



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

NOV 21 2025

TIME 8:35 AM
HOPE TRAMMELL, COUNTY CLERK
PITTSBURG COUNTY
BY _____ DEPUTY

DATE: November 24, 2025

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:	CHARLIE ROGERS	/	CHAIRMAN
	ROSS SELMAN	/	VICE-CHAIRMAN
	MIKE HAYNES	/	MEMBER

3. APPROVAL OF AGENDA

4. APPROVE/DISAPPROVE MEETING MINUTES

A. Regular Meeting from November 17, 2025

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 REPORT

A. EXPO CENTER

i. Director's Weekly Report

B. FLOODPLAIN

i. Director's Monthly Report

7. FISCAL TRANSACTIONS

A. Claims and Purchase Orders

B. Transfers

C. Monthly Reports

D. Blanket Purchase Orders

E. Payroll

8. UNFINISHED BUSINESS

A. Resolution 26-121 to Appoint Representative and Alternate Representative to the Iren Data Center TID-TIF Committee

B. Discussion, Consideration and Possible Action to Approve Planned Service Agreement between Johnson Controls Fire Protection LP and the Pittsburg County Animal Shelter for extinguisher and fire alarm inspections

9. AGENDA ITEMS

A. Matt McFarland with the Pittsburg County Sheriff's Department to address the Board regarding Letter to Ban Further Entry into the Courthouse.

B. Discussion, Consideration and Possible Action to approve Letter to Ban Further Entry into the Courthouse- Sheriff

C. "CORRECTED" 2026 Holiday Schedule

D. Discussion Consideration and Possible Action to Approve/Disapprove Application for Certificate of Authority to locate or establish a cemetery- District 1

E. Approve/Disapprove Public Hearing Notice to establish a cemetery- District 1

F. Discussion, Consideration and Possible Action to approve Renewal Maintenance Contract Proposal between Miller Office Equipment and Pittsburg County District 3

G. Discussion, Consideration and Possible Action to approve Appraisal of Real Property for the property located on Lot 2 and the E1/2 of Lot 3, Block 4, Canadian, Pittsburg County, Oklahoma

H. Discussion, Consideration and Possible Action to Approve Subscription Agreement between Invex Inventory on Demand and Pittsburg County District 1 & District 2

I. Resolution 26-131 to Cancel Purchase Order(s)- General

J. Resolution 26-132 to Approve Substitution for Bid Number 2025-1, One (1) Quick Attack, Wildlands Fire Apparatus for Arrowhead Estates Fire Department, awarded on September 9, 2024

K. Resolution 26-133 to Accept Donation- Animal Shelter

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.

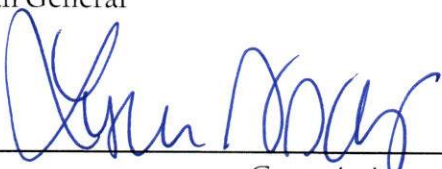
12. 10:00 A.M. – PUBLIC HEARINGS

None.

13. 10:00 A.M. – BID OPENINGS

A. Bid No. 4 Selling by sealed big 1993 American General

14. RECESS/ADJOURNMENT


Commissioners' Assistant

**PITTSBURG COUNTY COMMISSIONER
NOVEMBER 24, 2025
MEETING MINUTES**

The Board of County Commissioners, Pittsburg County, met in regular session on November 24, 2025 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 8:35 A.M., November 21, 2025.

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

2. ROLL CALL: Roll was called.

Charlie Rogers	Present
Ross Selman	Present
Mike Haynes	Absent

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

AYE: Charlie Rogers
Ross Selman

NAY: None.

Motion Passed.

4. APPROVE/DISAPPROVE MINUTES FROM:

A. REGULAR MEETING NOVEMBER 17, 2025: The minutes from the previous meeting, November 17, 2025 regular meeting were read. Selman made a motion to approve the minutes; seconded by Rogers.

AYE: Charlie Rogers
Ross Selman

NAY: None.

Motion Passed.

5. RECOGNITION OF GUESTS/PUBLIC COMMENTS: None.

6. OFFICIALS – DEPARTMENT REPORTS:

A. EXPO CENTER;

i. DIRECTOR'S WEEKLY REPORT: Richard Bedford stated that they have the Big Buck Banquet tonight. Bedford stated that they will be placing a smart board in the maintenance office to help with organization and that the internet is still down. Bedford gave an overview of the dirt work on the speedway track. Bedford stated they will be working with the Thanksgiving Dinner preparations this week. Bedford said that Justin is working to make the concession more efficient and they are also working on a room for pod casts. Bedford also said they will have a meeting at 11:00 Tuesday to go over the speedway needs and donations.

B. FLOODPLAIN:

i. DIRECTOR'S MONTHLY REPORT: The board reviewed the floodplain monthly 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 Selman.

AYE: Charlie Rogers
Ross Selman

NAY: None.

Motion Passed.

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

AYE: Charlie Rogers
Ross Selman

NAY: None.

Motion Passed.

C. MONTHLY REPORTS: None.

D. BLANKET PURCHASE ORDERS:

DEPT	PO	AMOUNT	VENDOR
Emergency Mgmt	4634	\$ 500.00	Pruett's Food
Jail	4635	\$ 600.00	Compliance Resource
Jail	4636	\$1,000.00	O'Reilly's

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

AYE: Charlie Rogers
Ross Selman

NAY: None.

Motion Passed.

E. PAYROLL: Rogers made a motion approve the mid-month payroll; seconded by Selman.

AYE: Charlie Rogers
Ross Selman

NAY: None.

Motion Passed.

8. UNFINISHED BUSINESS:

A. RESOLUTION 26-121 TO APPOINT REPRESENTATIVE AND ALTERNATE REPRESENTATIVE TO THE IREN DATA CENTER TID-TIF COMMITTEE: Selman made a motion to postpone the item until December 1st; seconded by Rogers.

AYE: Charlie Rogers
Ross Selman

NAY: None.

Motion Passed.

B. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION TO APPORVE PLANNED SERVICE AGREEMENT BETWEEN JOHNSON CONTROLSA FIRE PROTECTION LP AND THE PITTSBURG COUNTY ANIMAL SHELTER FOR EXTINGUISHER AND FIRE ALARM INSPECTIONS: Rogers stated that the agreement is in the amount of \$2,182.00. Rogers made a motion to approve the agreement; seconded by Selman.

AYE: Charlie Rogers
Ross Selman

NAY: None.

Motion Passed.

9. AGENDA ITEMS:

A. MATT MCFARLAND WITH THE PITTSBURG COUNTY SHERIFF'S DEPARTMENT TO ADDRESS THE BOARD REGARDING LETTER TO BAN FURTHER ENTRY INTO THE COURTHOUSE: McFarland explained the issues that they have been having, stating that there has been recording in places that are restricted as well as harassing staff and officials. McFarland requested that they only be allowed into the 2nd or 3rd floor when they have court proceedings. Judge Hogan stated that she comes in just to try to escalate issues. McFarland stated that this has been an ongoing issue.

B. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION TO APPROVE LETTER TO BAN FURTHER ENTRY INTO THE COURTHOUSE - SHERIFF: Rogers made a motion to approve the letter banning Leslie Orico; seconded by Selman.

AYE: Charlie Rogers
Ross Selman

NAY: None.

Motion Passed.

C. "CORRECTED" 2026 HOLIDAY SCHEDULE: Hope Trammell explained the correction to the holiday schedule is to the date of approval by the excise board. Rogers made a motion to approve the corrected holiday schedule; seconded by Selman.

D. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION TO APPROVE/DISAPPROVE APPLICATION FOR CERTIFICATE OF AUTHORITY TO LOCATE OR ESTABLISH A CEMETERY – DISTRICT 1: Rogers made a motion to approve the application to establish a cemetery; seconded by Selman.

AYE: Charlie Rogers
Ross Selman

NAY: None.

Motion Passed.

E. APPROVE/DISAPPROVE PUBLIC HEARING NOTICE TO ESTABLISH A CEMETERY – DISTRICT 1: Rogers read the public hearing notice. Rogers made a motion to approve the public hearing notice; seconded by Selman.

AYE: Charlie Rogers
Ross Selman

NAY: None.

Motion Passed.

F. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION TO APPROVE RENEWAL MAINTENANCE CONTRACT PROPOSAL BETWEEN MILLER OFFICE EQUIPMENT AND PITTSBURG COUNTY DISTRICT 3: Selman made a motion to approve the maintenance contract proposal; seconded by Rogers.

AYE: Charlie Rogers
Ross Selman

NAY: None.

Motion Passed.

G. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION TO APPROVE APPRAISAL OF REAL PROPERTY FOR THE PROPERTY LOCATED ON LOT 2 AND THE E1/2 OF LOT 3, BLOCK 4, CANADIAN, PITTSBURG COUNTY, OKLAHOMA: Rogers stated that the appraisal is for the old Canadian District #1 shop and is in the amount of \$42,000.00. Rogers made a motion to approve the appraisal; seconded by Selman.

AYE: Charlie Rogers
Ross Selman

NAY: None.

Motion Passed.

H. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION TO APPROVE SUBSCRIPTION AGREEMENT BETWEEN INVEX INVENTORY ON DEMAND AND PITTSBURG COUNTY DISTRICT 1 & DISTRICT 2: Rogers stated that the agreement is in the amount of \$3,000.00 per district. Rogers made a motion to approve the agreement; seconded Selman.

AYE: Charlie Rogers
Ross Selman

NAY: None.

Motion Passed.

I. RESOLUTION 26-131 TO CANCEL PURCHASE ORDER(S) - GENERAL: Rogers read the resolution stating purchase order 3700. Rogers made a motion to cancel the purchase order; seconded Selman.

AYE: Charlie Rogers
Ross Selman

NAY: None.

Motion Passed.

J. RESOLUTION 26-132 TO APPROVE SUBSTITUTION FOR BID NUMBER 2025-1, ONE (1) QUICK ATTACK, WILDLANDS FIRE APPARATUS FOR ARROWHEAD FOR DEPARTMENT, AWARDED ON SEPTEMBER 9, 2024: Hope Trammell explained an error in the bid specifications as to the length of the chassis and an error with the vendor on building the bed has created an issue and to correct the issue the fastest is to switch the chassis to an extended cab from a regular cab with \$1,000.00 less of expense. Rogers read the resolution. Rogers made a motion to approve the resolution; seconded Selman.

AYE: Charlie Rogers
Ross Selman

NAY: None.

Motion Passed.

K. RESOLUTION 26-133 TO ACCEPT DONATION - ANIMAL SHELTER: Rogers read the resolution. Rogers made a motion to accept the donation; seconded Rogers.

AYE: Charlie Rogers
Ross Selman

NAY: None.

Motion Passed.

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: Rogers asked for an update about the incident at the jail last Sunday. McClendon stated that they have not heard back from the investigation.

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

The board moved down the agenda to item 14.

14. RECESS/ADJOURNMENT: Rogers made a motion to recess until 10:00; seconded by Selman.

AYE: Charlie Rogers
Ross Selman

NAY: None.

Motion Passed. Meeting Adjourned.

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

2. ROLL CALL: Roll was called.

Charlie Rogers	Present
Ross Selman	Present
Mike Haynes	Absent

13. 10:00 A.M. – BID OPENINGS:

A. BID NO. 4 SELLING BY SEALED BID 1993 AMERICAN GENERAL: The following bids were received.

VENDOR	AMOUNT
Cravens Volunteer Fire Department	\$5.00

Rogers made a motion to accept the bids as opened and postpone for review: seconded by Haynes.

AYE: Charlie Rogers
Ross Selman

NAY: None.

Motion Passed.

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

AYE: Charlie Rogers
Ross Selman

NAY: None.

Motion Passed. Meeting Adjourned.

Purchase Orders By Account

Fiscal Year : 2025-2026

Date Range: 11/24/2025 to 11/24/2025

PO	Warrant No.	Vendor Name	Purpose	Amount
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Animal Shelter

1316-1-8020-2005 / ANIMAL SHELTER MAINTENANCE & OPERATIONS

003922	000254	TREVIPAY-WALMART	DOG AND CAT FOOD ETC	\$ 236.60
003924	000255	JAMESCO ENTERPRISES LLC	JANITORIAL SUPPLIES E	\$ 455.43
004182	000256	BRIGGS PRINTING	RECEIPT BOOKS	\$ 255.00
004418	000257	MILLER OFFICE EQUIPMENT	COPY OVERAGES	\$ 38.75
004539	000258	CENTER, EWELL	VET SERVICES	\$ 700.00
004576	000259	WHITE LIGHT COMPUTING INC.	SOFTWARE SUPPORT	\$ 250.00
Total:				\$ 1,935.78

Econ Dev Trust

7603-4-0500-2005 / EDA EXPO M&o

001179	000250	BEMAC SUPPLY	PARTS & SHOP SUPPLIE	\$ 7.54
001968	000251	JAMESCO ENTERPRISES LLC	JANITORIAL SUPPLIES	\$ 687.52
003178	000252	KELLPRO SOFTWARE & TECHNOLOG	TIME CLOCK LICENSE ET	\$ 482.01
004362	000253	OKLAHOMA STATE ATHLETIC COMMIS	PERMIT FEE	\$ 232.27
004482	000254	ACC BUSINESS	MONTHLY INTERNET SE	\$ 616.78
Total:				\$ 2,026.12

Emergency Mgmt

1212-2-2700-2005 / CIVIL DEFENSE M&O

004468	000107	PUBLIC SERVICE CO. OF OKLAHOMA	MONTHLY SERVICE	\$ 13.23
004469	000108	KIAMICHI ELECTRIC COOPERATIVE	MONTHLY SERVICE	\$ 52.53
004470	000109	SUMMIT UTILITIES OKLAHOMA INC	MONTHLY SERVICE	\$ 583.67
004471	000110	PUBLIC SERVICE CO. OF OKLAHOMA	MONTHLY SERVICE	\$ 1,086.10
Total:				\$ 1,735.53

General

0001-1-0100-2005 / DISTRICT ATTORNEY M&O

004472	001692	IMAGENET CONSULTING LLC	SOFTWARE RENEWAL	\$ 4,966.78
Total:				\$ 4,966.78

0001-1-0800-1310 / COMMISSIONERS TRAVEL

004529	001693	SELMAN, WILLIAM R.	TRAVEL	\$ 120.00
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PO	Warrant No.	Vendor Name	Purpose	Amount
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General

0001-1-0800-1310 / COMMISSIONERS TRAVEL

Total: \$ 120.00

0001-1-1000-2005 / COUNTY CLERK M&O

002325	001694	ACCO	REGISTRATION	\$ 95.00
004446	001695	MILLER OFFICE EQUIPMENT	COPIER MAINTENANCE	\$ 159.16
004580	001696	PITNEY BOWES BANK INC RESERVE A	POSTAGE	\$ 1,000.00
			Total:	\$ 1,254.16

0001-1-1700-2005 / REVAL. M&O

004452	001697	CANON FINANCIAL SERVICES	COPIER LEASE	\$ 210.00
			Total:	\$ 210.00

0001-1-2000-2005 / MEMBERSHIPS

004526	001698	MCALESTER AREA CHAMBER OF CO	ANNUAL MEMBERSHIP	\$ 599.00
			Total:	\$ 599.00

0001-1-3300-2005 / MAINTENANCE M&O

002876	001699	H2O DEPOT	BOTTLED WATER ETC.	\$ 391.25
003849	001700	BROKEN ARROW ELECTRIC SUPPLY I	LIGHT BULBS	\$ 178.95
004436	001701	PATRIOT PEST SOLUTIONS LLC	PEST CONTROL	\$ 150.00
004454	001702	PERRY & SONS ROOFING CO.	ROOF REPAIR	\$ 800.00
004476	001703	ALL ABOUT U PLUMBING	PLUMBING REPAIRS	\$ 125.00
004500	001704	SUMMIT UTILITIES OKLAHOMA INC	MONTHLY SERVICE	\$ 121.50
004538	001705	COMPLIANCE RESOURCE GROUP	CONSORTIUM FEE	\$ 1,529.00
			Total:	\$ 3,295.70

0001-2-0400-1310 / SHERIFF TRAVEL

004519	001706	KENNISON-CORPUS, ESSENCE	TRAVEL	\$ 238.00
004520	001707	FOWLER, WYATT A.	TRAVEL	\$ 238.00
			Total:	\$ 476.00

0001-2-0400-2005 / SHERIFF M&O

002931	001708	COMDATA	FUEL	\$ 11,059.60
			Total:	\$ 11,059.60

0001-4-0500-2005 / Expo M&O

004376	001709	AMAZON CAPITAL SERVICES INC.	TELEVISION ETC.	\$ 218.98
			Total:	\$ 218.98

PO	Warrant No.	Vendor Name	Purpose	Amount
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General

0001-5-0900-2005 / OSU M&O

004455	001710	LOWES	SCREWS ETC.	\$ 51.25
004498	001711	ALERT 360	MONITORING	\$ 34.55
			Total:	\$ 85.80

Health

1216-3-5000-1110 / HEALTH DEPT. PS

004551	000147	OKLA. STATE DEPT. OF HEALTH	PERSONAL SERVICES	\$ 70,553.78
			Total:	\$ 70,553.78

1216-3-5000-1310 / HEALTH DEPT. TRAVEL

003824	000148	HAMPTON INN	LODGING	\$ 440.00
003825	000149	BUSBY, TIFFANY	TRAVEL	\$ 257.43
003826	000150	MCELHANY, CHERYL	TRAVEL	\$ 262.26
004038	000151	KELL, NICOLE	TRAVEL	\$ 100.00
			Total:	\$ 1,059.69

