

October 28, 2024

The Board of County Commissioners of Osage County met at 10:00 A.M., October 28, 2024, in the OSU Extension Building at Osage County Fairgrounds. Members present were Anthony Hudson, Steve Talburt, and Charlie Cartwright.

Guests present were Leah Quinton-County Clerk Executive Assistant, Ty Loftis-KPMG Radio, Cindy Murphy- D#2 1st Deputy, Jerry Roberts-Emergency Management, Nona Roach-OCIA, Kelly Pedigo-Fairgrounds, Gary Upton-Undersheriff, Shawna Myers-District #2, Stacey Brace-Commissioner Assistant, Dalton Higgins-Owners Rep, Brandon Curtis-KSB, Rod Hartness, Dick Clark, Lana Clark, Michelle Brazeal, Dale Brazeal, Bill Park, and Joe Lucas.

Charlie Cartwright called the meeting to order.

Steve Talburt led the prayer.

Anthony Hudson led the flag salute.

There was no New Business.

Anthony Hudson moved to approve minutes for October 21, 2024. Steve Talburt seconded the motion. Hudson-yes; Talburt-yes; Cartwright-yes. Motion carried.

Steve Talburt moved to approve blanket purchase orders #252852-#252901. Anthony Hudson seconded the motion. Hudson-yes; Talburt-yes; Cartwright-yes. Motion carried.

