

January 29, 2024

The Board of County Commissioners of Osage County met at 10:00 A.M., January 29, 2024, in the OSU Extension Building at Osage County Fairgrounds. Members present were Everett Piper, Steve Talburt, and Charlie Cartwright.

Guests present were Leah Quinton-County Clerk Executive Assistant, Stacey Brace-County Clerk 1st Deputy/HR, Jerry Roberts-Emergency Management, Jerry Butterbaugh-OCIA, Nona Roach-OCIA, Kelly Pedigo-Fairgrounds Secretary, Dalton Higgins-Owners Rep, Ty Loftis-KPMG Radio, Sally Hulse-Treasurer, Matt Clark-Courthouse Security, Jake Bruno-Planning and Zoning, Kelly Chouteau-Election Board Secretary, Kay Bills-OCIA, Trini Haddon-County Clerk Deputy, Stacy Kirk-County Clerk 2nd Deputy, Kay Kelley-E911, Ed Quinton-Assessor, Robert Smith-Pawhuska Journal Capital, Michael Gordon-PSO, Jeff Bute, Pat Lyons, Joe Lucas, Kevin Harrison, John Herrington, and Bud Beaston.

Charlie Cartwright called the meeting to order.

Everett Piper led the prayer.

Steve Talburt led the flag salute.

Under New Business, Steve Talburt stated it was brought to his attention today and while he knows it is petty, the issue has come up. Talburt went on to state the bricks that were in the stem wall at the Courthouse were taken by some individuals; however, others wanted some bricks too. Talburt stated that the bricks are still County property and, in his opinion, they need to stay at the Courthouse. Talburt stated the bricks may be put in a sidewalk in the future. Charlie Cartwright and Everett Piper agreed. (#26826)

Everett Piper moved to approve and sign minutes for January 16, 2024. Steve Talburt seconded the motion. Piper-yes; Talburt-yes; Cartwright-yes. Motion carried.

Steve Talburt moved to approve blanket purchase orders #244450-#244527. Everett Piper seconded the motion. Piper-yes; Talburt-yes; Cartwright-yes. Motion carried.

