

July 6, 2026

The Board of County Commissioners of Osage County met at 10:00 A.M., July 6, 2026, in the OSU Extension Building at Osage County Fairgrounds. Members present were Anthony Hudson, Steve Talburt, and Chad Ray.

Guests present were: Christina Talburt-County Clerk; Reba Bueno-Conner-Purchasing Agent; Ty Loftis-Bartlesville Radio; Kandy Jump-D#3 1st Deputy; Emma Butterbough-Citizen; Jerry Butterbough-OCIA; Shawna Mayers-D#2 Community Engagement; Billy Wakefield-Undersheriff; Matt Clark-Sheriff's Office; Cindy Murphy-D#2 1st Deputy; Jerry Roberts-Emergency Management; Brady Jones-Citizen; Bridget West-Treasurer 1st Deputy; John Manning-Citizen; Blaine Manning-Citizen; Jeff Clymer-Citizen; Ed Quinton-Assessor; Joe Lucas-Citizen; Kelly Pedigo-Fairgrounds; Nona Roach-OCIA; Bart Perrier-Sheriff.

Steve led the prayer.

Anthony Hudson led the flag salute.

There was New Business.

Anthony Hudson moved to approve and sign the minutes for July 1, 2026. Chad Ray seconded the motion. Hudson-yes; Talburt-yes; Ray-yes. Motion carried.

Anthony Hudson moved to approve blanket purchase orders #270262-270309. Chad Ray seconded the motion. Hudson-yes; Talburt-yes; Ray-yes. Motion carried.