1216-3-5000-2005 / HEALTH DEPT. M&O

002558	000152	MID-CONTINENTAL BROADCASTING L	ADVERTISING	\$ 1,200.00
002615	000153	MCALESTER NEWS CAPITAL & DEM.	PUBLICATION	\$ 196.05
003169	000154	C R MOWING	LAWN CARE	\$ 250.00
003707	000155	SMILEMAKERS	STICKERS	\$ 111.42
004361	000156	LOWES	LIGHTS ETC	\$ 117.09
004514	000157	VIP VOICE SERVICES	MONTHLY SERVICE	\$ 3,366.20
004517	000158	KIAMICHI AUTOMOTIVE WAREHOUSE	ANTIFREEZE ETC	\$ 21.99
004518	000159	VIP VOICE SERVICES	MONTHLY SERVICE	\$ 3,366.20
004534	000160	CLIFFORD POWER SYSTEMS	GENERATOR MAINTENA	\$ 836.37
			Total:	\$ 9,465.32

Highway

1102-6-4100-2005 / DIST. #1 M&O

004506	001094	PETE'S PLACE RESTAURANT	EMPLOYEE APPRECIATI	\$ 1,185.00
			Total:	\$ 1,185.00

Hwy-ST

1313-6-8040-2005 / HIGHWAY SALES TAX ASPHALT PLANT M&O

004319	001164	DOLESE	3/8" #2 COVER CHIPS	\$ 11,769.12
004386	001165	DOLESE	3/8" #2 COVER CHIPS	\$ 11,735.45

PO	Warrant No.	Vendor Name	Purpose	Amount
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Hwy-ST

1313-6-8040-2005 / HIGHWAY SALES TAX ASPHALT PLANT M&O

004444	001166	DOLESE	#4 SCREENINGS	\$ 6,007.15
004447	001167	ASPHALT & FUEL SUPPLY	ROAD OIL	\$ 14,214.00
004474	001168	ASPHALT & FUEL SUPPLY	ROAD OIL	\$ 28,226.75
004475	001169	RAM INC	FUEL	\$ 7,335.69
004505	001170	ASPHALT & FUEL SUPPLY	ROAD OIL	\$ 28,025.50
			Total:	\$ 107,313.66

1313-6-8041-2005 / HIGHWAY SALES TAX M&O DISTRICT #1

000467	001171	STIGLER STONE	1 1/2" ODOT BASE TYPE	\$ 3,011.06
003133	001172	T & W TIRE	TIRES & SERVICES	\$ 35.00
003152	001173	4 SEASONS APPRAISAL, LLC	APPRAISAL FEES	\$ 500.00
003584	001174	DOLESE	1 1/2" CRUSHER RUN	\$ 893.99
003954	001175	AIRGAS	CYLINDER RENTALS	\$ 257.23
004055	001176	DOLESE	1 1/2" CRUSHER RUN	\$ 3,008.78
004097	001177	CUSTOM PRODUCTS CORPORATION	SIGNS & POSTS	\$ 3,562.98
004148	001178	DOLESE	1 1/2" CRUSHER RUN	\$ 2,929.85
004183	001179	T & W TIRE	TIRES ETC.	\$ 1,437.24
004203	001180	WELDON PARTS INC	SOLENOID ETC.	\$ 425.76
004260	001181	RAM INC	FUEL	\$ 2,813.67
004302	001182	RUSH TRUCK CENTER	FITTING ETC.	\$ 31.00
004324	001183	FREEDOM FORD	PLUG	\$ 14.94
004325	001184	RAM INC	FUEL	\$ 6,412.52
004333	001185	T & W TIRE	TIRES	\$ 566.02
004350	001186	T & W TIRE	TIRES ETC.	\$ 1,257.63
004392	001187	O REILLY AUTO PARTS	GREASE ETC	\$ 288.68
004402	001188	STIGLER MILLING COMPANY LLC	DRIVE LINE	\$ 1,635.00
004415	001189	KIAMICHI AUTOMOTIVE WAREHOUSE	HYDRAULIC HOSE ETC.	\$ 728.88
004416	001190	KIRBY SMITH INC.	WATER SPRAY BAR	\$ 218.04
004442	001191	OTA PLATEPAY	TOLL CHARGES	\$ 11.16
004463	001192	WELDON PARTS INC	BRAKE SHOES	\$ 277.20
004493	001193	WELDON PARTS INC	BRAKE DRUM	\$ 350.00
004494	001194	T & W TIRE	TIRES	\$ 1,762.44
004495	001195	RAM INC	FUEL	\$ 1,521.59
004496	001196	CATHEY & ASSOCIATES LLC	WINDOW	\$ 126.55
004503	001197	LINDLEYS GROCERY	EMPLOYEE APPRECIATI	\$ 43.57
004531	001198	T3 TIRE & WELDING	TIRE	\$ 704.73
004522	001199	RAM INC	FUEL	\$ 3,087.39
			Total:	\$ 37,912.90

1313-6-8041-2999 / HIGHWAY SALES TAX ROAD & BRIDGE DISTRICT #1

003531	001200	ERGON ASPHALT & EMULSIONS	CRS-2 ROAD OIL	\$ 11,116.06
			Total:	\$ 11,116.06

PO	Warrant No.	Vendor Name	Purpose	Amount
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Hwy-ST

1313-6-8042-2005 / HIGHWAY SALES TAX M&O DISTRICT #2

002042	001201	COMPANY STORE	INMATE LUNCHES	\$ 148.39
002863	001202	UNIFIRST CORP.	UNIFORM MAINTENANCE	\$ 1,055.82
003611	001203	STAPLES ADVANTAGE	CLIPBOARDS	\$ 287.25
003945	001204	KC FARM MACHINERY INC.	GREY PIPE	\$ 30,025.69
004213	001205	ADAMS TRUE VALUE	SCREWS	\$ 112.00
004214	001206	PATRIOT AUTO GROUP	BRAKE PARTS	\$ 162.50
004248	001207	T.H. ROGERS	NUTS & BOLTS	\$ 52.30
004298	001208	T.H. ROGERS	DRILL BITS	\$ 73.15
004334	001209	YELLOWHOUSE MACHINERY CO	HYDRAULIC FLUID	\$ 2,381.60
004391	001210	OK TIRE	O-RINGS	\$ 72.00
004399	001211	TWIN CITIES READY MIX	CONCRETE	\$ 1,640.00
004417	001212	PRICE, MICHAEL A	RED GRAVEL	\$ 3,000.00
004449	001213	KC FARM MACHINERY INC.	TIRE & WHEEL	\$ 313.08
004450	001214	WELDON PARTS INC	LIGHTS	\$ 283.18
004460	001215	OTA PLATEPAY	TOLL CHARGES	\$ 3.12
004491	001216	BEMAC SUPPLY	FITTINGS ETC	\$ 22.42
004560	001217	UNIFIRST CORP.	UNIFORM MAINTENANCE	\$ 193.45
			Total:	\$ 39,825.95

1313-6-8043-2005 / HIGHWAY SALES TAX M&O DISTRICT #3

003612	001218	DOLESE	1 1/2" CRUSHER RUN	\$ 5,932.73
003699	001219	STAPLES ADVANTAGE	OFFICE SUPPLIES	\$ 326.41
003714	001220	P & K EQUIPMENT INC	BATTERY	\$ 361.72
003936	001221	KIAMICHI AUTOMOTIVE WAREHOUSE	PARTS & SHOP SUPPLIE	\$ 1,681.97
004353	001222	RAM INC	FUEL	\$ 4,394.68
004407	001223	WELDON PARTS INC.	TRAILER PARTS	\$ 18.20
004443	001224	KC FARM MACHINERY INC.	EQUIPMENT REPAIR	\$ 3,058.17
004453	001225	P & K EQUIPMENT INC	FUEL CAP	\$ 51.61
004461	001226	CANON FINANCIAL SERVICES	COPIER LEASE	\$ 102.00
004467	001227	WELDON PARTS INC.	TRACTOR PARTS	\$ 49.88
004489	001228	T3 TIRE & WELDING	TIRE CHANGE	\$ 277.50
			Total:	\$ 16,254.87

Jail-ST

1315-2-8034-2005 / JAIL MAINTENANCE & OPERATIONS

004458	000341	PUBLIC SERVICE CO. OF OKLAHOMA	MONTHLY SERVICE	\$ 5,595.31
004459	000342	PUBLIC SERVICE CO. OF OKLAHOMA	MONTHLY SERVICE	\$ 152.47
004628	000345	JE SYSTEMS INC	SMOKE DETECTORS	\$ 507.46
			Total:	\$ 6,255.24

PO	Warrant No.	Vendor Name	Purpose	Amount
Jail-ST				
1315-2-8034-2011 / JAIL INMATE MEDICAL				
004554	000343	MCALESTER DENTISTRY & BRACES	INMATE DENTAL	\$ 1,407.00
004557	000344	MCALESTER DENTISTRY & BRACES	INMATE DENTAL	\$ 633.00
Total:				\$ 2,040.00
JUVENILE MENTAL HEALTH				
7212-1-1900-2005 / JUVENILE MENTAL HEALTH COURT M&O				
004304	000011	RECONNECT INC	MONITORING SERVICES	\$ 1,000.00
Total:				\$ 1,000.00
Rural Fire-ST				
1321-2-8202-2005 / ARROWHEAD FIRE DEPT M&O				
003772	000452	REDLINE FIRE EQUIPMENT & SUPPLY	PIKE POLES ETC.	\$ 732.73
004525	000453	THE BURROWS AGENCY	INSURANCE	\$ 3,051.00
Total:				\$ 3,783.73
1321-2-8212-2005 / FIRE FIGHTERS ASSOC M&O				
004552	000454	CITY OF MCALESTER	MONTHLY SERVICE	\$ 91.76
Total:				\$ 91.76
1321-2-8216-2005 / HAYWOOD/ARPELAR FD M&O				
000844	000455	KIAMICHI AUTOMOTIVE WAREHOUSE	PARTS & SHOP SUPPLIE	\$ 937.95
004625	000456	PUBLIC SERVICE CO. OF OKLAHOMA	MONTHLY SERVICE	\$ 98.53
Total:				\$ 1,036.48
1321-2-8219-2005 / KIOWA FIRE DEPARTMENT M&O				
002897	000457	COMDATA	FUEL	\$ 112.70
Total:				\$ 112.70
1321-2-8221-2005 / MCALESTER FIRE DEPT M&O				
004502	000458	THE BURROWS AGENCY	SURETY BOND	\$ 236.00
Total:				\$ 236.00
1321-2-8223-2005 / QUINTON FIRE DEPT M&O				
004462	000459	THE BURROWS AGENCY	INSURANCE	\$ 12,794.00
Total:				\$ 12,794.00

PO	Warrant No.	Vendor Name	Purpose	Amount
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SH Commissary

1223-2-0400-2005 / SHERIFF COMMISSARY M&O

002927	000077	BANCFIRST	POSITIVE PAY MONTHLY	\$ 147.18
002930	000078	T & W TIRE	TIRES & SERVICES	\$ 107.50
004296	000079	COMMISSARY EXPRESS	COMMISSARY PRODUCT	\$ 2,498.01
004480	000080	COMMISSARY EXPRESS	KIOSK FEES	\$ 58.50
			Total:	\$ 2,811.19

SH Svc Fee

1226-2-0400-2012 / FEEDING PRISONERS

004081	000756	BEN E. KEITH LOCKBOX	INMATE GROCERIES	\$ 9,466.38
			Total:	\$ 9,466.38

1226-2-3400-2005 / JAIL M&O

002022	000757	JOHNNYS A STREET MARKET	INMATE LUNCHES	\$ 390.41
002023	000758	O REILLY AUTO PARTS	PARTS & SHOP SUPPLIE	\$ 878.64
002565	000759	LEGAL & LIABILITY RISK MANAGEMEN	TRAINING	\$ 650.00
002568	000760	TRAMMELLS AUTOMOTIVE	BRAKE REPAIR	\$ 220.00
002921	000761	O REILLY AUTO PARTS	PARTS & SHOP SUPPLIE	\$ 845.84
002922	000762	COMDATA	FUEL	\$ 875.57
003424	000763	BLACK CREEK INTEGRATED SYSTEMS	ANNUAL SERVICE FEE	\$ 22,973.97
003515	000764	JE SYSTEMS INC	REPAIR SMOKE DETECT	\$ 537.47
003867	000765	BOB BARKER COMPANY	DRUG TESTING SUPPLIE	\$ 740.73
003982	000766	JAMESCO ENTERPRISES LLC	JAIL JANITORIAL SUPPLI	\$ 2,355.13
003989	000767	COMPLIANCE RESOURCE GROUP	EMPLOYEE DRUG TESTI	\$ 234.00
004129	000768	BEMAC SUPPLY	DIAPHRAGM KIT	\$ 599.34
004235	000769	JPX INTERNATIONAL LLC	JPX PEPPER BALL AMMO	\$ 1,250.00
004340	000770	AMAZON CAPITAL SERVICES INC.	PAPER	\$ 53.84
004466	000771	HAPPY DESIGN CO.	WEBSITE FEE	\$ 4,800.00
004479	000772	DEPARTMENT OF PUBLIC SAFETY	OLETS USER FEES	\$ 535.00
004511	000773	PUBLIC SERVICE CO. OF OKLAHOMA	MONTHLY SERVICE	\$ 62.75
004515	000774	PUBLIC SERVICE CO. OF OKLAHOMA	MONTHLY SERVICE	\$ 107.53
004578	000775	JOHNNYS A STREET MARKET	INMATE WORK CREW	\$ 61.21
004510	000776	GUARDIAN RFID	ID CARDS	\$ 600.00
004627	000777	T & W TIRE	TIRES ETC.	\$ 268.90
004629	000778	AT&T MOBILITY	MONTHLY SERVICE	\$ 2,162.16
004630	000779	AT&T MOBILITY	MONTHLY SERVICE	\$ 1,821.83
			Total:	\$ 43,024.32

1226-2-3400-2030 / INMATE PHONE

004478	000780	COMMISSARY EXPRESS	DEBIT PHONE TIME FEE	\$ 167.00
004484	000781	VYVE BROADBAND	MONTHLY SERVICE	\$ 389.31
004513	000782	MILLER OFFICE EQUIPMENT	COPIER MAINTENANCE	\$ 668.81

PO	Warrant No.	Vendor Name	Purpose	Amount
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Total: **\$ 1,225.12**

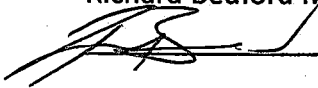
Grand Total: **\$ 406,547.60**

Southeast Expo Center and Motor Speedway

Update November 24, 2025

1. Big Buck banquet is tonight and it seemed that the event Friday night went well.
2. The smart board arrived for the office downstairs and will be installed today.
3. The internet is down at the Expo as of today.
4. S3 has made a lot of progress last week with the dirt work even with having to lower the 8" water line.
5. Things should be ready for The Thanksgiving meal giveaway.
6. Justin has been working on cleaning and making the concession more efficient and found that there were approximately 20 or more extension cords running equipment and through the ceiling. These were removed for concerns of being a fire hazard.
7. The Expo Podcast room should be completed this week and we will be able to start recording withing the next week or two.

Richard Bedford Manager



2025



Pittsburg County
Floodplain Management Board
Office of the Floodplain Administrator

115 E. Carl Albert Pkwy, Room 101
McAlester, OK 74501

Phone: 918-423-4726
Fax: 918-423-7321
floodplain.pittsburgco@gmail.com

PITTSBURG COUNTY FLOODPLAIN REPORT

OCTOBER 2025
GREG CASEY FPA

FLOODPLAIN ADMINISTRATOR | floodplain.pittsburgco@gmail.com

INQUIRES FOR THE MONTH

10/6/25 JP Surveying called for some information on 311 W Kiowa Street in McAlester. With the government shut down he was unable to get a letter from USACE (Army Corp of Engineers) giving the BFE (Base Flood Elevation) for the property. I explained we can't make any determinations in McAlester incorporated city limits. He explained he wasn't getting any help from the city. I told him where he could find the information on this property. I also pulled the information and sent it to his email. This is an AE zone and there is relevant information on the FIS study which can be accessed on the FEMA Map Service Center. We also have a copy on file in our office.

10/7/25 H2 Services, LLC for CRC (county road crossing) permit # 26-020. Temporary 12" Layflat freshwater line on Dorsey cemetery rd. The road crossing didn't fall within the FEMA regulated floodplain. But the water source (McAlester Lake) before the crossing did fall within the SFHA (Special Flood Hazard Area).

10/7/25 H2 Services, LLC for CRC permit # 26-021. Temporary 12" Layflat freshwater line on N4020 rd. This crossing did fall within the FEMA regulated floodplain.

