



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

AUG 02 2024
TIME 8:40 AM
HOPE TRAMMELL, COUNTY CLERK
PITTSBURG COUNTY
BY _____ DEPUTY

DATE: AUGUST 5, 2024

TIME: 9:00 A.M.

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

***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
MIKE HAYNES MEMBER
3. APPROVAL OF AGENDA
4. APPROVE/DISAPPROVE MEETING MINUTES

A. Regular Meeting from July 29, 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

None.

7. FISCAL TRANSACTIONS

- A. Claims and Purchase Orders
- B. Transfers
- C. Monthly Reports
- D. Blanket Purchase Orders

8. UNFINISHED BUSINESS

None.

9. AGENDA ITEMS

- A. Discussion, Consideration and Possible Action to Approve Resolution 25-026 Authorizing Application for Financial Assistance from the Rural Economic Action Plan (REAP); Approve/Disapprove Statement of Understanding and Assurance stating eligibility for and participation in the Rural Economic Action Plan (REAP) funding
- B. Discussion, Consideration and Possible Action to Approve the Kiamichi Electric Cooperative Housing Authority 5 Year PHA Plan for fiscal years 2025-2029
- C. Discussion, Consideration and Possible Action to Approve Lease Agreement between The McIntosh County Youth & Family Resource Center, Inc., DBA Under One Roof and District 18 Drug Court
- D. Discussion, Consideration and Possible Action to Approve Payment to Tisdal & O'Hara for professional services provided for the Hiland Partners, Scissortail Energy and Arkoma litigations
- E. Discussion, Consideration and Possible Action to Approve Payment to Collins, Zorn & Wagner for professional services provided
- F. Resolution 25-027 to Cancel Purchase Order-Sheriff's Office

10. ROAD CROSSING PERMITS

A. 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.

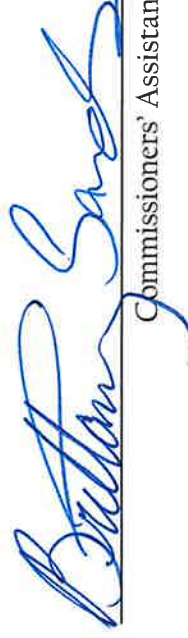
12. 10:00 A.M. - PUBLIC HEARINGS

None.

13. 10:00 A.M. - BID OPENINGS

None.

14. RECESS/ADJOURNMENT



Commissioners' Assistant

PITTSBURG COUNTY COMMISSIONER
AUGUST 5, 2024
MEETING MINUTES

The Board of County Commissioners, Pittsburg County, met in regular session on August 5, 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 8:40 A.M., August 2, 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
Mike Haynes	Present

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

AYE: Ross Selman
Charlie Rogers
Mike Haynes

NAY: None.

Motion Passed.

4. APPROVE/DISAPPROVE MINUTES FROM:

A. REGULAR MEETING, JULY 29, 2024: The minutes from the previous meeting, July 29, 2024 regular meeting were read. Selman made a motion to approve the minutes; seconded by Haynes.

AYE: Ross Selman
Charlie Rogers
Mike Haynes

NAY: None.

Motion Passed.

5. RECOGNITION OF GUESTS/PUBLIC COMMENTS: None.

6. OFFICIALS – DEPARTMENT REPORTS: None.

7. FISCAL TRANSACTIONS:

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

Pittsburg County Commissioners Minutes
August 5, 2024
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AYE: Ross Selman
Charlie Rogers
Mike Haynes

NAY: None.

Motion Passed.

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

AYE: Ross Selman
Charlie Rogers
Mike Haynes

NAY: None.

Motion Passed.

C. MONTHLY REPORTS: Selman made a motion to approve the monthly reports of officers; seconded by Haynes.

AYE: Ross Selman
Charlie Rogers
Mike Haynes

NAY: None.

Motion Passed.

D. BLANKET PURCHASE ORDERS:

DEPT	PO	AMOUNT	VENDOR
Blanco Fire	1167	\$ 500.00	Kiamichi Automotive
Indianola Fire	1168	\$1,500.00	Kiamichi Automotive
Haileyville Fire	1169	\$1,500.00	Kiamichi Automotive
Tannehill Fire	1170	\$ 500.00	Kiamichi Automotive
Ashland Fire	1171	\$ 500.00	Kiamichi Automotive
Building Maintenance	1172	\$ 100.00	Unifirst
Visual Inspection	1173	\$ 150.00	Comdata
Expo	1174	\$ 500.00	KC Farm
Expo	1175	\$ 500.00	Kiamichi Automotive
Expo	1176	\$ 750.00	Comdata
Expo	1177	\$ 500.00	Johnny's Market
Expo	1178	\$ 500.00	Lowes
Expo	1179	\$1,500.00	Ada Paper
Expo	1180	\$ 75.00	H2O Depot
Expo	1181	\$ 100.00	Unifirst
Expo	1182	\$ 500.00	Bemac
Expo	1183	\$ 500.00	Johnny's Market
Animal Shelter	1184	\$ 200.00	Comdata
Animal Shelter	1185	\$ 200.00	Compliance Resource
Animal Shelter	1186	\$ 200.00	Unifirst

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DEPT	PO	AMOUNT	VENDOR
Animal Shelter	1187	\$ 50.00	H2O Depot
District 3	1188	\$7,310.00	CMC Express
District 3	1189	\$1,200.00	Unifirst
District 3	1190	\$ 200.00	Compliance Resource
District 3	1191	\$1,000.00	OK Tire
District 3	1192	\$ 100.00	OTA Pikepass
District 3	1193	\$6,500.00	Comdata
District 2	1194	\$ 200.00	Unifirst 1 st Aid
District 2	1195	\$ 100.00	OTA Pikepass
Jail	1196	\$2,500.00	Performance Foods
Jail	1197	\$3,500.00	SCF Foods
District 2	1198	\$1,000.00	Unifirst
District 2	1199	\$ 200.00	Compliance Resource
District 2	1200	\$ 300.00	H2O Depot
District 2	1201	\$1,500.00	Kiamichi Automotive
District 1	1202	\$5,000.00	Comdata
District 1	1203	\$ 100.00	OTA Pikepass
District 1	1204	\$1,000.00	Warren Power
District 1	1205	\$ 500.00	P&K Equipment
District 1	1206	\$1,500.00	Unifirst
District 1	1207	\$ 25.00	H2O Depot
District 1	1208	\$ 500.00	Kiamichi Automotive
District 1	1209	\$ 500.00	Weldon Parts
District 1	1210	\$ 500.00	O'Reilly's
District 1	1211	\$ 500.00	OK Tire
District 1	1212	\$ 200.00	Compliance Resource
District 1	1213	\$1,500.00	T&W Tire
Asphalt Plant	1214	\$ 100.00	H2O Depot
Asphalt Plant	1215	\$ 500.00	Kiamichi Automotive
Asphalt Plant	1216	\$ 500.00	Lowes
Asphalt Plant	1219	\$ 500.00	Comdata
Asphalt Plant	1220	\$ 250.00	Unifirst 1 st Aid
Jail	1221	\$ 400.00	Patton Veterinary
Jail	1222	\$1,000.00	White Electric
Jail	1223	\$ 50.00	North Texas Toll
Jail	1224	\$1,000.00	Wav 11
Jail	1225	\$ 500.00	O'Reilly's
Jail	1226	\$ 500.00	Pruett's Foods
Jail	1227	\$ 400.00	Johnny's Market
Jail	1228	\$ 200.00	Walmart
Jail	1229	\$ 600.00	Ben E Kieth Foods
Sheriff	1230	\$ 500.00	Staples
Sheriff	1231	\$1,000.00	T&W Tire
Sheriff	1232	\$2,000.00	Oklahoma Tax Commission

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

AYE: Ross Selman
Charlie Rogers
Mike Haynes

NAY: None.

