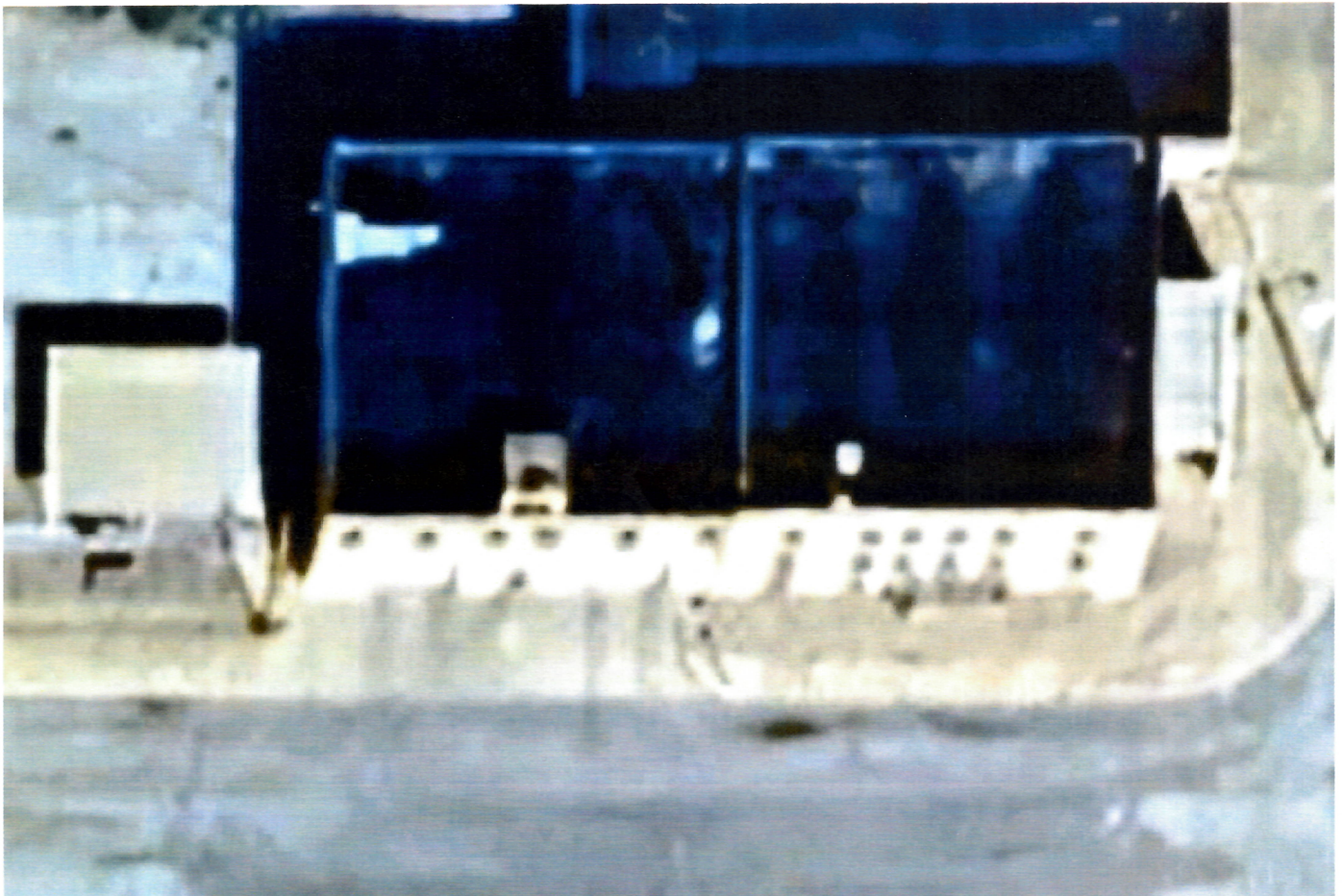
NEXTPHASE

ROOFING + CONSTRUCTION

Clty of Mangum Fire Station

📍 201 N OKLAHOMA AVE, MANGUM OK 73554

September 8, 2025



COMMERCIAL ENDORSEMENT
#OK80004212

Scope of Work

COORDINATE WITH PROPERTY OWNER AND GENERATE A SITE PLAN FOR APPROVED STAGING LOCATIONS, DUMPSTERS, MATERIALS.

