



NOTICE AND AGENDA OF REGULAR MEETING

Pursuant to the Oklahoma Open Meeting Act (25 O.S. Sec. 301, et seq.), notice is hereby given that the Board of County Commissioners, Pittsburg County, will hold a regular meeting as follows

FILED

DATE: March 4, 2024

TIME: 9:00 A.M.

PLACE: COUNTY COMMISSIONERS CONFERENCE ROOM
PITTSBURG COUNTY COURTHOUSE
115 EAST CARL ALBERT PARKWAY, ROOM 100B
MCALISTER, OKLAHOMA

MAR 01 2024

8:38



TIME
HOPE TRAMMELL, COUNTY CLERK
PITTSBURG COUNTY

BY _____ DEPUTY

***CONSIDERATION, DISCUSSION AND POSSIBLE ACTION TO BE TAKEN ON THE
FOLLOWING LISTED ITEMS ON THE AGENDA***

AGENDA

1. CALL MEETING TO ORDER
2. ROLL CALL: ROSS SELMAN / CHAIRMAN
CHARLIE ROGERS / VICE-CHAIRMAN
SANDRA CRENSHAW / MEMBER
3. APPROVAL OF AGENDA
4. APPROVE/DISAPPROVE MEETING MINUTES

- A. Regular Meeting from February 26, 2024
- B. Special Meeting from February 27, 2024

5. RECOGNITION OF GUESTS/PUBLIC COMMENTS

PERSONS ADDRESSING THE BOARD SHOULD STATE THEIR NAME AND ADDRESS FOR THE RECORD AND WILL BE LIMITED IN DURATION TO THREE (3) MINUTES. COMMENTS ARE LIMITED TO ITEMS ON THE AGENDA. ANY COMMENTS BY THE PUBLIC ON ITEMS NOT ON THE AGENDA CANNOT BE ACKNOWLEDGED OR DISCUSSED BUT CAN BE PLACED ON AN UPCOMING AGENDA FOR DISCUSSION AND POSSIBLE ACTION.

6. OFFICIALS – DEPARTMENT REPORTS

A. COUNTY CLERK

- i. Exceeded Purchase Order Report

7. FISCAL TRANSACTIONS

A. Claims and Purchase Orders

B. Transfers

C. Monthly Reports

D. Blanket Purchase Orders

8. UNFINISHED BUSINESS

- A. Award/Reject Bid No. 15 One (1), New or Used, 744 John Deere Loader or Equivalent Lease Purchase with Financing Included
- B. Award/Reject Bid No. 16 One (1) or More, New, 3000-Gallon Tanker Lease Purchase with Financing Included

9. AGENDA ITEMS

- A. Discussion, Consideration and Possible Action to approve transcript of proceedings; Approve/ Disapprove Resolution 24-221 for Commissioners Sale; Approve & sign county deed, all for E/2 Lot 3 Blk 434 SO McAlester (412 W Cherokee)- Treasurer
- B. Discussion, Consideration and Possible Action to approve transcript of proceedings; Approve/ Disapprove Resolution 24-222 for Commissioners Sale; Approve & sign county deed, all for Sec 21-6-16 TR in NE NE Beg 360' W of NE/C of NE NE said PT being on W Row of Old Hwy #31, W 32', S 16.5', E // with N Ln of Sec to PT on W Row of Old Hwy # 31, Nely Alg Row to POB - Treasurer
- C. Discussion, Consideration and Possible Action to Approve Subdivision Plat for Blanco 46-District 2
- D. Discussion, Consideration and Possible Action to Approve Commercial Lease Agreement between First National Development Corp. and Board of County Commissioners, Pittsburg County
- E. Discussion, Consideration and Possible Action to Approve Renewal Maintenance Contract Proposal between Pittsburg County Election Board and Miller Office Equipment
- F. Resolution 24-223 to Sell irems by sealed bid- Expo
- G. Resolution 24-224 to Accept Donation- Animal Shelter
- H. Resolution 24-225 to Deposit Check- District Attorney
- I. Executive Session
 - i. To Discuss Pending Litigation for City of McAlester v. Pittsburg County, Case No. CV-2024-1, pursuant to Oklahoma Statutes, Title 25 § 307(B)(4)

10. ROAD CROSSING PERMITS

None.

11. NEW BUSINESS

CONSIDERATION AND POSSIBLE ACTION WITH RESPECT TO ANY OTHER MATTERS NOT KNOWN ABOUT OR WHICH COULD NOT HAVE BEEN FORESEEN PRIOR TO THE POSTING OF THIS AGENDA.

12. 10:00 A.M. – PUBLIC HEARINGS

None.

13. 10:00 A.M. – BID OPENINGS

None.

14. RECESS/ADJOURNMENT



Commissioners' Assistant

PITTSBURG COUNTY COMMISSIONER
MARCH 4, 2024
MEETING MINUTES

The Board of County Commissioners, Pittsburg County, met in regular session on March 4, 2024 at 9:00 A.M., Meeting held in the County Commissioners Conference Room, after proper notice and agenda were posted indicating time and date. Agenda was posted at 8:38 A.M., March 1, 2024.

1. CALL MEETING TO ORDER: The meeting was called to order by Chairman Selman.

2. ROLL CALL: Roll was called.

Ross Selman	Present
Charlie Rogers	Present
Sandra Crenshaw, Acting Member	Present

3. APPROVAL OF AGENDA: Rogers made a motion to approve the agenda; seconded by Selman.

AYE: Ross Selman
Charlie Rogers
Sandra Crenshaw

NAY: None.

Motion Passed.

4. APPROVE/DISAPPROVE MINUTES FROM:

A. REGULAR MEETING, FEBRUARY 26, 2024: The minutes from the previous meeting, February 26, 2024 regular meeting were read. Rogers made a motion to approve the minutes; seconded by Selman.

AYE: Ross Selman
Charlie Rogers
Sandra Crenshaw

NAY: None.

Motion Passed.

B. SPECIAL MEETING, FEBRUARY 27, 2024: The minutes from the previous meeting, February 27, 2024 special meeting were read. Selman made a motion to approve the minutes; seconded by Rogers.

AYE: Ross Selman
Charlie Rogers
Sandra Crenshaw

NAY: None.

Motion Passed.

5. RECOGNITION OF GUESTS/PUBLIC COMMENTS: None.

6. OFFICIALS – DEPARTMENT REPORTS:

A. COUNTY CLERK:

i. EXCEEDED PURCHASE ORDER REPORT: Selman read the exceeded purchase order report.

7. FISCAL TRANSACTIONS:

A. CLAIMS AND PURCHASE ORDERS: Rogers made a motion to approve the purchase orders for payment after review and signature; seconded by Smith.

AYE: Ross Selman
Charlie Rogers
Sandra Crenshaw

NAY: None.

Motion Passed.

B. TRANFERS: Rogers made a motion to approve all transfers; seconded by Selman.

AYE: Ross Selman
Charlie Rogers
Sandra Crenshaw

NAY: None.

Motion Passed.

C. OFFICIAL’S MONTHLY REPORTS: Selman made a motion to approve the monthly reports of officers; seconded by Rogers.

AYE: Ross Selman
Charlie Rogers
Sandra Crenshaw

NAY: None.

Motion Passed.

D. BLANKET PURCHASE ORDERS:

DEPT	PO	AMOUNT	VENDOR
Jail	7864	\$2,000.00	Bemac
Jail	7865	\$1,000.00	Caring Hands
Sheriff	7866	\$1,500.00	Flower’s Baking Co
Sheriff	7867	\$1,000.00	Hiland Dairy
Jail	7868	\$ 500.00	Locke Supply
Jail	7869	\$1,000.00	Lowes
Sheriff	7870	\$1,500.00	Pepsi Cola
Jail	7871	\$1,000.00	White’s Electric

Pittsburg County Commissioners Minutes
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DEPT	PO	AMOUNT	VENDOR
Sheriff	7876	\$ 500.00	Walmart
Jail	7877	\$ 500.00	O'Reilly's
Jail	7878	\$ 500.00	Pruett's
Sheriff	7879	\$ 200.00	Walmart
Jail	7881	\$ 100.00	United Packaging and Shipping
Jail	7882	\$ 100.00	Airgas
Jail	7883	\$ 500.00	Staples
Jail	7884	\$ 400.00	Johnny's Market
Sheriff	7885	\$ 500.00	Gall's
Jail	7886	\$ 775.00	OK Dept Public Safety
Sheriff	7887	\$ 500.00	T&W Tire
Animal Shelter	7826	\$ 200.00	Comdata
Animal Shelter	7827	\$ 200.00	Compliance Resource
Animal Shelter	7828	\$ 50.00	H2O Depot
Animal Shelter	7829	\$ 200.00	Unifirst
District 2	7830	\$ 200.00	Compliance Resource
District 2	7831	\$ 100.00	OTA Pikepass
District 2	7832	\$1,500.00	Kiamichi Automotive
District 2	7833	\$1,000.00	Unifirst
District 2	7834	\$ 200.00	Unifirst 1 st Aid
District 2	7835	\$ 300.00	H2O Depot
District 3	7836	\$1,000.00	Kiamichi Automotive
District 3	7837	\$ 500.00	O'Reilly's
District 3	7838	\$ 300.00	Adam's True Value
District 3	7839	\$6,500.00	Comdata
District 3	7840	\$1,200.00	Unifirst
District 3	7842	\$ 200.00	Compliance Resource
District 3	7843	\$ 100.00	OTA Pikepass
District 1	7844	\$5,000.00	Comdata
District 1	7845	\$ 25.00	H2O Depot
District 1	7846	\$ 500.00	O'Reilly's
District 1	7847	\$ 500.00	P&K Equipment
District 1	7848	\$ 500.00	Weldon Parts
District 1	7849	\$ 200.00	Compliance Resource
District 1	7850	\$ 100.00	OTA Pikepass
Asphalt Plant	7851	\$ 500.00	Comdata
Asphalt Plant	7852	\$ 100.00	Comdata
Asphalt Plant	7853	\$ 500.00	Kiamichi Automotive
Asphalt Plant	7854	\$ 250.00	Unifirst 1 st Aid
Expo	7855	\$1,500.00	Ada Paper
Expo	7856	\$ 500.00	Bemac
Expo	7857	\$ 750.00	Comdata
Expo	7858	\$ 75.00	H2O Depot
Expo	7859	\$ 500.00	Johnny's Market
Expo	7860	\$ 500.00	Johnny's Market
Expo	7861	\$ 500.00	KC Farm
Expo	7862	\$ 500.00	Lowe's
Expo	7863	\$ 100.00	Unifirst

Selman made a motion to approve the blanket purchase orders; seconded by Rogers.

AYE: Ross Selman
Charlie Rogers
Sandra Crenshaw

NAY: None.

Motion Passed.

8. UNFINISHED BUSINESS:

**A. AWARD/REJECT BID NO. 15 ONE (1), NEW OR USED, 744 JOHN DEERE
LOADER OR EQUIVALENT LEASE PURCHASE WITH FINANCING INCLUDED:**

Selman read a letter rejecting the bids as the specifications were incorrect. Selman made a motion to reject the bids; seconded by Rogers.

AYE: Ross Selman
Charlie Rogers
Sandra Crenshaw

NAY: None.

Motion Passed.