Below is the spreadsheet for the October inquiries

FLOODPLAIN INQUIRY							
DATE	OWNER	CONSTRUCTION COMPANY	TYPE	DESCRIPTION	LOCATION	COUNTY ROAD	COUNTY
10/6/2025	JP SURVEYING	N/A	WANTED INFO ON BFE, WITH USACE DOWN DUE TO GOV SHUT DOWN		311 W KIOWA AVE MCALESTER	N/A	N/A
10/7/2025	H2 SERVICES, LLC	SAME AS OWNER	TEMPORARY FRESH WATER LINE	12" LAYFLAT HOSE	35.036066, -95.841728	DORSEY CEMETERY RD	26-020
10/7/2025	H2 SERVICES, LLC	SAME AS OWNER	TEMPORARY FRESH WATER LINE	12" LAYFLAT HOSE	35.044875, -95.860119	4441 N4020 RD	26-021

FLOODPLAIN PERMITS FOR THE MONTH

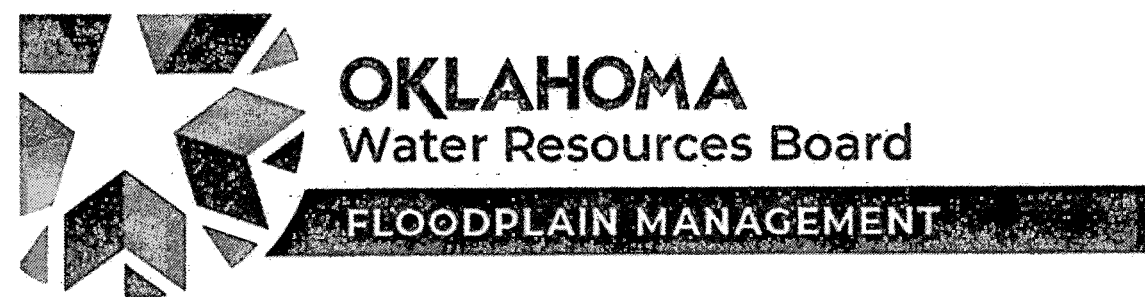
10/23/25 H2 Services, LLC temporary Layflat line associated with CRC permit # 26-020. Located on Dorsey Cemetery rd. FP # 26-002. Permit fee was \$400, and a copy of all paperwork is on file in our office in both PDF computer file & hard copy in cabinet.

10/23/25 H2 Services, LLC temporary Layflat line associated with CRC permit # 26-021. Located on N4020 rd. north of Lilypad rd. FP permit # 26-003. Permit fee was \$400, and a copy of all paperwork is on file in our office in both PDF computer file & hard copy in cabinet.

Below is the spreadsheet for the October floodplain permits

FLOODPLAIN INQUIRY									
DATE	OWNER	CONSTRUCTION COMPANY	TYPE	DESCRIPTION	LOCATION	COUNTY ROAD	LOCATED IN FLOODPLAIN	COUNTY FLOODPLAIN PERMIT	FLOODPLAIN PERMIT FEE
10/7/2025	H2 SERVICES, LLC	SAME AS OWNER	TEMPORARY FRESH WATER LINE	12" LAYFLAT HOSE	35.019056, -95.811728	DICKSEY CEMETERY RD	YES	26-020	\$400
10/7/2025	H2 SERVICES, LLC	SAME AS OWNER	TEMPORARY FRESH WATER LINE	12" LAYFLAT HOSE	35.044875, -95.860119	4444 RD	YES	26-021	\$400

The Flood Current Fall 2025 (from OWRB)





Fall Flooding after Summer Drought

Flooding after a drought is dangerous because dry, compacted soil becomes hydrophobic, or water-repellent, reducing its ability to absorb water and causing rapid surface runoff, leading to more intense and potentially flash floods. Prolonged dryness also kills vegetation, further reducing the soil's capacity to hold water and increasing erosion, which can contribute to landslides and debris flows after heavy rainfall. How drought leads to flooding:

Hardened Soil:

Extended periods of drought cause soil to become hard, compacted, and dry.

Hydrophobic Properties:

This dryness makes the soil hydrophobic, meaning it repels water like a waterproof surface instead of soaking it up.

Increased Runoff:

When rain finally falls, the water runs off the surface into streams and rivers instead of infiltrating the ground, leading to faster accumulation and higher flood risk.

Loss of Vegetation:

Droughts kill plants, leaving the soil bare and its natural ability to absorb and hold water significantly diminished.

Why the flooding is dangerous:

Intense Rain Bursts:

Droughts can be followed by short, high-intensity rainfall events, often from thunderstorms, that can overwhelm the land's ability to absorb water.

Flash Flooding:

The combination of hydrophobic soil and increased runoff can lead to flash floods, where water levels rise very quickly.

Erosion and Debris Flows:

The lack of vegetation leaves the land vulnerable to erosion, and heavy rainfall can wash away soil, leading to landslides and dangerous debris flows.

Vicious Cycle:

Drought-induced fires can further damage the landscape and increase the risk of flash flooding and landslides, creating a destructive cycle.

The Camp Gap - What We Can Learn from the Camp Mystic Tragedy - Chad Berginnis, CFM

This summer has been one of the most flood-impacted on record, with states such as Illinois, Texas, New Mexico, New York, North Carolina, Tennessee, and Wisconsin all experiencing extreme rainfall that overwhelmed communities. In a thoughtful analysis, AccuWeather found a 70% increase in reports of flash flooding through mid-July compared to the 10-year historic average.

The most consequential of this summer's flood events is the Texas flash flood on the Guadalupe River that devastated Camp Mystic and resulted in over 138 deaths and at least \$18 billion in damages. In the aftermath of this terrible flash flooding, ASFPM fielded more than two dozen media inquiries on topics ranging from flood mapping and pre-disaster mitigation to warning systems and steps parents can take to ensure their kiddos' safety.

In reflecting on those interviews, along with reviewing numerous media reports and data about the event itself, five key lessons emerged:

- 1. Regulatory gaps leave camps and campgrounds vulnerable**
- 2. Advanced warnings only work when paired with an action plan**
- 3. EAPs for flash flooding in camps/campgrounds are non-existent or insufficient**
- 4. Plans must be practiced to be effective**
- 5. Parents need awareness and must ask the right questions**

As a floodplain manager and as a parent of an 8-year-old daughter who attended her first Girl Scout Day camp the Monday after the Texas tragedy, I am embarrassed to admit that I failed in doing my own due diligence on the camp she was attending when it comes to flood risk. However, in examining the lessons that are to be learned from the Texas tragedy, I

argue that we have the know-how, technology, and approaches to significantly reduce the deaths and injuries related to flash floods. Let's honor those who lost their lives by committing to closing the gaps in oversight, preparedness, and communication to make our nation's camps safer.



Key Reasons for an FPA to Drive Floodplains:

- **Protecting Lives and Property:**

Floodplain regulations help prevent increased flood risk from development, safeguarding citizens, homes, and businesses from future flood losses.

- **Reducing Economic Impact:**

Effective floodplain management minimizes flood-related damages, which reduces repair costs and business disruptions, leading to greater community financial health.

- **Enhancing Community Resilience:**

By adopting and enforcing higher standards of floodplain management, communities become more resilient, able to withstand and recover more swiftly from floods.

- **Maintaining Floodplain Benefits:**

Well-managed floodplains act as natural flood buffers, slow floodwaters, and offer benefits such as improved groundwater recharge, water quality, and valuable wildlife habitat.

- **Ensuring Compliance with the National Flood Insurance Program (NFIP):**

FPA's ensure their communities meet minimum floodplain management standards to qualify for federally backed flood insurance and disaster assistance.



State Rules for Adoption of Flood Maps

It is important to remember that when your community receives new FEMA floodplain maps, you are required, by law, to adopt the new maps into your communities Flood Damage Prevention Ordinance.

The Oklahoma Floodplain Management Act Title 82. Waters and Water Rights Chapter 23 - Section 1610 - Adoption of Floodplain Regulations - Procedure
Cite as:

1. Floodplain management rules enacted pursuant to the Oklahoma Floodplain Management Act shall only be promulgated by the Oklahoma Water Resources Board in accordance with the Administrative Procedures Act.
2. Floodplain management regulations adopted pursuant to the Oklahoma Floodplain Management Act and any amendments to the regulations shall go into effect thirty (30) days after adoption unless the regulation or amendment specifies a later date; provided, that no floodplain management regulation or amendment thereto shall be in force unless published in a newspaper of general circulation regularly published nearest the area of jurisdiction within fifteen (15) days after adoption.
3. At least thirty (30) days prior to the date of adoption of a regulation or amendment thereto, written notice shall be furnished to the Oklahoma Water Resources Board, accompanied by a copy of each proposed regulation or amendment.
4. A certified copy of any regulation or amendment thereto adopted by a floodplain board pursuant to the Oklahoma Floodplain Management Act shall be filed with the Oklahoma Water Resources Board within fifteen (15) days after adoption.

OCTOBER NEWS

October heat gives way to fall chill

Published: Monday, November 3, 2025

The summer warmth that lingered through much of September carried into the first three weeks of October before Mother Nature finally switched the channel to a more autumnal pattern during the month's final 10 days. Highs that had routinely climbed into the 80s and 90s during those first three weeks fell into the 60s and 70s — with 50s appearing by month's end. The season's first freeze occurred on Oct. 19 in the Panhandle, followed by a more widespread freeze during the final four days of the month.

October rains favor northeast Oklahoma

The shift to a more autumnal pattern also brought much-needed moisture to a broad swath of the northeastern third of the state. Widespread rainfall totals of 4 to 8 inches fell across that area, representing surpluses of 2 to 4 inches. The southwestern third of the state fared just as poorly as the northeast thrived, however, suffering deficits of 2 to 4 inches. Stigler recorded the highest total in the state at 7.93 inches, while Altus brought up the rear with a meager 0.32 inches. Forty-eight of the Oklahoma Mesonet's 120 sites recorded less than 2 inches, with 17 of those sites failing to reach an inch.

Drought response mixed

Drought continued its fall rampage thanks to the extended hot and dry weather — the primary recipe for that particular hazard to flourish. Coverage had risen to more than 29% of the state on the Oct. 14 U.S. Drought Monitor before easing to 19% by month's end. The rains across the northeastern one-third of Oklahoma gave the planted winter wheat crop access to moisture it had largely gone without up to that point. Reports to the Oklahoma Mesonet indicated severely stressed wheat, dry farm ponds, and desiccated soils were widespread in the hardest-hit areas. Wildfires also became more common before the late-month rainfall and persisted afterward in areas that missed out on the relief.

October by the numbers

- **Statewide average temperature:** 66.2°F, 4.9°F above normal — the eighth-warmest October since records began in 1895
- **Temperature extremes:** High of 95°F at Goodwell on Oct. 3 and Grandfield on Oct. 20; low of 24°F at Boise City on Oct. 29 and at Beaver on Oct. 30; lowest wind chill, 13°F at Boise City on Oct. 29
- **Warmest and coolest locations:** Highest monthly average, 67.1°F at Mangum and Seminole; lowest, 58.9°F at Kenton
- **Statewide average precipitation:** 2.63 inches, 0.73 inches below normal — the 61st-driest October on record
- **Rainfall extremes:** High of 7.93 inches at Stigler; low of 0.32 inches at Altus
- **Rainfall totals below 2 inches:** 48 instances recorded at the 120 Oklahoma Mesonet sites

Warm and dry weather favored for November

The Climate Prediction Center's November outlook indicates increased odds of above-normal temperatures and below-normal precipitation across the entire state. Those odds for below-normal precipitation are highest across the western third of Oklahoma. The CPC's November drought outlook calls drought development "likely" across much of the southern half of the state by month's end.

MONTHLY DATA

MESONET CLIMATOLOGICAL DATA SUMMARY										October 2025		Time Zone: Midnight-Midnight CST												
(MCAL) McAlester										Nearest City: 4.0 S McAlester		County: Pittsburg												
Latitude: 34-52-56										Longitude: 95-46-51		Elevation: 755 feet												
DAY	TEMPERATURE (F)				DEG DAYS		HUMIDITY (%)		RAIN	PRESSURE (in)		WIND SPEED (mph)		SOLAR	4" SOIL TEMPERATURES									
	MAX	MIN	AVG	DEWPT	HDD	CDD	MAX	MIN	AVG	(in)	STN	MSL	DIR	AVG	MAX	(MJ/m2)	SOD	BARE	MAX	MIN				
1	87	55	69.7	58.2	0	6	100	32	72	0.00	29.25	30.06	E	2.0	9.4	16.99	71.3	71.8	81	64				
2	91	60	73.5	61.7	0	10	98	36	71	0.00	29.32	30.13	E	2.2	11.6	17.70	71.9	73.4	83	66				
3	91	63	74.0	61.1	0	12	99	30	69	0.00	29.32	30.14	ESE	2.6	15.1	17.83	72.7	74.4	84	68				
4	88	55	70.1	56.2	0	6	98	30	67	0.00	29.22	30.03	ESE	3.1	15.2	18.18	71.9	71.9	81	64				
5	88	60	71.8	58.7	0	9	96	33	68	0.00	29.15	29.96	ESE	3.4	15.4	17.97	71.6	71.9	81	65				
6	91	62	73.9	63.2	0	11	98	32	74	0.00	29.17	29.98	E	2.5	11.7	17.73	72.1	73.7	83	66				
7	84	61	70.3	63.6	0	8	100	51	81	0.00	29.30	30.11	N	3.9	19.2	12.34	72.2	72.6	80	67				
8	85	61	70.2	63.0	0	8	96	50	80	0.00	29.40	30.21	N	3.9	12.9	16.37	72.4	73.4	83	67				
9	85	60	70.1	58.7	0	7	99	40	71	0.00	29.43	30.25	E	2.5	12.1	16.75	72.2	73.1	82	67				
10	87	53	68.0	54.9	0	5	97	33	68	0.00	29.36	30.17	SW	2.1	11.8	16.83	71.2	71.7	82	63				
11	90	57	70.9	57.1	0	9	98	29	68	0.00	29.17	29.98	SW	2.0	13.2	15.99	71.4	73.0	84	65				
12	89	62	75.1	57.8	0	10	87	32	58	0.00	29.03	29.83	S	3.9	18.2	15.98	71.7	73.7	84	65				
13	91	68	76.9	59.8	0	14	80	31	58	0.00	29.17	29.98	ENE	3.0	14.8	13.32	73.1	76.3	86	70				
14	89	60	73.8	60.0	0	10	95	33	66	0.00	29.33	30.14	E	2.9	15.4	15.64	72.9	76.4	88	68				
15	89	59	71.9	56.0	0	9	96	23	64	0.00	29.27	30.08	E	2.9	12.9	16.00	72.2	75.6	87	67				
16	86	52	67.6	55.0	0	4	95	33	69	0.00	29.14	29.95	ESE	2.9	17.9	12.29	71.0	72.4	82	64				
17	87	62	75.0	59.1	0	10	84	40	59	0.00	29.04	29.84	S	4.5	18.9	14.37	71.8	74.8	86	68				
18	75	61	69.5	64.5	0	3	99	63	85	1.44	28.99	29.79	S	5.7	31.7	5.03	71.7	71.3	74	67				
19	71	44	57.6	40.6	7	0	98	22	59	0.00	29.31	30.12	N	5.3	26.1	16.41	68.1	64.7	72	58				
20	84	50	68.7	47.7	0	2	73	31	48	0.00	29.13	29.94	S	7.3	27.7	NA	66.8	63.9	72	57				
21	77	44	61.8	41.1	5	0	93	19	54	0.00	29.33	30.14	NNE	4.2	20.8	16.25	66.8	64.2	72	59				
22	80	40	57.3	40.5	5	0	99	19	64	0.00	29.32	30.13	SW	2.0	14.4	15.91	64.1	60.9	70	53				
23	83	45	63.9	45.9	1	0	93	29	57	0.00	29.28	30.09	S	2.9	12.7	14.78	64.2	62.4	72	55				
24	65	55	58.8	55.6	5	0	99	50	90	1.59	29.24	30.05	E	4.6	17.8	2.97	65.3	62.9	65	61				
25	72	56	60.6	58.5	1	0	99	69	93	0.32	29.13	29.94	E	3.7	18.0	6.45	64.9	64.2	69	61				
26	68	57	60.1	58.2	3	0	99	74	94	0.04	29.15	29.96	N	2.1	8.8	5.28	65.7	64.6	68	63				
27	71	56	62.3	59.0	2	0	99	70	89	0.00	29.12	29.93	E	2.4	9.9	NA	65.8	64.8	69	62				
28	62	48	57.1	52.9	10	0	98	66	86	0.32	29.18	29.99	NW	7.7	32.4	4.05	65.5	62.3	65	56				
29	54	47	50.7	38.0	14	0	75	51	62	0.00	29.29	30.10	NNW	12.9	39.5	4.54	61.2	53.3	56	51				
30	64	36	47.9	39.4	15	0	99	39	76	0.00	29.29	30.10	NW	2.9	14.6	14.89	59.6	55.0	64	48				
31	70	34	49.7	38.6	13	0	100	24	73	0.00	29.27	30.09	W	1.1	9.4	14.15	58.2	55.5	64	48				
	80* 54* 66.1* 54.3*									< - Monthly Averages >		29.23* 30.04*		E * 3.7* 39.5*		13.55*		68.8* 68.4* 76* 62*						
Temperature - Highest: 91*							Degree Days - Total HDD: 91*					Number of Days With:												
Lowest: 34*							Total CDD: 153*					Tmax > 90: 5*									Rainfall > 0.01 inch: 5*			
Rainfall: Monthly Total: 3.71* in.							Humidity - Highest: 100*					Tmax < 32: 0*									Rainfall > 0.10 inch: 4*			
Greatest 24 Hr: 1.59* in.							Lowest: 19*					Tmin < 32: 0*									Avg Wind Speed > 10 mph: 1*			
												Tmin < 0: 0*									Max Wind Speed > 30 mph: 3*			