PORTABLE RESTROOMS AND HEAVY EQUIPMENT.

REMOVE ROOFING LAYERS AND INSULATION DOWN TO ROOF DECK.

INSTALL A BASE LAYER OF 2.6" POLYISO INSULATION TO MEET BUILDING CODE.

INSTALL POLY ISO USING LOW RISE FOAM - EXISTING ROOF DECK IS CONCRETE.

INSTALL CRICKETS WHERE APPLICABLE

INSTALL SUMPS AROUND ROOF DRAINS

INSTALL TPO COATED METAL TO ROOF SCUPPERS.

FULLY ADHERE TPO BY UTILIZING SPRAYABLE BONDING ADHESIVE - 60MIL TPO MEMBRANE OVER ENTIRE ROOF SURFACE.

INSTALL NEW TPO FLASHINGS AROUND ALL PIPE PENETRATIONS, HVAC PITCH PANS AND HVAC CURBS.

FABRICATE AND INSTALL NEW UNIT FLASHING ON ALL HVAC UNITS ON THE ROOF.

INSTALL TERMINATION BAR AND SEAL PERIMETER OF ROOF.

HEAT WELD AND PROBE ALL SEAMS.

CLEAN AND HAUL AWAY ALL ROOFING DEBRIS

PROVIDE INSPECTED 20-YEAR NDL WARRANTY - GAF COMMERCIAL

Terms & Conditions

1. THE SERVICES. The customer hires Next Phase Roofing and Construction LLC, "the contractor," to perform all of the services listed the Bid. Contractor proposes to furnish material and labor in accordance with the above specifications.

2. PAYMENT TERMS. Half due upon start of project. Second half upon completion of each section.

Remaining 50% of the subtotal due upon completion.

EXAMPLE:

START BUILDING 1:

DUE: 50% OF BUILDING 1 UPON START, REMAINING 50% OF BUILDING 1 DUE UPON COMPLETION OF BUILDING 1. ETC.

3. CHANGE ORDER. Any modification to this agreement can be made only through a expressed written change order agreed upon and signed by both parties, contractor and owner.

4. WARRANTY.

WORKMANSHIP TPO

5 Year warranty on all workmanship on TPO Roofs.

20 Year Manufacturer No Dollar Limit Warranty. All warranty fees and inspection costs included at no additional cost.

EXCLUSIONS

Damage due to tornadoes, hail, straight-lined winds, fire, vandalism, or items normally covered by property insurance.

Damage to asphalt while using equipment to perform the project.

Note: Contractor is not liable for any incidental damages to any equipment or property removed from the roof at Clients request. Any equipment or property removed from the roof will be coordinated with Client and once removed from the roof Client is responsible for securing equipment or property from theft or damage.

5. WEATHER AND SCHEDULING

Repairs will be scheduled based on weather conditions suitable for the work. The Contractor is not responsible for delays caused by weather, material availability, or circumstances beyond its control.

6. LIABILITY LIMITATION

The Contractor's liability for any claim arising out of the work shall be limited to the contract price of the repair. Under no circumstances shall the Contractor be liable for consequential or incidental damages, including but not limited to interior damage, loss of use, or business interruption.

7. ACCEPTANCE OF TERMS

By authorizing the Contractor to proceed with the repair, the Client acknowledges that they have read, understood, and agree to these Terms & Conditions.

8. PHOTOS.

Customer hereby grants Contractor the right to take photographs of the Property and to copyright and publish the same for publicity, illustration, advertising, and training purposes.