**B. AWARD/REJECT BID NO. 16 ONE (1) OR MORE, NEW, 3000 GALLON TANKER
LEASE PURCHASE WITH FINANCING INCLUDED:** Selman read a letter requesting the bid be awarded to Banner Fire Equipment with the 10 year option utilizing the Bank of Grand Lake due to the interest rate being better. Selman made a motion to award the bid to Banner Fire Equipment with the Bank of Grand Lake for the financing; seconded by Rogers.

AYE: Ross Selman
Charlie Rogers
Sandra Crenshaw

NAY: None.

Motion Passed.

9. AGENDA ITEMS:

**A. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION TO APPROVE
TRANSCRIPT OF PROCEEDINGS; APPROVE/DISAPPROVE RESOLUTION 24-221
FOR COMMISSIONERS SALE; APPROVE AND SIGN COUNTY SEED, ALL FOR E/2
LOT 3 BLK 434 O MCALESTER (412 W CHEROKEE) - TREASURER:** Selman made a motion to approve; seconded by Rogers.

AYE: Ross Selman
Charlie Rogers
Sandra Crenshaw

NAY: None.

Motion Passed.

B. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION TO APPROVE TRANSCRIPT OF PROCEEDINGS; APPROVE/DISAPPROVE RESOLUTION 24-222 FOR COMMISSIONERS SALE; APPROVE & SIGN COUNTY DEED ALL FOR SEC 21-6-16 TR IN NE NE BEG 360' W OF NE/C OF NE NE SAID PT BEING ON W ROW OF OLD HWY #31, W 32', S 16.5, E// WITH N LN OF SEC TO PT ON W ROW OF OLD HWY #31, NELY ALG ROWW TO POB - TREASURER: Rogers made a motion to approve; seconded by Selman.

AYE: Ross Selman
Charlie Rogers
Sandra Crenshaw

NAY: None.

Motion Passed.

C. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION TO APPROVE SUBDIVISION PLAT FOR BLANCO 46 – DISTRICT 2: Crenshaw made a motion to approve the plat; seconded by Selman.

AYE: Ross Selman
Charlie Rogers
Sandra Crenshaw

NAY: None.

Motion Passed.

D. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION TO APPROVE COMMERCIAL LEASE AGREEMENT BETWEEN FIRST NATIONAL DEVELOPMENT CORP. AND BOARD OF COUNTY COMMISSIONERS, PITTSBURG COUNTY: Selman stated that the building is located at 7 E. Chickasaw and that it is for the election board. Crenshaw stated that the first 6 months are \$1,000.00 a month and any additional months will be \$1,250.00 a month. Rogers made a motion to approve the lease agreement; seconded by Crenshaw.

AYE: Ross Selman
Charlie Rogers
Sandra Crenshaw

NAY: None.

Motion Passed.

E. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION TO APPROVE RENEWAL MAINTENANCE CONTRACT PROPOSAL BETWEEN PITTSBURG COUNTY ELECTION BOARD AND MILLER OFFICE EQUIPMENT: Selman made a motion to approve the maintenance contract; seconded by Rogers.

AYE: Ross Selman
Charlie Rogers
Sandra Crenshaw

NAY: None.

Motion Passed.

F. RESOLUTION 24-223 TO SELL ITEMS BY SEALED BID - EXPO: Selman read the resolution. Rogers made a motion to approve the resolution: seconded by Selman.

AYE: Ross Selman
Charlie Rogers
Sandra Crenshaw

NAY: None.

Motion Passed.

G. RESOLUTION 24-224 TO ACCEPT DONATION – ANIMAL SHELTER: Selman read the resolution. Rogers made a motion to approve the resolution: seconded by Selman.

AYE: Ross Selman
Charlie Rogers
Sandra Crenshaw

NAY: None.

Motion Passed.

H. RESOLUTION 24-225 TO DEPOSIT CHECK – DISTRICT ATTORNEY: Selman read the resolution. Selman made a motion to approve the resolution: seconded by Rogers.

AYE: Ross Selman
Charlie Rogers
Sandra Crenshaw

NAY: None.

Motion Passed.

I. EXECUTIVE SESSION:

i. TO DISCUSS PENDING LITIGATION FOR CITY OF MCALESTER V. PITTSBURG COUNTY, CASE NO. CV-2024-1, PURSUANT TO OKLAHOMA STATUTES, TITLE 25 § 307(B)(4): Selman made a motion to go into executive session, seconded by Rogers.

AYE: Ross Selman
Charlie Rogers
Sandra Crenshaw

NAY: None.

Motion Passed.

Selman made a motion to go out of executive session back into regular session; seconded by Rogers.

AYE: Ross Selman
Charlie Rogers
Sandra Crenshaw

NAY: None.

Motion Passed.

10. ROAD CROSSING PERMITS: None.

11. NEW BUSINESS:

A. CONSIDERATION AND POSSIBLE ACTION WITH RESPECT TO ANY OTHER MATTERS NOT KNOWN ABOUT OR WHICH COULD NOT HAVE BEEN FORESEEN PRIOR TO POSTING THIS AGENDA: None.

12. 10:00 A.M. – PUBLIC HEARINGS: None.

13. 10:00 A.M. – BID OPENINGS: None.

14. RECESS/ADJOURNMENT: There being no further business brought before the board; Selman made a motion to sign all approved claims and adjourn; seconded by Rogers.

AYE: Ross Selman
Charlie Rogers
Sandra Crenshaw

NAY: None.

Motion Passed. Meeting Adjourned.

Purchase Orders By Account

Fiscal Year : 2023-2024

Date Range: 03/04/2024 to 03/04/2024

PO	Warrant No.	Vendor Name	Purpose	Amount
Animal Shelter				
1316-1-8020-2005				
007020	000505	ZOETIS US LLC	VACCINES	\$ 1,396.50
007267	000506	AMAZON CAPITAL SERVICES INC.	URNS ETC	\$ 869.63
007268	000507	STAPLES ADVANTAGE	OFFICE SUPPLIES	\$ 182.27
007295	000508	AVID IDENTIFICATION SYSTEMS INC	MICROCHIPS	\$ 1,237.50
007303	000509	JAMESCO ENTERPRISES LLC	JANITORIAL SUPPLIES	\$ 243.30
007430	000510	CENTER, EWELL	VET SERVICES	\$ 700.00
007636	000511	FUSION LLC	MONTHLY SERVICE	\$ 66.25
007695	000512	BRIGGS PRINTING	RECEIPT BOOKS	\$ 337.00
007717	000513	CENTER, EWELL	VET SERVICES	\$ 700.00
007725	000514	ACC BUSINESS	MONTHLY INTERNET SE	\$ 92.56
007726	000515	VYVE BROADBAND	MONTHLY SERVICE	\$ 254.32
007730	000516	SUMMIT UTILITIES OKLAHOMA INC	MONTHLY SERVICE	\$ 1,099.65
Total:				\$ 7,178.98
ARPA 2021				
1566-1-2000-2005				
004398	000037	TWIN CITIES READY MIX	CONCRETE	\$ 451.20
Total:				\$ 451.20
1566-1-2000-4110				
006862	000038	DIGI SECURITY SYSTEMS	CAMERA SYSTEM	\$ 89,071.75
Total:				\$ 89,071.75
Assr Rev Fee				
1204-1-1600-2005				
007734	000002	COUNTY RECORDS INC	PLAT BOOKS	\$ 614.00
Total:				\$ 614.00
Econ Dev Trust				
7603-4-0500-2005				
007133	000263	ALDERSON REGIONAL LANDFILL	LANDFILL CHARGES	\$ 85.35
007798	000264	PUBLIC SERVICE CO. OF OKLAHOMA	MONTHLY SERVICE	\$ 2,679.08

Econ Dev Trust

Total: \$ 2,764.43

Emergency Mgmt

1212-2-2700-2005

006627	000151	LOWES	MAINTENANCE SUPPLIE	\$ 195.46
007451	000152	WELDON PARTS INC	LIGHTS ETC	\$ 679.36
007537	000153	CINTAS FIRST AID AND SAFETY #418	FIRST AID SUPPLIES	\$ 147.93
007608	000154	MILLER OFFICE EQUIPMENT	COPY COVERAGE	\$ 24.05
007759	000155	ACC BUSINESS	MONTHLY INTERNET SE	\$ 254.32

Total: \$ 1,301.12

General

0001-1-0100-2005

007120	002982	STAPLES	SCANNER	\$ 424.45
007708	002983	FUSION LLC	MONTHLY SERVICE	\$ 67.16
007813	002984	VYVE BROADBAND	MONTHLY INTERNET SE	\$ 195.90

Total: \$ 687.51

0001-1-0600-2005

007688	002985	FUSION LLC	MONTHLY SERVICE	\$ 67.17
007724	002986	ACC BUSINESS	MONTHLY SERVICE	\$ 308.58

Total: \$ 375.75

0001-1-0800-2005

007546	002987	MILLER OFFICE EQUIPMENT	COPY COVERAGE	\$ 148.30
007689	002988	FUSION LLC	MONTHLY SERVICE	\$ 67.16
007722	002989	ACC BUSINESS	MONTHLY SERVICE	\$ 308.57

Total: \$ 524.03

0001-1-1000-1310

007624	002995	PARKER, LINDSEY D.	TRAVEL	\$ 88.50
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Total: \$ 88.50

0001-1-1000-2005

006275	002990	MIDWEST PRINTING	ENVELOPES	\$ 512.10
006552	002991	MIDWEST PRINTING	RECORD BOOKS	\$ 3,075.39
007687	002992	FUSION LLC	MONTHLY SERVICE	\$ 67.18
007700	002993	PITNEY BOWES BANK INC RESERVE A	POSTAGE	\$ 1,000.00
007723	002994	ACC BUSINESS	MONTHLY SERVICE	\$ 308.57

Total: \$ 4,963.24

PO	Warrant No.	Vendor Name	Purpose	Amount
General				
0001-1-1600-1310				
007625	002996	RIDENOUR, CATHY L.	TRAVEL	\$ 262.77
			Total:	\$ 262.77
0001-1-1600-2005				
007690	002997	FUSION LLC	MONTHLY SERVICE	\$ 67.16
007693	002998	AMERICAN STAMP & MARKING PROD.	NOTARY STAMP	\$ 54.48
007721	002999	ACC BUSINESS	MONTHLY SERVICE	\$ 308.57
			Total:	\$ 430.21
0001-1-1700-2005				
007402	003000	PITNEY BOWES INC	INK CARTRIDGES ETC.	\$ 440.86
			Total:	\$ 440.86
0001-1-2200-2005				
004655	003001	SHADY GROVE CHURCH	POLL RENT	\$ 80.00
007277	003002	AMAZON CAPITAL SERVICES INC.	UNIFORMS ETC	\$ 362.94
007589	003003	CUSTOM SCREEN PRINTERS	UNIFORM SHIRTS	\$ 180.00
007783	003004	ACC BUSINESS	MONTHLY INTERNET SE	\$ 152.15
007824	003005	NEWERA LLC	MONTHLY SERVICE	\$ 224.51
007825	003006	PITNEY BOWES GLOBAL FINANCIAL S	POSTAGE METER LEASE	\$ 179.64
			Total:	\$ 1,179.24
0001-1-3300-2005				
006601	003007	UNIFIRST CORP.	FLOOR MATS AND ETC	\$ 351.40
006602	003008	UNIFIRST FIRST AID CORP	FIRST AID SUPPLIES	\$ 16.71
006604	003009	JAMESCO ENTERPRISES LLC	JANITORIAL SUPPLIES	\$ 1,329.68
007806	003010	PRO KILL INC.	PEST CONTROL	\$ 294.00
			Total:	\$ 1,991.79
0001-2-0400-2005				
005779	003011	THE BANK N.A.	TRAVEL EXPENSES	\$ 273.71
			Total:	\$ 273.71
0001-2-0400-2012				
001878	003012	PRUETTS FOOD	INMATE GROCERIES	\$ 355.82
			Total:	\$ 355.82
0001-2-2700-2005				
007531	003013	POSTMASTER	STAMPS	\$ 136.00
007697	003014	FUSION LLC	MONTHLY SERVICE	\$ 316.70