Chad Ray moved to audit and allow purchase orders for payment. Anthony Hudson seconded the motion. Hudson-yes; Talburt-yes; Ray-yes. Motion carried. The following purchase orders were approved: 267768 KSB ENTERPRISES 489046.85; 267299 ANCHOR STONE COMPANY 34329.88; 267780 THE FAIRFAX CHIEF 59.34; 267781 THE FAIRFAX CHIEF 57.80; 267779 THE FAIRFAX CHIEF 893.91; 267782 THE FAIRFAX CHIEF 667.42; 263610 TOMO DRUG TESTING 339.48; 267547 POSITIVE PROMOTIONS 1217.19; 267767 MH LEASING 3120.00; 267668 US POSTAL SERVICE 5000.00; SAFETY 267673 AMAZON CAPITAL SERVICES 349.99; 266019 UNIFIRST 112.95; 266416 FIZZ-O WATER COMPANY 39.95; 266421 FIZZ-O WATER COMPANY 31.96; 266985 WILSON PEST & LAWN 65.00; 267002 WILSON PEST & LAWN 185.00; 267007 UNIFIRST 101.75; 267008 UNIFIRST 270.95; 267366 VYVE BROADBAND 222.37; 267369 GENESIS OF OKLAHOMA 2012.20; 267392 CINTAS 85.97; 267761 SHOWWORKS 450.00; 267778 UNIFIRST 48.96; 267795 SHOWWORKS 295.00; 267646 THE FAIRFAX CHIEF 34.00; 267647 PAWHUSKA JOURNAL-CAPITAL # 8005 41.61; 262983 OSU COOPERATIVE EXTENSION SERVICES 463.73; 267005 BENSON LUMBER COMPANY 32.41; 267487 STAPLES BUSINESS CREDIT 1287.97; 267664 QUILL 586.74; 267671 WALMART BUSINESS: PAY BY INVOICE C/O 241.60; 267672 AMAZON CAPITAL SERVICES 45.80; 267746 AMAZON CAPITAL SERVICES 872.98; 267765 DREAM SKEEMS 166.92; 267742 ED QUINTON 162.40; 266302 GRAYBAR FINANCIAL SERVICES 773.81; 267763 SYMMETRY ENERGY SOLUTIONS 28.29; 267803 T-MOBILE FOR BUSINESS 44.77; 266923 COWBOY ASPHALT 205.88; 266924 COWBOY ASPHALT 224.00; 266868 S&M MOBILE 455.00; EQUIPMENT 265428 INDUSTRIAL TRUCK EQUIPMENT 68000.00; 267574 CROSS OIL COMPANY 3670.00; 267679 FORMBY OIL COMPANY 10090.64; 266884 P&K EQUIPMENT 985.58; 267801 SECURE TECH OF OKLAHOMA 43.42; 266225 WARREN CAT 3488.90; 266878 ROMANS OUTDOOR POWER 29.46; 267426 HOLT TRUCK CENTERS 504.20; 267678 C&G OILFIELD EQUIPMENT 725.64; 267330 BISON MATERIALS 38487.68; 267644 HIGHWAY 60 TIRE 40.99; 267363 DUB ROSS COMPANY 1772.73; 266707 ERGON ASPHALT & EMULSIONS 1404.69; 266695 APAC-CENTRAL 10077.04; 267270 APAC-CENTRAL 778.23; 267284 CORNEJO MATERIALS 3086.05; 267291 APAC-CENTRAL 22001.10; 267441 BISON MATERIALS 134.52; 266764 UNIFIRST 361.14; 267321 UNIFIRST 410.94; 264375 FEGALY TOOL SALES 100.00; 264473 C&G OILFIELD EQUIPMENT 151.89; 265767 TRIANGLE SERUM COMPANY 134.29; 266323 CATES SUPPLY 278.54; 266648 ALLEN BROTHERS FEED 145.12; 266877 JOHN DEERE FINANCIAL 777.69; 266881 ALLEN BROTHERS FEED 325.13; 267201 BUMPER TO BUMPER 1394.21; 267310 BRUCKNER'S TRUCK SALES 1240.68; 267315 ALLEN BROTHERS FEED 184.72; 267317 THOMPSON BROTHERS WELDING 600.50; 267320 AMAZON CAPITAL SERVICES 28.88; 267328 BENSON LUMBER COMPANY 68.48; 267472 O'REILLY AUTOMOTIVE 490.55; 267480 HARBOR FREIGHT DBA MSTs RECEIVABLES 930.68; 267566 DP SUPPLY CO 4000.23; 267641 KELLPRO 4848.00; 267799 CATES SUPPLY 2500.00; 267326 PAWHUSKA TIRE & SERVICE CENTER 346.00; 267643 PAWHUSKA TIRE & SERVICE CENTER 88.00; 267637 OTA PLATE PAY 4.20; 267200 UNIFIRST 929.75; 267573 UNIFIRST 518.40; 267634 OKLAHOMA NATURAL GAS 181.87; 267635 OKLAHOMA NATURAL GAS 418.13; 267636 AT&T MOBILITY 140.79; 267657 PUBLIC SERVICE COMPANY OF OKLAHOMA 119.79; 267784 WINDSTREAM CORPORATION 282.70; 267789 SUMMIT UTILITIES OKLAHOMA 62.91; 267791 UNITI 284.12; 267773 ALLEN BROTHERS FEED 174.00; 266115 AMAZON CAPITAL SERVICES 471.51; 266120 BOB BARKER COMPANY 2367.23; 267302 FARHA WAREHOUSE 3337.32; 267322 LOWE'S 807.80; 266047 WILSON PEST & LAWN 220.00; 266324 MALCHI AUTOMOTIVE SUPPLY 370.00; 267468 UNIFIRST 172.66; 267296 AMAZON CAPITAL SERVICES 827.71; 267452 HOMINY AUTO SUPPLY 1645.61; 267772 SPECIAL OPS UNIFORMS 284.97; 266577 SYMMETRY ENERGY SOLUTIONS 466.88; 267774 J&J CHAPMAN CONSTRUCTION 2500.00; 266653 AMAZON CAPITAL SERVICES 203.27; 267378 DIGI SECURITY SYSTEMS 760.41; 267751 WELCH STATE BANK 1457.36.

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There were no Utility Permits

Chad Ray moved to approve and sign invoice #3167 for Oklahoma Juvenile Justice Services, Inc in the amount of \$3,600.00 for the month of June 2026 for Juvenile Detention. Anthony Hudson seconded the motion. Hudson-yes; Talburt-yes; Ray-yes. Motion carried. (29175)

The Board acknowledged letters from the following departments stating Requisitioning Officers and Receiving Agents for fiscal year 2026/2027:

- a. OSU Ext - Requisition Officers are Rick Clovis, and Receiving Agents are Trudy Hollman and Stevanna Buster. (29176)

The Board acknowledged invoice #27057 from ACCO for 2026/2027 County dues in the amount of \$4,500.00. (29177)

The Board acknowledged invoice #4345 from CODA for 2026/2027 County due in the amount of \$1,500.00. (29178)