Everett Piper moved to audit and allow purchase orders for payment on January 22, 29, and 31, 2024, and payroll for payment on January 31, 2024. Steve Talburt seconded the motion. Piper-yes; Talburt-yes; Cartwright-yes. Motion carried. The following purchase orders were approved for payment 241678 OKLAHOMA NATURAL GAS 159.78; 243246 PINNACLE TOWERS 818.58; 243198 OKLAHOMA DEPARTMENT OF PUBLIC SAFETY 25.00; 244324 PITNEY BOWES RESERVE ACCT 150.00; 244325 PITNEY BOWES RESERVE ACCT 500.00; 241006 PITNEY BOWES GLOBAL FINANCIAL SERVICES 186.54; 242094 TOMO DRUG TESTING 170.00; 243117 THE FAIRFAX CHIEF 236.18; 243432 CINTAS 89.00; 243657 AT&T 175.30; 243659 AT&T 126.77; 243660 TOUCHTONE COMMUNICATIONS 18.38; 243753 TULSA HILTON GARDEN INN MIDTOWN 321.00; 243754 TULSA HILTON GARDEN INN MIDTOWN 321.00; 243872 OKLAHOMA DEPARTMENT OF PUBLIC SAFETY 990.00; 243913 AT&T 82.67; 243917 AT&T 694.25; 243959 EDDIE BEVARD 36.42; 243969 CHAD GAFFNEY 161.67; 244042 AT&T 49.03; 244112 WILSON PEST & LAWN 230.00; 244157 TOUCHTONE COMMUNICATIONS 22.76; 244158 AT&T 186.09; 244193 HAMPTON INN 92.00; 244221 KAY KELLEY 69.68; 244342 OEMA 651.09; 244343 OEMA 651.09; 244347 US CELLULAR 117.21; 244360 ALL LIT UP ELECTRIC 600.00; 243751 US CELLULAR 249.99; 243272 OKLAHOMA NATURAL GAS 50.82; 243278 AT&T 58.30; 243303 AMAZON CAPITAL SERVICES 413.28; 243894 TOUCHTONE COMMUNICATIONS 22.02; 243900 US CELLULAR 185.26; 244316 VIRGINIA LOUISE YOUNG 940.00; 241107 APAC-CENTRAL 4931.20; 242958 WILSON PEST & LAWN 65.00; 243514 UNIFIRST 103.29; 243519 DOENGES FORD 81.24; 243606 FEGALY TOOL SALES 1120.50; 243883 YELLOWHOUSE MACHINERY 3745.03; 244082 ROLLING PRAIRIE 256.15; 244147 SOBER BROTHERS 437.34; 244152 DIRECT DISCOUNT TIRE OF STILLWATER 1182.00; 244225 OILFIELD PIPE & SUPPLY 738.40; 244231 SOBER BROTHERS 422.92; 244232 YELLOWHOUSE MACHINERY 40.42; 244242 DIRECT DISCOUNT TIRE OF STILLWATER 4950.00; 244284 PONCA CITY UTILITY AUTHORITY 60.26; 244285 AT&T 114.87; 244326 WINDSTREAM CORPORATION 296.56; 244327 OKLAHOMA EMPLOYMENT SECURITY COMMISSION 2465.78; 244353 TOUCHTONE COMMUNICATIONS 30.53; 244354 OKLAHOMA NATURAL GAS 285.60; 244355 OKLAHOMA NATURAL GAS 810.58; 244356 PUBLIC SERVICE COMPANY OF OKLAHOMA 69.79; 242970 LOWE'S 499.64; 243709 FARHA WAREHOUSE 437.08; 243710 FARHA WAREHOUSE 968.30; 243934 AUTO-CHLOR SERVICES 1133.95; 242601 ALLEN BROTHERS FEED 489.60; 243049 BENSON LUMBER COMPANY 784.21; 243744 FARHA WAREHOUSE 4097.32; 243865 OKLAHOMA NATURAL GAS 295.45; 243869 OKLAHOMA NATURAL GAS 158.83; 243871 PUBLIC SERVICE COMPANY OF OKLAHOMA 21.19; 243874 ALARMWORKS 29.99; 244358 MEDLINE INDUSTRIES LP 214.20; 244359 OKLAHOMA EMPLOYMENT SECURITY COMMISSION 1369.66; 244371 AT&T 390.17; 243695 PREFERRED BUSINESS SYSTEMS 144.00; 243995 SQUEEGEE SQUAD 200.00; 244219 SPC OFFICE 190.00; 244320 MID-WEST PRINTING COMPANY 2100.00; 244034 AT&T 222.85; 244049 TOUCHTONE COMMUNICATIONS 26.52; 244064 BEN E KEITH FOODS 1140.73; 244067 HARPS FOOD STORES 71.32; 244070 HARPS FOOD STORES 250.01; 244247 CTC COMMISSARY 1841.95; 244250 CITY TELE COIN COMPANY 1393.62; 243715 US COURT SECURITY CONCEPTS 103.66; 243866 LEXIS NEXIS RISK SOLUTIONS 212.18; 243880 ON TARGET 539.69; 244181 INSIDE THE TAPE 620.00; 243548 YELLOWHOUSE MACHINERY 7474.41. 243224 CHARLES A. REEVES 2050.00; 243919 MATTHEW CLARK 950.00; 243543 MARK MORGAN 1077.36; 243544 ADAM LONG 848.22; 243790 ADAM LONG 451.30; 243791 MARK MORGAN 427.72; 243918 SURVIVAL FLIGHT EMS 20000.00; 243922 MATTHEW CLARK 2050.00; 243923 MONTE STOUT 1500.00 243494 CAROL LONG 5.24; 244036 BRENDA STEPHENS 250.00; 244037 CITY OF SKIATOOK 163.78; 244040 HELP WORKS 650.00; 244041 HOMINY SENIOR CITIZENS CENTER 600.00; 244043 HOUSING AUTHORITY OF OSAGE COUNTY 600.00; 244054 WEST OSAGE SENIOR CITIZENS 820.00; 243722 NONA K ROACH 2000.00.

There were no utility permits.