PO	Warrant No.	Vendor Name	Purpose	Amount
General				
0001-2-2700-2005				
Total:				\$ 452.70
0001-4-0500-2005				
007699	003015	PUBLIC SERVICE CO. OF OKLAHOMA	MONTHLY SERVICE	\$ 38.66
007733	003016	ACC BUSINESS	MONTHLY INTERNET SE	\$ 456.51
007766	003017	HATCHER, SONDRA	CONTRACT LABOR	\$ 60.00
007767	003018	HATCHER, KHLOE	CONTRACT LABOR	\$ 80.00
007793	003019	PUBLIC SERVICE CO. OF OKLAHOMA	MONTHLY SERVICE	\$ 21.61
007794	003020	PUBLIC SERVICE CO. OF OKLAHOMA	MONTHLY SERVICE	\$ 163.78
007795	003021	PUBLIC SERVICE CO. OF OKLAHOMA	MONTHLY SERVICE	\$ 244.66
007796	003022	PUBLIC SERVICE CO. OF OKLAHOMA	MONTHLY SERVICE	\$ 21.61
007797	003023	PUBLIC SERVICE CO. OF OKLAHOMA	MONTHLY SERVICE	\$ 52.66
Total:				\$ 1,139.49
0001-4-0501-2005				
007790	003024	PUBLIC SERVICE CO. OF OKLAHOMA	MONTHLY SERVICE	\$ 84.88
Total:				\$ 84.88
0001-5-0900-1310				
007780	003025	OWEN, GREGORY J.	TRAVEL	\$ 715.74
007789	003026	WILSON, STEPHANIE	TRAVEL	\$ 148.27
Total:				\$ 864.01
0001-5-0900-2005				
007729	003027	FUSION LLC	MONTHLY SERVICE	\$ 163.64
007778	003028	ACC BUSINESS	MONTHLY INTERNET SE	\$ 254.31
Total:				\$ 417.95
Health				
1216-3-5000-2005				
004063	000253	MERIDIAN TECHNOLOGY CENTER	TRAINING	\$ 90.00
005494	000254	COMMERCIAL POWER SOLUTIONS LL	GENERATOR MONITOR	\$ 2,550.00
005972	000255	AHA! PROCESS INC.	EDUCATIONAL BOOKS	\$ 625.00
006522	000256	PRO KILL INC.	PEST CONTROL	\$ 158.00
006582	000257	AHA! PROCESS INC.	TRAINING	\$ 250.00
006746	000258	AMAZON CAPITAL SERVICES INC.	LIGHT BULBS	\$ 325.25
006747	000259	AMAZON CAPITAL SERVICES INC.	TEST STRIPS	\$ 30.55
006748	000260	AMAZON CAPITAL SERVICES INC.	PROGRAM SUPPLIES	\$ 35.87
006786	000261	AMAZON CAPITAL SERVICES INC.	OFFICE SUPPLIES	\$ 165.17
006875	000262	AMAZON CAPITAL SERVICES INC.	OFFICE SUPPLIES	\$ 765.74

PO	Warrant No.	Vendor Name	Purpose	Amount
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Health

1216-3-5000-2005

006876	000263	AMAZON CAPITAL SERVICES INC.	BOXES	\$ 152.69
006971	000264	AMAZON CAPITAL SERVICES INC.	DISINFECTANT	\$ 19.96
007033	000265	AHA! PROCESS INC.	TRAINING	\$ 250.00
007185	000266	STAPLES	OFFICE SUPPLIES	\$ 531.35
007434	000267	AMAZON CAPITAL SERVICES INC.	MAINTENANCE SUPPLIE	\$ 179.10
007593	000268	AMAZON CAPITAL SERVICES INC.	TAGS	\$ 23.79
007594	000269	WALMART COMMUNITY CARD	HEALTH DEPT SUPPLIES	\$ 122.68
007805	000270	BANCFIRST	BUILDING PAYMENT	\$ 0.00

Total: \$ 6,275.15

Highway

1102-6-4100-2005

006396	001896	PATRIOT AUTO GROUP	TRUCK REPAIR	\$ 2,837.82
007443	001897	T & W TIRE	TIRES & SERVICES	\$ 1,014.35
007450	001898	T & W TIRE	TIRES & SERVICES	\$ 1,717.88
007463	001899	T & W TIRE	TIRES & SERVICES	\$ 1,178.06
007609	001900	GOODWIN, BRENNEN	SHOP SUPPLIES	\$ 1,125.55
007610	001901	WELDON PARTS INC	TRANSMISSION FLUID E	\$ 366.16

Total: \$ 8,239.82

1102-6-4200-2005

007731	001902	SUMMIT UTILITIES OKLAHOMA INC	MONTHLY SERVICE	\$ 480.22
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Total: \$ 480.22

1102-6-4300-2005

007603	001903	DOLESE	1 1/2" ODOT BASE TYPE	\$ 6,532.99
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Total: \$ 6,532.99

Hwy-ST

1313-6-8040-2005

007208	001945	DOLESE	#4 SCREENINGS	\$ 5,593.83
007305	001946	DOLESE	3/8" #2 COVER CHIPS	\$ 10,444.18
007425	001947	ASPHALT & FUEL SUPPLY	ROAD OIL	\$ 15,466.50
007432	001948	DOLESE	3/8" #2 COVER CHIPS	\$ 10,513.01
007457	001949	RAM INC	FUEL	\$ 8,693.88
007714	001950	ASPHALT & FUEL SUPPLY	ROAD OIL	\$ 15,630.30
007781	001951	O REILLY AUTO PARTS	SWITCH	\$ 7.99
007799	001952	RURAL WATER DIST #6	MONTHLY SERVICE	\$ 46.69

Total: \$ 66,396.38

PO Warrant No. Vendor Name Purpose Amount

Hwy-ST

1313-6-8041-2005

005768	001953	OK TIRE	TIRES & SERVICES	\$ 480.60
005814	001954	PREMIER TRUCK GROUP	REPAIR	\$ 12,257.21
006497	001955	PREMIER TRUCK GROUP	REPAIRS	\$ 1,510.03
006905	001956	O REILLY AUTO PARTS	PARTS & SHOP SUPPLIE	\$ 348.93
006959	001957	CUSTOM PRODUCTS CORPORATION	SIGNS	\$ 570.30
007123	001958	STIGLER STONE	1 1/2" ODOT BASE TYPE	\$ 6,250.13
007258	001959	STIGLER STONE	1 1/2" ODOT BASE TYPE	\$ 6,178.63
007289	001960	DOLESE	1 1/2" CRUSHER RUN	\$ 5,524.58
007407	001961	RAM INC	FUEL	\$ 2,759.33
007426	001962	HOOTEN OIL CO	OIL	\$ 3,219.21
007448	001963	RUSH TRUCK CENTER	AIR BAGS	\$ 1,160.00
007462	001964	RAM INC	FUEL	\$ 4,386.41
007616	001965	WILSON TRUCK AND TIRE SERVICE	WRECKER SERVICE	\$ 750.00
007691	001966	FUSION LLC	MONTHLY SERVICE	\$ 67.17
007701	001967	KIAMICHI ELECTRIC COOPERATIVE	ELECTRICAL LINE REPAI	\$ 2,870.00
007732	001968	SUMMIT UTILITIES OKLAHOMA INC	MONTHLY SERVICE	\$ 387.22
007791	001969	XPRESS WELLNESS URGENT CARE	DRUG SCREENINGS	\$ 50.00
007800	001970	HAILEYVILLE WATER DEPT.	MONTHLY SERVICE	\$ 314.35

Total: \$ 49,084.10

1313-6-8042-2005

005017	001971	UNIFIRST FIRST AID CORP	FIRST AID SUPPLIES	\$ 813.98
007063	001972	ALDERSON REGIONAL LANDFILL	LANDFILL CHARGES	\$ 69.64
007274	001973	PREMIER TRUCK GROUP	WINDSHIELDS	\$ 2,454.43
007456	001974	WELDON PARTS INC.	U JOINTS	\$ 126.02
007461	001975	JAMES SUPPLIES	CHOP SAW	\$ 269.12
007543	001976	PARROTT TRUCKING	HAULING	\$ 1,725.00
007544	001977	ALDERSON REGIONAL LANDFILL	LANDFILL CHARGES	\$ 63.79
007586	001978	GOODWIN, BRENNEN	AUTO & SHOP SUPPLIES	\$ 1,146.45
007587	001979	JAMES SUPPLIES	OXYGEN TANK	\$ 3.08
007612	001980	PREMIER TRUCK GROUP	TAIL LIGHTS	\$ 163.65
007617	001981	RAM INC	DIESEL	\$ 5,066.33
007622	001982	DISCOUNT STEEL	ANGLE IRON	\$ 100.00
007692	001983	FUSION LLC	MONTHLY SERVICE	\$ 67.17
007702	001984	KIAMICHI ELECTRIC COOPERATIVE	ELECTRICAL LINE REPAI	\$ 5,959.00
007748	001985	PARROTT TRUCKING	HAULING	\$ 1,437.50

Total: \$ 19,465.16

1313-6-8043-2005

007444	001986	DOLESE	1 1/2" ODOT BASE TYPE	\$ 5,373.73
007637	001987	FUSION LLC	MONTHLY SERVICE	\$ 68.02
007711	001988	SUMMIT UTILITIES OKLAHOMA INC	MONTHLY SERVICE	\$ 1,036.15

Total: \$ 6,477.90

PO	Warrant No.	Vendor Name	Purpose	Amount
Jail-ST				
1315-2-8034-2005				
007623	000616	SUMMIT UTILITIES OKLAHOMA INC	MONTHLY SERVICE	\$ 1,407.91
007628	000617	KIAMICHI ELECTRIC COOPERATIVE	MONTHLY SERVICE	\$ 51.83
			Total:	\$ 1,459.74
1315-2-8034-2011				
005834	000618	CHRISTOPHER BEENE M.D.	INMATE MEDICAL	\$ 2,000.00
			Total:	\$ 2,000.00
LATFC				
1570-1-2000-4110				
007756	000007	ALL ABOUT U PLUMBING	PLUMBING REPAIRS	\$ 2,333.83
007757	000008	ALL ABOUT U PLUMBING	INSTALL SEPTIC TANK	\$ 4,857.23
007758	000009	ALL ABOUT U PLUMBING	WATER LINE	\$ 6,368.00
			Total:	\$ 13,559.06
Rural Fire-ST				
1321-2-8201-2005				
003688	000756	BANNER FIRE EQUIPMENT	BOOTS ETC.	\$ 1,247.00
			Total:	\$ 1,247.00
1321-2-8205-4110				
007762	000757	MUNHOLLAND TRUCK & CYCLE LLC	TRAILER	\$ 9,500.00
			Total:	\$ 9,500.00
1321-2-8206-2005				
007138	000758	LOCKE HEATING & COOLING SUPPLY	HOT WATER TANK	\$ 706.00
007348	000759	OK TIRE	BATTERIES	\$ 735.96
007776	000760	PUBLIC SERVICE CO. OF OKLAHOMA	MONTHLY SERVICE	\$ 89.75
			Total:	\$ 1,531.71
1321-2-8207-2005				
005864	000761	COMDATA	FUEL	\$ 84.36
007772	000762	BANNER FIRE EQUIPMENT	MOUNTING BRACKETS	\$ 540.66
			Total:	\$ 625.02
1321-2-8212-2005				
007591	000763	PUBLIC SERVICE CO. OF OKLAHOMA	MONTHLY SERVICE	\$ 150.34