Anthony Hudson moved to audit and allow purchase orders for payment and payroll for payment on October 31, 2024. Steve Talburt seconded the motion. Hudson-yes; Talburt-yes; Cartwright-yes. Motion carried. The following purchase orders were approved for payment: 240810 RENAISSANCE HOTEL TULSA 219.06; 241092 OSU CTP 250.00; 241118 OSU CTP 40.00; 243638 OSU CTP 65.00; 246397 BENSON LUMBER COMPANY 259.34; 246944 LYNN SMITH 279.80; 246974 PITNEY BOWES GLOBAL FINANCIAL SERVICES 186.54; 251782 QUILL 1025.48; 251981 AT&T 5280.25; 252506 APRIL GARRISON 106.78; 252510 RANDY HADDON 90.22; 252724 OKLAHOMA NATURAL GAS 45.41; 252726 APCO INTERNATIONAL 391.00; 252175 ERGON ASPHALT & EMULSIONS 80020.01; 251443 OKLAHOMA DEPARTMENT OF PUBLIC SAFETY 40.00; 252250 XEROX FINANCIAL SERVICES 357.25; 252314 LEAF 290.31; 252525 UNITED RENTALS 137.00; 252557 THOMPSON BROTHERS WELDING 251.99; 252636 ALL LIT UP ELECTRIC 510.00; 250687 QUADIENT LEASING USA 3657.00; 251019 MERRIFIELD OFFICE SUPPLY 1702.09; 251333 HAMPTON INN SHAWNEE 107.00; 251334 WENDY COTTON 208.11; 251335 HAMPTON INN SHAWNEE 107.00; 251770 US CELLULAR 188.29; 251796 TRIANGLE SERUM COMPANY 31.00; 252209 AT&T 563.09; 252310 QUILL 840.00; 252320 AT&T 331.87; 252329 MERRIFIELD OFFICE SUPPLY 346.76; 252390 MERRIFIELD OFFICE SUPPLY 50.49; 252437 AT&T 1532.06; 252447 AT&T 2758.20; 252498 QUILL 1620.60; 252603 UNIFIRST 42.81; 252635 OKLAHOMA NATURAL GAS 160.88; 252642 2-H REFRIGERATION 350.00; 252653 THE FAIRFAX CHIEF 97.72; 252723 MERRIFIELD OFFICE SUPPLY 701.94; 252737 MIEARS TIRE SHOP 80.00; 252760 WELCH STATE BANK 35045.49; 251162 AUTOMATED BUILDING SYSTEMS 600.00; 251279 WILSON PEST & LAWN 75.00; 251558 OKLAHOMA STATE DEPARTMENT OF HEALTH 20966.78; 252082 B&C BUSINESS PRODUCTS 30.00; 252086 AT&T 43.82; 252088 US CELLULAR 185.42; 252096 VYVE BROADBAND 74.95; 252098 TOUCHTONE COMMUNICATIONS 15.06; 252408 SMARTSENSE BY DIGI 844.12; 252532 AMAZON CAPITAL SERVICES 1771.98; 251105 WARREN CAT 869.70; 251493 O'REILLY AUTOMOTIVE 1746.53; 251512 APAC-CENTRAL 9316.47; 251609 FLEET PRIDE 364.84; 251617 AIRGAS USA 482.72; 251696 HAMPTON INN SHAWNEE 107.00; 251791 WILSON PEST & LAWN 65.00; 251958 TEXAS ROAD & SIGN SUPPLY 21995.00; 251962 TEXAS ROAD & SIGN SUPPLY 7968.00; 252029 O'REILLY AUTOMOTIVE 1836.64; 252167 P&K EQUIPMENT 2797.73; 252230 CANDY CREEK CRUSHER 8755.10; 252299 STANDLEY SYSTEMS 44.44; 252354 TULSA COUNTY HIGHWAY CONSTRUCTION SIGNS 93.60; 252388 S&M MOBILE 365.00; 252474 BISON MATERIALS 16386.30; 252539 GELLCO 116.99; 252543 WARREN CAT 886.20; 252556 BISON MATERIALS 13284.08; 252573 DIRECT DISCOUNT TIRE OF STILLWATER 1182.00; 252582 JOHN DEERE FINANCIAL 150.00; 252596 FEGALY TOOL SALES 1986.00; 252606 KIMBALL MIDWEST 182.94; 252607 AMERICAN EDGE PRODUCTS 128.40; 252609 SHAWNA MYERS 124.62; 252612 SHAWNA MYERS 124.62; 252614 C&G OILFIELD EQUIPMENT 919.98; 252621 DIRECT DISCOUNT TIRE OF STILLWATER 1743.00; 252625 REDLANDS OFFICE SOLUTIONS 206.28; 252634 WINDSTREAM CORPORATION 312.65; 252646 OKLAHOMA NATURAL GAS 162.13; 252647 OKLAHOMA NATURAL GAS 221.23; 252648 DAVIS SANITATION 140.00; 252649 TOUCHTONE COMMUNICATIONS 12.44; 251597 BOB BARKER COMPANY 879.76; 252247 AUTO-CHLOR SERVICES 1152.45; 251848 SPECIAL OPS UNIFORMS 2688.92; 251944 ACTION COMMUNICATIONS 1005.47; 252075 SPECIAL OPS UNIFORMS 478.00; 252208 ALARMWORKS 29.99; 252218 OKLAHOMA NATURAL GAS 205.07; 252627 FUELMAN 14547.35; 252628 ALLIANCE BUSINESS SERVICES 2404.60; 252629 SERVICE OKLAHOMA 9.22; 252733 NEAL'S AUTO 1275.00; 252736 UNITED FORD 180.59; 252752 ACTION COMMUNICATIONS 55.00; 251174 KCD ENTERPRISES 1300.00; 251179 TEAM RADIO MARKETING GROUP 600.00; 251757 A PLUS PRINTING 4329.86; 251851 TEAM RADIO MARKETING GROUP 800.00; 251852 TEAM RADIO MARKETING GROUP 600.00; 251856 TEAM RADIO MARKETING GROUP 600.00; 251860 TEAM RADIO MARKETING GROUP 600.00; 252053 VISIT WIDGET 426.00; 252422 GRIFFIN COMMUNICATIONS 3433.33; 252666 MARY BETH MOORE 7561.29; 251234 KRISTIN SMITH 48.41; 251238 BRIDGET WEST 177.23; 251797 HOLIDAY INN EXPRESS & SUITES PERRY 205.20; 252521 BRIDGET WEST 85.76; 252226 SQUEEGEE SQUAD 210.00; 252242 HARPS FOOD STORES 567.22; 252249 HARPS FOOD STORES 250.00; 252335 AT&T U-VERSE 72.59; 252339 TOUCHTONE COMMUNICATIONS 8.84; 252352 PREFERRED BUSINESS SYSTEMS 104.00; 252418 OSAGE NATION TASC 30.00; 252451 OSAGE NATION TASC 30.00; 252709 OANPD 125.00; 252207 CHERYL A. SHRIVER 1000.00; 252365 DALTON LANE 26.82; 252476 GIL DUPONT 123.49; 252477 JEFF WILLIAMS 16.34; 252480 DAVID BRADLEY 63.67; 252481 ACHSAH ELLIOTT 150.08; 252564 GIL DUPONT 22.87; 252567 KAILEY ALBRIGHT 71.98; 252569