Steve Talburt moved to approve and sign letter for ABLE Commission for Ponca City Investments LLC DBA Platinum Nights Ponca City at 3151 E HWY 60 Ponca City, OK 74604. Jake Bruno stated when a business changes name or owners, the business must obtain a letter of compliance in their local jurisdiction. Everett Piper seconded the motion. Piper-yes; Talburt-yes; Cartwright-yes. Motion carried. (#26827)

Everett Piper moved to reappoint Bruce Gerhold and Leslie Bias for a 6-year term to serve as a member of the Osage County Floodplain Board set to expire on December 21, 2029. Everett Piper stated he had a lunch meeting with Kevin Harrison and Jake Bruno and the consensus was to reappoint Gerhold. Steve Talburt stated that after a discussion with Bruno, they had agreed to make adjustments to that Board and approve Leslie Bias. Jake Bruno stated they had a meeting and were not aware of the interest in the Flood Plain Board. Bruno stated it is a 5-person Board with an unexpired vacated seat that Kevin Harrison has agreed to take with a reappointment date in 2027. Talburt stated the discussion was to make changes to the Board and this is a great way to start and make a difference. Bud Beaston stated he and Mike Brace talked to Talburt last week about making a change for more knowledgeable people on this Board as it affects District #2. Beaston stated they have found out a few people on the Board have passed items where it now floods in District #2 which is why they are doing this the correct way and getting new people nominated to the Board or trying to. Beaston stated he has talked to Talburt about trying to get Mike Brace on the Board who is highly qualified along with Kevin Harrison as they both know everything there is to know about water and live in that area. Beaston conveyed he does not want to drag anyone through the mud, but he can if he has to. Cartwright stated the Board is not here for that. Beaston responded he knows and he is not here for that and doesn't want to be. Beaston stated he would like to see another person on the Floodplain Board and would like to nominate Mike Brace as Gerhold and Bias have been on the Board for quite a while. Beaston apologized that Brace could not be at the meeting today as he could not get away from work. Beaston went on that he is here for Brace and asked the Board to take into consideration a change for more qualified people. Cartwright stated the Agenda item is limited to the reappointment of Gerhold and Bias and in the discussion here it is obvious which way the Board is leaning on this. Steve Talburt seconded the motion. Piper-yes; Talburt-yes; Cartwright-yes. Motion carried. (#26828-#26829)

Steve Talburt moved to approve and sign Resolution authorizing advertising for bids for a new/updated sound system at the Fairgrounds. Everett Piper stated the Fairgrounds needs improvement and a sound system that works for the people. Jeff Bute stated Cavalcade has hired a sound company for the last 17 years and stated he would like a bid packet to go to Miller Audio. Bute stated the sound needs supplemented when reaching the west grandstands for big events and thinks this will be good for other events that come to the Fairgrounds. Piper stated they have a cash account that holds \$950,000 and that is where the sound system will be paid from. Everett Piper seconded the motion. Piper-yes; Talburt -yes; Cartwright-yes. Motion carried. (#26830)

Everett Piper moved to approve advertising for bids for replacement of bucking chutes and pens for the Outdoor Arena at Osage County Fairgrounds. Everett Piper stated the Agenda is worded incorrectly and the chutes need to go for bid. Robin Slack stated she would bring a Resolution forward next week for it to be bid out. Steve Talburt seconded the motion. Piper-yes; Talburt-yes; Cartwright-yes. Motion carried.

Everett Piper moved to approve and sign Service Agreement with Guy Engineering for right-of-way services at West 43rd Street North for cost of \$62,939 for District #2. Steve Talburt stated this is for a project near the Botanical Gardens and will be reimbursed by ODOT. Steve Talburt seconded the motion. Piper-yes; Talburt-yes; Cartwright-yes. Motion carried. (#26831)

Everett Piper moved to approve Deferred Maintenance Assessment and Plan for Osage County Buildings for \$42,205. Everett Piper stated he has noticed since being elected the County has no deferred maintenance plan and multiple County facilities are falling apart as the County does not attend to them as we should. Piper stated there is a \$700,000 building maintenance budget line and recommends spending \$42,000 of that to have a facilities assessment space utilization deferred maintenance inspection done. Piper went on to state this way the County can priorities in terms of fixing County buildings. Piper stated he would argue a \$42,205 expense to that end is money wisely spent to avoid putting ourselves in an ongoing situation of having buildings that are falling apart when we could be maintaining them and being better stewards of the County's property. Piper announced the contract is with Higgins Construction working with Emblem Architects in conjunction with the assessment. Steve Talburt seconded the motion. Piper-yes; Talburt-yes; Cartwright-yes. Motion carried.