PO	Warrant No.	Vendor Name	Purpose	Amount
Rural Fire-ST				
1321-2-8212-2005				
007816	000764	COOKSON HILLS ELECTRIC COOP.	MONTHLY SERVICE	\$ 61.00
			Total:	\$ 211.34
1321-2-8214-2005				
007785	000765	KIAMICHI ELECTRIC COOPERATIVE	MONTHLY SERVICE	\$ 173.62
			Total:	\$ 173.62
1321-2-8215-4110				
005377	000766	BANNER FIRE EQUIPMENT	BUNKER GEAR	\$ 7,850.00
			Total:	\$ 7,850.00
1321-2-8216-2005				
007801	000767	KIAMICHI ELECTRIC COOPERATIVE	MONTHLY SERVICE	\$ 118.12
			Total:	\$ 118.12
1321-2-8217-2005				
007534	000768	STEWART MARTIN KUBOTA	REPAIRS	\$ 776.08
			Total:	\$ 776.08
1321-2-8218-2005				
007820	000769	PENGUIN MANAGEMENT INC.	PAGING SERVICE	\$ 212.14
007821	000770	OKLA. NATURAL GAS COMPANY	MONTHLY SERVICE	\$ 381.91
007822	000771	OKLATEL COMMUNICATIONS INC	MONTHLY SERVICE	\$ 92.55
			Total:	\$ 686.60
1321-2-8219-2005				
006975	000772	FREEDOM FORD	OIL CHANGE ETC	\$ 298.16
006976	000773	FREEDOM FORD	OIL CHANGE ETC	\$ 446.19
007449	000774	T & W TIRE	TIRES	\$ 450.99
007808	000775	PENGUIN MANAGEMENT INC.	PAGING SERVICE	\$ 212.14
			Total:	\$ 1,407.48
1321-2-8221-2005				
007329	000776	NORTH AMERICA FIRE EQUIP. INC.	GLOVES	\$ 1,756.31
007330	000777	CASCO INDUSTRIES	NOMEX HOODS	\$ 418.00
007817	000778	PENGUIN MANAGEMENT INC.	PAGING SERVICE	\$ 212.14
			Total:	\$ 2,386.45

PO	Warrant No.	Vendor Name	Purpose	Amount
Rural Fire-ST				
1321-2-8225-2005				
007740	000779	H & H ALARM CO INC	MONTHLY SERVICE	\$ 42.50
007741	000780	US CELLULAR	MONTHLY SERVICE	\$ 44.48
Total:				\$ 86.98
SH Commissary				
1223-2-0400-2005				
005259	000215	WALMART COMMUNITY CARD	EMPLOYEE APPRECIATI	\$ 143.25
006752	000216	BEMAC SUPPLY	JAIL MAINTENANCE SUP	\$ 1,913.04
006940	000217	T & W TIRE	TIRES & SERVICES	\$ 25.00
007165	000218	O REILLY AUTO PARTS	AUTO PARTS ETC.	\$ 97.74
007409	000219	SGC FOODSERVICE	INHOUSE COMMISSARY	\$ 215.54
007419	000220	CUSTOM TECHNOLOGIES LLC	INHOUSE COMMISSARY	\$ 541.08
007420	000221	COMMISSARY EXPRESS	COMMISSARY PRODUCT	\$ 3,376.81
007607	000222	COMMISSARY EXPRESS	KIOSK FEES	\$ 68.25
007751	000223	WHITES ELECTRIC	LIGHT BULBS	\$ 758.33
Total:				\$ 7,139.04
SH Svc Fee				
1226-2-0400-2005				
006942	001363	WALMART COMMUNITY CARD	K-9 SUPPLIES	\$ 77.11
Total:				\$ 77.11
1226-2-0400-2012				
007411	001364	PERFORMANCE FOODSERVICE - LITT	INMATE GROCERIES	\$ 1,300.98
007416	001365	SGC FOODSERVICE	INMATE GROCERIES	\$ 2,464.93
Total:				\$ 3,765.91
1226-2-3400-2005				
004756	001366	PEPSI-COLA BOTTLING CO.	INMATE WORK CREW	\$ 498.36
004758	001367	UNITED PACKAGING & SHIPPING	SHIPPING	\$ 55.34
005258	001368	PRUETTS FOOD	EMPLOYEE APPRECIATI	\$ 182.26
005562	001369	VIP TECHNOLOGY SOLUTIONS GROU	PHONE ACCESSORIES	\$ 938.70
005817	001370	ATWOODS	MAINTENANCE SUPPLIE	\$ 41.97
006091	001371	BLACK CREEK INTEGRATED SYSTEMS	SERVICE AGREEMENT	\$ 15,940.26
006934	001372	JAMESCO ENTERPRISES LLC	JANITORIAL SUPPLIES	\$ 1,532.90
006939	001373	HOLMANS FAST LUBE	OIL CHANGES	\$ 773.39
007166	001374	JOHNNYS A STREET MARKET	INMATE WORK CREW	\$ 123.62
007335	001375	ALDEN CLINICAL EVALUATION SERVIC	PSYCHOLOGICAL TEST F	\$ 90.00
007424	001376	AIRGAS	WELDING SUPPLIES	\$ 152.03

PO Warrant No. Vendor Name Purpose Amount

SH Svc Fee

1226-2-3400-2005

007626	001377	SECRETARY OF STATE	NOTARY FILING FEE	\$ 25.00
007627	001378	AT&T MOBILITY	MONTHLY SERVICE	\$ 301.28
007629	001379	BARLOW BUILT PERFORMANCE	AUTO REPAIR	\$ 856.64
007630	001380	WEDDLE SIGNS	VEHICLE LETTERING	\$ 793.43
007683	001381	FUSION LLC	MONTHLY SERVICE	\$ 437.98
007720	001382	T & W TIRE	TIRES ETC.	\$ 630.23
007332	001383	FASTENAL COMPANY	JAIL MAINTENANCE SUP	\$ 25.00
007735	001384	AT&T MOBILITY	MONTHLY SERVICE	\$ 1,148.36
007737	001385	JE SYSTEMS INC	FIRE ALARM REPAIR	\$ 317.34
007738	001386	ACC BUSINESS	MONTHLY INTERNET SE	\$ 254.31

Total: \$ 25,118.40

1226-2-3400-2030

005802	001387	WHITES ELECTRIC	ELECTRICAL SUPPLIES	\$ 943.94
007606	001388	COMMISSARY EXPRESS	DEBIT PHONE TIME FEE	\$ 127.00

Total: \$ 1,070.94

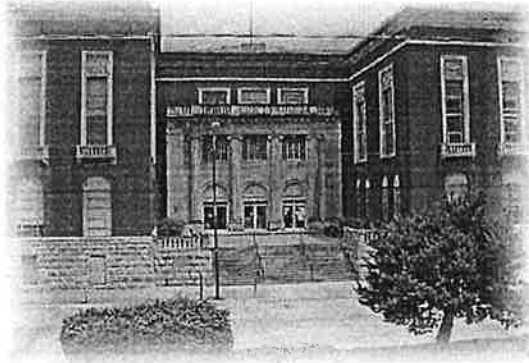
1226-2-3400-4110

007736	001389	GUARDIAN RFID	SECURITY SYSTEM	\$ 23,882.50
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Total: \$ 23,882.50

Grand Total: \$ 383,538.76

PITTSBURG COUNTY CLERK'S OFFICE



HOPE TRAMMELL, COUNTY CLERK
PITTSBURG COUNTY COURTHOUSE, ROOM 103
P.O. BOX 3304
MCALESTER, OK 74502
OFFICE 918-423-6865 FAX 918-423-7304

DEPUTIES

BOBBI HARTSFIELD
MONICA SENNETT
VIRGINIA O'DELL
GLADYS BLANSETT

DEPUTIES

LAUREN GUTHRIE
MIRANDA BEDFORD
SYDNEY TARRON
JEREMY KENNEDY
BLAKE WILLIAMSON

Exceeded Purchase Order: As of March 4TH, 2024.

PO #	AMOUNT	EXCEEDED AMOUNT	VENDOR	FUND	DEPARTMENT
6934	\$1,500.00	\$32.90	JAMESCO ENTERPRISES LLC	SH SVC FEE	COUNTY JAIL

Hope Trammell
Pittsburg County Clerk



Board of County Commissioners, Pittsburg County

*Charlie Rogers
District #1*

*Kevin Smith
District #2*

*Ross Selman
District #3*

March 4, 2024

Hope Trammell
Pittsburg County Clerk
115 E. Carl Albert Pkwy, Room 103
McAlester, OK 74501

RE: Bid No. 15 One (1), New or Used, 744 John Deere Loader or Equivalent Lease Purchase with Financing Included

Dear Mrs. Trammell,

Pittsburg County wishes to reject all bids for Bid No. 15, as the bid specifications were incorrect.

Should you have any questions, please contact our office at your convenience.

Sincerely,

Ross Selman
Chairman

Quinton Fire Department

P.O. Box 913

Quinton, OK 74561

Feb. 29, 2024

Dear Commissioners,

I have reviewed the bid from Banner Fire Equipment for the tanker truck bid. I would like to go ahead and award the bid to Banner.

They had included two differnt banks for financing. We want to go with ten year pament plan from The Bank of Grand Lake due to their interest rate being better.

Thank you.

A handwritten signature in cursive script, appearing to read "Michael B. West Jr.", written in dark ink.

Mike West Jr.

Quinton Fire Chief

JENNIFER HACKLER, COUNTY TREASURER

DEPUTIES	PITTSBURG COUNTY	DEPUTIES
CINDY COOK	115 E. CARL ALBERT PKWY RM. 102	TAMMY ROBERTS
SUMMER ROGERS	MCALESTER, OK 74501	BROOKE OLIVER
KELSEY MITCHELL	918-423-6895	SUZANNA GLASCO

March 4, 2024

BOARD OF COUNTY COMMISSIONERS
PITTSBURG COUNTY
MCALESTER, OK 74501

24-221

RESOLUTION FOR COUNTY COMMISSIONERS' SALE

THE COUNTY ACQUIRED: SEE EXHIBIT "A" BELOW, THROUGH A RESALE PROPERTY DEED. THIS LETTER IS A REQUEST TO DECLARE THIS PROPERTY SURPLUS PROPERTY, AND APPROVE THE COMMISSIONER'S SALE HELD **February 27, 2024** THIS PROPERTY WAS BID ON AT THE SALE HELD **February 27, 2024**. THE SALE WAS ADVERTISED IN THE NEWSPAPER THE REQUIRED LENGTH OF TIME AND SOLD TO THE HIGHEST BIDDER. ATTACHED YOU WILL FIND A TRANSCRIPT OF THE PROCEEDINGS OF THE SALE.