MARSHA GARRISON 77.29; 252753 SPEARS TRAVEL 230.42; 252499 SWH CONSTRUCTION 38500.00; 252632 ALL LIT UP ELECTRIC 1756.20. 252518 KAY KELLEY 88.92; 252439 HIGGINS CONSTRUCTION MANAGEMENT 3750.00; 252492 CHARLES A. REEVES 2050.00; 252494 MATTHEW CLARK 1000.00; 251572 TOWN OF FAIRFAX 5500.00; 252448 SURVIVAL FLIGHT EMS 20000.00; 252396 AMANDA GARRISON 201.01; 252757 PUBLIC SERVICE COMPANY OF OKLAHOMA 112.48; 252493 MATTHEW CLARK 2050.00; 252495 MONTE STOUT 1750.00; 251237 BRIDGET WEST 271.57; 252333 WEST OSAGE SENIOR CITIZENS 820.00; 252334 HOMINY SENIOR CITIZENS CENTER 600.00; 252337 HELP WORKS 650.00; 252340 BRENDA STEPHENS 250.00; 252343 NEW HOPE CHRISTIAN FELLOWSHIP 500.00; 252344 HOUSING AUTHORITY OF OSAGE COUNTY 600.00; 252348 CITY OF SKIATOOK 163.78; 252064 NONA K ROACH 2083.00.

There were no Utility Permits.

Dalton Higgins updated the Board on the Annex Project. Higgins stated the overall schedule is good, and we are also good budget-wise. Higgins said they are adding a fire hydrant as the original hydrant is not tied to the water. Higgins introduced Brandon Curtis with KSB. Brandon Curtis stated the roofing is complete, and they are almost done with the interior framing. All trades are doing rough-ins, and all the exterior stone has arrived. Curtis stated we are slowly cutting time on the schedule, and it is possible to be done before early summer.

Steve Talburt moved to approve opening Bid #25-01 Food and Bid #25-02 Oil, Lube & Antifreeze. Anthony Hudson seconded the motion. Hudson-yes; Talburt-yes; Cartwright-yes. Motion carried. Charlie Cartwright announced one Bid received for Bid #25-01 Food from Ben E. Keith (#27459). Steve Talburt moved to approve the Bid for Tabulation. Anthony Hudson seconded the motion. Hudson-yes; Talburt-yes; Cartwright-yes. Motion carried. Charlie Cartwright announced two Bids received for Bid #25-02 Oil, Lube & Antifreeze from Safety-Kleen Systems Inc (#27460) and RelaDyne West LLC (#27461). Steve Talburt moved to approve the bids for Tabulation. Anthony Hudson seconded the motion. Hudson-yes; Talburt-yes; Cartwright-yes. Motion carried.

The Board acknowledged payment from Bond Proceeds to Higgins Construction for \$11,000. (#27462)

Anthony Hudson moved to approve and sign Oklahoma Emergency Management Performance Grant Agreement and Application Packet. Steve Talburt seconded the motion. Hudson-yes; Talburt-yes; Cartwright-yes. Motion carried. (#27463)

Anthony Hudson moved to approve a Planned Service Agreement for Sheriff with Johnson Controls Fire Protection for a total of \$3,517.16. Steve Talburt seconded the motion. Hudson-yes; Talburt-yes; Cartwright-yes. Motion carried. (#27464)

Steve Talburt moved to approve and sign Court Clerk Records Management and Preservation Report for October 2024. Anthony Hudson seconded the motion. Hudson-yes; Talburt-yes; Cartwright-yes. Motion carried. (#27465)

Steve Talburt moved to approve and sign Transfer for Nutrition for \$46,900 from 1242-3-5200-2005 (M&O) to 1242-3-5200-1110 (Salaries) \$33,000, 1242-3-5200-1210 (FICA) \$3,200, 1242-3-5200-1221 (Retirement) \$4,700, and 1242-3-5200-1222 (Insurance) \$6,000. Anthony Hudson seconded the motion. Hudson-yes; Talburt-yes; Cartwright-yes. Motion carried.

The Board acknowledged receipt of ACCO Performance Incentive Refund Check in the amount of \$32,248 for the 2021/2022 ACCO-SIF Policy term for Favorable Workman's Compensation Group Loss History. (#27466)

The Board acknowledged Receipt of ACCO Comprehensive Check in the amount of \$3,303.11 for Sheriff 2023 From Police Interceptor Utility Vehicle (VIN #1FM5K8AB2PGA9988) claim #VAAP076998. (#27467)

The Board acknowledged Receipt of ACCO Collision Check in the amount of \$24,070.67 for Sheriff 2020 Chevrolet Silverado 1500 (VIN#1GCUYAEF2LZ166310) Claim #VAAC077068. (#27468)

Steve Talburt moved to approve taking additional signage for Blackburn Washout JP34579(04) out of the 1103-6-6000-2075 Commissioner Project Account. Kandy Jump stated there was another accident on the road, and the cost would be around \$3,000. Anthony Hudson seconded the motion. Hudson-yes; Talburt-yes; Cartwright-yes. Motion carried.