© 1993,2025 Oklahoma Climatological Survey

Monthly data generated on Monday, November 03, 2025 at 11:51 UTC

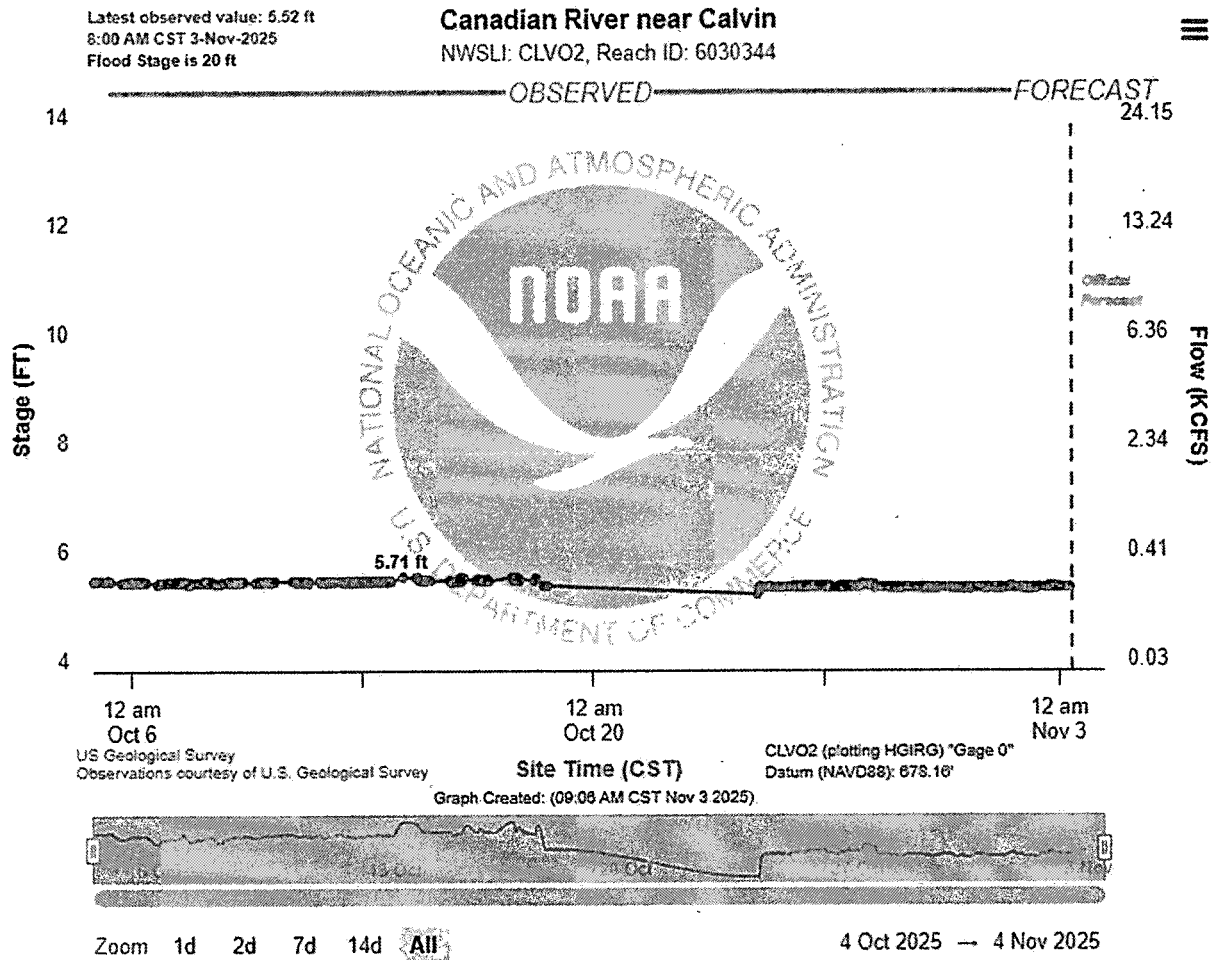
* Denotes incomplete record

Rainfall: Monthly Total 3.71* / Greatest 24 Hr 1.59*

Temperature: Highest 91* / Lowest 34*

*Denotes incomplete record

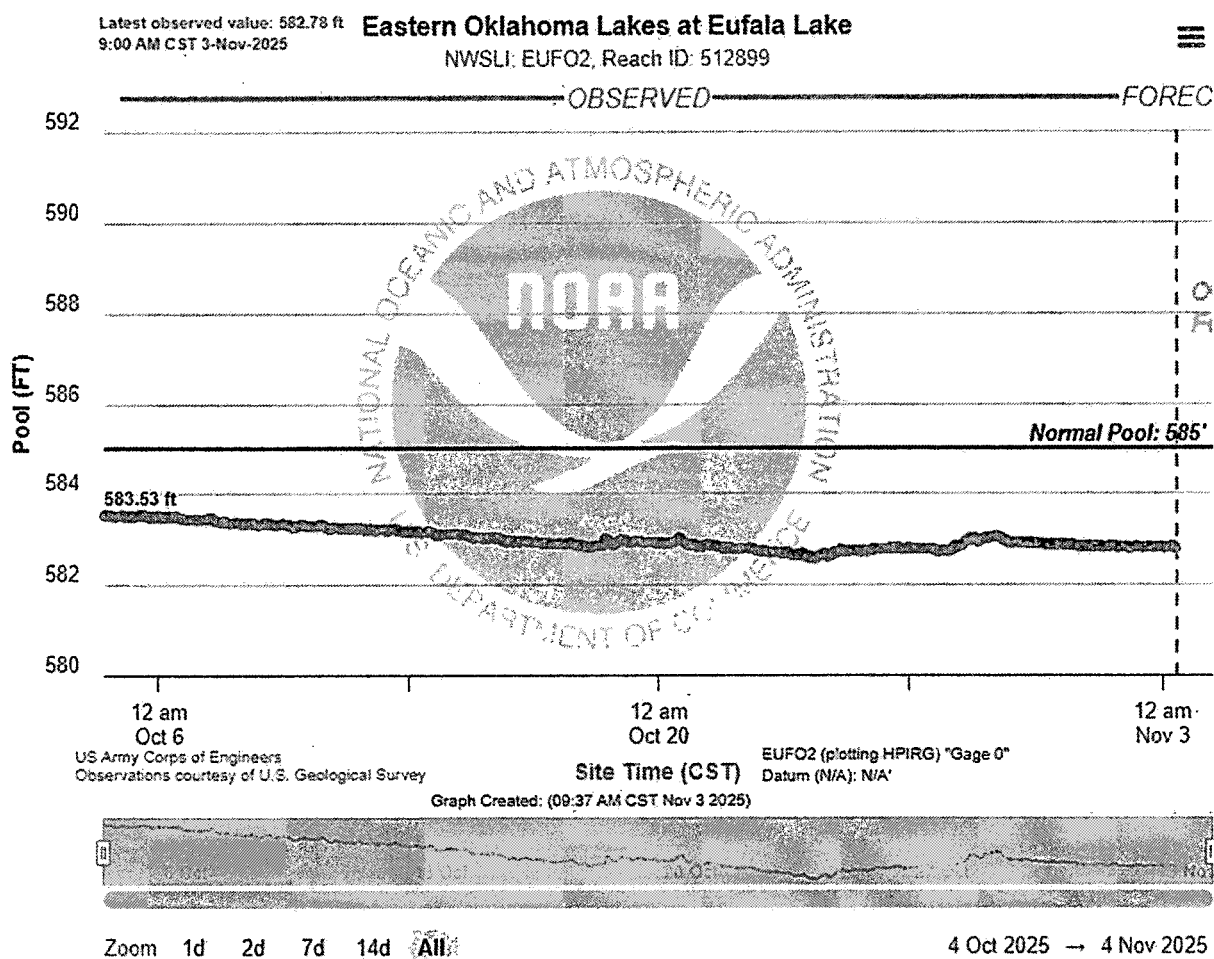
No watches, warnings or advisories are in effect for this area.



Canadian River near Calvin (past 30 days Oct 4 – Nov 4)

On Nov 3rd observed at 5.52 ft with a flood stage of 20 ft.

No watches, warnings or advisories are in effect for this area.



Eufaula Lake

On Nov 3^d observed at 582.78, approximately ½ ft lower than previous month

EUFO2 : Eufaula Lake

POOL STATUS

Eufaula Lake

03Nov2025

07:00 CST

Elevation: 582.8 ft NGVD29

Drainage Area: 8405 sq. miles

KEY

Current Pool

Inactive Pool

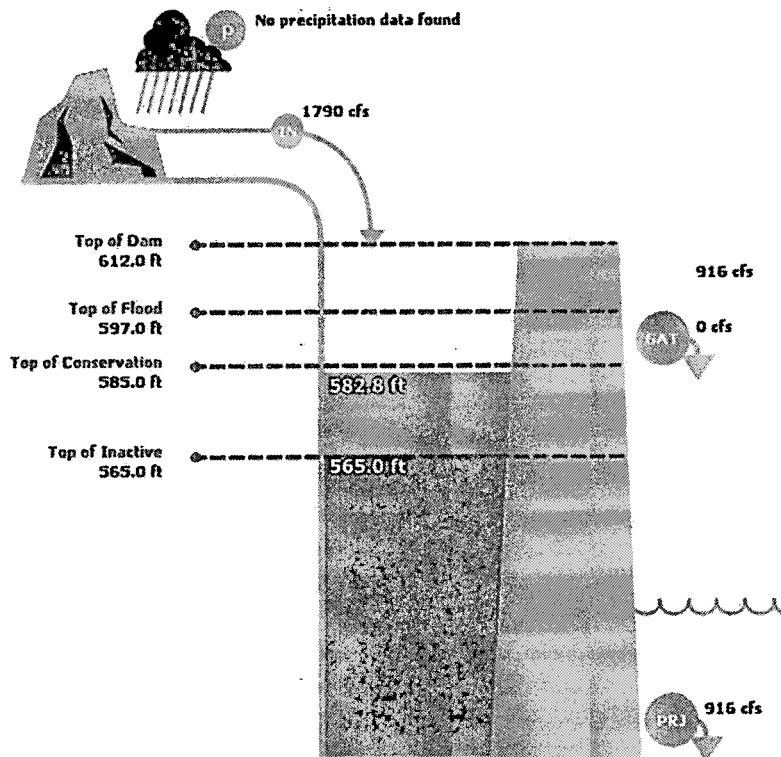
IN Inflow

P Precip

TUR Turbine Total

PRJ Project Total

GAT Gated Total



Current Readings

- 2.21 ft **BELOW** normal
- Pool elevation is 582.79 feet on 03NOV2025 08:00 hours.
- At this elevation the total amount of water stored in Eufaula Lake is 1994493 acre-feet.
- Reservoir release is **11575** cubic feet per second on Monday 03Nov2025 08:00.
- Conservation pool is 85.19% full.
- Conservation pool storage filled is 1152141 acre-feet which is equivalent to 2.57 inches of runoff over the entire drainage basin.
- Conservation pool storage empty is 200364 acre-feet which is equivalent to 0.45 inches of runoff over the entire drainage basin.

Gate Change

Conditions at the time of Gate Change

▪ Monday, 27 Oct 2025 0930

- Pool Elevation = 582.77 feet.
- Total Release = 0 (cfs)
 - Gate Release = 0 (cfs)
 - Turbine Release = 0 (cfs)
- Gate Settings:
 - All CLOSED

Evaporation Data

- 0.080 inches - 03NOV2025 @ 07:00

Reservoir Data

	Elevation	Incremental Storage		Cumulative Storage	
	(feet)	(inches of runoff)*	(acre-feet)	(inches of runoff)*	(acre-feet)
Surcharge Pool:	-----	-----	-----	-----	-----
Flood Control Pool:	597.00	3.01	1350325	7.91	3545182
Conservation Pool:	585.00	3.02	1352505	4.90	2194857
Inactive Pool:	565.00	1.88	842351	1.88	842351

Streambed Elevation: 498.00 feet.

Top of Dam Elevation: 612.00 feet.

* Values in the above "inches of runoff" column are based on a contributing drainage area of 8405.0 square miles.

Longitude: -95° 21' 45 Latitude: 35° 18' 25

U.S. Drought Monitor - Oklahoma

U.S. Drought Monitor Oklahoma

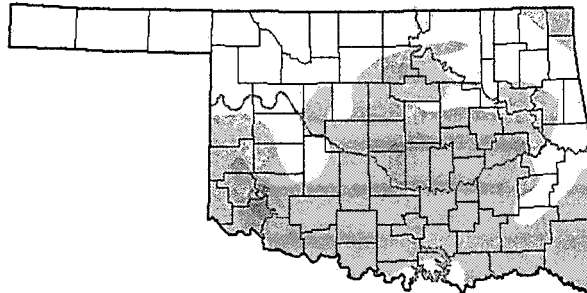
October 28, 2025

(Released Thursday, Oct. 30, 2025)

Valid 8 a.m. EDT

Drought Conditions (Percent Area)

	None	D0-D4	D1-D4	D2-D4	D3-D4	D4
Current	43.82	58.38	19.04	3.48	0.00	0.00
Last Week 10-21-2025	27.06	72.94	27.96	5.73	0.00	0.00
3 Months Ago 07-25-2025	95.27	4.73	0.00	0.00	0.00	0.00
Start of Calendar Year 01-07-2025	70.28	29.72	5.52	0.33	0.00	0.00
Start of Water Year 09-30-2025	64.08	35.92	4.86	0.00	0.00	0.00
One Year Ago 10-29-2024	7.73	92.27	83.54	67.70	41.57	0.00



Intensity

None	D2 Severe Drought
D0 Abnormally Dry	D3 Extreme Drought
D1 Moderate Drought	D4 Exceptional Drought

The Drought Monitor focuses on broad-scale conditions. Local conditions may vary. For more information on the Drought Monitor, go to <https://droughtmonitor.unl.edu/About.aspx>

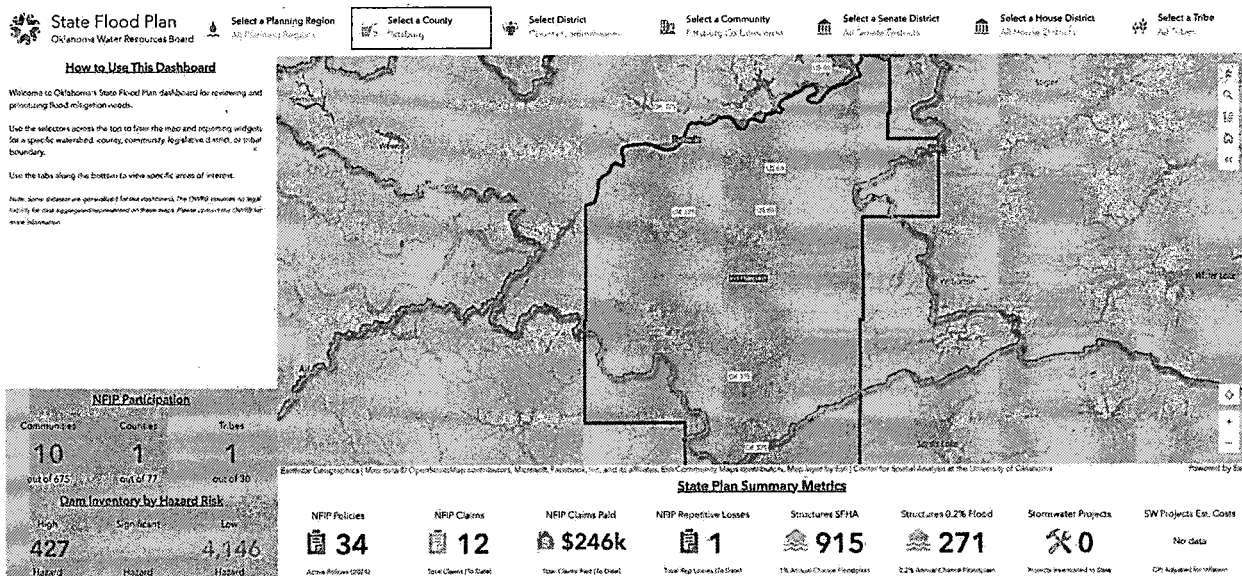
Author

Richard Tinker
CPC/NOAA/NWS/NCEP



droughtmonitor.unl.edu

STATE FLOOD PLAN



NPFP policies – 34

Structures SFHA (structures located in the 1% chance floodplain) – 915

Structures in the .2% flood - 271

This can be viewed at <https://oklahoma.gov/owrb/floodplain-management/state-flood-plan.html>

Flood Safety

Important flood websites:

Flood Safety Awareness: <https://www.weather.gov/safety/flood>

TADD: <https://www.weather.gov/safety/flood-turn-around-dont-drown>

NWS: <https://www.weather.gov>

Be a force of nature: <https://www.weather.gov/wrn/force>

Flood Safety Tips

Knowing your risk:

- Do some checking to see if you live in a floodplain.
- FEMA has an online map service center to help you.

<https://msc.fema.gov/portal/home>



Flooding is a coast-to-coast threat to some part of the United States and its territories nearly every day of the year. This site is designed to teach you how to stay safe in a flood event. If you know what to do before, during, and after a flood you can increase your chances of survival and better protect your property. For instance, it is vital to know what to do if you are driving and hit a flooded road. Here you will find an interactive flood map, information describing the different types of flooding and educational material. You will also learn how the National Weather Service keeps you aware of potentially dangerous flooding situations through alerts and warnings.