EXHIBIT "A"

E/2 LOT 3 BLK 434 SO MCALESTER (412 W CHEROKEE)

THANK YOU


JENNIFER HACKLER
COUNTY TREASURER

THEREFORE, THE BOARD OF COUNTY COMMISSIONERS DO HEREBY DECLARE THE ABOVE LISTED PROPERTY TO BE SURPLUS, SOLD AT PUBLIC AUCTION, AS STATED ABOVE.


CHAIRMAN

ATTEST:


MEMBER


MEMBER




COUNTY CLERK

JENNIFER HACKLER, County Treasurer

DEPUTIES
CINDY COOK
SUMMER ROGERS
KELSEY MITCHELL

PITTSBURG COUNTY
115 E. CARL ALBERT PKWY RM. 102
MCALESTER, OK 74501
918-423-6895

DEPUTIES
TAMMY ROBERTS
BROOKE OLIVER
SUZANNA GLASCO

February 27, 2024

COMMISSIONERS SALE MINUTES

E/2 LOT 3 BLK 434 SO MCALESTER

THE SALE STARTED AT 9:00 A.M. WITH JAMES FLETCHER
ATTENDING. THE SALE WAS CLOSED AT 9:05 A.M. WITH THE
PROPERTY GOING TO JAMES FLETCHER

THANK YOU,



JENNIFER HACKLER

S. A. & I. 248 (2002)

COUNTY TREASURER'S TRANSCRIPT OF PROCEEDINGS
ON SALE OF COUNTY PROPERTY ACQUIRED AT RESALE FOR
APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS

To the Honorable Board of County Commissioners,

PITTSBURG County, State of Oklahoma:

I, the undersigned County Treasurer, herewith tender my report of sale to JAMES FLETCHER of the following described tract, parcel 417 WEST CHEROKEE, MCALESTER, OK 74501 or lot of land, situated within said County and State, and hitherto acquired by the County at Resale, to-wit: E/2 LOT 3 BLK 434 SO MCALESTER

The proceedings had thus far toward consummation of said sale have been as follows:

1. On February 2, 2024, an offer was made by JAMES FLETCHER to purchase the above described property from the County for the sum of \$500.00.
2. On receipt of said bid, I caused notice to be given by publication in the MCALESTER NEWS CAPITAL Newspaper, published at McAlester, within said County and State, which notice was published once a week for three consecutive weeks preceding the sale, as follows: (1.) February 8, 2024; (2) February 15, 2024; (3) February 22, 2024; a copy of which notice and proof of publication is hereto attached disclosing the foregoing description of the property, the amount bid therefore in addition to all costs, the name of the bidder, the date set for the proposed sale, a statement that said property would be sold at such price and to such bidder on the date specified, subject to approval by the Board of County Commissioners, unless higher bids were received on such date, and that the terms of sale were strictly for cash in hand.
3. On the 27 day of February, 2024, the same being the date specified in said notice, I announced that the foregoing described property was about to be sold and would be sold to the highest competitive bidder for cash in hand or to the original bidder if there be no higher price offered, whereupon, including the bid and bidder named in the published notice, the following bids were submitted:

By JAMES FLETCHER for the sum of \$500.00

4. No further bids being offered, it was ascertained that

(a) JAMES FLETCHER had offered the highest competitive bid.

(b) that the highest competitive bid was in the sum of \$500.00

(c) that the additional and separate charge for apportioned cost was \$120.47

(d) that the total to be paid, including deed, was the sum of \$620.47

5. Receipt is hereby acknowledged from JAMES FLETCHER of the sum of

\$620.47 Dollars, \$620.47 the same being tender in full of the

foregoing total bid and apportioned costs, and the same has been deposited in the County Treasurer's Depository Account pending approval of sale and issuance of deed.

6. Sale of the foregoing described property was declared made to JAMES FLETCHER
417 WEST CHEROKEE, MCALESTER, OK 74501

the foregoing highest bidder subject to approval of the Board of County Commissioners, at its discretion.

NOW, I, respectfully present this transcript of proceedings, attached to all papers, bids, and proofs relating to said sale for your approval of the sale herein made, and for your order directing the Chairman of your Board to consummate said sale by executing a deed conveying the above described property in as full and complete a manner as the County is empowered to do, to the person hereinbefore named as the highest competitive bidder for said property.

Signed at McAlester, Oklahoma, this 27 day of February, 2024

(SEAL)



James Fletcher
County Treasurer

ORDER OF BOARD OF COUNTY COMMISSIONERS RELATING
TO SALE OF COUNTY PROPERTY ACQUIRED AT RESALE

WHEREAS, the County Treasurer has presented to this Board the foregoing transcript of all his proceedings in said sale, with all papers and proofs relating to said sale, for the approval of this Board of County Commissioners, and This Board of County Commissioners being convened in the office of the County Clerk of said County and State on the date hereinafter set forth.

WE HAVE CAREFULLY EXAMINED said transcript and proceedings, and find:

1. That JAMES FLETCHER was the winning bidder.

There were no other bidders.

THEREFORE, so finding, the Board of County Commissioners of PITTSBURG County, State of Oklahoma, does hereby order and direct that the foregoing sale be approved; and the Chairman of said Board of County Commissioner is hereby ordered and directed : to EXECUTE A DEED conveying the foregoing described property to JAMES FLETCHER

in as full and complete a manner as the County is authorized to convey it; and the County Treasurer is ordered and directed, upon the execution of said Deed to pay into the proper funds and accounts the monies heretofore received by him in consideration thereof.

Done at McAlester, Oklahoma, this 4 day of March, 20 24.

BY ORDER OF THE BOARD OF COMMISSIONERS OF

(SEAL)
ATTEST:

Hope Trammell
County Clerk

Pittsburg County, State of Oklahoma
James Fletcher Chairman
James Fletcher Member
Judith Chenoweth Member



No. _____

Report and Approval
of
SALE
of
COUNTY PROPERTY
ACQUIRED AT RESALE

SOLD TO
James Fletcher

STATE OF OKLAHOMA
County of PITTSBURG

Filed in the office of County Clerk for record
this _____ day of _____, 20____, at _____ o'clock _____ M., and
recorded in Book _____ Page _____

Hope Trammell
County Clerk

Deputy

S.A.I. NO. 247A (2017)

COUNTY DEED
PROPERTY ACQUIRED AT RESALE
OFFERED FOR SALE BY BOARD OF COUNTY COMMISSIONERS
Account #17179

KNOW ALL MEN BY THESE PRESENTS, That

Whereas, PITTSBURG County, State of Oklahoma, acquired title to the hereinafter described tract, parcel, or lot of land for delinquent taxes, interest, penalties and costs in full compliance with and by operation of the assessment, levy sale and resale laws of the State of Oklahoma; and

Whereas, on the 2 day of February 20 24, the Board of County Commissioners of PITTSBURG County did direct the County Treasurer of PITTSBURG County to offer for sale designated parcels of County owned property acquired at Resale; and

Whereas, the County Treasurer caused notice of said offer to be given by publication once a week for three consecutive weeks preceding the sale in the MCALESTER NEWS CAPITAL newspaper, published at McAlester Oklahoma, which notice embraced a description of the property, and that the terms of sale were strictly for cash in hand, subject to the approval of the Board of County Commissioners and Excise Board;

Whereas, the County Treasurer, at their office in the Court House in PITTSBURG County, Oklahoma, on the 27 day of February 20 24, the same being the date stated in the foregoing notice, did announce that the hereinafter described tract, lot or parcel of land was about to be sold and would be sold to the highest competitive bidder, and ascertained officially that JAMES FLETCHER had offered the highest competitive bid, and did declare the sale made; and transmitted to the Board of County Commissioners and Excise Board a transcript of the proceedings relating to said sale.

THEREAFTER, the Board of County Commissioners and Excise Board of the aforesaid County and State, being in legal meeting(s) at the Court House in said PITTSBURG County, Oklahoma, on the 4 day of March 20 24, and having before the Boards the transcript of proceedings of the County Treasurer in the sale of the hereinafter described tract, parcel, or lot of land as aforesaid, upon due consideration found said proceedings to be according to law, that said JAMES FLETCHER had in fact made the highest competitive bid therefore and had made full tender in cash in hand for the amount bid and that said sale, duly made and entered on its records, approve said sale and directed its chairman to execute a deed for the same to the grantee, herein.

NOW, THEREFORE, this indenture made this 4 day of March, 20 24 between PITTSBURG County, State of Oklahoma, by ROSS SELMAN the Chairman of the Board of County Commissioners of said County, of the First Part, and the said JAMES FLETCHER; 417 WEST CHEROKEE, MCALESTER, OK 74501 of the second Part.

WITNESSETH, That the said Party of the First Part for and in consideration of the premises and the sum of 500.00 DOLLARS, in hand paid, the receipt whereof is hereby acknowledged hath granted, bargained and sold, and by these presents doth grant, bargain, sell and convey to the said Party of the Second Part, his heirs, and assigns forever, the tract, parcel or lot of land mentioned in said notice of sale, and described as follows, to-wit:

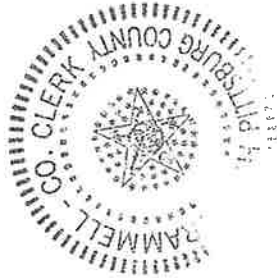
E/2 LOT 3 BLK 434 SO MCALESTER

In the County of PITTSBURG, State of Oklahoma.

TO HAVE AND TO HOLD said described tract, parcel or lot of land with the appurtenances thereunto belonging, to said Party of the Second Part, his heirs, and assigns forever, in as full and ample manner as the County is empowered by law to sell the same.

IN TESTIMONY WHEREOF, the said ROSS SELMAN, Chairman of the Board of County Commissioners of said County of PITTSBURG, has hereunto set his hand on the day and year aforesaid.

(SEAL)



[Signature]
Chairman, Board of County Commissioners

of PITTSBURG County, State of Oklahoma.

COUNTY DEED
PROPERTY ACQUIRED AT RESALE
OFFERED FOR SALE BY BOARD OF COUNTY COMMISSIONERS
ACKNOWLEDGMENT

STATE OF OKLAHOMA }
County of PITTSBURG } ss.

Before me, Hope Trammell, the County Clerk in and for said County and State, on this the _____ day of _____, 20____ personally appeared ROSS SELMAN

to me known to be the duly qualified and acting Chairman of the Board of County Commissioners of PITTSBURG County, State of Oklahoma, and the identical person who executed the above and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed as such Chairman of said Board and as the free and voluntary act and deed of PITTSBURG County, State of Oklahoma, for the uses and purposes therein set forth.

WITNESS my hand and seal the date and year last above mentioned.

(SEAL) Hope Trammell
County Clerk PITTSBURG County,
State of Oklahoma

No. _____
DEED
FROM
<u>PITTSBURG</u> COUNTY
STATE OF OKLAHOMA
TO
STATE OF OKLAHOMA,
SS:
COUNTY OF <u>PITTSBURG</u>
FILED IN THE OFFICE OF COUNTY CLERK
FOR RECORD THIS _____ DAY OF
_____ A.D., 20____ AT
_____ O'CLOCK _____ M, AND
RECORDED IN BOOK _____ OF
_____ ON PAGE _____
By _____
_____ COUNTY CLERK



AFFIDAVIT OF LAND OWNERSHIP: INDIVIDUAL

STATE OF OKLAHOMA)

ss.

COUNTY OF PITTSBURG)

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned James Fletcher (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states as of the date of this Affidavit:

- 1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
- 2. I have personal knowledge of the statements made herein.