Motion Passed.

8. UNFINISHED BUSINESS: None.

9. AGENDA ITEMS:

A. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION 25-026 AUTHORIZING APPLICATION FOR FINANCIAL ASSISTANCE FOR THE RURAL ECONOMIC ACTION PLAN (REAP) APPROV/DISAPPROVE STATEMENT OF UNDERSTANDING AND ASSURANCE STATING ELIGIBILITY FOR AND PARTICIPATION IN THE RURAL ECONOMIC ACTIN PLAN (REAP) FUNDING: Selman made a motion to approve the resolution and statement of understanding; seconded by Rogers.

AYE: Ross Selman
Charlie Rogers
Mike Haynes

NAY: None.

Motion Passed.

B. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION TO APPROVE KIAMICHI ELECTRIC COOPERATIVE HOUSING AUTHORITY 5 YEAR PHA PLAN FOR FISCAL YEARS 2025-2029: Selman made a motion to approve the 5 year plan; seconded by Haynes.

AYE: Ross Selman
Charlie Rogers
Mike Haynes

NAY: None.

Motion Passed.

C. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION TO APPROVE LEASE AGREEMENT BETWEEN THE MCINTOSH COUNTY YOUTH & FAMILY RESOURCE CENTER, INC., DBA UNDER ONE ROOF AND DISTRICT 18 DRUG COURT: Selman stated the lease is in the amount of \$175.00 monthly with an annual total of \$2100.00. Selman made a motion to approve the lease agreement; seconded by Haynes.

AYE: Ross Selman
Charlie Rogers
Mike Haynes

NAY: None.

Motion Passed.

D. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION TO APPROVE PAYMENT TO TIDAL & O'HARA FOR PROFESSIONAL SERVICES PROVIDED FOR TH HILAND PARTNERS, SCISSORTAIL ENERGY AND ARKOMA LITIGATIONS: Selman stated that payment is in the amount of \$1,725.75. Selman made a motion to approve the payment; seconded by Haynes.

AYE: Ross Selman
Charlie Rogers
Mike Haynes

NAY: None.

Motion Passed.

E. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION TO APPROVE PAYMENT TO COLLINS, ZORN & WAGNER FOR PROFESSIONAL SERVICES PROVIDED: Selman stated that the payment is in the amount of \$65.00. Selman made a motion to approve the payment; seconded by Haynes.

AYE: Ross Selman
Charlie Rogers
Mike Haynes

NAY: None.

Motion Passed.

F. RESOLUTION 25-027 TO CANCEL PURCHASE ORDER – SHERIFF'S OFFICE: Selman read the resolution stating purchase order 11011. Selman made a motion to cancel the purchase order; seconded by Haynes.

AYE: Ross Selman
Charlie Rogers
Mike Haynes

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
Mike Haynes

NAY: None.

Motion Passed. Meeting Adjourned.

Purchase Orders By Account

Fiscal Year : 2024-2025

Date Range: 08/05/2024 to 08/05/2024

PO	Warrant No.	Vendor Name	Purpose	Amount
Animal Shelter				
1316-1-8020-2005				
000608	000058	BRIGGS PRINTING	RECEIPT BOOKS	\$ 337.00
000816	000059	MWI VET SUPPLY	VET SUPPLIES	\$ 362.68
000845	000060	ECOLAB INC.	LAUNDRY SUPPLIES	\$ 290.33
000849	000061	CENTER, EWELL	VET SERVICES	\$ 700.00
001064	000062	ACC BUSINESS	MONTHLY INTERNET SE	\$ 254.32
001123	000063	VYVE BROADBAND	MONTHLY SERVICE	\$ 92.56
Total:				\$ 2,036.89
ARPA 2021				
1566-1-2000-4110				
001041	000004	STONE ELECTRIC	ELECTRICAL WORK	\$ 73,155.35
Total:				\$ 73,155.35
Assr Rev Fee				
1204-1-1600-2005				
000851	000001	COUNTY RECORDS INC	MAPS	\$ 103.00
Total:				\$ 103.00
Econ Dev Trust				
7603-4-0500-2005				
000592	000015	THE GARLAND CO INC	REPAIRS	\$ 594.50
000964	000016	RURAL WATER DIST. #7	MONTHLY SERVICE	\$ 25.50
000967	000017	PUBLIC SERVICE CO. OF OKLAHOMA	MONTHLY SERVICE	\$ 5,447.83
000968	000018	PUBLIC SERVICE CO. OF OKLAHOMA	MONTHLY SERVICE	\$ 94.11
000970	000019	PUBLIC SERVICE CO. OF OKLAHOMA	MONTHLY SERVICE	\$ 38.69
000972	000020	PUBLIC SERVICE CO. OF OKLAHOMA	MONTHLY SERVICE	\$ 150.09
000973	000021	PUBLIC SERVICE CO. OF OKLAHOMA	MONTHLY SERVICE	\$ 23.45
001036	000022	ACC BUSINESS	MONTHLY INTERNET SE	\$ 608.66
001043	000023	KOMARS	SECURITY DEPOSIT RET	\$ 300.00
001044	000024	EPPS, KATELYN	SECURITY DEPOSIT RET	\$ 300.00
001045	000025	OVERALL, LISA	SECURITY DEPOSIT RET	\$ 300.00
001046	000026	MCCOY, TANYA	SECURITY DEPOSIT RET	\$ 500.00

Econ Dev Trust

Total: \$ 8,382.83

Emergency Mgmt

1212-2-2700-2005

000050	000011	LOWES	MAINTENANCE SUPPLIE	\$ 226.62
001059	000012	ACC BUSINESS	MONTHLY INTERNET SE	\$ 254.32
001091	000013	MILLER OFFICE EQUIPMENT	COPY OVRAGE	\$ 31.60
001125	000014	OMNIVARN PUBLIC SAFETY	SIREN REPAIR	\$ 375.00
001130	000015	CITY OF MCALESTER	MONTHLY SERVICE	\$ 310.35

Total: \$ 1,197.89

General

0001-1-0100-2005

001126	000329	ALS/PACEM	REGISTRATION FEE	\$ 695.00
001127	000330	VYVE BROADBAND	MONTHLY INTERNET SE	\$ 195.90

Total: \$ 890.90

0001-1-0600-2005

001083	000331	CANON FINANCIAL SERVICES	COPIER LEASE	\$ 144.00
001138	000332	MILLER OFFICE EQUIPMENT	COPIER MAINTENANCE	\$ 60.12

Total: \$ 204.12

0001-1-0800-1310

001099	000333	GRAY, LESLIE	TRAVEL	\$ 88.50
001100	000334	CRENSHAW, SANDRA	TRAVEL	\$ 88.50

Total: \$ 177.00

0001-1-1000-1310

001141	000335	TRAMMELL, LOREN H.	TRAVEL	\$ 88.50
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Total: \$ 88.50

0001-1-1600-2005

000700	000336	AMERICAN STAMP & MARKING PROD.	STAMPS	\$ 118.97
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Total: \$ 118.97

0001-1-1700-2005

000665	000337	STAPLES ADVANTAGE	OFFICE SUPPLIES	\$ 93.12
000830	000338	ADVANTAGE TRUCK & AUTO ACCESSO	OIL CHANGE ETC	\$ 163.30