Learn how to better protect yourself and your family by reading our flood survivor stories. If you, or someone you know, have been a victim of a flood, please share your story so we can prevent others from becoming a victim. When you write, please note that NWS has

permission to use your story and, if possible, let us know the town and state you were in and the year the event took place.

<https://www.weather.gov/safety/flood>

Training attended in October

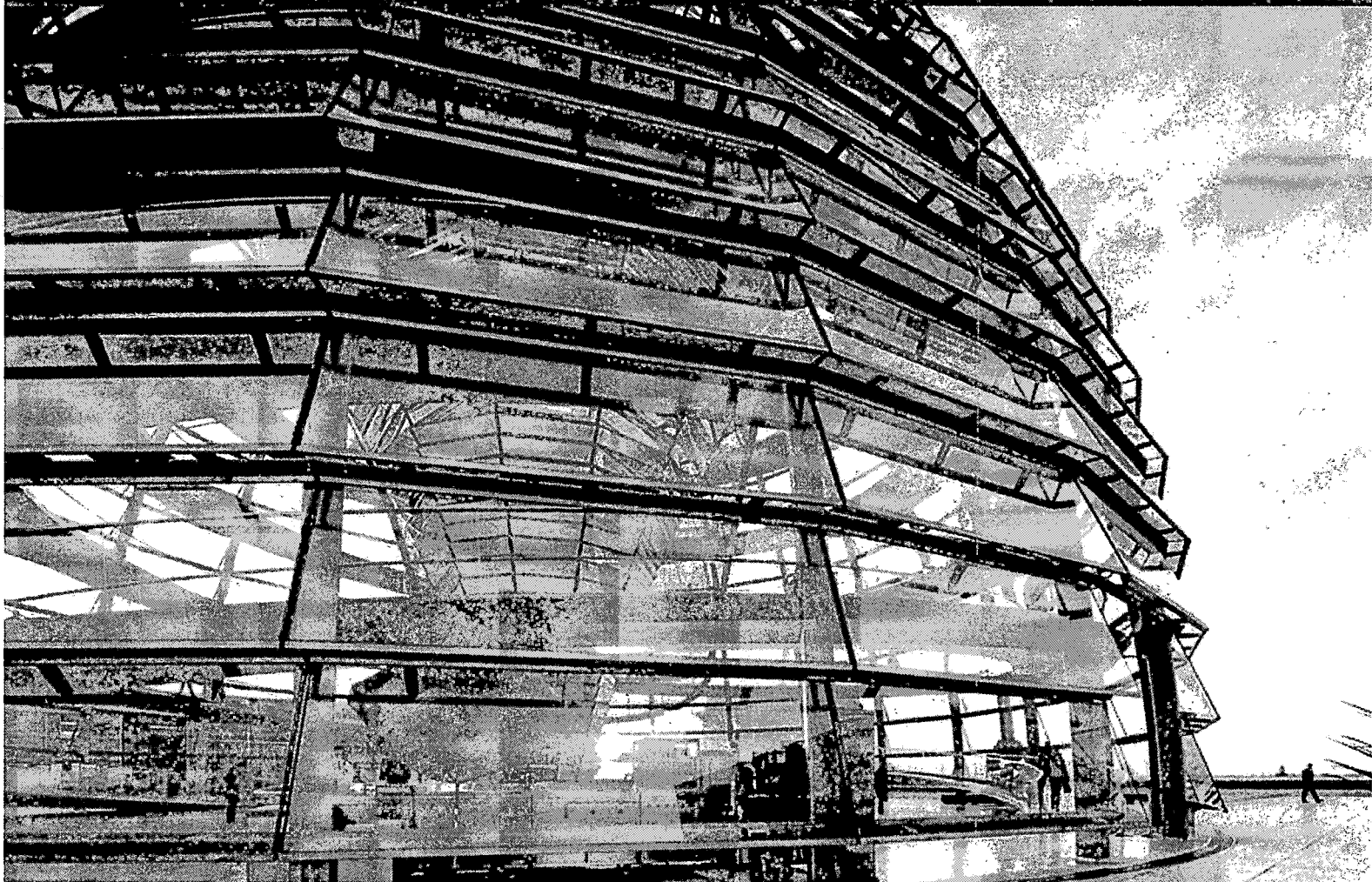
Took online FEMA course on: Using Maps & Studies to find Base Flood Elevations (BFE).

Typically, average 10-15 hours a week keeping up with and training on floodplain management.

“Always remember where it can rain it can flood”

PSA Renewal_Pittsburg County Animal Shelter_4675801_February_2026

Planned Service Agreement



Johnson Controls Fire Protection LP
14200 E Exposition Ave
Aurora CO80012-2540
USA

Proposal Presented On:
11-18-2025

The Power behind your mission





SERVICE SOLUTION

Customer #: 4675801
Pittsburgh County Animal Shelter
Date: 18-Nov-25
Proposal #: CPQ-1110323
Term: 1-Feb-26 to 31-Jan-27
External Contract #: 80976676 R02-SEP-2025
Subscription ERP #:

Billing Customer:
Pittsburg County Animal Shelter
1206 N WEST ST

MCALESTER, OK 74501-0000

Service Location:
Pittsburg County Animal Shelter
1206 N West St,
Mcalester, OK 74501

Johnson Controls Fire Protection LP
Sales Representative:
Hayden Schlough
14200 E Exposition Ave
Aurora CO 80012-2540
hayden.schlough@jci.com

INVESTMENT SUMMARY

(Service Solution Valid for 30 Days)

SERVICE/PRODUCT DESCRIPTION	QUANTITY	FREQUENCY	INVESTMENT
SYSTEM-EX-EXTINGUISHERS			
EXTINGUISHERS/PORTABLES SYSTEM Est. First Inspection: January			
EXTINGUISHER ESSENTIAL SERVICE			
SYSTEM-FA-SLNT KNIGHT NPRO			
SILENT KNIGHT NON-PROGRAMMABLE Est. First Inspection: May			
FIRE ALARM SYS			
FIRE ALARM ESSENTIAL SERVICE			
OFFER			

Subtotal Contract Value (less tax): \$2,182.00

Total Estimated Tax: \$0.00

Total Contract Value with Estimated Tax : \$2,182.00

To the extent applicable, Johnson Controls has included an estimate for all state and local sales tax for this quote. The actual sales tax due will be calculated and billed upon issuance of an invoice, unless a valid exemption and/or resale certificate is received by Johnson Controls.

SERVICE SOLUTION

SUMMARY OF SERVICES

The summary of services is intended to cover the following locations:

Location	Address	City	State	Zip	Fire Alarm	Fire Extinguishers
Pittsburg County Animal Shelter	1206 N West St,	Mcalester	OK	74501	\$1,985.00	\$197.00
Offering Total					\$1,985.00	\$197.00

FIRE ALARM ESSENTIAL SERVICE OFFER

SYSTEM-FA-SLNT KNIGHT NPRO

TEST AND INSPECTION:

Inspections and diagnostic tests for the accessible peripheral devices listed and currently connected to the facility fire alarm system. Tests will be scheduled in advance. Unless otherwise specified herein, batteries installed within wireless initiating and notification peripheral devices are not covered under this agreement. Replacement of such batteries will be at an additional cost.

DOCUMENTATION:

Accessible components and devices logged for:

- Location of each device tested, including system address or zone location
- Test results and applicable voltage readings
- Any discrepancies found noted Inspection documentation provided to Customer's representative. NOTE: Certain additional services may be required by the Authority Having Jurisdiction. AHJ or internal organizational requirements may be more restrictive than state/provincial requirements. Building owners and managers should make themselves aware of applicable codes and references in order to ensure that contracted services are in compliance with these requirements.

EXTINGUISHER ESSENTIAL SERVICE

SYSTEM-EX-EXTINGUISHERS

TEST AND INSPECTION OVERVIEW: Inspections and diagnostic tests for the accessible portable fire extinguishers listed. Any recharges, hydrostatic testing, service parts and labor will be performed at the time of inspection and billed in addition to this agreement.

DOCUMENTATION:

Any discrepancies found will be noted.

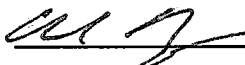
Inspection documentation shall be provided to Customer. NOTE: Certain additional services may be required by the Authority Having Jurisdiction. AHJ or internal organizational requirements may be more restrictive than state/provincial requirements. Building owners and managers should make themselves aware of applicable codes and references in order to ensure that contracted Services fulfill requirements.

SERVICE SOLUTION

This Service Solution (the "Agreement") sets forth the Terms and Conditions for the provision of equipment and services to be provided by Johnson Controls Fire Protection LP ("Company") to **Pittsburg County Animal Shelter** and is effective **1-Feb-26** (the "Effective Date") to **31-Jan-27** (the "Initial Term"). Customer agrees that initial inspections may be performed within 45 days from the Effective Date. Customer agrees that initial inspections may be performed within 45 days from the Effective Date.

RENEWAL DETAILS: This contract will require action in order to renew it. In this case, this contract will require a new service agreement and a new PO to renew.

PAYMENT FREQUENCY: BAMA In BAMA

Signature :	
Date :	11-24-25

PAYMENT TERMS: Net 30

For applicable taxes, please see Section 3 of the Terms & Conditions

PAYMENT AMOUNT: \$2,182.00 - **Proposal #:** CPQ-1110323

PAYMENT SUMMARY:

Year	PSA Charges
1	\$2,182.00

CUSTOMER ACCEPTANCE: In accepting this Agreement, Customer agrees to the Terms and Conditions on the following pages and any attachments or riders attached hereto that contain additional terms and conditions. It is understood that these terms and conditions shall prevail over any variation in terms and conditions on any purchase order or other document that Customer may issue. Any changes in the system requested by Customer after the execution of Agreement shall be paid for by Customer and such changes shall be authorized in writing.

ATTENTION IS DIRECTED TO THE LIMITATION OF LIABILITY, WARRANTY, INDEMNITY AND OTHER CONDITIONS CONTAINED IN THIS AGREEMENT.

SERVICE SOLUTION

SCOPE OF SERVICE AND BASE TERMS AND CONDITIONS: In accepting this Agreement, Customer agrees to the Terms and Conditions found at <https://www.johnsoncontrols.com/legal/fire-service-uscan-terms> (the "Service Terms"). Where services include, use, implement, and deploy software and hosted software products, such software related to these services are governed by Company's standard terms for software found at <https://www.johnsoncontrols.com/techterms> (the "Software Terms"). Both the Service Terms and Software Terms, as in effect from time to time, are fully incorporated into this agreement by reference (collectively, the "Terms and Conditions"). Attention is directed to the Customer's commitments and obligations to Company, limitation of liability, warranty, indemnity and other terms and conditions contained therein. It is understood that these terms and conditions shall prevail over any variation in terms and conditions on any purchase order or other document that Customer may issue. Any changes requested by Customer after the execution of Agreement shall be authorized in writing by the parties. This Planned Service Agreement, Terms and Conditions, and any schedules attached hereto are incorporated by reference as if set forth fully herein (collectively the "Agreement"), cover the rights and obligations of the Parties.

Any additional work or services outside the scope of the Agreement and performed by Company at the direction of Customer shall be subject to the Company's standard customer terms and conditions found at <https://www.johnsoncontrols.com/customerterms>, which are also incorporated herein by reference.

This proposal is valid for thirty (30) days from the proposal date. In accepting this proposal, Customer agrees to the Terms and Conditions Covering the Agreement herein and understand they shall prevail over any variation in terms and conditions on any Purchase Order or other documents Customer may issue.

SERVICE SOLUTION

Unless otherwise agreed to by the parties, pricing is based upon the following billing and payment terms: Invoices will be delivered via Mail (USPS) , payment is Net 30, and invoices are to be paid via Check. Johnson Controls Check transfer details will be forth coming upon contractual agreement.

This offer shall be void if not accepted in writing within thirty (30) days from the date first set forth above.

To ensure that JCI is compliant with your company's billing requirements, please provide the following information:

PO is required to facilitate billing:

☐

NO: This signed contract satisfies requirement

☐

YES: Please reference this PO Number: _____

Invoices are accepted via mail:

Please provide desired mailing address :

Pittsburg County Animal Shelter

Signature: _____

Print Name: _____

Title: _____

Phone #: _____

Fax #: _____

Email: _____

Date: _____

Johnson Controls Fire Protection LP

Authorized
Signature: _____

Print Name: _____

Title: _____

Phone #: _____

Fax #: _____

License #:
(if applicable)

Date: _____

Pittsburg County Sheriff's Office

Letter to Ban Further Entry

Into The Courthouse

Pittsburg County Courthouse

The Chairman of Pittsburg County Board of County Commissioners

Located at 115 East Carl Albert in McAlester, Oklahoma

Is Serving Leslie Ann Orico with notice by signing this letter that they do not want this person named in this letter to reenter the above mention property due to incidents that have happened in the past where they have been engaged in activity that the Chairman and Judge in the Pittsburg County Courthouse do not tolerate.

Note: This ban applies to the Second and Third floor only, with the only exception of this person's scheduled Court proceedings.

This letter was signed in the presence of the person being banned in front of the Deputy indicated below.

The person that is banned should understand that if they go to the second or third floor or go up the stairs after this date, they will be subject to arrest and criminal prosecution.

Banned person (Full name) Leslie Ann Orico

DOB 2/3/73 S.S. or DL# EO33678331

Race W Height 5'5 Weight 127

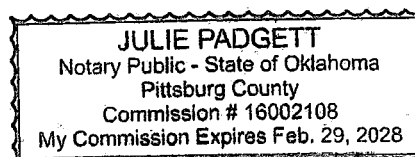
Signed this 24 day of NOV 20 25

Chairman [Signature]

Deputy/Badge # [Signature]

Issuing Deputy [Signature]

Julie Padgett
11-24-25





HOLIDAY SCHEDULE

CALENDAR YEAR 2026

"CORRECTED"

NEW YEAR'S DAY	JANUARY 1	THURSDAY
MARTIN LUTHER KING JR. DAY	JANUARY 19	MONDAY
PRESIDENT'S DAY	FEBRUARY 16	MONDAY
GOOD FRIDAY	APRIL 3	FRIDAY
MEMORIAL DAY	MAY 25	MONDAY
JUNETEENTH	JUNE 19	FRIDAY
INDEPENDENCE DAY	JULY 3	FRIDAY
LABOR DAY	SEPTEMBER 7	MONDAY
COLUMBUS/INDIGENOUS PEOPLES' DAY	OCTOBER 12	MONDAY
VETERAN'S DAY	NOVEMBER 11	WEDNESDAY
THANKSGIVING	NOON - NOVEMBER 25 NOVEMBER 26 NOVEMBER 27	WEDNESDAY THURSDAY FRIDAY
CHRISTMAS	DECEMBER 24 DECEMBER 25	THURSDAY FRIDAY

Approved this 3rd day of November, 2025

BOARD OF COUNTY COMMISSIONERS
PITTSBURG COUNTY, OKLAHOMA

Approved this 17th day of November, 2025

EXCISE BOARD
PITTSBURG COUNTY, OKLAHOMA


Chairman

Chairman

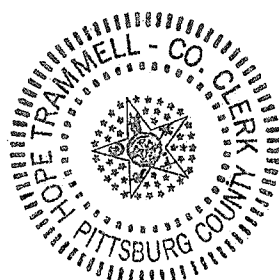

Vice-Chairman

Vice-Chairman

Member

Member

ATTEST:




COUNTY CLERK



APPLICATION FOR CERTIFICATE OF AUTHORITY
TO LOCATE OR ESTABLISH A CEMETERY

(OKLAHOMA STATUTES, TITLE 8 § 183)

APPLICANT

Proposed Cemetery Name: Morrow Cemetery
Name of the person authorized to act in its behalf: Kenneth & Romarie Morrow
Address: 378 Morrow Hill
Hartshorne, OKla. 74547
Telephone: 918-297-3888 / 918-429-4574
E-mail: [Signature]

LOCATION

Provide the legal description of the property in Pittsburg County, Oklahoma where the proposed cemetery will be located. on a 100' x 100' lot of NE/4

0000-33-05N-17E-0-312-01
PITTSBURG COUNTY TREASURER
Jennifer Hackler
115 E Carl Albert Pkwy # 102
McAlester, OK 74501
918-423-6895

First or Full Payment
Real Estate

School District
1001R

06013 0 (0.890 Acres)
TR #11, TR LYING IN W2 SE SW; BEG 102.6' W OF NE/C,
SAID PT BEING ON E ROW LN HWY 270, 89 24 W 530.2'
FOR POB, S 80 36 E 100', S9 24W 387.9', N80 36W 100'
TO PT ON E ROW LN HWY 270, N9 24E 387.9' TO P...

Owner 14563

MORROW, KENNETH & ROMARIE
378 MORROW HILL
HARTSHORNE OK 74547-0000

Select Payment
Circle One Below
Full Payment
Or
Half Payment
Additional Amount Due
Grand Total Due

Current Tax:

Taxes may be paid
two half payments.
tax must be paid by
first half payment is
must be paid before

Run 11/07/2025 15:12:36

Tax Becomes Delinquent January 1st unless paid in Full or Half Late PENALTY is 1.5 % per month until paid

GENERAL

1. What experience does the applicant have in operating a cemetery?

2. What other cemeteries does the applicant either own or operate?

None

3. Does the applicant intend to sell burial spaces in the cemetery? Yes ☐ No ☒

If yes, what is the purchase price that applicant intends to charge for a burial space? _____

4. What is the applicant's plan for the management and operation of the proposed cemetery? Who will own the cemetery? Who will manage the cemetery? The Morrow Family

will take care of it.