Contract Total = \$ 77,461.89

City of Mangum, Authorized Representative

Next Phase Roofing & Construction, Blake Catanzano

Proof of Insurance



NEXTPHA03C

PTYSON

CERTIFICATE OF LIABILITY INSURANCE

 DATE (MM/DD/YYYY)
 3/6/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 100102234 INSURICA 1437 S Boulder Towers, Ste 600 Tulsa, OK 74119	CONTACT NAME: Pam Tyson, CIC, CISR PHONE (A/C, No, Ext): (918) 660-0090 FAX (A/C, No): (918) 660-0836 E-MAIL ADDRESS: ADDRESS:														
INSURED Next Phase Roofing and Construction, LLC 2119 Riverwalk Drive, Suite 176 Moore, OK 73160	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A: Endurance American Insurance Company</td> <td>10641</td> </tr> <tr> <td>INSURER B: CompSource Mutual Insurance Company</td> <td>36188</td> </tr> <tr> <td>INSURER C: United Fire & Casualty</td> <td>13021</td> </tr> <tr> <td>INSURER D: Zurich American Insurance Company</td> <td>16535</td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Endurance American Insurance Company	10641	INSURER B: CompSource Mutual Insurance Company	36188	INSURER C: United Fire & Casualty	13021	INSURER D: Zurich American Insurance Company	16535	INSURER E:		INSURER F:	
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COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS

INSR	TYPE OF INSURANCE	ADDL SUBR	POLICY NUMBER	POLICY EFF	POLICY EXP	LIMITS
LTB		IND, WVR		(MM/DD/YYYY)	(MM/DD/YYYY)	
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:		PGL30003308500	2/1/2025	2/1/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPROP AGG \$ 2,000,000 COMBINED SINGLE LIMIT (Ea occurrence) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ UMBRELLA LIAB OCCUR \$ EXCESS LIAB CLAIMS-MADE \$ DED RETENTION \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/OWNER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	03284506 25 1	2/1/2025	2/1/2026	☒ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	Inland Marine		46316396	2/1/2025	2/1/2026	Unscheduled Equipmt. \$ 10,000
D	Workers' Comp - TX		7003601 02	2/1/2025	2/1/2026	Each Accident \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

PROOF OF COVERAGE

CERTIFICATE HOLDER

CANCELLATION

Next Phase Roofing and Construction, LLC 2119 Riverwalk Drive, Suite 176 Moore, OK 73160	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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ACORD 25 (2016/03)

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COMMERCIAL ENDORSEMENT

#OK80004212

nextphaseroofing.com

405-500-7663 INFO@NEXTPHASEROOFING.COM

20 Year No Dollar Limit (NDL) Manufacturer Warranty



EverGuard® Diamond Pledge™ NDL Roof Guarantee



OWNER OF BUILDING	GUARANTEE NUMBER
NAME OF BUILDING	PERIOD OF COVERAGE
ADDRESS OF BUILDING	DATE OF COMPLETION
AREA OF ROOF (SQUARE FEET)	GUARANTEE EXPIRATION DATE
APPLIED BY	ROOF SPECIFICATION

THE GUARANTEE/SOLE AND EXCLUSIVE REMEDY

GAF guarantees to you, the owner of the building described above, that GAF will provide "Edge To Edge" protection by repairing leaks through the GAF roofing membrane, liquid-applied membrane or coating, base flashing, high wall waterproofing flashing, insulation, expansion joint covers, prefabricated accessories, and metal flashings used by the contractor of record that were designed and installed in accordance with an appropriate ESI-certified edge detail (the "GAF Roofing Materials") resulting from a manufacturing defect, ordinary wear and tear, or workmanship in applying the GAF Roofing Materials. There is no dollar limit on covered repairs. Leaks caused by any non-GAF materials, such as the roof deck or non-GAF insulation, are not covered.

GUARANTEE PERIOD

This guarantee ends on the expiration date listed above. **NOTE:** Lexusco® flashings are covered by this guarantee **ONLY** for the first ten years.