Total: \$ 256.42

General

0001-1-2000-2011
 001131 000339 CARING HANDS HEALTHCARE CENTE INMATE PRESCRIPTIONS \$ 267.17
Total: \$ 267.17

0001-1-2200-2005
 001120 000340 NEWERA LLC MONTHLY SERVICE \$ 224.53
 001161 000341 AT&T MOBILITY MONTHLY SERVICE \$ 141.48
Total: \$ 366.01

0001-1-3300-2005
 000111 000342 JAMESCO ENTERPRISES LLC JANITORIAL SUPPLIES \$ 1,911.56
 000949 000343 UNIFIRST CORP. UNIFORMS \$ 18.50
 001055 000344 ACC BUSINESS MONTHLY SERVICE \$ 1,234.29
 001103 000345 SUMMIT UTILITIES OKLAHOMA INC MONTHLY SERVICE \$ 509.04
 001104 000346 SUMMIT UTILITIES OKLAHOMA INC MONTHLY SERVICE \$ 48.72
 001122 000347 PRO KILL INC. PEST CONTROL \$ 294.00
 001160 000348 AT&T MOBILITY MONTHLY SERVICE \$ 298.08
Total: \$ 4,314.19

0001-2-0400-2012
 000049 000349 FLOWERS BAKING CO. OF DENTON INMATE GROCERIES \$ 1,107.20
 000067 000350 HILAND DAIRY INMATE GROCERIES \$ 754.00
Total: \$ 1,861.20

0001-2-2700-2005
 000024 000351 OTA PIKEPASS CUSTOMER SERVICE C TOLL \$ 17.30
 000176 000352 PRO KILL INC. PEST CONTROL \$ 156.00
 000958 000353 PRO KILL INC. PEST CONTROL \$ 212.00
Total: \$ 385.30

0001-4-0500-2005
 000969 000354 PUBLIC SERVICE CO. OF OKLAHOMA MONTHLY SERVICE \$ 53.34
 000971 000355 PUBLIC SERVICE CO. OF OKLAHOMA MONTHLY SERVICE \$ 24.65
 001152 000356 AT&T MOBILITY MONTHLY SERVICE \$ 134.36
Total: \$ 212.35

0001-5-0900-1310
 001147 000357 OWEN, GREGORY J. TRAVEL \$ 894.35
 001148 000358 HAMILTON, MAKAYLA TRAVEL \$ 550.34
Total: \$ 1,444.69

General

0001-5-0900-2005				
001076	000359	ACC BUSINESS	MONTHLY SERVICE	\$ 254.31
001077	000360	SUMMIT BUSINESS SYSTEMS INC.	COPY COVERAGE	\$ 165.02
Total:				\$ 419.33

Health

1216-3-5000-2005				
000612	000027	GLAXO SMITH KLINE	VACCINES	\$ 4,913.32
000674	000028	C R MOWING	LAWN CARE	\$ 250.00
000676	000029	AMAZON CAPITAL SERVICES INC.	BOOKSHELF ETC	\$ 126.12
000732	000030	STAPLES	OFFICE SUPPLIES	\$ 800.82
001060	000031	PUBLIC SERVICE CO. OF OKLAHOMA	MONTHLY SERVICE	\$ 3,769.67
001061	000032	AMAZON CAPITAL SERVICES INC.	BUNGEE CORDS ETC	\$ 86.97
001063	000033	LOWES	MAINTENANCE SUPPLIE	\$ 128.30
001108	000034	SUMMIT UTILITIES OKLAHOMA INC	MONTHLY SERVICE	\$ 42.36
001109	000035	WALMART COMMUNITY CARD	TRASH CAN ETC	\$ 73.40
Total:				\$ 10,190.96

1216-3-5000-4110				
001087	000036	BANCFIRST	BUILDING PAYMENT	\$ 25,384.00
Total:				\$ 25,384.00

Highway

1102-6-4100-1310				
001101	000254	LANHAM, BODDIE L.	TRAVEL	\$ 147.50
001102	000255	HALL, MARK	TRAVEL	\$ 147.50
Total:				\$ 295.00

1102-6-4100-2005				
000627	000256	STAPLES ADVANTAGE	OFFICE SUPPLIES	\$ 86.15
000656	000257	KIRBY SMITH INC.	MANIFOLD REPAIR	\$ 2,683.56
001144	000258	PUBLIC SERVICE CO. OF OKLAHOMA	MONTHLY SERVICE	\$ 50.74
Total:				\$ 2,820.45

1102-6-4200-1310				
001107	000259	HAYNES, MIKE	TRAVEL	\$ 331.46
Total:				\$ 331.46

Highway

1102-6-4200-2005

000678	000260	STAPLES ADVANTAGE	OFFICE SUPPLIES	\$ 92.03
001024	000261	AMAZON CAPITAL SERVICES INC.	PLAQUE	\$ 40.37
		Total:	\$ 132.40	

1102-6-4300-1310

001105	000262	SELMAN, WILLIAM R.	TRAVEL	\$ 147.50
		Total:	\$ 147.50	

1102-6-4300-2005

000663	000263	FENSCO INC	GREY PIPE	\$ 1,081.88
000749	000264	CUSTOM PRODUCTS CORPORATION	SIGNS	\$ 144.23
		Total:	\$ 1,226.11	

Hwy-ST

1313-6-8040-2005

000715	000205	DOLESE	3/8" #2 COVER CHIPS	\$ 10,500.80
000809	000206	DOLESE	#4 SCREENINGS	\$ 5,585.45
000852	000207	ASPHALT & FUEL SUPPLY	ROAD OIL	\$ 14,975.00
000865	000208	ASPHALT & FUEL SUPPLY	ROAD OIL	\$ 16,056.25
000966	000209	RAM INC	FUEL	\$ 7,851.01
001042	000210	ASPHALT & FUEL SUPPLY	ROAD OIL	\$ 15,262.50
001079	000211	ASPHALT & FUEL SUPPLY	ROAD OIL	\$ 30,768.75
001084	000212	RAM INC	FUEL	\$ 7,911.39
001150	000213	AT&T MOBILITY	MONTHLY SERVICE	\$ 52.20
		Total:	\$ 108,963.35	

1313-6-8041-2005

000839	000214	STANDARD MACHINE & WELDING	FABRICATE PIN	\$ 140.00
000843	000215	T & W TIRE	TIRES & SERVICES	\$ 1,108.55
000850	000216	RAM INC	FUEL	\$ 6,962.96
000960	000217	WILSON TRUCK AND TIRE SERVICE	FREON ETC	\$ 139.50
001029	000218	CROSS TELEPHONE CO.	MONTHLY SERVICE	\$ 32.58
001040	000219	O REILLY AUTO PARTS	PARTS & SHOP SUPPLIE	\$ 540.82
001053	000220	SERVICE OKLAHOMA	TAG	\$ 15.50
001058	000221	LOWES	SHOP SUPPLIES	\$ 602.13
001065	000222	STANDARD MACHINE & WELDING	REPAIR PINS	\$ 40.00
001119	000223	HAILEYVILLE WATER DEPT.	MONTHLY SERVICE	\$ 586.03
001137	000224	MILLER OFFICE EQUIPMENT	COPY COVERAGE	\$ 10.65
001143	000225	PUBLIC SERVICE CO. OF OKLAHOMA	MONTHLY SERVICE	\$ 125.18
001145	000226	US CELLULAR	MONTHLY SERVICE	\$ 355.80