3. I am:

a citizen of the United States; or

not a citizen of the United States, but an alien who is or shall become a bona fide resident of the State of Oklahoma.

4. I acquired title to the real property identified in the Deed to which this Affidavit is attached (the "Property").

5. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:

No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.

6. I acknowledge and understand that section 121 generally prohibits an alien or person who is not a citizen of the United States from acquiring title to or owning land in the State of Oklahoma. I further acknowledge and understand that section 121 does not prohibit an alien who is or who shall become a bona fide resident of the State of Oklahoma from acquiring title to or owning land in the State of Oklahoma.

7. I acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.

8. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

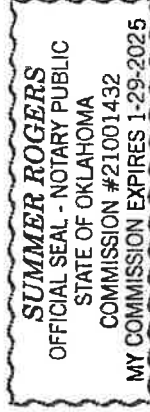
James Fletcher
AFFIANT

2-27-24
Date

The foregoing instrument was subscribed and sworn to before me this 27th day of Feb, 2024, by _____

My Commission Expires: 1-29-2025
NOTARY PUBLIC Summer Rogers

My Commission Number: 21001432



JENNIFER HACKLER, COUNTY TREASURER

DEPUTIES	PITTSBURG COUNTY	DEPUTIES
CINDY COOK	115 E. CARL ALBERT PKWY RM. 102	TAMMY ROBERTS
SUMMER ROGERS	MCALESTER, OK 74501	BROOKE OLIVER
KELSEY MITCHELL	918-423-6895	SUZANNA GLASCO

March 4, 2024

BOARD OF COUNTY COMMISSIONERS
PITTSBURG COUNTY
MCALESTER, OK 74501

24-222


RESOLUTION FOR COUNTY COMMISSIONERS' SALE

THE COUNTY ACQUIRED: SEE EXHIBIT "A" BELOW, THROUGH A RESALE PROPERTY DEED. THIS LETTER IS A REQUEST TO DECLARE THIS PROPERTY SURPLUS PROPERTY, AND APPROVE THE COMMISSIONER'S SALE HELD **February 27, 2024**. THIS PROPERTY WAS BID ON AT THE SALE HELD **February 27, 2024**. THE SALE WAS ADVERTISED IN THE NEWSPAPER THE REQUIRED LENGTH OF TIME AND SOLD TO THE HIGHEST BIDDER. ATTACHED YOU WILL FIND A TRANSCRIPT OF THE PROCEEDINGS OF THE SALE.

EXHIBIT "A"

SEC 21-6-16 TR IN NE NE BEG 360' W OF NE/C OF NE NE SAID PT BEING ON W ROW OF OLD HWY #31, W 32', S 16.5', E // WITH N LN OF SEC TO PT ON W ROW OF OLD HWY #31, NELY ALG ROW TO POB

THANK YOU




JENNIFER HACKLER
COUNTY TREASURER

THEREFORE, THE BOARD OF COUNTY COMMISSIONERS DO HEREBY DECLARE THE ABOVE LISTED PROPERTY TO BE SURPLUS, SOLD AT PUBLIC AUCTION, AS STATED ABOVE.


CHAIRMAN

ATTEST:




MEMBER

MEMBER


COUNTY CLERK

JENNIFER HACKLER, County Treasurer

DEPUTIES
CINDY COOK
SUMMER ROGERS
KELSEY MITCHELL

PITTSBURG COUNTY
115 E. CARL ALBERT PKWY RM. 102
MCALESTER, OK 74501
918-423-6895

DEPUTIES
TAMMY ROBERTS
BROOKE OLIVER
SUZANNA GLASCO

February 27, 2024

COMMISSIONERS SALE MINUTES

SEC 21-6-16 TR IN NE NE BEG 360' W OF NE/C OF NE NE SAID PT BEING ON W ROW OF OLD HWY #31, W 32', S 16.5', E // WITH N LN OF SEC TO PT ON W ROW OF OLD HWY #31, NELY ALG ROW TO POB

THE SALE STARTED AT 11:00 A.M. WITH KARI DALPOAS ATTENDING. THE SALE WAS CLOSED AT 11:05 A.M. WITH THE PROPERTY GOING TO KARI DALPOAS.

THANK YOU,



JENNIFER HACKLER

S. A. & I. 248 (2002)

COUNTY TREASURER'S TRANSCRIPT OF PROCEEDINGS
ON SALE OF COUNTY PROPERTY ACQUIRED AT RESALE FOR
APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS

To the Honorable Board of County Commissioners,

PITTSBURG County, State of Oklahoma;

I, the undersigned County Treasurer, herewith tender my report of sale to KARI DALPOAS
136 VIRETON RD, MCALESTER, OK 74501 of the following described tract, parcel

or lot of land, situated within said County and State, and hitherto acquired by the County at Resale, to-wit:
SEC 21-6-16 TR IN NE NE BEG 360' W OF NE/C OF NE NE SAID PT BEING ON W ROW OF OLD HWY
#31, W 32', S 16.5', E // WITH N LN OF SEC TO PT ON W ROW OF OLD HWY #31, NELY ALG ROW TO
POB

The proceedings had thus far toward consummation of said sale have been as follows:

1. On 6 February, 2024, an offer was made by KARI DALPOAS to purchase the above described property from the County for the sum of \$10.00.
2. On receipt of said bid, I caused notice to be given by publication in the MCALESTER NEWS CAPITAL Newspaper, published at McAlester, within said County and State, which notice was published once a week for three consecutive weeks preceding the sale, as follows: (1.) February 8, 2024; (2.) February 15, 2024; (3.) February 22, 2024; a copy of which notice and proof of publication is hereto attached disclosing the foregoing description of the property, the amount bid therefore in addition to all costs, the name of the bidder, the date set for the proposed sale, a statement that said property would be sold at such price and to such bidder on the date specified, subject to approval by the Board of County Commissioners, unless higher bids were received on such date, and that the terms of sale were strictly for cash in hand.

3. On the 27 day of February, 2024, the same being the date specified in said notice, I announced that the foregoing described property was about to be sold and would be sold to the highest competitive bidder for cash in hand or to the original bidder if there be no higher price offered, whereupon, including the bid and bidder named in the published notice, the following bids were submitted:

By KARI DALPOAS for the sum of \$10.00

4. No further bids being offered, it was ascertained that

(a) KARI DALPOAS had offered the highest competitive bid.

(b) that the highest competitive bid was in the sum of \$10.00

(c) that the additional and separate charge for apportioned cost was \$138.10

(d) that the total to be paid, including deed, was the sum of \$148.10

5. Receipt is hereby acknowledged from KARI DALPOAS of the sum of

\$148.10 Dollars, \$148.10 the same being tender in full of the

foregoing total bid and apportioned costs, and the same has been deposited in the County Treasurer's Depository Account pending approval of sale and issuance of deed.

6. Sale of the foregoing described property was declared made to KARI DALPOAS
136 VIRETON RD, MCALESTER, OK 74501

the foregoing highest bidder subject to approval of the Board of County Commissioners, at its discretion.

NOW, I, respectfully present this transcript of proceedings, attached to all papers, bids, and proofs relating to said sale for your approval of the sale herein made, and for your order directing the Chairman of your Board to consummate said sale by executing a deed conveying the above described property in as full and complete a manner as the County is empowered to do, to the person hereinbefore named as the highest competitive bidder for said property.

Signed at McAlester, Oklahoma, this 27 day of February, 2024



(SEAL)

[Handwritten Signature]
County Treasurer

ORDER OF BOARD OF COUNTY COMMISSIONERS RELATING
TO SALE OF COUNTY PROPERTY ACQUIRED AT RESALE

WHEREAS, the County Treasurer has presented to this Board the foregoing transcript of all his proceedings in said sale, with all papers and proofs relating to said sale, for the approval of this Board of County Commissioners, and This Board of County Commissioners being convened in the office of the County Clerk of said County and State on the date hereinafter set forth.

WE HAVE CAREFULLY EXAMINED said transcript and proceedings, and find:
1. That KARI DALPOAS was the winning bidder.

There were no other bidders.

THEREFORE, so finding, the Board of County Commissioners of PITTSBURG County, State of Oklahoma, does hereby order and direct that the foregoing sale be approved; and the Chairman of said Board of County Commissioner is hereby ordered and directed : to EXECUTE A DEED conveying the foregoing described property to KARI DALPOAS

in as full and complete a manner as the County is authorized to convey it; and the County Treasurer is ordered and directed, upon the execution of said Deed to pay into the proper funds and accounts the monies heretofore received by him in consideration thereof.

Done at McAlester, Oklahoma, this 4 day of March, 20 24



BY ORDER OF THE BOARD OF COMMISSIONERS OF

Pittsburg County, State of Oklahoma
[Signature] Chairman
[Signature] Member
[Signature] Member

(SEAL)
ATTEST:

[Signature]
County Clerk

No. _____
Report and Approval of of SALE of COUNTY PROPERTY ACQUIRED AT RESALE
SOLD TO <u>Kari Dalpoas</u>
STATE OF OKLAHOMA County of <u>PITTSBURG</u>
Filed in the office of County Clerk for record this _____ day of _____, 20 at _____ o'clock _____ M., and recorded in Book _____ Page _____
<u>[Signature]</u> County Clerk
_____ Deputy

S.A.I. NO. 247A (2017)

COUNTY DEED
PROPERTY ACQUIRED AT RESALE
OFFERED FOR SALE BY BOARD OF COUNTY COMMISSIONERS
Account #8980

KNOW ALL MEN BY THESE PRESENTS, That

Whereas, PITTSBURG County, State of Oklahoma, acquired title to the hereinafter described tract, parcel, or lot of land for delinquent taxes, interest, penalties and costs in full compliance with and by operation of the assessment, levy sale and resale laws of the State of Oklahoma; and

Whereas, on the 6 day of February 20 24, the Board of County Commissioners of PITTSBURG County did direct the County Treasurer of PITTSBURG County to offer for sale designated parcels of County owned property acquired at Resale; and

Whereas, the County Treasurer caused notice of said offer to be given by publication once a week for three consecutive weeks preceding the sale in the MCALISTER NEWS CAPITAL newspaper, published at McAlester Oklahoma, which notice embraced a description of the property, and that the terms of sale were strictly for cash in hand, subject to the approval of the Board of County Commissioners and Excise Board;

Whereas, the County Treasurer, at their office in the Court House in PITTSBURG County, Oklahoma, on the 27 day of February 20 24, the same being the date stated in the foregoing notice, did announce that the hereinafter described tract, lot or parcel of land was about to be sold and would be sold to the highest competitive bidder, and ascertained officially that KARI DALPOAS had offered the highest competitive bid, and did declare the sale made; and transmitted to the Board of County Commissioners and Excise Board a transcript of the proceedings relating to said sale.

THEREAFTER, the Board of County Commissioners and Excise Board of the aforesaid County and State, being in legal meeting(s) at the Court House in said PITTSBURG County, Oklahoma, on the 4 day of March 20 24, and having before the Boards the transcript of proceedings of the County Treasurer in the sale of the hereinafter described tract, parcel, or lot of land as aforesaid, upon due consideration found said proceedings to be according to law, that said KARI DALPOAS had in fact made the highest competitive bid therefore and had made full tender in cash in hand for the amount bid and that said sale, duly made and entered on its records, approve said sale and directed its chairman to execute a deed for the same to the grantee, herein.