OWNER RESPONSIBILITIES

Notification of Leaks

In the event of a leak through the GAF Roofing Materials, you **MUST** make sure that GAF is notified directly about the leak, in writing, within **30 days** either online at leakreporting.gaf.com, by email at guarantee@gaf.com, or by postal mail to GAF Warranty Claims Department, 1 Campus Drive, Parsippany, NJ 07054, or GAF will have no responsibility for making repairs. **NOTE:** The roofing contractor is **NOT** an agent of GAF; notice to the roofing contractor is **NOT** notice to GAF.

By notifying GAF, you authorize GAF to investigate the cause of the leak. If the investigation reveals that the leak is **not** covered by this guarantee, you agree to pay an investigation cost of \$500. This guarantee will be cancelled if you fail to pay this cost within 30 days of receipt of an invoice for it.

Preventative Maintenance and Repairs

- You must perform regular inspections and maintenance and keep records of this work.
- To keep this guarantee in effect, you must repair any conditions in the building structure or roofing system that are not covered by this guarantee but that GAF concludes may be threatening the integrity of the GAF Roofing Materials. Any such repairs must be performed by a GAF-certified roofing contractor. Failure to make timely repairs may jeopardize guarantee coverage.
- You may make temporary repairs to minimize damage to the building or its contents in an emergency, at your sole expense. These repairs will not result in cancellation of the guarantee as long as they are reasonable and customary and do not result in permanent damage to the GAF Roofing Materials.
- Any equipment or material that impedes any inspection or repair must be removed at your expense so that GAF can perform inspections or repairs.

EXCLUSIONS FROM COVERAGE

(e.g., items that are not "ordinary wear and tear" or are beyond the control of GAF)

- Inadequate roof maintenance, that is, the failure to follow the Scheduled Maintenance Checklists provided with this guarantee (extra copies available by calling Guarantee Services at 1-877-GAF-ROOF) or the failure to repair owner responsibility items.
- Unusual weather conditions or natural disasters including, but not limited to, winds in excess of 55 miles per hour, hail, floods, hurricanes, lightning, comets, and earthquakes, unless specifically covered by an addendum to this guarantee.
- Impact of foreign objects or physical damage caused by any intentional or negligent acts, accidents, misuse, abuse, or the like.
- Damage to the roof constructed of the GAF Roofing Materials due to: (a) movement, cracking, or other failure of the roof deck or building; (b) improper installation or failure of any non-GAF insulation or materials; (c) condensation or infiltration of moisture through or around the walls, ceilings, building structure, or surrounding materials except where high wall GAF waterproofing flashings are installed; (d) chemical attack on the membranes, including, but not limited to, exposure to grease or oil; (e) the failure of wood nailers to remain attached to the structure; (f) moisture migration from the building interior or any building component other than the GAF Roofing Materials; (g) use of materials that are incompatible with the GAF Roofing Materials; or (h) architectural, engineering or design defects or flaws.
- Traffic of any nature on the roof unless using GAF walkways applied in accordance with GAF published application instructions.
- Blotches in the GAF Roofing Materials that have not resulted in leaks.
- Changes in the use of the building or any repairs, installation of any overburden, modifications, or additions to the GAF Roofing Materials after the roof is completed unless prior written approval is obtained from GAF.
- Exposure to sustained high-temperature conditions, however, for systems utilizing EverGuard Extreme® IFO membrane, exposure in excess of 195°F.

No representative, employee, or agent of GAF, or any other person, has the authority to assume any additional or other liability or responsibility for GAF, unless it is in writing and signed by an authorized GAF Field Services Manager or Director. GAF does not practice engineering or architecture. Neither the issuance of this guarantee, nor any review of the roof construction of the GAF Roofing Materials (or the plans for the roof), by GAF shall constitute any warranty of such plans, specifications or construction, or the suitability or code compliance of the GAF Roofing Materials for any particular structure. **NOTE:** Any inspections made by GAF are limited to a surface inspection only, and for the sole benefit of GAF, and do not constitute a waiver or extension of any of the terms and conditions of this guarantee.