Hwy-ST

1313-6-8041-2005

001146	000227	CANADIAN VALLEY TELEPHONE	MONTHLY SERVICE	\$ 196.60
001149	000228	AT&T MOBILITY	MONTHLY SERVICE	\$ 221.88

Total: \$ 11,078.18

1313-6-8042-2005

000433	000229	DOLESE	1 1/2" CRUSHER RUN	\$ 10,993.03
000704	000230	WARREN POWER & MACHINERY INC.	WINDOW PARTS	\$ 628.19
000787	000231	DOLESE	1 1/2" CRUSHER RUN	\$ 11,038.42
000798	000232	WARREN POWER & MACHINERY INC.	FILTERS ETC	\$ 908.88
000841	000233	TWIN CITIES READY MIX	CONCRETE	\$ 800.00
000961	000234	WARREN POWER & MACHINERY INC.	SWITCH ETC.	\$ 98.36
000974	000235	ATWOODS	EXTENSION CORDS	\$ 63.95
000975	000236	DIRECT DISCOUNT TIRE	TIRES	\$ 5,760.00
001030	000237	OK TIRE	TIRES	\$ 2,000.00
001047	000238	RAM INC	DIESEL	\$ 6,067.23
001068	000239	STANDARD MACHINE & WELDING	HYDRAULIC HOSE	\$ 106.88
001080	000240	MCELROY, JILL E.	CONTRACT LABOR	\$ 350.00
001151	000241	AT&T MOBILITY	MONTHLY SERVICE	\$ 1,038.56

Total: \$ 39,853.50

1313-6-8043-2005

000042	000242	OTA PIKEPASS CUSTOMER SERVICE C	TOLL CHARGES	\$ 15.25
000775	000243	DOLESE	1 1/2" CRUSHER RUN	\$ 5,437.84
001157	000244	AT&T MOBILITY	MONTHLY SERVICE	\$ 1,214.99

Total: \$ 6,668.08

Jail-ST

1315-2-8034-2012

000754	000069	SGC FOODSERVICE	INMATE GROCERIES	\$ 2,686.64
000916	000070	PERFORMANCE FOODSERVICE - LITT	INMATE GROCERIES	\$ 1,462.88
001090	000071	BEN E. KEITH OKLAHOMA	INMATE GROCERIES	\$ 3,429.05

Total: \$ 7,578.57

Rural Fire-ST

1321-2-8202-2005

000902	000056	BANNER FIRE EQUIPMENT	GLOVES ETC	\$ 1,540.00
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Total: \$ 1,540.00

PO	Warrant No.	Vendor Name	Purpose	Amount
Rural Fire-ST				
1321-2-8207-2005				
000121	000057	EUFAULA AUTO PARTS INC	AUTO PARTS ETC.	\$ 168.85
		Total:	\$ 168.85	
1321-2-8212-2005				
001038	000058	COOKSON HILLS ELECTRIC COOP.	MONTHLY SERVICE	\$ 102.00
		Total:	\$ 102.00	
1321-2-8216-2005				
000541	000059	KIAMICHI AUTOMOTIVE WAREHOUSE	FUEL CAP	\$ 141.48
000542	000060	WELDON PARTS INC	LED LIGHTS	\$ 922.00
001021	000061	JIMS TIRE & BRAKE INC	A/C REPAIRS	\$ 981.46
001139	000062	SUMMIT UTILITIES OKLAHOMA INC	MONTHLY SERVICE	\$ 42.77
001140	000063	KIAMICHI ELECTRIC COOPERATIVE	MONTHLY SERVICE	\$ 217.61
		Total:	\$ 2,305.32	
1321-2-8218-2005				
001078	000064	RURAL WATER DIST #18	MONTHLY SERVICE	\$ 200.00
001163	000065	OKLATEL COMMUNICATIONS INC	MONTHLY SERVICE	\$ 92.55
		Total:	\$ 292.55	
1321-2-8223-2005				
000425	000066	BANNER FIRE EQUIPMENT	STRUCTURE BOOTS	\$ 450.00
		Total:	\$ 450.00	
1321-2-8225-2005				
000134	000067	COMDATA	FUEL	\$ 111.21
001158	000068	KIAMICHI ELECTRIC COOPERATIVE	MONTHLY SERVICE	\$ 82.55
001159	000069	US CELLULAR	MONTHLY SERVICE	\$ 44.48
		Total:	\$ 238.24	
1321-2-8227-2005				
000135	000070	COMDATA	FUEL	\$ 71.29
001154	000071	RURAL WATER DIST. #9	MONTHLY SERVICE	\$ 61.65
001155	000072	KIAMICHI ELECTRIC COOPERATIVE	MONTHLY SERVICE	\$ 515.34
		Total:	\$ 648.28	
1321-2-8227-4110				
001156	000073	WHITES TRACTOR & EQUIP	MOWER	\$ 9,774.00
		Total:	\$ 9,774.00	

Rural Fire-ST

1321-2-8228-2005

000114	000074	KIAMICHI AUTOMOTIVE WAREHOUSE	AUTO PARTS ETC.	\$ 119.99
000535	000075	FIREPENNY	STROBE KIT ETC.	\$ 1,298.85

Total: \$ 1,418.84

SH Commissary

1223-2-0400-2005

000018	000008	PEPSI-COLA BOTTLING CO.	INHOUSE COMMISSARY	\$ 1,247.72
000778	000009	COMMISSARY EXPRESS	INHOUSE COMMISSARY	\$ 2,613.38
000836	000010	CUSTOM TECHNOLOGIES LLC	INHOUSE COMMISSARY	\$ 1,788.49
000882	000011	COMMISSARY EXPRESS	KIOSK FEES	\$ 100.75
001025	000012	COMMISSARY EXPRESS	KIOSK FEES	\$ 113.75
001026	000013	PEPSI-COLA BOTTLING CO.	INHOUSE COMMISSARY	\$ 310.08

Total: \$ 6,174.17

SH Svc Fee

1226-2-3400-2005

000010	000120	LOWES	MAINTENANCE SUPPLIE	\$ 210.21
000671	000121	AT&T MOBILITY	MONTHLY SERVICE	\$ 3,243.24
000794	000122	BRIGGS PRINTING	STAMPS	\$ 57.11
000880	000123	U LINE	JAIL SUPPLIES	\$ 1,514.41
000907	000124	BEN E. KEITH OKLAHOMA	JAIL KITCHEN SUPPLIES	\$ 287.27
001027	000125	FREEDOM FORD	AUTO REPAIR	\$ 1,064.01
001056	000126	ADAMS TRUE VALUE	WEED EATER LINE	\$ 100.00
001071	000127	ACC BUSINESS	MONTHLY SERVICE	\$ 254.31
001072	000128	MUSKOGEE COMMUNICATIONS	INSTALLATION	\$ 880.00
001074	000129	WALMART COMMUNITY CARD	INMATE HYGIENE SUPPLI	\$ 60.56
001088	000130	BOB BARKER COMPANY	HYGIENE SUPPLIES	\$ 338.40
001132	000131	NORTH TEXAS TOLLWAY AUTHORITY	TOLL	\$ 10.00
001133	000132	WALMART COMMUNITY CARD	FLASH DRIVE	\$ 105.00
001134	000133	WAV 11	MONTHLY SERVICE	\$ 184.00
001135	000134	LOWES	MAINTENANCE SUPPLIE	\$ 210.84
001136	000135	LOWES	INMATE WORK CREW	\$ 14.24