Anthony Hudson moved to not approve Assessor's signature on the Project Springs Tax Incentive Agreement. Chad Ray seconded the motion. Hudson-yes; Talburt-yes; Ray-yes. Motion carried.(29179) Ed Quinton-I do not agree with it but by law I have to go and value the properties. Under the TID district, we wouldn't receive any taxes on it. They paid dock stamps on \$114,903,000.00. I would only be able to value the land as it was before they bought, as Ag land. The data center with equipment and finished out will be around \$2750 sq ft. That's the medium between the high and low, \$2750/SQFT. The plan is to build 300,000 sq ft to 800,000 sq ft. 300,000 at \$2750 is \$825 million. That would be \$11.3 million on taxes on a 300 sq ft building and \$30.1 million on taxes for a 800 sq ft building. The county should get 6% - 8% of it. Those numbers are for phase one. There are 3 phases. 31.5 million are what we will lose out on at minimum and will equal out to about a hundred million dollars. I don't want to sign the contract, but they also don't need it or the County Commissioners to build a data center. There is a lawsuit against it. If the lawsuit goes through, then they would have to come back to the BOCC. The TID district is preventing them from being taxable. They did it the same as the wind farm 5-years before they went in. Before they get started, they lobby for a change in the law. They got 5-year exemption. After 5 years, they start paying taxes; however, this one is for a 25-year exemption. Billions of dollars. There were questions about it in the beginning and how it was calculated. In the beginning, it was for the city, schools, and county. They offered the county \$850,000 in lieu of tax. When the county turned it down, it went to the school and cities. it. As of right now, they will build the new facility and the county gets nothing. Steve Talburt -The whole situation isn't right or correct. I would rather not go forward with any of it because it isn't going to make it right. They should pay their taxes like they are supposed to. And for us to sign something or agree to get a little money so we don't lose out on anything, doesn't make it right. Ed Quinton- I agree but because they were able to get it the TID District law, there is nothing no one can do and I still have to go out and value every building on that facility. They just will be exempt. Anthony Hudson- So, everything they promised before is just a bunch of lies? We didn't jump right on it and take the carrot dangling, so are they going to do this to us? Ed Quinton- The TID district was already in place. The problem is they said we could still get taxes off the facility. What they said is true, but it's only off the raw vacant land. We are looking at \$350 to \$850 per year that we've already been getting that so nothing will change. I do have an email from Scott and Ashley is on the thread, they were asked specifically what they will and will not be paying taxes on. He answered like a lawyer and didn't give a clear answer. That's why I wanted to come before the BOCC. The only way I see this stopping is the lawsuit from the citizens. The annex they did that a little shady. If the lawsuit goes through, Google will need to come back to the BOCC for negotiations. Steve Talburt- In all reality, there was a fence line in 1966 and then in the 80's the fence line went away. It wasn't on the maps until recently. Ed Quinton- There is a chance the lawsuit has strength. I'm not saying we are not out of negotiations. What scares me is they bought the land and filed the deed last week. \$114 Million and resold for \$126 Million. It's legal what they did but it's to get out of payments.

Under Citizen input: Jerry Butterbaugh-two questions: What are we likely to receive each year in property taxes? and If we do nothing, Ed assesses it and submit them a bill, what happens? Ed Quinton- The land is split up in parcels. We get \$850 a year total and nothing will change. For the second question, I am bound by law to value the property but they will not receive a tax bill due to being exempt. Steve Talburt-The question I have, if exempt in the City of Sand Springs but not exempt in Osage County from the taxes. Ed Quinton-Under the TID District law they are. They got them passed before they started on it. They went to every capital in every state that they are going to build centers. Nona Roach-He is correct about the way they did it.

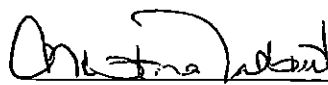
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Anthony Hudson Moved to adjourn the meeting. Chad Ray seconded the motion.

Read and approve this 13th day of July, 2026.

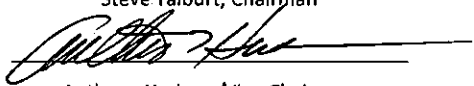
Osage County, Oklahoma

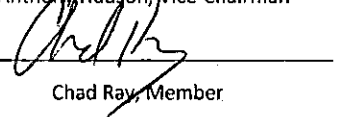
Board of County Commissioners


Christina Talburt, Osage County Clerk




Steve Talburt, Chairman


Anthony Hudson, Vice-Chairman


Chad Ray, Member