Applicant agrees to provide to the Board of County Commissioners such additional information as the Board may request for its use in order to conduct a careful investigation and examination relating to the financial standing and character and qualifications and experience of the officers and managers of the proposed cemetery. Any information provided shall be considered confidential.

Applicant hereby requests that the Board of County Commissioners of Pittsburg County, Oklahoma issue a certificate of authority to locate and establish a cemetery in Pittsburg County, Oklahoma, pursuant to Oklahoma Statutes, Title 8 § 183.

DATED this 19 day of November, 20 25.

Kenneth Morrow
Signature of Applicant

Romarie Morrow
Signature of Applicant

Kenneth Morrow
Printed Name of Applicant

Romarie Morrow
Printed Name of Applicant



Board of County Commissioners, Pittsburg County

*Charlie Rogers
District #1*

*Mike Haynes
District #2*

*Ross Selman
District #3*

PUBLIC HEARING NOTICE

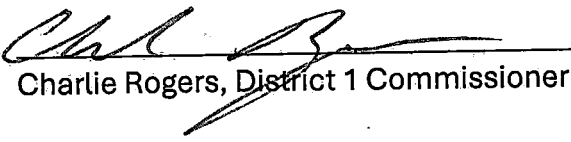
26-002

The purpose of this public hearing is to enable comments on the establishing of a cemetery, located as follows:

A tract of land in Tract 11, Tract lying in West 1/2 Southeast Southwest; Beginning 102.6' West of Northeast Corner, said point being on East Right of Way line Highway 270, 89 24 West 530.2' for Point of Beginning, South 80 36 East 100', South 9 24 West 387.9', North 80 36 West 100' to Point on East Right of Way line Highway 270, North 9 24 East 387.9' to Point of Beginning.

The public hearing will provide clear explanation of the probable impacts on the community and residents. More specific details will be provided at the public hearing which will be held in the Pittsburg County Commissioners Conference Room, Pittsburg County Courthouse, 115 E. Carl Albert Parkway, Room 100B, McAlester, Oklahoma, during a regular meeting of the Board of County Commissioners, Pittsburg County, on Monday, December 22, 2025 at 10:00 a.m.

Dated this 24th day of November, 2025.

Certified By: 
Charlie Rogers, District 1 Commissioner

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 District #3 Shop
115 E Carl Albert Pkwy Rm 100
McAlester, OK 74501

Pittsburg County District #3 Shop
1906 N 15th St
McAlester, OK 74501

Renewal Maintenance Contract Proposal
Contract # MOEC100081-09
Renewal Date Range 1/15/2026 - 1/14/2027

11/18/2025

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 \$42.54 billing Annual
Maint-Supply Incl Excl Paper/Networking

Equipment covered under this contract agreement include:

C9024	IMR-4925i	4PL00841		
Meter	Meter Group	Meter Group Covered Copies	Overage Rate	Overage Cycle
BW-109	B/W	3,000.00	0.0095	Monthly

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# MOEC100081-09

Printed Name: Charlie Rogers

Signature: [Signature]

Title: Chairman

Date: 11-24-25

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) _____

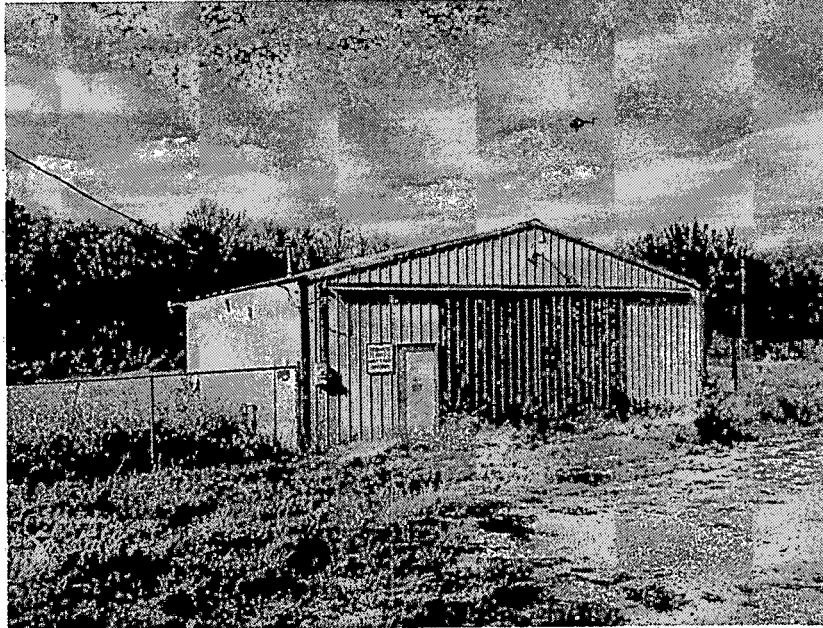
Steps to Sell Surplus County-Owned Real Estate
(other than that acquired at resale)

Pursuant to Oklahoma Statutes 19 § 421.1G – 421.11

1. Must have a certified appraisal completed.
2. BOCC must accept the certified appraisal.
3. Resolution to Advertise, to Sell by Sealed Bid. Must be advertised for two consecutive weeks.
4. Open Bids in a Regular or Special Meeting. Bids cannot be opened less than 15 days from the first day of publication.
5. When opening bids, BOCC cannot accept any bid that is less than fair market price (certified appraisal amount), all bids that fall under fair market price cannot be accepted.
6. If no bids are submitted or are not at or above fair market price, must re-advertise for a second time as listed above in steps 3 and 4.
7. If no bids are submitted or if all bids are below the fair market value the BOCC shall have the right to sell real property, upon majority vote, without any bidding procedure or auction, directly to any person or entity for an amount that is not less than the highest bid previously submitted through the previous bidding procedures.

APPRAISAL OF REAL PROPERTY

in a
Summary Report Format



LOCATED AT

N Tignor St
Canadian, OK 74425
Lot 2 and East Half of Lot 3 Block 4, Canadian, Pittsburg County, Oklahoma

FOR

See attached addenda.
115 E Carl Albert Parkway
McAlester, OK 74501

OPINION OF VALUE

42,000

AS OF

11/14/2025

BY

Marcie Arnold
4 Seasons Appraisal, LLC
1905 Jones Valley Rd
McAlester, OK 74501
(918) 470-4574
4seasonsappraisal@gmail.com



4 Seasons Appraisal, LLC
1905 Jones Valley Rd
McAlester, OK 74501
(918) 470-4574

11/19/2025

See attached addenda.
115 E Carl Albert Parkway
McAlester, OK 74501

Re: Property: N Tignor St
Canadian, OK 74425
Borrower:
File No.: 2025419

Opinion of Value: \$ 42,000
Effective Date: 11/14/2025

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,

Marcie Arnold
Certified Residential Appraiser
License or Certification #: 13421 CRA
State: OK Expires: 07/31/2028
4seasonsappraisal@gmail.com

Borrower					File No.		2025419								
Property Address		N Tignor St													
City		Canadian		County		Pittsburg		State		OK		Zip Code		74425	
Lender/Client		See attached addenda.													

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LAND APPRAISAL REPORT

File No.: 2025419

SUBJECT	Property Address: N Tignor St		City: Canadian		State: OK Zip Code: 74425																																																																																															
	County: Pittsburg		Legal Description: Lot 2 and East Half of Lot 3 Block 4, Canadian, Pittsburg County, Oklahoma																																																																																																	
	Assessor's Parcel #: 1100-00-004-002-0-002-00		Tax Year: 2024		R.E. Taxes: \$ 0																																																																																															
	Market Area Name: Canadian		Map Reference: 32540		Special Assessments: \$ 0																																																																																															
ASSIGNMENT	Current Owner of Record: Pittsburg County Board of County Commissioners		Borrower (if applicable):																																																																																																	
	Project Type (if applicable): ☐ PUD ☐ De Minimis PUD ☐ Other (describe)		HOA: \$ 0 ☐ per year ☐ per month																																																																																																	
	Are there any existing improvements to the property? ☐ No ☒ Yes If Yes, indicate current occupancy: ☐ Owner ☐ Tenant ☒ Vacant ☐ Not habitable																																																																																																			
	If Yes, give a brief description: There is a 42 x 40 metal shop building, year built is listed as 2000																																																																																																			
MARKET AREA DESCRIPTION	The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or ☐ other type of value (describe)																																																																																																			
	This report reflects the following value (if not Current, see comments): ☒ Current (the Inspection Date is the Effective Date) ☐ Retrospective ☐ Prospective																																																																																																			
	Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe)																																																																																																			
	Intended Use: For possible sale of real property																																																																																																			
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Market Area Comments: The market conditions for the neighborhood appears stable, with values being on a slight incline. This inclining market has been consistent for the past five or more years, and would appear to continue for at least the short term.																																																																																																				

File No.: 2025419

Site Area: 28,314 Sq.Ft.

Are CC&Rs applicable? ☐ Yes ☒ No ☐ Unknown Have the documents been reviewed? ☐ Yes ☐ No Ground Rent (if applicable) \$ _____

Comments:

Highest & Best Use as improved: ☒ Present use, or ☐ Other use (explain) See attached addenda

Actual Use as of Effective Date: Residential Use as appraised in this report: Residential

Summary of Highest & Best Use: Residential

SITE DESCRIPTION

Other site elements: ☒ Inside Lot ☐ Corner Lot ☐ Cul de Sac ☐ Underground Utilities ☐ Other (describe)

FEMA Spec'l Flood Hazard Area ☒ Yes ☐ No FEMA Flood Zone A FEMA Map # 40121C0150E

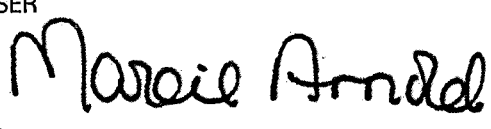
FEMA Map Date 07/22/2010

Site Comments:

SALES COMPARISON APPROACH

LAND APPRAISAL REPORT

File No.: 2025419

SALES COMPARISON APPROACH	Summary of Sales Comparison Approach		See Attached Addendum	
TRANSFER HISTORY	My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.			
	Data Source(s): County Assessor		Analysis of sale/transfer history and/or any current agreement of sale/listing: <u>The subject had not transferred within</u>	
	1st Prior Subject Sale/Transfer		the past three years. The comparables had not transferred within the past year, except the dates utilized	
	Date:		in the marketing grid above.	
	Price:			
	Source(s):			
	2nd Prior Subject Sale/Transfer			
	Date:			
	Price:			
	Source(s):			
PUD	PROJECT INFORMATION FOR PUDs (if applicable) ☐ The Subject is part of a Planned Unit Development.			
	Legal Name of Project: _____			
	Describe common elements and recreational facilities: _____			
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ <u>42,000</u> 1.48			
	Final Reconciliation <u>The cost approach was not developed as it was not part of the scope and the income approach was not used as it was not</u>			
	<u>part of the scope of work, neither approach was necessary to provide credible results. The sales comparison approach is considered the</u>			
	<u>best indicator and is given all of the weight.</u>			
	This appraisal is made ☒ "as is", or ☐ subject to the following conditions: <u>This opinion of value is given with the subject in its "AS IS" condition.</u>			
	There were no additional inspections or repairs required.			
	☐ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.			
	Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications,			
	my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is:			
	\$ <u>42,000</u> , as of: <u>11/14/2025</u> , which is the effective date of this appraisal.			
ATTACH.	If Indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.			
	A true and complete copy of this report contains <u>15</u> pages, including exhibits which are considered an integral part of the report. This appraisal report may not be			
	properly understood without reference to the information contained in the complete report, which contains the following attached exhibits: ☐ Scope of Work			
	☒ Limiting cond./Certifications ☒ Narrative Addendum ☒ Location Map(s) ☒ Flood Addendum ☒ Additional Sales			
	☒ Photo Addenda ☒ Parcel Map ☐ Hypothetical Conditions ☐ Extraordinary Assumptions ☐			
	Client Contact: _____ Client Name: <u>See attached addenda.</u>			
	E-Mail: _____ Address: <u>115 E Carl Albert Parkway, McAlester, OK 74501</u>			
	APPRAISER		SUPERVISORY APPRAISER (if required)	
			or CO-APPRAISER (if applicable)	
			Supervisory or	
Co-Appraiser Name: _____				
Company: _____				
Phone: _____ Fax: _____				
E-Mail: _____				
Date of Report (Signature): <u>11/19/2025</u>				
License or Certification #: <u>13421 CRA</u> State: <u>OK</u>				
Designation: <u>Certified Residential Appraiser</u>				
Expiration Date of License or Certification: <u>07/31/2028</u>				
Inspection of Subject: ☒ Did Inspect ☐ Did Not Inspect (Desktop)				
Date of Inspection: <u>11/14/2025</u>				
Inspection of Subject: ☐ Did Inspect ☐ Did Not Inspect				
Date of Inspection: _____				

SALES COMPARISON APPROACH

GP LAND

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Form GPLND LT.(AC) - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE 3/2007

Supplemental Addendum

File No. 2025419

Borrower					
Property Address	N Tignor St				
City	Canadian	County	Pittsburg	State	OK Zip Code 74425
Lender/Client	See attached addenda.				

PREFACE TO ADDENDUM

This appraisal report may contain comments, conditions, and/or certifications added by the signing appraiser and/or 4 Seasons Appraisal, LLC including, but not limited to, this Supplemental Addendum. These comments, conditions, and/or certification shall supersede and take precedence over all other language, requirements, or conditions contained in any pre-printed and/or third-party forms or documents included in, or incorporated by reference into, the appraisal report.

OWNERSHIP OF INTELLECTUAL PROPERTY AND/OR DATA

4 Seasons Appraisal, LLC expressly retains all right, title, and interest in all patents, trademarks, trade names, trade secrets, software, data, conclusions, opinions, valuations, or other information included in, arising out of, or in any way related to this appraisal or the provision of appraisal services to the named client and/or Intended User. The appraisal report and information supplied by the staff and/or agents of 4 Seasons Appraisal, LLC Company is a culmination of intellectual education, professional experience, personal investigation, and know-how, which shall at all times remain the property of 4 Seasons Appraisal, LLC. No person shall be entitled to break down, strip out, mine, or disseminate any component or part of this appraisal report, including, but not limited to, any conclusions, valuations, opinions, or other data compilations herein. Notwithstanding, the Intended User as defined below may use this appraisal report and the contents herein for the limited purpose and use identified below.

SCOPE OF WORK

The following report is prepared subject to these conditions. Do not rely on the report unless you accept the conditions. Scope of work is defined by Uniform Standards of Professional Appraisal Practice (USPAP), as the type and extent of research and analyses in an assignment. This is determined by communication between the named appraiser and the client and is based on the complexity of the appraisal assignment and the reporting requirements.

Upon accepting the appraisal assignment for the subject property and once the "Client" and "Intended User(s)" have been established, the appraiser then collects any pertinent preliminary research/data as well as any other pertinent documents on the subject property that will be used when the named appraiser goes for the appraisal appointment to observe the subject property and when the appraiser later conducts the necessary verification and analysis. Also at this point, the appraiser conducts some preliminary research on recent sales and recent listings of competing properties in the subject market and other competing markets.

The appraiser then performs a complete visual observation of the interior and exterior areas of the subject property. Note, in performing this "complete" visual observation, the appraiser is only able to observe and report on the interior and exterior areas of the subject property that are readily visible and accessible to the appraiser. The appraiser is not always able to observe some areas or portions of some areas of the subject property that are not readily visible and accessible to the appraiser in the normal course of this observation process (i.e., crawl spaces, basements, attics, etc.).

Next, upon an observation of the subject's general neighborhood, the appraiser identifies the neighborhood boundaries, and continues the research of recent sales and recent listings of competing properties in this and other competing market areas. Also, during this period, the appraiser conducts research, verification, and analysis of the subject's various features to be utilized in the report (i.e., site, improvements, highest & best use, any contract for sale, any offering for sale in the past 12 months prior to the effective date of the appraisal, prior sales in the past 3 years prior to the effective date of the appraisal, etc.).

The process of collecting, confirming, and reporting research data starts with investigating the forces that affect the subject's market value. These forces could include local population trends, availability of jobs, wage levels, cost and availability of mortgage credit, city services, local zoning ordinances, and the subject's access to shopping, employment, and educational facilities in the area.

Most of this information was obtained from local city governments, local chambers of commerce, local lenders, and various governmental and private websites. Sales considered are typically obtained from the Pittsburg, Haskell, McIntosh, and Muskogee Counties along with nearby or adjoining counties via the courthouses or web based information services such as, Tulsa MLS System. Sales are then confirmed and verified among some or all of these sources, which may include the buyer, seller, mortgage company, or closing agent whenever possible. It is assumed that all information supplied by these sources is accurate.

After researching, verifying, and analyzing sales, those sales that are most similar to the subject are then included in the Sales Comparison Approach section of the appraisal report. Physical property data for the comparable sales is obtained from 4 Seasons Appraisal, LLC's, if available, as well as, from those sources already noted above. The physical data/sales information sources relied on for research, verification, and analysis for the comparable sales are noted in the appraisal report. Also, note the sales used in this appraisal report are observed from the street. All previous sales of each comparable in the twelve months prior to the date of sale of each comparable sale (if any) are researched, verified, and analyzed and the findings then included in the appraisal report. Also, all reasonable efforts are made in the normal course of business to determine and verify the existence of sales concessions (if any) for each of the comparable sales used in this report. Appropriate adjustments are then made to the comparable sales to reflect the estimated market reaction to their differences as compared to the subject, resulting in an adjusted sales price for each comparable sale. The appraiser then reviews this information gathered for utilization in the Sales Comparison Approach, to arrive at a value indication by this approach to value.