Total: \$ 8,533.60

1226-2-3400-2030

000883	000136	COMMISSARY EXPRESS	DEBIT PHONE TIME FEE	\$ 159.00
001028	000137	COMMISSARY EXPRESS	DEBIT PHONE TIME FEE	\$ 152.00
001095	000138	BROKEN ARROW ELECTRIC SUPPLY I	LIGHT BULBS	\$ 24.26

Total: \$ 335.26

PO

Warrant No. Vendor Name

Purpose

Amount

Grand Total: \$ 342,532.78

Purchase Orders By Account

Fiscal Year : 2023-2024

Date Range: 08/05/2024 to 08/05/2024

PO	Warrant No.	Vendor Name	Purpose	Amount
General				
0001-2-0400-2005				
010782	004509	COMDATA	FUEL	\$ 11,000.00
Total:				\$ 11,000.00
0001-2-2700-2005				
011630	004510	BROWNS SHOE FIT CO OF ADA LLC	BOOTS ETC.	\$ 1,875.00
Total:				\$ 1,875.00
0001-5-0900-2005				
011628	004511	STAPLES	OFFICE SUPPLIES	\$ 2,247.91
Total:				\$ 2,247.91
Health				
1216-3-5000-1110				
011151	000461	OKLA. STATE DEPT. OF HEALTH	PERSONAL SERVICES	\$ 32,169.00
Total:				\$ 32,169.00
1216-3-5000-2005				
009790	000462	AMAZON CAPITAL SERVICES INC.	PROGRAM SUPPLIES	\$ 16,343.00
011581	000463	STAPLES ADVANTAGE	OFFICE SUPPLIES	\$ 780.50
Total:				\$ 17,123.50
Jail-ST				
1315-2-8034-2005				
010797	000872	COMDATA	FUEL	\$ 1,005.98
Total:				\$ 1,005.98
Rural Fire-ST				
1321-2-8202-4110				
002622	001228	BANNER FIRE EQUIPMENT	SHELVING	\$ 2,825.00
Total:				\$ 2,825.00

Rural Fire-ST

1321-2-8207-2005
 011136 001229 BANNER FIRE EQUIPMENT BOOTS ETC. \$ 730.00
Total: \$ 730.00

1321-2-8226-2005
 008904 001230 BANNER FIRE EQUIPMENT HELMETS ETC \$ 9,370.00
Total: \$ 9,370.00

SH Svc Fee

1226-2-3400-2005
 010424 002158 ADA PAPER COMPANY GLOVES \$ 420.81
 010783 002159 COMDATA FUEL \$ 1,145.34
 011540 002160 BOB BARKER COMPANY INMATE HYGIENE SUPPLI \$ 1,863.72
Total: \$ 3,429.87

Grand Total: \$ 81,776.26

15. RESOLUTION 25-026

AUTHORIZING APPLICATION FOR FINANCIAL ASSISTANCE FROM THE RURAL ECONOMIC ACTION PLAN

WHEREAS: The County of Pittsburg desires to seek funding from (Sponsor: County, City or Town) the Rural Economic Action Plan Fund(s) for any and all eligible projects in the County of Pittsburg (Type of Project); and (Sponsor: Town, City or County)

WHEREAS: It is in the best interest of Pittsburg County to (Sponsor: Town, City or County) expedite the preparation and submission of an application or applications for financial assistance from the Rural Economic Action Plan fund(s), in the form of a grant.

NOW THEREFORE: BE IT RESOLVED that, the Chairman of the Board of County Commissioners of the County of Pittsburg (Mayor/Chairman of Board of Co. Comm.) is hereby authorized and directed to sign any and all applications (Sponsor: Town, City or County) and related documents necessary to file and process any and all grant applications through the Rural Economic Action Plan fund(s) on behalf of any and all eligible entities (Beneficiary: Town, City, County or Unincorporated Area.)

PASSED AND APPROVED by the Board of Commissioners of Pittsburg County (Governing Body) (Sponsor: Town, City or County)

this 5th day of August, 2024.

BY: [Signature] (Mayor/Chairman Board of Co. Comm.)

ATTEST: [Signature] (Town/City/County Clerk or Notary Public)

SEAL

My Commission expires Dec 31, 2024.



16. STATEMENT OF UNDERSTANDING AND ASSURANCES

As the Chairman of the Board of County Commissioners of
(Mayor/Chairman of Board of Co. Comm.)

County of Pittsburg, I understand the following criteria for
(Town, City or County)

eligibility for and participation in the Rural Economic Action Plan Fund(s).

- I. The items included on REAP Point System for both the Transportation and ED REAP (Population, Fiscal Capacity, Cost Benefit, Local Effort, Impacts, etc.) will be the only items utilized to score applications. Any of these items not addressed on the application will not be assigned any points and a zero will be recorded for that item. Failure of required entity to provide a current audit with auditor's report will constitute an ineligible application.
- II. For unincorporated areas outside of cities and/or towns: A map indicating the geographical area benefitting from the application shall be provided. Documentation of the population that will benefit and evidence of an existing community organization (fire department, senior citizens group or community organization) that will be responsible for grant implementation and on-going maintenance and/or operation must be included. The population estimate must be signed by the county commissioner of the area or the chairman of the board. The county agrees to be a sponsoring unit of government only, and all areas of responsibility for maintenance and operation of the project will lie with the unincorporated entity.


(Mayor/Chairman of Board of Co. Comm.)

August 5, 2024
Date

(REAP Grant Beneficiary - if unincorporated)

Date

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Ross Selman, the Chairman Pittsburg County Board of County Commissioners
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2025/2029 and/or Annual PHA Plan for fiscal
year 2025 of the Kiamichi Electric Cooperative Housing Authority is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

Pittsburg County
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or
State Consolidated Plan.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official: <u>Ross Selman</u>	Title: <u>Chairman Board</u>
Signature: <u>Ross Selman</u>	Date: <u>August 5, 2024</u>

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

5-Year PHA Plan (for All PHAs)

U.S. Department of Housing and Urban Development Office of Public and Indian Housing

OMB No. 2577-0226 Expires
03/31/2024

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-income, very low-income, and extremely low-income families.

Applicability. The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A. PHA Information.

PHA Name: Housing Authority of the Kiamichi Electric Coop
 PHA Plan for Fiscal Year Beginning (MM/YYYY): 10/2025
 The Five-Year Period of the Plan (i.e., 2019-2023): 2025-2029
 Plan Submission Type 5-Year Plan Submission Revised 5-Year Plan Submission

PHA Code: OK131

Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

How the public can access this PHA Plan: A copy of the 5-Year plan may be viewed or obtained at the Kiamichi Housing Authority Main office or by mail at 12321 SE 1023 Ave, Tuskahoma, OK 74574 and on the Housin Authority Website at kiamichihousing.com.

A.1

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	
			PH	HCV

B. Plan Elements. Required for all PHAs completing this form.

Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.

To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

B.1

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low-income, and extremely low-income families for the next five years.

Increase the availability of decent, safe, and affordable housing. • Reduce public housing vacancies • Leverage private or other public funds to create additional housing opportunities. Improve the quality of assisted housing. • Improve public housing management • Increase customer satisfaction • Renovate or modernize public housing units and concentrate on efforts to improve management functions. Improve community quality of life and economic vitality. • Provide an improved living environment • Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments • Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments • Implement public housing security improvements Promote self-sufficiency and asset development of families and individuals. Ensure equal opportunity for fair housing for all Americans. • Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability. • Undertake affirmative measures to provide a suitable living environment for families living in assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.

B.2

Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

The PHA utilized the Capital Fund Program for improvements to maintain dwelling units, preventative maintenance, and upgrades in appliances. The PHA staff attended continuing education training and upgraded technical systems. Management improvements were made to improve the financial stability of the PHA and to maintain and enforce policies of Buy American; Violence Against Women policy; and the Section 3 policy.