This guarantee **MAY BE SUSPENDED OR CANCELLED IF THE ROOF IS DAMAGED** by any cause listed above as an **EXCLUSION FROM COVERAGE** that may affect the integrity or watertightness of the roof.

TRANSFERABILITY

You may transfer or assign this guarantee to a subsequent owner of this building for the remaining term only if: 1) the request is in writing to GAF at the address listed below within 60 days after ownership transfer; 2) you make any repairs to the GAF Roofing Materials or other roofing or building components that are identified by GAF after an inspection as necessary to preserve the integrity of the GAF Roofing Materials; and 3) you pay an assignment fee of \$500. This guarantee is **NOT** otherwise transferable or assignable by contract or operation of law, either directly or indirectly.

LIMITATION OF DAMAGES; MEDIATION; JURISDICTION; CHOICE OF LAW

THIS GUARANTEE IS EXPRESSLY IN LIEU OF ANY OTHER GUARANTEES OR WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, and of any other obligations or liability of GAF, whether any claim against it is based upon negligence, breach of warranty, or any other theory. In **NO** event shall GAF be liable for any CONSEQUENTIAL OR INCIDENTAL DAMAGES of any kind, including, but not limited to, interior or exterior damages and/or mold growth.

The parties agree that, as a condition precedent to litigation, any controversy or claim relating to this guarantee shall be first submitted to mediation before a mutually acceptable mediator unless GAF, at its sole option, elects to waive said requirement. In the event that mediation is unsuccessful, or is waived by GAF, the parties agree that neither one will commence or prosecute any lawsuit or proceedings other than before the appropriate state or federal court in the State of New Jersey. This guarantee shall be governed by the laws of the State of New Jersey, without regard to principles of conflicts of laws. Each party irrevocably consents to the jurisdiction and venue of the above identified courts.

NOTE: GAF shall have no obligation under this guarantee unless and until all bills for installation and supplies have been paid in full to the roofing contractor and materials suppliers, and the guarantee charge has been paid to GAF.

By _____
Authorized Signature

GAF
1 CAMPUS DRIVE
PARSIPPANY, NJ 07054

Visit gaf.com

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We protect what matters most™



NEXT PHASE
ROOFING + CONSTRUCTION

COMMERCIAL ENDORSEMENT

#OK80004212

nextphaseroofing.com

405-500-7663

INFO@NEXTPHASEROOFING.COM

Texhoma Public Schools

PO Box 648
418 W. Elm St.
Texhoma, OK 73949

Tom Schroeder, Superintendent
(580) 423-7433

Tammie Breeden, HS/MS Principal
(580) 423-7433

Greg Higgins, Athletic Dir./Admin.
(580) 423-7371



August 6, 2025

Next Phase Roofing and Construction

To Whom It May Concern:

This letter evidences the fact that Texhoma Public Schools of Texas County, Oklahoma "Texhoma Public Schools" has entered into agreement with Next Phase Roofing and Construction, for replacement of the roofs at Texhoma Public School 418 Elm Street, Texhoma, OK.

Pursuant to the Oklahoma Sales Tax Code (Oklahoma Stat. Tit. 68 Section 1356(1)), the sale of tangible personal property or services necessary for carrying out the above contract is exempt from Oklahoma sales tax. Under the foregoing statutory provision any person making purchases of tangible personal property or services, including the primary contractor and their subcontractors, necessary for the performance of the above contract must certify in writing on the copy of the invoice or sales ticket to be retained by the vendor that the purchases are made for and on behalf of the Texhoma School District.

This letter will constitute your authority to certify to vendors of tangible personal property or services for the above project that the purchase is exempt for Oklahoma sales tax under the authority of the above statute.

A handwritten signature in blue ink that reads "Tom Schroeder". The signature is fluid and cursive, with the first name "Tom" and last name "Schroeder" clearly distinguishable.

Tom Schroeder
Superintendent
Texhoma, OK