NOW, THEREFORE, this indenture made this 4 day of March, 20 24 between PITTSBURG County, State of Oklahoma, by ROSS SELMAN the Chairman of the Board of County Commissioners of said County, of the First Part, and the said KARI DALPOAS; 136 VIRETON RD , MCALESTER, OK 74501 of the second Part.

WITNESSETH, That the said Party of the First Part for and in consideration of the premises and the sum of 10.00 DOLLARS, in hand paid, the receipt whereof is hereby acknowledged hath granted, bargained and sold, and by these presents doth grant, bargain, sell and convey to the said Party of the Second Part, his heirs, and assigns forever, the tract, parcel or lot of land mentioned in said notice of sale, and described as follows, to-wit:

SEC 21-6-16 TR IN NE NE BEG 360' W OF NE/C OF NE NE SAID PT BEING ON W ROW OF OLD HWY
#31, W 32', S 16.5', E // WITH N LN OF SEC TO PT ON W ROW OF OLD HWY #31, NELY ALG ROW TO
POB

In the County of PITTSBURG, State of Oklahoma.

TO HAVE AND TO HOLD said described tract, parcel or lot of land with the appurtenances thereunto belonging, to said Party of the Second Part, his heirs, and assigns forever, in as full and ample manner as the County is empowered by law to sell the same.

IN TESTIMONY WHEREOF, the said ROSS SELMAN Chairman of the Board of County Commissioners of said County of PITTSBURG, has hereunto set his hand on the day and year aforesaid.


Chairman, Board of County Commissioners

of PITTSBURG County, State of Oklahoma.



COUNTY DEED
PROPERTY ACQUIRED AT RESALE
OFFERED FOR SALE BY BOARD OF COUNTY COMMISSIONERS
ACKNOWLEDGMENT

STATE OF OKLAHOMA }
County of PITTSBURG } ss.

Before me, Hope Trammell, the County Clerk in and for said County and State, on this the _____ day of _____, 20____ personally appeared ROSS SELMAN

to me known to be the duly qualified and acting Chairman of the Board of County Commissioners of PITTSBURG County, State of Oklahoma, and the identical person who executed the above and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed as such Chairman of said Board and as the free and voluntary act and deed of PITTSBURG County, State of Oklahoma, for the uses and purposes therein set forth.

WITNESS my hand and seal the date and year last above mentioned.

(SEAL)

Hope Trammell
County Clerk PITTSBURG County,
State of Oklahoma



No. _____
DEED
FROM
<u>PITTSBURG</u> COUNTY
STATE OF OKLAHOMA
TO
STATE OF OKLAHOMA,
SS:
COUNTY OF <u>PITTSBURG</u>
FILED IN THE OFFICE OF COUNTY CLERK
FOR RECORD THIS _____ DAY OF
_____ A.D., 20____ AT
_____ O'CLOCK _____ M, AND
RECORDED IN BOOK _____ OF
_____ ON PAGE _____
By _____
_____ COUNTY CLERK

Exhibit to Deed

AFFIDAVIT OF LAND OWNERSHIP: INDIVIDUAL

STATE OF OKLAHOMA)

COUNTY OF PITTSBURG) ss.

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Kari Dalpoas (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states as of the date of this Affidavit:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.

2. I have personal knowledge of the statements made herein.

3. I am:

a citizen of the United States; or

not a citizen of the United States, but an alien who is or shall become a bona fide resident of the State of Oklahoma.

4. I acquired title to the real property identified in the Deed to which this Affidavit is attached (the "Property").

5. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:

No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.

6. I acknowledge and understand that section 121 generally prohibits an alien or person who is not a citizen of the United States from acquiring title to or owning land in the State of Oklahoma. I further acknowledge and understand that section 121 does not prohibit an alien who is or who shall become a bona fide resident of the State of Oklahoma from acquiring title to or owning land in the State of Oklahoma.

7. I acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.

8. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

Kari Dalpoas
AFFIANT

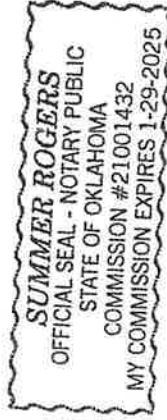
2/27/24
Date

The foregoing instrument was subscribed and sworn to before me this 27th day of Feb, 2024 by _____

My Commission Expires: 1-29-2025

Summer Rogers
NOTARY PUBLIC

My Commission Number: 21001432



Oklahoma Commercial Lease Agreement

1. **THE PARTIES.** This Commercial Lease Agreement ("Agreement") is made on March 15, 2024, by and between:

Landlord: First National Development Corp, with a mailing address of PO Box 948, McAlester, OK 74502 ("Landlord"), who agrees to lease the Premises to:

Tenant: Board of County Commissioners, Pittsburg County, with a mailing address of 115 E. Carl Albert Parkway, Suite 100, McAlester, OK 74501 ("Tenant"), who agrees to rent the Premises under the following terms:

Collectively, the Landlord and Tenant shall be known as the "Parties."

2. **LEASED PREMISES.** The Landlord agrees to lease to the Tenant the following described space:

Street Address: 7 E. Chickasaw Ave., McAlester, OK 74501

Square Feet: Approximately 2,624 square feet

Hereafter known as the "Premises."

3. **USE.** The Tenant agrees to use the Premises for:

All purposes legal under law.

4. **TERM.** This Agreement shall be considered a:

Fixed Lease. The Tenant shall be allowed to occupy the Premises starting on March 15, 2024 and ending on September 15, 2024.

Month-to-Month Lease. The Tenant shall be allowed to occupy the Premises on a month-to-month basis starting on September 15, 2024 and ending upon written notice of 30 days from one party to the other, or on March 15, 2025.

Hereinafter known as the "Initial Term."

5. **SECURITY DEPOSIT.** The Tenant is obligated to pay:

No Security Deposit. There shall be no deposit required for the successful performance of this Agreement by the Tenant ("Security Deposit").

6. **RENT.** During the Initial Term, there shall be:

1st Period – Rent Amount

Monthly Rent: \$1,000.00

From: March 15, 2024

To: September 15, 2024

2nd Period – Rent Amount

Monthly Rent: \$1,250.00

From: September 15, 2024 To: March 15, 2025

7. **PAYMENT INSTRUCTIONS.** The Tenant shall be obligated to pay the Landlord the Rent on the 15th day of the month (the "Due Date").
8. **RENEWAL PERIODS.** The Tenant shall have:
 - Option to Renew. The Tenant has the option to renew this Agreement under the following terms: Under terms mutually agreed to by both Parties.
9. **LATE FEE.** If Rent has not been paid on the due Date, there is:
 - No Late Fee.
10. **LIABILITY INSURANCE.** The Tenant is:
 - Required to Obtain Liability Insurance. The Tenant is required to obtain general liability insurance with a minimum coverage of \$1,000,000 per occurrence and \$3,000,000 aggregate.
11. **PROPERTY EXPENSES.** In addition to the Rent, the Tenant is required to pay:
 - No Property Expenses.** The Tenant shall not be obligated to pay any fees related to real estate taxes, insurance, or common area maintenance expenses.
12. **DELIVERY OF PREMISES.** The Landlord agrees to deliver the Premises on the start date of the Initial Term in the following condition:
 - Vanilla Box.** The Tenant agrees to accept delivery of the Premises in a standard "vanilla box," with the Tenant being required to provide fixtures, furniture, or any other buildouts. All utilities and services shall be brought to connection with the Premises.
13. **PARKING.** The Premises shall have the following:
 - Parking Provided.** The Landlord agrees to provide:
 - Shared or Common Parking
14. **LEASEHOLD IMPROVEMENTS.** Regarding making improvements to the Premises, the Tenant is:

Allowed to Make Changes. The Landlord allows the Tenant to make changes to the Premises under the condition that any change made must be reverted to its original condition at the termination of this Agreement unless otherwise agreed upon by the Landlord.

15. **SUBLETTING.** The Tenant is:

Not allowed to Sublet. The Tenant is not permitted to sublet the Premises.

16. **DEFAULT AND POSSESSION.** If the Tenant fails to perform or observe any terms, covenants, or conditions under this Agreement, the Landlord shall deliver unto the Tenant a written notice to remedy said breach within 30 days or the minimum number of days required by state or local law, whichever is more. If the Tenant fails to remedy the breach with the applicable number of days, the Landlord shall have the right to terminate this Agreement and seek any remedies available by law.

17. **LICENSES AND PERMITS.** The Tenant must keep all necessary local, state, and federal permits on-site and present them to the Landlord, their agents, or government officials upon request.

18. **OBLIGATIONS OF TENANT.** The Tenant is responsible for maintaining the entranceway, minor repairs, waste removal, and overall cleanliness of the Premises. Any damage caused by the Tenant's negligence must be reported and repaired, with costs covered by insurance or the Tenant. The Tenant must comply with all laws and avoid keeping hazardous materials on the Premises.

19. **INSURANCE:** If the Tenant fails to obtain or maintain required insurance, the Landlord can obtain insurance and charge the Tenant. The Tenant should not keep items that could increase insurance premiums, and if their actions do increase premiums, they must cover the cost.

20. **DAMAGE TO LEASED PREMISES:** If damage not caused by the Tenant makes the Premises unfit for use, Rent will be adjusted or stopped until repairs are made. The Landlord's responsibility for repairs is limited to the insurance proceeds available for reconstruction.

21. **INDEMNIFICATION.** The Tenant must indemnify the Landlord against all liabilities arising from their use of the Premises, including any latent defects unknown to the Landlord.

22. **BANKRUPTCY – INSOLVENCY.** If the Tenant becomes bankrupt or insolvent, the Landlord can end the Agreement and re-enter the Premises, and the leased Premises will not be considered an asset in any bankruptcy proceedings.

23. **SUBORDINATION AND ATTORNMENT.** The Tenant agrees to subordinate their lease rights to any mortgages on the Premises and to recognize any purchaser as the new Landlord in case of foreclosure or sale.

24. **MISCELLANEOUS TERMS.**

- a. The Tenant must comply with all legal regulations, avoid hazardous activities, and obtain the Landlord's consent for signage.
- b. Pets are allowed only for disability needs.
- c. The Tenant accepts the Premises as per the condition arrangement set forth under Section 12 allows the Landlord entry for inspections or repairs.

25. **ESTOPPEL CERTIFICATE.** Upon request, the Tenant must provide a statement confirming the Agreement's status, any modifications, Rent payment status, and any Landlord defaults.

26. **HOLDOVER.** Upon the expiration of this Agreement's fixed lease term, the Agreement shall:

Terminate. The Agreement shall terminate with immediate effect unless the Landlord agrees to a renewal or allows the Tenant to remain on a month-to-month basis.

27. **WAIVER.** Waiver by Landlord of a default under this Agreement shall not constitute a waiver of a subsequent default of any nature.

28. **GOVERNING LAW.** This Agreement shall be governed by the laws of the State where the Premises is located.

29. **NOTICES.** Payments and notices shall be address to the following:

Landlord:

First National Development Corporation
PO Box 948
McAlester, OK 74501

Tenant:

Board of County Commissioners, Pittsburg County
115 E. Carl Albert Parkway, Suite 100
McAlester, OK 74501

30. **AMENDMENT.** No amendment of this Agreement shall be effective unless reduced to writing and subscribed by the Parties with all the formality of the original.

31. **BINDING EFFECT.** This Agreement and any amendments thereto shall be binding upon the Landlord and the Tenants and/or their respective successors, heirs, assigns, executors, and administrators.