B.3

B.4	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>Reviewed and maintained the VAWA policy. Offering more information to applicants and residents on their rights.</p>
C.	<p>Other Document and/or Certification Requirements.</p>
C.1	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>Any change to rent or admissions policies or organization of the waiting list; additions of non-emergency work items; change in use of replacement reserve funds under the capital fund; additions of new activities not included in the plan; and any change with regard to demolition of disposition, designation, homeownership programs or conversion activities.</p>
C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations</p>
C.3	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>
D.1	<p>Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(c) enacted prior to August 17, 2015. See instructions for further detail on completing this item.</p>

Form identification: OK131 -Housing Authority of the Kiamichi Electric Coop form HUD-50075-5Y (Form ID - 796) printed by Gayla Kirkes in HUD Secure Systems/Public Housing Portal at 07/26/2024 04:08PM EST



District 18 Drug Court
 115 E. Carl Albert Pkwy
 Room 201
 McAlester, OK 74501
 (918) 423-7323

Under One Roof
 P.O. Box 1332
 Eufaula, OK 74432
 (918) 689-7505

Lease Agreement

This Lease Agreement (Agreement) is made between **The McIntosh County Youth & Family Resource Center, Inc., DBA Under One Roof (Lessor)**, a 501(c)(3) tax-exempt non-profit organization, located at **107 McKinley, Eufaula, Oklahoma** and **District 18 Drug Court ("Tenant Partner")**. The beginning date of this Agreement is **October 1, 2024**. If the beginning date is not the first day of the month, then the Contract Charges will be pro-rated for the initial, partial month, but the Agreement term will be calculated from the first day of the following month. This Agreement is for a term of **12 months** terminating on **September 30, 2025**.

Office Package

- 1) Use of Office Space. During the term of this Agreement, Tenant Partner may have the exclusive use of the:

Suites 6 and 8 of building located on Lots 3, 4, 5, 6, and 7, Block 31, City of Eufaula.

See **Exhibit A** for floor plan, meeting rooms, and common areas included under this lease.

Monthly Rent

- 2) Rent Payment. Lessee agrees to pay a monthly rental of \$ 175.00 per month or a total of \$2,100.00 during the primary term of this lease. Rent is payable to Lessor; mail to P.O. Box 1332 Eufaula, Oklahoma, 74432. Rent checks are made payable to Under One Roof Center. Rent shall be paid on or before the last day of each month during the term of this lease or while lessee is in possession.

3)	a. Office Rental	\$ 175.
	b. Security Deposit	<u>\$ 0</u>
	c. Total Amount Due	\$ 175.
	Less Current Deposit on Account	(\$0)
	Total Due upon Execution of Lease	<u>\$ 175.</u>
	Current deposit on account for District 18 Drug Court	-0-

Security Deposit. The Security Deposit is payable in advance by Tenant Partner to Lessor. If Tenant Partner vacates before the expiration of its term, or if Tenant Partner commits any event of default (see below), then Lessor may retain the Security Deposit in partial satisfaction of its damages. When the Tenant Partner vacates the property, in accordance with the terms of the lease, the Security Deposit will be refunded, less any amounts needed to make repairs beyond normal wear and tear. Lessor will provide Tenant Partner with a detailed list of the costs of repairs made.

- 4) Additional Services. Lessor will provide wireless internet capability, regular maintenance, janitorial, landscaping, pest control and perimeter security for the building; these costs are included in the rent. The Rules and Regulations in Exhibit B describe events under which the Tenant Partner may be responsible for repairs.

Miscellaneous Restrictions Affecting Tenant

- 5) Use of Office and Common Area. Tenant Partner will use its space exclusively as an office. Tenant Partner will have use of the following common areas: hallways, rest rooms, and meeting rooms. Tenant Partner will not store or use anything which may create a fire or theft hazard, cause noise, create a noxious smell, use abnormal amounts of electricity, create a nuisance, cause an increase in Lessor's insurance premiums or cancellation of its insurance or offend Lessor or other clients. This property is a smoke free environment within 25 feet of the building. Other than a personal computer, desktop printer, copiers, facsimile machine or small desktop appliances, Tenant Partner will not bring any office equipment onto the premises without permission from Lessor.
- 6) Alterations. Tenant Partner will not make any alterations to its office unless it obtains prior written approval from Lessor.
- 7) Sublease. Tenant Partner may not sublease, assign or encumber the space used by it.
- 8) Reentry by Lessor.
- a) Lessor reserves the right to re-enter the Premises to inspect, to supply cleaning and any other service to be provided by Lessor to Tenant Partner under this lease, to show said Premises to prospective purchasers, mortgagees, funder or tenants, and to alter, improve or repair the Premises and any portion of the building, without abatement of rent, and may for that purpose erect, use and maintain scaffolding, pipes, conduits and other necessary structures and open any wall, ceiling or floor in and through the Building and Premises where reasonable required by the character of the work to be performed, provided entrance to the Premises shall not be blocked, and Lessor will use reasonable efforts not to interfere with Tenant Partner's business.
 - b) Lessor shall at all times have and retain a key with which to unlock all of the doors in the Premises, excluding Tenant Partner's vaults and safes or special security areas (specified in advance), and Lessor will have the right to use any and all means to open any door in an emergency to obtain entry to any portion of the Premises. Any portion to which access cannot be had by means of a key in possession of Lessor, Lessor is authorized to gain access by such means that Lessor elects and the cost of repairing any damage will be borne by the Tenant Partner and paid to Lessor as additional rent on demand.

Claims Against Landlord

- 9) Damages. Lessor is not liable for any damage to personal property owned by Tenant Partner, its guests, customers, clients, invitees or visitors, unless the damage is caused by Lessor's own negligence, or that

of its employees. Additionally, Lessor will not be liable to Tenant Partner for any indirect, remote or consequential damages flowing from the breach hereof by Lessor.

10) Insurance.

- a) Lessor will procure and maintain insurance on the physical improvements of the property.
- b) Lessor strongly recommends Tenant Partner procures and maintains property insurance covering Tenant Partner's personal property.
- c) Tenant Partner will procure and maintain Workmen's Compensation insurance as required by law.
- d) Tenant Partner will provide Lessor any Certificates of Insurance before occupancy and annually thereafter.

11) Personal Injury. Lessor is not liable for personal injury suffered by Tenant Partner, its guests, customers, clients, invitees or visitors, unless injury is caused by Lessor's own negligence, or that of its employees.

12) Conversion. If Tenant Partner vacates the premises and leaves behind any personal property, files, or anything else, that property will be considered abandoned by Tenant Partner. If Tenant Partner defaults in the payment of sums due to Lessor, and Lessor changes the locks, removes Tenant Partner's property, or otherwise denies access to Tenant Partner, Lessor will not be guilty of conversion.

13) Indemnity. If a claim is made against Lessor because of some action or inaction of Tenant Partner or its guests, customers, clients, invitees or visitors, Tenant Partner will indemnify Lessor and hold it harmless from those claims. This indemnity includes not only the amount of any such claim, but also all of Lessor's costs in investigating and defending those claims, and a charge at the rate of \$25.00 per hour for any time spent by Lessor's officers in dealing with those claims. Further, in the event that any of Lessor's employees travel off-premises at the request of Tenant Partner and that travel results in damages or exposes Lessor to liability, then Tenant Partner will indemnify Lessor and hold it harmless from any such claims or damages.