Under Citizen's Input, Bud Beaston showed the Board pictures of the Foundation with a level and stated it is off a quarter at the corner due to sinkage making it 1 ½ inches at 12 feet. Beaston stated they are not using the footers the taxpayers paid for, and this is all on Dalton Higgins's watch. Beaston quoted Talburt from the April 22, 2024, Minutes stating, "They could get into a position where it costs the County more funds because things were not done correctly, and that is why they are trying to safeguard the County by paying Higgins because he is a professional at this. Talburt stated, he does have all his certifications. The Board is safeguarding the County by hiring Higgins to come in and consult on this. I feel like it's better he is ensured and bonded and has a history of taking care of the business that needs taking care of, and the Board is comfortable with that." Beaston quoted himself from April 22, 2024, Minutes stating, "the Board can't stop what is coming." Beaston went on to quote Jerry Butterbaugh stating "he built over 300 restaurants and 200 convenience stores with Hardys in the 90s. Butterbaugh stated that in today's society, we want qualified people to build things, such as a licensed and bonded architect. If the building were to collapse, it would be on them, and at the same time". Beaston stated the building

is sinking in the Southeast corner and he has the records of that. Beaston quoted Nona Roach stating, "The very next meeting they have requested in Citizens Input all the credentials on the Owners Rep, his credentials are substantial, but if you want answers from the BOCC, you get on the Agenda... vote for Steve Talburt". Beaston stated see where this is leading. Charlie Cartwright told Beaston to send the photos and an explanation to his office and that he would review them. Robert Stits stated he would like to yield his time to Beaston. Cartwright stated that the Agenda states per citizen and does not know anything that allows them to yield minutes. Cartwright stated he had not heard of that before, and this is their meeting. Cartwright stated he does not see the need to yield to the same thing because, apparently, they will keep yielding. Cartwright asked Ashley Kane for guidance. Talburt stated time being yielded has not happened in their meeting before. Talburt stated he is handed a paper with Commissioner scandal on top, and in his opinion, he is not convinced based on what he has heard. Beaston stated the photo doesn't lie. Robert Stits stated he would like his time yielded to Beaston. Cartwright stated he would like to table until they have a legal opinion on time yielding. Bill Park stated that if the foundation sank, whether it was a cold pour or hot pour, there was a problem. Park asked the Board what they would do and if they would get an outdoor engineer to look at it. Talburt stated he did not know where or when the photos were taken. Dalton Higgins stated that, like any large project, they followed the architect and engineer's plans, and yes, there were cold pours approved by the engineer. Higgins stated they have had a 3rd party agency come in for inspections, and if they need to, they can get the engineer out to test. Jerry Butterbaugh stated that the construction site is being filmed and that it feels unsafe as we do not know if someone is touching or moving items. Butterbaugh strongly encouraged the Board to arrest anyone for trespassing if they were on the site. Butterbaugh inquired if the Excise and Tourism Board should send a notice for the meetings or post their meeting on the website for everyone to see, as he would like to be notified. Talburt stated I would, too. Nona Roach stated that OCIA has been investing the bond money in T-bills with the help of Higgins, and they have now been able to reduce the monthly payment by \$800. Roach stated she did write what Beaston quoted, and if he wants to discuss this to be put on the Agenda, Higgins is wonderful to work with. Dick Clark stated most of the room can not hear the BOCC during the meetings, and they need to fix that. Clark stated he thinks the BOCC will find that time can be yielded in a meeting. Talburt stated he does not disagree, but time would be yielded to go around in a circle, and they are here to do business. Talburt stated they can speak to their Commissioner, and if it is worthy, it can be placed on the Agenda. Clark stated he would like to ask the Board to make the Agenda more precise. Talburt stated they do not personally write the Agendas. Clark stated that as citizens, we should be able to read the Agenda and understand what is happening. On #10, food is a broad term, and no one knows what food pertains to. Anthony Hudson inquired if they would like all the food items listed. Clark stated that they would like to know what the food would be used for. Talburt stated he could raise his hand on Agenda items that need clarification. Clark stated that a few weeks ago, he was warned to only speak in Citizens Input and not before.

Steve Talburt moved to adjourn. Anthony Hudson seconded the motion. Hudson-yes; Talburt-yes; Cartwright-No. Motion carried.

Read and approved this 4th day of November, 2024.

Board of County Commissioners  
Osage County, Oklahoma

*Kandy Jump, 1st Deputy*

Charlie Cartwright, Chairman

Steve Talburt, Vice-Chairman

Anthony Hudson, Member

*Jo Quenton for Robin Slack*



Robin Slack, Osage County Clerk