The cost approach to value is also considered in arriving at the Opinion of the Market Value. When applicable and developed, the cost approach to value is based on the Computerized version of the Marshall and Swift Cost Estimating Service using local multipliers to adjust the cost factors to this area. The Cost data is updated on a quarterly basis. The cost estimates contained in this publication are for replacement cost. The land value estimate is based on the sales comparison approach whenever similar lot sales are available for comparison. If they are not available, the allocation method is used. Physical depreciation is based on the age-life method. If applicable, functional and/or economic depreciation (obsolescence) are estimated as lump sum percentages and then applied.

The income approach to value is also considered in arriving at the Opinion of the Market Value. When applicable, it is developed if there is enough rental and income information for the subject property and if there is enough available rental and income information from the market to produce credible results.

In the final reconciliation, the appraiser then reviews the entire appraisal process and all its findings. While using judgment, experience, and reasoning in determining the Opinion of the Market Value for the subject property, (which is based on the analysis and conclusions of the approaches to value utilized), the appraiser then reports the final analysis, opinions, and conclusions in this appraisal report.

Although a walk-through observation is being/has been performed, an appraiser is not an expert in the field of building inspection and/or engineering. An expert in the field of engineering/seismic hazards detection should be consulted if an analysis of seismic safety and structural integrity is desired.

Supplemental Addendum

File No. 2025419

Borrower					
Property Address	N Tignor St				
City	Canadian	County	Pittsburg	State	OK Zip Code 74425
Lender/Client	See attached addenda.				

This appraisal is prepared for the identified purpose and does not constitute an expert inspection of any of the structural components, mechanical, electrical, plumbing systems, nor should be misconstrued as a home inspection, and should not be relied on as such.

In regards to possible adverse environmental conditions, it should be noted that a detailed soil, water, etc, sample or analysis was not made. The appraiser is not qualified to detect potentially hazardous waste material that may have an effect on the subject property. The client may wish to retain such an expert if they desire.

The intended user and or their clients/customers/borrowers has the right to have the property professionally inspected.

When performing the observation of this property the appraiser visually observed areas that were readily accessible. The appraiser is not required to disturb, dismantle, or move anything that obstructs access or visibility.

During the appraisal process, a visual observation is being made. This observation is not technically exhaustive, nor does it offer warranties or guaranties of any kind.

It is assumed that there are not structural defects hidden by floor or wall coverings or any other hidden or unapparent conditions of the property; that all mechanical equipment and appliances are in good working condition; and that all electrical components and the roofing are functional.

If the client has any questions regarding these items, it is the client's responsibility to order the appropriate inspections. The appraiser does not have the skill or expertise needed to make such inspections. The appraiser assumes no responsibility for these items.

THE INTENDED USER

The "Intended User(s)" is the client and any other part as identified, by name or type, as intended users of this appraisal report by the signing appraiser of 4 Seasons Appraisal, LLC, Appraisal Company on the basis of communication with the client at the time of the assignment.

The "Intended User" of this appraisal report is **Pittsburg County Board of County Commissioners**. This appraisal report is for the sole use and benefit of the "Intended User" for the limited purpose and intended use (function) stated above, and no other person or entity shall be entitled to rely on this appraisal as an "Intended User" without prior-written consent from 4 Seasons Appraisal, LLC Appraisal Company.

Further, by accepting and using this appraisal report, the "Intended User" acknowledges and agrees that they shall not, except as otherwise required or permitted by law, disseminate or otherwise disclose this appraisal report or the contents or components thereof to any person or entity without prior written consent from 4 Seasons Appraisal, LLC.

It should be noted that anyone, including, but not limited to, a property owner, buyer, or seller, borrower, another lender at the request of the borrower, the mortgagee or is successors and assigns, mortgage insurers, government-sponsored enterprises, and/or other secondary market participants, that receive(s) this appraisal report in order to satisfy disclosure requirements or for information requirements/purposes as well as to rely on this appraisal report as a part of any mortgage finance transaction that involves any one or more of these parties does not (do not) become an "Intended User(s)" or "Client" of this appraisal assignment, unless the signing appraiser of 4 Seasons Appraisal, LLC identifies such party as an "Intended User(s)" or "Client" as part of the assignment. Therefore, since this type of aforementioned party has no legal standing as an "Intended User(s)" or "Client," this appraiser and 4 Seasons Appraisal, LLC, shall bear no responsibility or accept any liability arising from the use of this appraisal report that is received in such a manner of distribution.

THE PURPOSE AND INTENDED USE (FUNCTION) OF THE APPRAISAL REPORT

The purpose of this appraisal report is to establish an opinion of the market value for the fee simple interest of the subject property as of the effective date of this appraisal report. The intended use (function) of this appraisal for potential sale of real property

PREVIOUS EXPERIENCE WITH THE SUBJECT PROPERTY; NO APPRAISAL RELATED SERVICES HAVE BEEN PERFORMED ON THE SUBJECT PROPERTY IN THE PAST 3 YEARS.

The appraiser completing this assignment does not have a banking relationship with the lender ordering the assignment.

Neighborhood Market Conditions

The market conditions in the neighborhood appear to be stable. This trend appears to be stable for at least the short term.

Highest and Best Use

Highest and Best Use is defined as "that reasonable and probable use that will support the highest value, as defined, as of the effective date of the appraisal. Alternatively, that use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible, and which results in the highest land value.

The definition above applies specifically to the highest and best use of land. It is to be recognized that in cases where a site has existing improvements on it, the highest and best use may very well be determined to be different from the existing use. The existing use will continue, however, unless and until land value in its highest and best use exceeds the total value of the property in its existing use.

Implied within these definitions is recognition of the contribution of that specific use to community environment or to community development goals in addition to wealth maximization of individual property owners. Also implied is that the determination of highest and best use resulting from the appraiser's own judgment and analytical skill; i.e., "that the use determined from analysis represents an opinion, not a factor to be found" (The dictionary of Real Estate, Second Edition, AIREA).

In determining the highest and best use of the site, the process is one of considering all possible uses to which it can be put. Of these uses, only those legally permissible uses are further narrowed to those that are economically feasible. Finally, highest and best use of the site is selected from those uses considered feasible.

Legally Permissible:

Since the subject site is situated within the limits of the Town of **Canadian**, Oklahoma, the zoning within must be

Supplemental Addendum

File No. 2025419

Borrower					
Property Address	N Tignor St				
City	Canadian	County	Pittsburg	State	OK Zip Code 74425
Lender/Client	See attached addenda.				

adhered to. According to the ordinances of **Canadian**, the Subject site is in a R-1 (Single Family Zoning). If the site were vacant, it could be developed with any type of appropriate uses. The primary development trend within the subject neighborhood can be characterized as Residential (R-1). The allowed legal use is consistent with development patterns within the neighborhood.

Physical Restraints:

The subject site consists of approximately **28,314** square feet. Due to the size of the lot possible uses would be confined to residential properties, in keeping with the Legally Permissible parameter above, A Single Family Residence.

Feasible Use:

For any project, the test of feasibility is the soundness of the required investment. The calculation of the amount and timing of the required investment, the anticipated recovery of and return on the investment, and the risks attached to the recovery and the returns are the core of feasibility analysis. An investigation of alternative uses, market characteristics, development costs, development constraints and risks, financing possibilities, selling prices, absorption rates, projected rents and other income, occupancy levels and debt service requirements have been conducted. The most feasible use then, would be a single family residence.

Maximally Productive:

Finally the highest and best use is that use that produces the greatest return over a specified term. It appears that the highest and best use under this parameter would be THE PRESENT USE, a single family residence.

CONCLUSION:

In the opinion of this Appraiser, The Highest and Best Use of the subject, supporting the marked box in the URAR on page 1 would be its present use.

Comments on Sales Comparison

Data Sources: MLS, Brokers, and County Assessor's Records were utilized.

Verification Sources: MLS, Brokers, and County Assessor's Records were utilized.

Sales or Financing: Conventional Financing was used.

Concessions: There were no Concessions paid for and/or on behalf of the buyer/borrower.

Date of Sale/Time: With the values considered to be "stable" with no upward adjustment, even older sales of say 1 to 2 years would still be relatively good indicators of value.

Location: Utilizing the UAD format, there were no location adjustments in this report.

Leasehold/Fee Simple: The subject was appraised assuming an un-encumbered "FEE SIMPLE" title without undue restrictions with only normal easements, mortgage indebtedness, etc. No adjustment was necessary in this assignment.

Design(Style): Comparables were utilized that did not substantially differ in design and appeal from the subject.

Quality of Construction: Sales were utilized that were mostly similar in quality of construction.

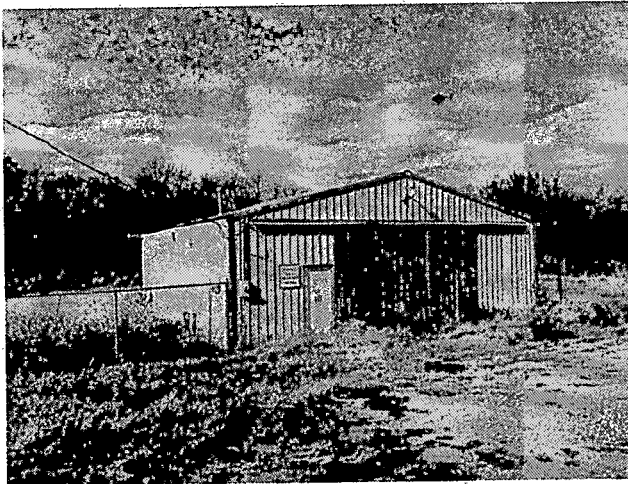
Functional Utility: Sales were found that had basically the same functional utility.

• GP Land: SUBCLIENT

Pittsburg County Board of County Commissioners

Subject Photo Page

Borrower				
Property Address	N Tignor St			
City	Canadian	County	Pittsburg	State OK Zip Code 74425
Lender/Client	See attached addenda.			



Subject Front

N Tignor St
Sales Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location N;Res;
View N;Res;
Site 28,314
Quality Q4
Age



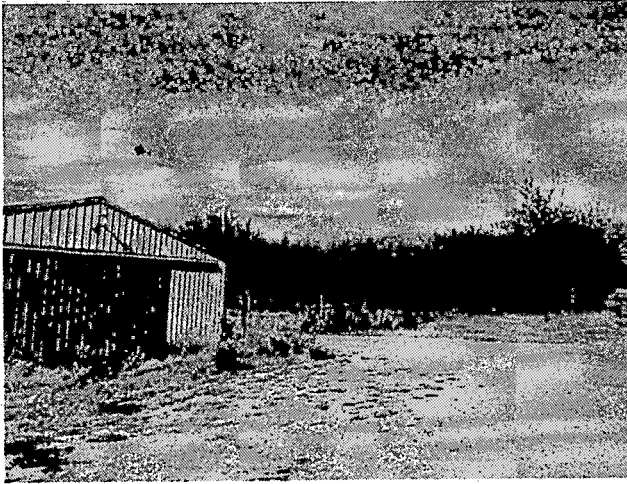
Subject Rear



Subject Street

Photograph Addendum

Borrower				
Property Address	N Tignor St			
City	Canadian	County	Pittsburg	State OK Zip Code 74425
Lender/Client	See attached addenda.			



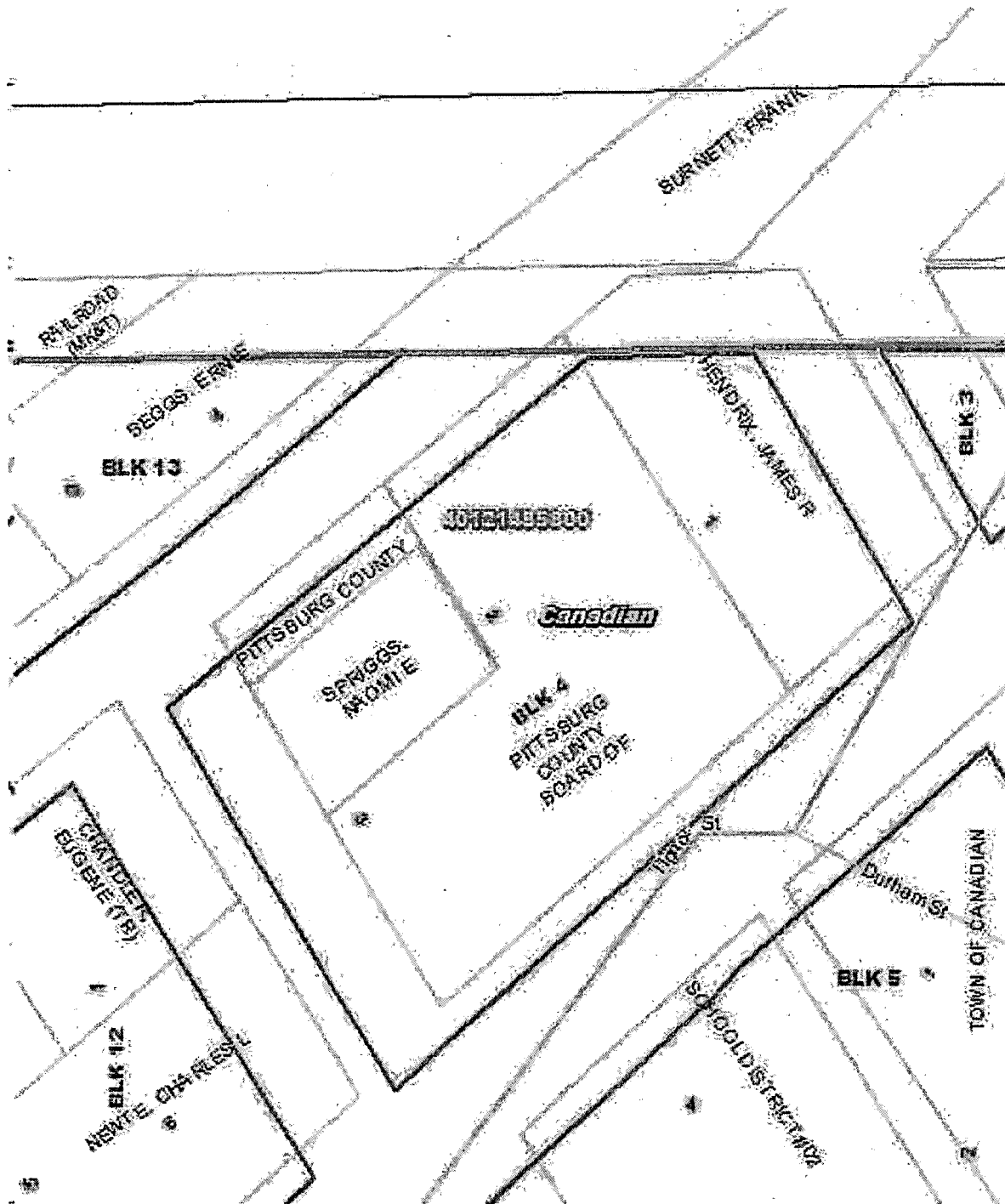
Location Map

Borrower					
Property Address	N Tignor St				
City	Canadian	County	Pittsburg	State	OK Zip Code 74425
Lender/Client	See attached addenda.				



Plat Map

Borrower					
Property Address	N Tignor St				
City	Canadian	County	Pittsburg	State	OK Zip Code 74425
Lender/Client	See attached addenda.				



Borrower							
Property Address	N Tignor St						
City	Canadian	County	Pittsburg	State	OK	Zip Code	74425
Lender/Client	See attached addenda.						

Prepared for: 4 Seasons Appraisal, LLC
N Tignor St
Canadian, OK 74425



MAP LEGEND

 Areas inundated by 500-year flooding
 Areas inundated by 100-year flooding
 Velocity Hazard

 Protected Areas
 Floodway
 Subject Area

Date of inspection (if applicable):

Marcie G Arnold

4 Seasons Appraisal, LLC

Oklahoma Certified Residential Appraiser

Certification Date: 07/01/2019

Certification #: 13421CRA

1905 Jones Valley Rd,

McAlester, OK 74501

Phone: 918-470-4574 Email:

marciearnold15@gmail.com

Experience

Barnhouse Appraisal Service

10/2012-6/2021

Staff Appraiser

4 Seasons Appraisal, LLC

Owner/Appraiser

06/2021- Present

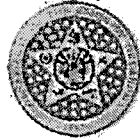
I have more than 10 years' experience within the Appraisal Field, to include more than 500 single family homes, to include mobile and modular dwellings, condominiums, and partial ownership condominiums. I have appraised over 100 commercial properties, to include office buildings, hotels/motels and industrial use properties. I have extensive knowledge in Farm & Ranch appraisals, having completed more than 600 agricultural appraisals, to include poultry operations and working farms, and vacant land tracts up to 12,000 acres.