14) Waiver. If Lessor allows any default or variance in this Agreement, that will not constitute a waiver of its rights. No matter how many times Lessor allows the default or variance, or a variety of defaults or variances by Tenant Partner or others, it may still, without advance notice, require strict adherence to this Agreement or prohibit future variances. Nothing will change the term of the Agreement, or extend it, or add to it, unless in writing and signed by Lessor and Tenant Partner.

Expiration of Office Services Agreement

15) Renewal. No later than 60 days before the end of its Agreement, Tenant Partner must advise Lessor regarding renewal. Lessor may block renewal with 60 days' notice. If Tenant Partner does not advise Lessor otherwise by that time limit, then the Agreement may be continued for 60 days, at Lessor's option, under the same terms and conditions stated herein for the same agreement term.

16) Vacating. At the expiration of this Agreement, Tenant Partner will promptly vacate the premises in the same conditions as when first occupied by Tenant Partner, normal wear and tear accepted, turn in its keys, and provide Lessor with a forwarding address and telephone number.

Default

17) Events of Default. The following are Events of Default:

- a) Monthly rent becoming past due;

- b) Default in any other terms of this Agreement, but only if Lessor gives Tenant Partner written notice of the default, and Tenant Partner fails to cure the default within thirty (30) days of the notice. In the event of recurring default, Lessor will give Tenant Partner 30 days' notice to cure for the first event of default. Thereafter, Lessor need give Tenant Partner no notice of the same or a substantially similar default.

18) Remedies. On default, Lessor may choose any or all of the following remedies:

- a) Terminate the Agreement;
- b) Accelerate the Monthly rent reasonably discounted to present value, and demand all sums due immediately;
- c) Take possession of all property in Tenant Partner's office or stored by Tenant Partner on the premises and store it, at Tenant Partner's expense, until taken in full or partial satisfaction of any lien or judgment;
- d) Deny access to the office by Tenant Partner and deny use of any of the services; and
- e) Lessor will provide assistance to Tenant Partner if in danger of default. Scope of assistance will be determined by both parties.
- f) Any other remedies allowed by law.

19) Other Consequences of Default. In the event of default, Lessor may immediately cease providing Tenant Partner with any or all services

Miscellaneous Provisions

20) Lessor's Agents. The only persons having authority to act for Lessor, and to bind Lessor, are **Kim Woodruff**. Until and unless written notice is received from one of the above, no one else has any authority to act on behalf of Lessor.

21) Notices. Notice to the Tenant Partner must be given at the address of the office used by Tenant Partner, if at all possible. Notice to Lessor must be given at **P.O. Box 1332, Eufaula, OK 74432**. Notice must be by personal delivery, receipted, or by certified mail.

22) Ambiguities. Tenant Partner has had an opportunity to read this Agreement and ask questions. If Tenant later asserts any ambiguities in the Agreement, those ambiguities will be interpreted in favor of Lessor.

23) Returned Check. If a check is returned for any reason at all, Tenant Partner will pay an additional charge of \$25.00 per returned check. If a check is returned, then, for the purposes of calculating late charges or events of default, it will be as if payment represented by the check had never been made.

24) Tenant Contact. The person specified/described here: **Gary Smith** is a Tenant Partner contact. In the event of a corporate dissolution, partnership dissolution, employee dismissal or resignation or internal Tenant Partner dispute, all mail, telephone messages, Tenant Partner property, etc. will be delivered to the Tenant Partner contact.

Contact information: Gary Smith (918) 424-6705 (cell) 115 E. Carl Albert Pkwy, Rm. 201

McAlester, OK 74501 (918) 423-7323 (office)

25) Mail Handling After Contract Expiration. At the expiration of this contract, it is Tenant Partner's responsibility to notify all persons of its new address.

ALL PARTIES HAVE READ THE ABOVE PAGES AND AGREE TO ALL TERMS AND PROVISIONS

LESSOR: **Kim Woodruff, Executive Director, Under One Roof**

Kim Woodruff Date: 7-12-24
Lessor's Signature

TENANT PARTNER: **District 18 Drug Court**

_____ Date: _____
Tenant Partner's Signature

EXHIBIT B

Rules and Regulations

1. No sign, placard, picture, advertisement, name or notice shall be installed or displayed on any part of the outside or inside of the Building without the prior written consent of the Lessor. Lessor shall have the right to remove, at Tenant Partner's expense and without notice, any sign installed or displayed in violation of this rule. All approved signs or lettering on doors and walls shall be printed, painted, affixed or inscribed at the expense of Tenant Partner. In addition, Lessor reserves the right to change from time to time the format of the signs or lettering and to require previously approved signs or lettering to be appropriately altered.
2. If Lessor objects in writing to any curtains, blinds, shades or screens attached to or hung in or used in connection with any window or door of the Premises, Tenant Partner shall immediately discontinue such use. No awning shall be permitted on any part of the Premises. Tenant Partner shall not place anything or allow to be placed against or near any glass partitions or doors or windows which may appear unsightly, in the opinion of the Lessor, from outside the Premises.
3. Tenant Partner shall not obstruct any sidewalks, halls, passages, exits, entrances, or steps of the Building. The halls, passages, exits, entrances, and steps are not for the general public, and Lessor shall in all cases retain the right to control and prevent access to the Building of all persons whose presence in the judgment of Lessor would be prejudicial to the safety, character, reputation and interests of the Building and its Tenant Partner provided that nothing contained in this rule shall be construed to prevent such access to persons with whom any Tenant Partner normally deals in the ordinary course of its business, unless such persons are engaged in illegal activities. No Tenant and no employee or invitee of any Tenant Partner shall go upon the roof of the Building.
4. The directory of the Building will be provided exclusively for the display of the name and location of Tenant Partners only and Lessor reserves the right to exclude any other names therefrom.
5. All cleaning and janitorial services for the Building and the Premises shall be provided exclusively through Lessor. Tenant Partner shall not cause any unnecessary labor by carelessness or indifference to the good order and cleanliness of the Premises. Lessor shall not in any way be responsible to any Tenant Partner for any loss of property on the Premises, however occurring or for any damage to any Tenant Partner's property by the janitor or any other employee or any other person.
6. Lessor will furnish Tenant Partner free of charge with two keys to each door in the Premises. Lessor may make a reasonable charge for any additional keys, and Tenant Partner shall not make or have made additional keys, and Tenant Partner shall not alter any lock or install a new or additional lock or bolt on any door of its Premises. Tenant Partner, upon the termination of its tenancy, shall deliver to Landlord the keys of all doors which have been furnished to Tenant Partner and in the event of loss of any keys so furnished, shall pay Lessor therefore.
7. If Tenant Partner requires telegraphic, telephonic, burglar alarm or hardwired internet connection capability or similar services, it shall first obtain, and comply with, Lessor's instructions in their installation.
8. Tenant Partner shall not excessively waste electricity, water or air conditioning.
9. Tenant Partner shall close and lock the doors of its Premises and entirely shut off all water faucets or other water apparatus and electricity, gas or air outlets before Tenant and its employees leave the

Premises. Tenant Partner shall be responsible for any damage or injuries for noncompliance with this rule sustained by other Tenant Partners or occupants of the Building or by Lessor.