Trini Haddon, County Clerk Deputy, addressed the Board regarding allowing Courthouse employees to access their previous breakroom and bathroom with ice machine and refrigerator since the storage of County Records was not housed in the witness protection room. Haddon stated the Commissioner room also served as the breakroom for the employees and a private bathroom which all the females in the Courthouse used. Haddon expressed concerns regarding when there are over 100 jurors in the Courthouse and many of the older women have problems and have a hard time making it from the second or third floor to the bathroom only to find a 10-minute line. Haddon stated she has spoken with other County employees and they would like Witness Protection to move back to their room and make the Commissioner room available again for a break room and private restroom for the employees. Haddon added many Boards used to meet in Commissioner's Meeting Room and additionally there is access to the ice machine in this room. It allows the employees to use the break room and leave personal hygiene items in the restroom. Haddon stated the previous Witness Protection room used was bigger with two rooms off the primary room, which made client confidentiality possible. Cartwright inquired if Haddon had spoken to the Elected Officials to make sure they had no objection. Ed Quinton stated lack of the restroom has been a concern for his employees.

Robin Slack stated everyone might not be aware, but on the second floor there is no access to a public restroom. The only restroom is a Judge's restroom. The ladies of the Courthouse would like a private restroom. Sally Hulse stated there are a lot of employees from out of town that use the breakroom to eat their lunch as they have nowhere to go. Matt Clark stated the Courthouse has 4 jury terms/year and the only reason the witness room has been taken is because they have had two jury trials going on at the same time on different floors. Clark went on to state that any other time the room is accessible for anyone to use. Clark thinks it is a great spot for the victims stating the victims don't have to go out in public and be around jurors who can talk. They can stay in that spot until they have to go on the stand. Clark stated this past week there were 134 jurors out of 207 and it was difficult for everyone to use the bathroom, but the room is open to everyone when they don't have jury term. Clarks stated this Jury term is over on February 3 and a new one will start in April. Everett Piper stated he has spoken with the DA about this and the average usage by the DA right now is about 3-4 hours a week. Piper went on to state that as Matt just clarified at all other times that restroom is available for people to use. Steve Talburt stated they would eventually be using that room and flip-flop back. Clark stated this is all temporary and reminded everyone the County is building a multi-million dollar building next door that all these offices will be moving into, so we are looking at 18-20 months wait. Haddon stated some older women have to wait to use the bathroom until they are done helping a customer and then go downstairs and end up waiting to use the bathroom. Clark stated there are also three other bathrooms. Slack inquired if he was speaking of the bathroom with two toilets. Clark stated the two toilets, the men's restroom, and the women's restroom. Slack stated her understanding is the double toilet is for the prisoners. Slack elaborated the time she had used the Prisoner Bathroom; no one could believe it. Clark stated prisoners are only there usually on Fridays. Slack stated she stands with Trini and her employees and Ed's employees and the need for a private restroom is not asking too much. Charlie Cartwright stated he believed the motion had failed.

Everett Piper moved to accept the following 2 roads into District #1 inventory High Point Lane .4 Miles and Oak Wood Lane .2 miles. Everett Piper stated these roads were agreed to be put on County inventory in they were built to County Road standards. Steve Talburt seconded the motion. Piper-yes; Talburt-yes; Cartwright-yes. Motion carried.

Steve Talburt moved to approve and sign Cash Fund Estimate of Needs (SAI 308) for the Town of Osage. Everett Piper seconded the motion. Piper-yes; Talburt-yes; Cartwright-yes. Motion carried.

Steve Talburt moved to approve and sign the following Resolution determining Maximum monthly highway expenditures for October 2023 Receipts (#26832), November 2023 Receipts (#26833), and December 2023 Receipts (#26834). Everett Piper seconded the motion. Piper-yes; Talburt-yes; Cartwright-yes. Motion carried.