IN WITNESS WHEREOF, the Parties have indicated their acceptance of the terms and conditions of this Agreement by their Signatures below on the dates indicated.

Landlord: First National Development Corporation

By: _____
Carlton C. Bass, President

Tenant: Board of County Commissioners, Pittsburg County

By: Ross Selman
Ross Selman, Chairman

407 E. Main
Antlers, OK 74523
(800) 522-3889 Phone
(580) 298-3335 Fax

"Serving Our Customers Since 1975"



600 N. Broadway Ave
Ada, OK 74820
(580) 332-6300 Phone
(580) 332-0107 Fax

Remit To: 900 E. Wyandotte Ave
McAlester, OK 74501
(888) 332-3431 Phone
(918) 426-3626 Fax

Pittsburg County Election Board
4500 W US Hwy 270
McAlester, OK 74501

Pittsburg County Election Board
4500 W US Hwy 270
McAlester, OK 74501

Renewal Maintenance Contract Proposal
Contract # MOEC101994-01
Renewal Date Range 3/12/2024 - 3/11/2025

2/27/2024

Dear Valued Customer:

The maintenance contract for your office equipment(s) is/are scheduled for renewal. Please review the attached Renewal Maintenance Contract Proposal, fill in all blanks in the spaces below, and initial the reverse side of this agreement. If your contract needs have changed or you have any questions or concerns, please contact our Contract Department so that we may address them and better serve you. An unreturned Renewal Maintenance Contract Proposal will constitute agreement on your part.

Your Contract Renewal Rate will be \$957.48 billing Annual
Maint-Supply Incl Excl Paper/Networking

Equipment covered under this contract agreement include:

C8716	IMR-C3835i	3FX02540	Expo center 2nd floor office		
Meter	Meter Group	Meter Group	Covered Copies	Overage Rate	Overage Cycle
B\W-109	Black and White		9,000.00	0.01	Quarterly
Color	Color		750.00	0.05	Quarterly

Miller Office Equipment thanks you for the opportunity to provide service for all of your office needs.

This is not a bill
Please Sign and Return.
Invoice to follow.

Sincerely,

Rachel McPherson
Contract Administrator
rmcpherson@milleroffice.com
Phone

Contract# MOEC101994-01

Printed Name: Tonya Barnes

Signature: Tonya Barnes

Title: Secretary

Date: 2/28/24

New Purchase Order# _____

* This agreement includes and is subject to the terms and conditions on the reverse side of this document.

Miller Office Equipment

MAINTENANCE AGREEMENT

This Maintenance Agreement shall become effective upon its acceptance by MOE Systems, LLC (hereinafter referred to as Miller) on the date indicated on the face hereof.

1. Maintenance Agreement base rate charges, if applicable, are payable in advance. The payment due date for a coverage period is the first day of the coverage period specified on the face hereof. Anything herein contained to the contrary notwithstanding, Miller shall have no obligation to provide any of the services called for hereunder to customer unless customer is current in all payments made to Miller on all billings on any equipment provided by or serviced by Miller or its affiliates or subsidiaries, including but not limited to service, supply, maintenance and maintenance related billings, and equipment lease billings. Miller may charge interest at the rate of one and one-half percent (1.5%) per month on all payments overdue, and in the event of failure of payment, to pursue any available remedies at law or inequity for breach of this Agreement. In the event collection of any amount due hereunder is turned over to an attorney, buyer agrees to be responsible for all fees and expenses incurred in said effort.
2. Miller shall provide inspections as required, which may be made in conjunction with regular or emergency service calls. Inspections, as well as all service calls, shall be made during normal business hours.
3. During the terms of the Agreement, Miller will provide, depending on contract type chosen, parts which have been broken or worn through normal use, labor which is necessary for servicing and maintenance adjustments, and equipment supplies (not including paper), with no charge. This agreement shall not apply to network connectivity as it is not provided under our maintenance agreements, but rather as separate chargeable service provided at Miller's established rates.
4. All service calls under this Agreement will be made by Miller during normal business hours on the equipment described on the face hereof. Should the equipment be moved to an alternate location, there will be an adjustment to the normal maintenance base and/or copy rate as set forth by Miller. The move of equipment is not included in maintenance agreement and will be done by Miller at a rate determined by Miller based on distance from Miller's service office to new customer location via most convenient route determined by Miller. If service at a time other than during Miller's normal business hours is furnished upon customer's request, it will not be included in customer maintenance agreement and customer will be charged at Miller's established rates for labor and travel then in effect.
5. This Agreement shall not apply to service or repairs made necessary by accident, misuse, abuse, neglect, theft, riot, vandalism, lightening, electrical power-failure, fire, water, or other casualty, or to repairs made necessary as a result of either service by personnel other than Miller personnel or repeated use of supplies other than supplies meeting Miller's published supply specifications for the equipment. Separate charges for repairs or replacements due to the foregoing shall be borne by the customer, at Miller's established rate for parts and labor from time to time in effect.
6. This Agreement covers only the equipment described on the face hereof and does not include any accessories listed thereon.
7. This Agreement may not be assigned by the customer.
8. This Agreement does not include applicable taxes. All taxes levied or imposed, now or hereafter, by any Governmental authority shall be paid by the customer in accordance with law.
9. Standard Freight and Fuel Surcharge items are included in established Miller's maintenance price rates for contracts types that include parts and supplies. Any contracts excluding parts and/or supplies will be subject to Freight and Fuel Surcharge charges being added to supply order and service call invoices. Rush orders are not considered standard and will result in an extra fee.
10. This Agreement (consisting of the face and reverse side of this page) supersedes any and all prior oral or written maintenance agreements between the parties, and constitutes the entire agreement between the customer and Miller with respect to the service to be provided hereunder.
11. If, during the term of this Agreement or any subsequent terms, Miller is unable to obtain parts for the equipment covered under this Agreement, Miller may, at its sole discretion, terminate this Agreement and refund to the customer the prorated unused portion.
12. This Agreement shall remain in full force and effect for the coverage period noted on the face hereof. Customer's obligation to pay all charges which have accrued shall survive any termination of this Agreement. Pricing is for the first year only unless otherwise stated on the face of this Agreement contract. Changes to this contract may only be made with the consent of the customer and Miller. At the expiration of the original or any renewal term, this Agreement, with all of its terms, covenants and conditions, including this paragraph, shall be deemed to have been automatically renewed for a term of twelve (12) months and at a rate established by Miller, unless either party has given thirty (30) days prior written notice to the other of its intention to terminate this agreement as of the end of such term.

(Initial) MS

RESOLUTION
24-223
To Sell items by Sealed Bid

The Board of County Commissioners, Pittsburg County, met in regular session on Monday, March 4, 2024.

WHEREAS, Pittsburg County wishes sell items associated with the old HVAC system at the Southeast Expo Center to be sold by sealed bid:

- 3 (three)- 3 Ton heat pumps
- 6 (six)- 5 Ton heat pumps
- 3 (three)- 15 Ton heat pumps
- 5 (five)- 7 ½ Ton heat pumps
- 2 (two)- 8 ½ Ton heat pumps

WHEREAS, the above-mentioned items were not listed on inventory and are no longer needed.

WHEREAS, Pittsburg County wishes to sell these items by sealed bid, interested bidders may view the items listed above at the Southeast Expo Center, 4500 W US Hwy 270, McAlester, Oklahoma, between the hours of 8 a.m.- 3p.m. Monday through Friday or online at pittsburg.okcounties.org under the bids section.

WHEREAS, sealed bids will be accepted through March 22, 2024. All bids received after March 22, 2024 will not be opened. Bids will be opened on Monday, March 25, 2024 during a regular meeting of the Board of County Commissioners, Pittsburg County in the County Commissioners Conference Room, Pittsburg County Courthouse, 115 E. Carl Albert Pkwy, Room 100, McAlester, Oklahoma 74501.

BOARD OF COUNTY COMMISSIONERS
PITTSBURG COUNTY, OKLAHOMA

ATTEST:

CHAIRMAN



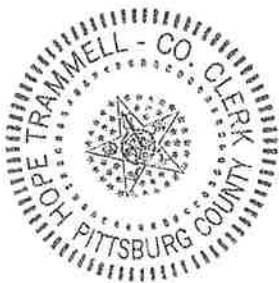
VICE-CHAIRMAN



MEMBER



COUNTY CLERK



RESOLUTION
24-224

The Board of County Commissioners, Pittsburg County met in regular session on Monday, March 5, 2024.

WHEREAS, the following individual wishes to make a donation to the Pittsburg County Animal Shelter Donation Account (1235-1-8020-2202)

Randy Combs - \$50.00

WHEREAS, the Board of County Commissioners accepts this donation on behalf of the Pittsburg County Animal Shelter, to be deposited into the Pittsburg County Animal Shelter's Donation account (1235-1-8020-2202), to be used for the items that cannot be purchased through the Maintenance & Operations accounts.

THEREFORE, BE IT RESOLVED, the Board of County Commissioners, Pittsburg County, do hereby approves this donation, to be deposited into the Pittsburg County Animal Shelter's Donation Account.

BOARD OF COUNTY COMMISSIONERS
PITTSBURG COUNTY, OKLAHOMA

ATTEST:

CHAIRMAN

Ron Selman

VICE-CHAIRMAN

C. B.

MEMBER

Sandra Crenshaw

COUNTY CLERK

Hope Dammell



RECEIPT

ANIMAL SHELTER

(office or board)

PITTSBURG COUNTY

COUNTY

STATE OF OKLAHOMA

McALESTER, OKLAHOMA

OKLAHOMA

228 . 24

Received of Randy Combs

\$ 50⁰⁰

Fifty dollars

Dollars

Purpose Donations

Chairman, BOCC

By CS

Officer

Deputy

DESCRIPTION		Amount

Cash

**RESOLUTION
NO. 24- 225**

The Board of County Commissioners, Pittsburg County, met in regular session on March 4, 2024.

WHEREAS, Pittsburg County District Attorney has been issued a check from Pitney Bowes as a reimbursement for overpayment of a postage meter lease in the amount of \$75.00. The check is to be deposited into the following account since payment for expenses came from the respective account.

FUND	ACCOUNT	AMOUNT
General	0001-1-0100-2005	\$75.00

WHEREAS, Pittsburg County District Attorney requests that the Board of County Commissioners approve this transaction of the deposit into the respective account.


THEREFORE BE IT RESOLVED, that the Board of County Commissioners of Pittsburg County do hereby approve the deposit of \$75.00 from Pitney Bowes.

ATTEST:




CHAIRMAN


VICE-CHAIRMAN


MEMBER


COUNTY CLERK



JPMorgan Chase Bank N
ational Association
300 JERICHO QUADRANGLE, 3RD FL
JERICHO 11753

50-937
213
0387-09

NO. 10267278

ACCOUNTS PAYABLE

SEVENTY-FIVE USD

02/21/2024

VOID AFTER 90 DAYS
CHECK AMOUNT

10058061

\$**75.00

TWO SIGNATURES REQUIRED FOR AMOUNTS OVER \$250,000
PITNEY BOWES INC.

PAY TO THE ORDER OF

DISTRICT ATTORNEY
PITTSBURG C'TY CRT HOUSE
109 E. CARL ALBERT PKWY
MCALESTER OK 74501-5039

BY:

VICE PRESIDENT AND TREASURER

⑈0010267278⑈ ⑆021309379⑆ 6301403873509⑈