Education

Eastern Oklahoma State College:	Associate of Science	2009
Southeastern Oklahoma State University:	Bachelor of Business Administration	2015
Basic Appraisal Principles/Procedures	60 Hours	2012
2012-2013 National USPAP	15 Hours	2013
Residential Market Analysis & Highest/Best use	15 Hours	2014
Residential Site Valuation & Cost Approach	15 hours	2014
Statistic, Modeling & Finance	15 Hours	2014
Mastering Unique & Complex Properties	20 Hours	2014
Today's FHA & VA	7 Hours	2014
Supervisor-Trainee Course	4 Hours	2015
General Appraiser Sales Comparison	27 Hours	2016
Roadmap to Income Capitalization	7 Hours	2018
Residential Report writing & Case Studies	15 Hours	2018
Advanced Residential Applications & Case Studies	15 Hours	2018
Appraisal Subject Matter Electives	20 Hours	2018
Residential Sales Comparison & Income Approach	30 Hours	2019
Appraising Agricultural Land	14 Hours	2019
Fundamentals of Luxury Homes	4 hours	2022
Issues in Appraiser Liability	4 hours	2022
America's Architectural Styles 2024	7 hours	2025
FHA Site Inspection	7 hours	2025
Cultural Competency & Elimination of Bias	3 hours	2025
Construction Detail, Concept to Completion	7 hours	2025
Supporting Adjustments	3 hours	2022
Supporting Appraisal Adjustments	7 hours	2023
Developing & Analyzing Market Conditions	3 Hours	2023
Summary Analysis of Comparable Data	4 hours	2023
Appraisal Disciplinary Case Studies	3 hours	2022

Appraiser's Certification

State of Oklahoma



Glen Mulready, Insurance Commissioner

Oklahoma Real Estate Appraiser Board

This is to certify that:

Marcie G Arnold

has complied with the provisions of the Oklahoma Real Estate Appraisers Act to transact business as a **State Certified Residential Real Estate Appraiser** in the State of Oklahoma.

In Witness Whereof, I have hereunto set my hand and caused the seal of my office to be affixed at the City of Oklahoma City, State of Oklahoma, this 22nd day of July, 2025.

Handwritten signature of Glen Mulready.

Glen Mulready, Insurance Commissioner
Chairperson, Oklahoma Real Estate Appraiser Board

Members, Oklahoma Real Estate Appraiser Board

Handwritten signature of Brandon Webb.

Handwritten signature of an individual, likely a board member.

Brandon Webb

Handwritten signature of an individual, likely a board member.

[illegible]

Handwritten signature of an individual, likely a board member.

Expires:

07/31/2028

Oklahoma Appraiser Number:

13421CRA

INVOICE

FROM:

4 Seasons Appraisal, LLC
4 Seasons Appraisal, LLC
1905 Jones Valley Rd
McAlester, OK 74501

Telephone Number: (918) 470-4574

Fax Number:

TO:

See attached addenda.
115 E Carl Albert Parkway
McAlester, OK 74501

E-Mail:

Telephone Number:

Fax Number:

Alternate Number:

INVOICE NUMBER

2025419

DATES

Invoice Date: 11/19/2025

Due Date:

REFERENCE

Internal Order #: 2025419

Lender Case #:

Client File #:

FHA/VA Case #:

Main File # on form: 2025419

Other File # on form:

Federal Tax ID: 84-4793471

Employer ID:

DESCRIPTION

Lender: See attached addenda.
Purchaser/Borrower:

Client: See attached addenda.

Property Address: N Tignor St

City: Canadian

County: Pittsburg

State: OK

Zip: 74425

Legal Description: Lot 2 and East Half of Lot 3 Block 4, Canadian, Pittsburg County, Oklahoma

FEES**AMOUNT**

APPRAISAL REPORT

500.00

SUBTOTAL

500.00

PAYMENTS**AMOUNT**

Check #: Date: Description:

Check #: Date: Description:

Check #: Date: Description:

SUBTOTAL

0.00

TOTAL DUE

\$

500.00



**Subscription
Agreement**

This Agreement entered into this 24th day of November, 2025, between "IBEX", hereinafter referred to as the "Seller", and District 1+2 Pittsburgh County, Hereinafter referred to as the "Buyer", is for a 1 year subscription to the Invex software, to be used for infrastructure data collection.

Terms:

- This subscription is only to be used by the above-listed county and is not to be shared with any other entity, unless approved by IBEX.
- The subscription will begin the day of signing and will last 365 days from that date.
- IBEX agrees to store all the collected data incurred during the subscription period.
- All Invex-related technical support is included in the purchase price and will last thru the subscription period.
- The buyer agrees NOT to use this software as a navigational aid while driving.
- The purchase price is \$3,000.00 per year, per district.
- IBEX will allow up to 30 users per account. More users may be added, up to 50 users during a storm related state of emergency.
- The purchase price must be paid in full prior to beginning the subscription.
- IBEX reserves the right to view, and share all stored data within our system, with any local, state, and federal agency, at any time during, or after the subscription period.
- All data collected during the subscription period is the property of IBEX, and the County in which it was collected.
- If a county wishes to not renew its subscription at the end of a subscription period, the county will have 30 days after the expiration of the subscription to retrieve and export all of its data from the system, before deletion of data begins.

---- END TERMS ----

Continue to next page.

County Commissioner District #1- CM Jh

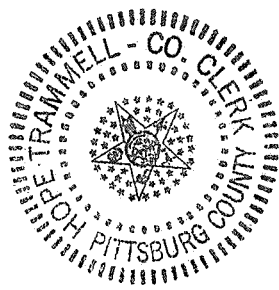
County Commissioner District #2- _____

County Commissioner District #3- Ron Selman

Date- 11 / 24 / 2025

County Clerk: Robe Trammell

Date- 11 / 24 / 2025



RESOLUTION
26-131

The Board of County Commissioners, Pittsburg County, met in regular session on Monday, November 24, 2025.

WHEREAS, Pittsburg County General issued the following purchase order(s):

3700 issued on October 27, 2025 to VIP Voice Services, in the amount of 734.12 for Audio Equipment.

WHEREAS, the above-mentioned Purchase Order(s) are no longer needed, and should be canceled.

THEREFORE, BE IT RESOLVED, the Board of County Commissioners, Pittsburg County, do hereby cancel Purchase Order(s) 3700 for FY 2025-2026

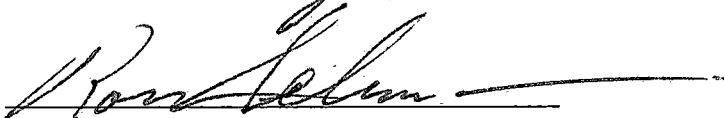
BOARD OF COUNTY COMMISSIONERS
PITTSBURG COUNTY, OKLAHOMA

ATTEST:

CHAIRMAN

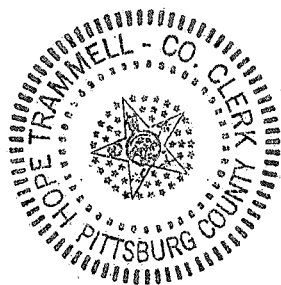
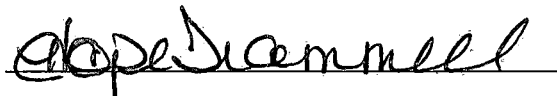


VICE-CHAIRMAN



MEMBER

COUNTY CLERK



RESOLUTION

26-132

WHEREAS, on August 30, 2024, the Board of County Commissioners of Pittsburg County opened Bid Number 1, One (1), Quick Attack, Wildlands Fire Fighting Apparatus for Arrowhead Estates Fire Department.

WHEREAS, on September 9, 2024, the Board of County Commissioners of Pittsburg County awarded Bid Number 1 to Banner Fire Equipment.

WHEREAS, on November 17, 2025, the Pittsburg County Clerk's Office was notified by Banner Fire Equipment that the Chassis that was ordered was for a 84" cab to axle and the brush bed that was made was for a 60" cab to axle which has left the apparatus with a 2-foot gap between the cab and brush bed. Banner has indicated that the error was in the original bid specifications and that the error was never discovered until now.

WHEREAS, Banner has suggested that they can have a new 2024 truck secured and delivered in roughly 2 weeks that is a 60" cab to axle. The original vehicle was specified to be a regular cab but this vehicle is an extended cab. Banner goes on to state that a \$1000.00 credit will be given and that the county will be getting more truck at a cheaper price. The new vehicle will still have the full warranty and delivery should be made in mid-January 2026. While there were several options given to remedy the issue, Arrowhead Estates wishes to accept this option as it will get them their vehicle the quickest.

WHEREAS, Arrowhead Estates Fire Department requests that the Board of County Commissioners approve the option stated in paragraph 4 above so that the new truck can be secured, delivered to Banner, completed and delivered to Arrowhead Estates Fire Department by mid-January 2026.

THEREFORE, BE IT RESOLVED, the Board of County Commissioners of Pittsburg County do hereby approve the substitution of the 60" cab to axle, extended cab truck in place of the 84" cab to axle regular cab truck.

Dated this 24th day of November, 2025.

BOARD OF COUNTY COMMISSIONERS
PITTSBURG COUNTY, OKLAHOMA

CHAIRMAN



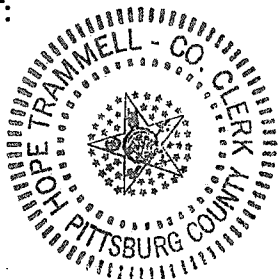
VICE-CHAIRMAN



MEMBER



ATTEST:



COUNTY CLERK

[Back](#)[Contacts](#)[More](#)[Inbox](#)

Arrowhead chassis solutions

Arrowhead Chassis Solutions

[Reply](#)

Note

- Consider the options provided for the chassis and brush bed, and anticipate the new truck being completed by mid January if the 60" cab to axle specification is chosen.
- If needed, order a 2026 regular cab 60" cab to axle chassis.
- If the 60" cab to axle specification is chosen, report the unit to secure a \$1000 credit and get the full 5 year/100000 mile fleet warranty.
- If needed, order a new brush bed for an 84" cab to axle truck.

Created by Yahoo Mail

Was this message summary helpful? [Like](#) [Dislike](#)

Sean Denton

To: me, Cc: Butch · Mon, Nov 17 at 3:29 PM

Good afternoon Gladys,

My apologies for the lateness of this project. I will do everything I can to ensure the process is smoother from here on.

To recap the issue with the Chassis: the chassis that was ordered is a 84" cab to axle and the Brush bed that was made was for a 60" cab to axle truck. This has left us with a 2-foot gap between the cab and brush bed.

I do not know how the mix up happened as I was not an employee of Banner at the time but I do believe

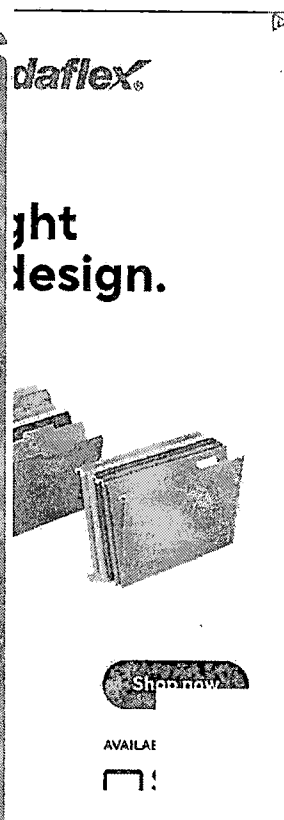
The specification th
60" cab to axle w/ a
this combination of
without Ford doing
have read 60" cab t
was that Arrowhead
which was a standa



bid # 1
opened 8/30/24

Possible solutions:

1. I can have a n
60" cab to axl
credit, and yo
spec sheet for
This vehicle st
Per our fleet v
delayed warran
it, assuming its
everything got
mid January.
2. I can order a n
potentially 10-
out of my cont
this truck completed by early April.
3. I can order a 2026 regular cab 60" cab to axle chassis with no cost to you and an estimated 8-10 week lead time after the order is placed. I have attached the spec



sheet for this. If everything goes according to schedule, I anticipate having this truck completed by late March.

Sean Denton
Brush Truck Coordinator
Banner Fire Equipment, Inc.
Email: seand@bannerfire.com
Cell: 915-588-2848

4224 N.Santa Fe Ave. Oklahoma City, OK. 73118
4289 Industrial Drive, Roxana, IL 62084

www.bannerfire.com



2 attachments

Download all

2024 Supercab.pdf
PDF · 328.6 KB

Banner - F450 60 CA.pdf
PDF · 329.1 KB



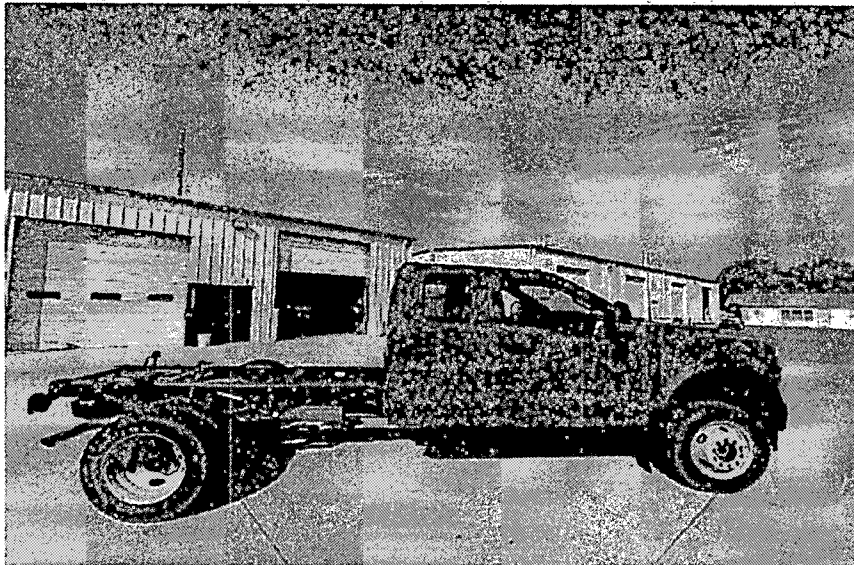
Reply Reply all Forward

VIN# 1FD0X5HN1REE81851

\$59747.76

\$600.00 - GPC incentive on 2024 X5H

2024 Ford F-550 Super Duty Chassis
Race Red
Extended Cab
4 X 4
168" WB
60" CA
7.3L V-8 Gasoline Engine
10-speed automatic transmission
XL trim
Medium Dark Slate
40/20/40-Front, split bench rear
Vinyl/Rubber floor covering
Preferred Equipment Package
AM/FM / MP3 / Clock
19,500 GVWR
Payload Plus Upgrade
225 Max Trac Tires
4.88 limited slip rear end
120V/400W Outlet
Dual Battery
410-AMP Alternator
Heavy Duty Front Suspension Package
Cruise Control
Air conditioning
40 Gallon Aft Axle tank



CNGP530

VEHICLE ORDER CONFIRMATION

11/12/25 08:29:31

==>

Dealer: F53116

2026 F-SERIES SD

Page: 1 of 1

Order No: 0001 Priority: M3 Ord FIN: LC256 Order Type: 4B Price Level: 630

Ord Code: 650A Cust/Flt Name: BANNER PO Number:

		RETAIL	DLR INV			RETAIL	DLR INV
F4H	F450 4x4 CHAS/C	\$59270	\$56306.00	41H	ENG BLK HEATER	\$250	\$228.00
	145" WHEELBASE			425	50 STATE EMISS	NC	NC
PQ	RACE RED	200	182.00		JOB #1 BUILD		
A	VNYL 40/20/40				CONNECT PKG 1YR		
S	MED DARK SLATE				SP DLR ACCT ADJ		(2866.00)
650A	PREF EQUIP PKG				FUEL CHARGE		23.44
	.XL TRIM			B4A	NET INV FLT OPT	NC	7.00
572	.AIR CONDITIONER	NC	NC		DEST AND DELIV	2595	2595.00
	.AMFM/MP3/CLK			TOTAL	BASE AND OPTIONS	62925	56395.44
99N	.7.3L DEV V8 ENG			TOTAL		62925	56395.44
44G	10-SPD AUTOMATC	NC	NC	*THIS IS NOT AN INVOICE*			
TGK	225 MAX TRAC	215	195.00				
X8L	4.88 LTD SLIP	395	360.00				
	FLEET SPCL ADJ	NC	(635.00)				
	16500# GVWR PKG						

F1=Help

F2=Return to Order

F3/F12=Veh Ord Menu

F4=Submit

F5=Add to Library

SC99 - PRESS F4 TO SUBMIT

QE052382

\$56395.44

+ 595.00 - mark up

+ 225.59 - 15 day terms

\$57216.03

- incentives

ARROWHEAD ESTATES VFD
58 Country Club Blvd
Canadian OK
74425

County commissioners

AEVFD would like to go with option 1 to get this project back on track because we are in this for over a year and we really need to get this truck finished. There will be no cost to the county to fix the problem. The county will also receive an additional 1000\$ credit back as well.

Thank you

AEVFD Chief

Darren Bartlett

RESOLUTION
26-133

The Board of County Commissioners, Pittsburg County met in regular session on Monday November 24, 2025.

WHEREAS, the following individuals wish to make a donation to the Animal Shelter Donation Account (1235-1-8020-2202)

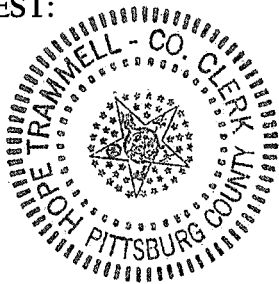
Coleen & Link Logan - \$50.00

WHEREAS, the Board of County Commissioners accepts this donation on behalf of the Animal Shelter, to be deposited into the Animal Shelter 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 Animal Shelter Donation Account.

BOARD OF COUNTY COMMISSIONERS
PITTSBURG COUNTY, OKLAHOMA

ATTEST:



CHAIRMAN

VICE-CHAIRMAN

MEMBER

COUNTY CLERK