Under Citizen's Input, Bud Beaston stated he is shocked at the Board and is going to say why he did not want the two people on the Flood Plain Board reappointed. Beaston stated he had spoken with Steve Talburt and Talburt agreed to change the Flood Plain Board, but that is how things work here. Beaston stated Bruce Gerhold on July 10th stated to prevent flooding you plant grass and trees. Beaston elaborated that he lives in the bottoms and has over 5,000 trees and it does not prevent flooding; and this is the man you reappointed to the Flood Plain Board. Beaston continued Leslie Bias was on the Board back in 2020 when the Board passed allowing the storage units on 103rd St and that now floods. Beaston added that another area that floods because of changes is across from 52nd St. Beaston stated the Board doesn't want to talk about this; however, in the Commissioner's office everything is hunky dory; however, the Commissioners get to this meeting and ignore us. Beaston stated he has been trying to work with the Board, but they tell us one thing in private and another thing in the meeting. Beaston stated this is why he wants to bring this up and get new people on the Board slowly. Beaston stated he understood and was not expecting Mike Brace to be put on the Board today, but used his rights and talked to Steve Talburt about not letting Bias and Gerhold back on the Board because they are not qualified and it's proven right here on paper. Beaston question agenda item #14 asking how many buildings the Board is considering for review. Piper stated there are 8 properties to be investigated. Dalton Higgins added this is for 8 addresses, but multiple structures are at an address. Beaston inquired if the buildings are all large structures. Higgins stated for sure. Beaston addressed agenda item #15 stating that if the Board pisses off these ladies; they will be in trouble. Steve Talburt stated he never agreed with Beaston that Bias not being put on the Board. Talburt stated he told Beaston they were having a meeting and he would look into if Leslie Bias has been on the Board for a long time. Talburt stated you say she might not be qualified. Beaston stated he just showed it and had the papers right there. Talburt stated the Board manages the 100-year Flood Plain; not specific flood areas. Jake Bruno stated Talburt was right. Talburt stated it doesn't change the fact that there can be flooding and it may not be the Board's fault. Beaston inquired why have the Board? Cartwright stated Beaston's three minutes was up. Jerry Butterbaugh asked about the deferred maintenance plan. Butterbaugh stated it looks like it will cover eight buildings and inquired if it will take into account all things such as fire prevention and safety or just look at maintenance? Dalton Higgins stated they have compiled a team for a range of services and it will cover safety and water runoff. Higgins stated the assessment will put the building in a prioritized schedule for maintenance with codes system of red, yellow, and green including a cost analysis. Beaston questioned the timeline for completion of the assessment. Higgins stated it should take roughly 3-4 weeks. Everett Piper stated the County did the process backward by approving new construction without assessing current space utilization. John Herrington stated there needs to be protection for the whistleblowers and it was nice to see competence from Everett Piper. Herrington stated the two reappointed Floodplain Board Members need to have an Oath of Office signed in the next 30 days and he is waiting for the Oath of Office for Jake Bruno as that statute requires it. Herrington stated everyone in the meeting is a witness as he is heading to the Sheriff's office as a witness to a crime.

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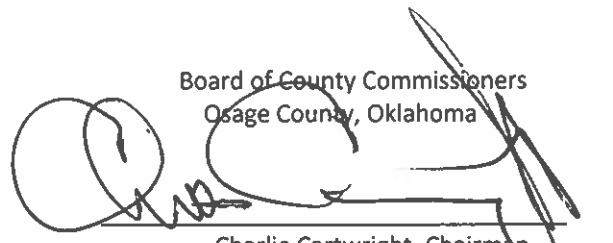

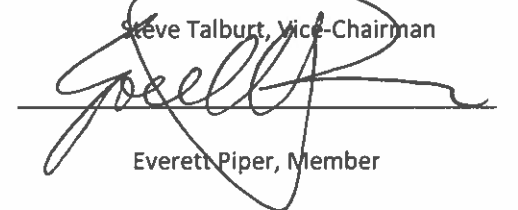
Everett Piper moved to adjourn. Steve Talburt seconded the motion. Piper-yes; Talburt-yes; Cartwright-yes.  
Motion carried.

Read and approved this 5<sup>th</sup> day of February, 2024.

  
Robin Slack, Osage County Clerk



Board of County Commissioners  
Osage County, Oklahoma

  
Charlie Cartwright, Chairman  
Steve Talburt, Vice-Chairman  
Everett Piper, Member