10. The toilet rooms, toilets, urinals, wash bowls and other apparatus shall not be used for any purpose other than that for which they were constructed, no foreign substance of any kind whatsoever shall be thrown into any of them, and the expense of any breakage, stoppage or damage resulting from the violation of this rule shall be borne by the Tenant Partner who, or whose employees or invitees, shall have caused it.
11. Tenant Partner shall not install any radio or television antenna, satellite dish, loudspeaker or other device on the roof or exterior walls of the Building without permission of Lessor. Tenant Partner shall not interfere with radio or television broadcasting or reception from or in the Building or elsewhere.
12. Except as approved by Lessor, Tenant Partner shall not mark, drive nails, screw or drill into the partitions, woodwork or plaster or in any way deface the Premises. Tenant Partner shall not cut or bore holes for wires. Tenant Partner shall not affix any floor covering to the floor of the Premises in any manner except as approved by Lessor. Tenant Partner shall repair any damage resulting from noncompliance with this rule.
13. Tenant Partner shall not install, maintain or operate upon the Premises any vending machine.
14. Tenant Partner shall store all its trash and garbage in the approved receptacles at designated areas. Tenant Partner shall not place in any trash box or receptacle any material which cannot be disposed of in the ordinary and customary manner of trash and garbage disposal. All garbage and refuse disposal shall be made in accordance with directions issued from time to time by Lessor.
15. No cooking shall be done or permitted by any Tenant Partner on the Premises, except with the Underwriters' Laboratory (UL) approved microwave oven or equipment for brewing coffee, tea, hot chocolate and similar beverages shall be permitted provided that such equipment and use is in accordance with all applicable federal, state and city laws, codes, ordinances, rules and regulations and does not cause odors objectionable to Lessor or other Tenant Partners of the Building.
16. Lessor may waive any one or more of these Rules and Regulations for the benefit of any particular Tenant Partner or Partners, but no such waiver by Lessor shall be construed as a waiver of such Rules and Regulations in favor of any other Tenant Partner or Partners, nor prevent Lessor from thereafter enforcing any such Rules and Regulations against any or all of the Tenant Partners of the Building.
17. Lessor reserves the right to make such other and reasonable rules and regulations as in its judgment may from time to time be needed for safety and security, for care and cleanliness of the Building and for the preservation of good order in and about the Building. Tenant Partner agrees to abide by all such rules and regulations.
18. No smoking shall be permitted anywhere on the property including common areas and parking lot within 25 feet of building.
19. Tenant Partner shall be responsible for the observance of all the foregoing rules by Tenant Partner's employees, agents, clients, customers, invitees and guests.
20. Conference Room use by Tenant Partner requires sign-up on the provided calendar and the number in attendance. Conference Room shall be left in a clean and orderly fashion.

21. Donations left in any part of Under One Roof, whether left on the front porch, by the back doors, or inside the building, have been donated to Under One Roof and must, by law, undergo specific processing by the staff of Under One Roof. No Tenant Partner or their clientele, shall go through or remove any part of these donations; to do so would be stealing. These donations are for the betterment of all who are housed in Under One Roof and are given for that purpose. Please speak to the Under One Roof management if you have questions surrounding these donations.

RECEIVED

JUL 01 2024

BY _____

**TISDAL & O'HARA
814 FRISCO AVENUE
P.O. BOX 1387
CLINTON, OK 73601**

PHONE: (580) 323-3964

Pittsburg County
115 East Carl Albert Pkwy - Rm 101
McAlester OK 74501

Page: 1
06/20/2024
Account No: 519

Previous Balance	Fees	Expenses	Advances	Payments	Balance
Hiland Partners 775.50	597.75	0.00	0.00	0.00	\$1,373.25
Scissortail Energy 944.25	429.00	0.00	0.00	0.00	\$1,373.25
Arkoma 944.25	699.00	0.00	0.00	-944.25	\$699.00
<u>2,664.00</u>	<u>1,725.75</u>	<u>0.00</u>	<u>0.00</u>	<u>-944.25</u>	<u>\$3,445.50</u>

PLEASE REMIT PAYMENT TO: P.O. BOX 1387, CLINTON, OK 73601

**TO ENSURE PROPER CREDIT, PLEASE REFERENCE YOUR ACCOUNT
NUMBER WITH PAYMENT**

PLEASE MAKE CHECKS PAYABLE TO: "TISDAL & O'HARA, PLLC"

RECEIVED

JUL 29 2024

BY _____

TISDAL & O'HARA
814 FRISCO AVENUE
P.O. BOX 1387
CLINTON, OK 73601

PHONE: (580) 323-3964

Pittsburg County
115 East Carl Albert Pkwy - Rm 101
McAlester OK 74501

Page: 1
06/30/2024

Account No: 519-05
Statement No: 28356

Hiland Partners

PRIVILEGED AND CONFIDENTIAL

Previous Balance		\$1,373.25
	<u>Payments</u>	
07/09/2024		-775.50
Balance Due		<u>\$597.75</u>

PLEASE REMIT PAYMENT TO: P.O. BOX 1387, CLINTON, OK 73601

TO ENSURE PROPER CREDIT, PLEASE REFERENCE YOUR ACCOUNT NUMBER WITH PAYMENT

PLEASE MAKE CHECKS PAYABLE TO: "TISDAL & O'HARA, PLLC"

TISDAL & O'HARA
814 FRISCO AVENUE
P.O. BOX 1387
CLINTON, OK 73601

PHONE: (580) 323-3964

RECEIVED

JUL 29 2024

BY _____

Pittsburg County
115 East Carl Albert Pkwy - Rm 101
McAlester OK 74501

Page: 1
06/30/2024
Account No: 519-06
Statement No: 28357

Scissortail Energy

PRIVILEGED AND CONFIDENTIAL

Previous Balance		\$1,373.25
	<u>Payments</u>	
07/09/2024		-944.25
Balance Due		<u>\$429.00</u>

PLEASE REMIT PAYMENT TO: P.O. BOX 1387, CLINTON, OK 73601

TO ENSURE PROPER CREDIT, PLEASE REFERENCE YOUR ACCOUNT
NUMBER WITH PAYMENT

PLEASE MAKE CHECKS PAYABLE TO: "TISDAL & O'HARA, PLLC"

COLLINS, ZORN & WAGNER, PLLC
429 N.E. 50th Street, Second Floor
Oklahoma City, Oklahoma 73105-1815

Telephone (405) 524-2070
Telecopier (405) 524-2078
Federal Identification #73-1486722

Ross Selman
115 E. Carl Albert Parkway
McAlester OK 74501

Page: 1
07/30/2024
Account No: 803-8588M
Statement No: 5

City of McAlester v. Board of County Commissioners of Pittsburg County
Case No. CV-2024-1
District Court of Pittsburg County

Interim Statement

bocc@pittsburg.okcounties.org

			Hours	
06/05/2024	SRE	[REDACTED]	0.20	97
06/06/2024	SRE	[REDACTED]	0.10	98
06/10/2024	SRE	[REDACTED] and draft response	0.20	99
		[REDACTED]	0.50	65.00

		Recapitulation	Hours	Hourly Rate	Total
<u>Timekeeper</u>			0.50	\$130.00	\$65.00
Scott Eudey					

Total Current Work 65.00

Balance Due \$65.00

RESOLUTION .

NO. 25-027

The Board of County Commissioners, Pittsburg County, Met in regular session
Monday, August 5TH, 2024.

WHEREAS, the **SHERIFF'S OFFICE** wishes to cancel the following Purchase Order

11011 to Ada Paper Company dated June 10TH, 2024 in the amount of \$303.10 for
Janitorial Supplies.

WHEREAS, the purchase order was not used, therefore it is no longer needed.

THEREFORE BE IT RESOLVED, Pittsburg County Commissioners do hereby cancel
Purchase Order **11011** for FY 2023-2024.


CHAIRMAN


MEMBER


MEMBER



ATTEST:


COUNTY CLERK