



AGENDA

TAHLEQUAH CITY COUNCIL - REGULAR MEETING

Date/Time of Meeting Monday, August 5, 2024 at 5:30 PM

Place of Meeting The meeting will be held at 111 Cherokee Ave. Tahlequah, OK 74464 (voting members of the public body will be present in person).

Official action can only be taken on items which appear on the agenda. The City Council may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item. When the City Council desires more information on an item, the City Council may refer the matter to City staff or to a committee for further consideration. Under certain circumstances, items may be deferred to a specific date or stricken from the agenda entirely.

Join "Zoom" Meeting
Meeting ID: 862 4771 8741
Passcode: 4566500

1. MEETING CONVENED

- a) Meeting Called to Order.
- b) Roll Call.
- c) Invocation by Jade Adams, Cornerstone Fellowship
- d) Flag Salute led by Mayor Suzanne Myers.
- e) **Public Notice:** A Public Notice of meeting was provided on November 7, 2023, at 11:00 a.m. to the OK Secretary of State and an additional notice was provided on July 17, 2024, at 9:44 a.m. at 111 S. Cherokee Ave. Tahlequah, OK 74464.

2. PUBLIC INSTRUCTIONS

The public, non-voting elected officials, and City staff may remotely attend this meeting with ZOOM by using the Meeting ID and Passcode above. If you wish to receive a copy of any materials that are presented to the City Council, please submit your request to cityclerk@tahlequah.gov.

3. PUBLIC COMMENTS

Comments will be accepted from the public and individuals will be limited to 3 minutes of speaking time. The total of all comments from the public should not exceed 15 minutes. In compliance with the Oklahoma Open Meeting Act, no action or discussion is permitted by the City Council on any issue or topic raised by a speaker during this public comment period.

4. CONSENT AGENDA

- a) Approve the minutes from the July 1 and July 19, 2024, City Council meetings.
- b) Acknowledge receipt of the Preliminary June 2024 Financial Statement. Please note, this financial statement will not be finalized until after September 30.

- c) Acknowledge receipt of the June 2024 Investment Schedule.
- d) Acknowledge receipt of the July 2024 Check Register.
- e) Acknowledge receipt of the July 2024 Purchasing Card Statement.
- f) Acknowledge receipt of the July 2024 Open PO Report.
- g) Accept the Tahlequah Hospital Authority's monthly report for July 2024.
- h) Accept the Tahlequah Area Chamber of Commerce's monthly report for July 2024.
- i) Accept the TACC-Tour Tahlequah monthly report for July 2024.
- j) Accept the Tahlequah Regional Development Authority's monthly report for July 2024.
- k) Accept the Eastern Oklahoma Library System's monthly report for July 2024.
- l) Approve the Mayor's appointment of Keith Baker to the Eastern Oklahoma Development District board.
- m) Approve the reappointment of Dr. Doug Nolan to the Hospital Trust Authority Board.
- n) Accept the Grant award from PetCo Love in the amount of \$3,000.00 and amend the budget accordingly, placing the funds in the Restricted Donation Account to be used for the Animal Shelter/Animal Control Vaccination Clinic.
- o) Accept payment from Cherokee Nation in the amount of \$5,280.00 and amend the budget accordingly, placing the funds in the Restricted Donation Account to be used for the Animal Shelter/Animal Control Vaccination Clinic.
- p) Accept a donation from the Cherokee Nation in the amount of \$5681.37 and amend the budget accordingly, placing the funds in the Police-Restricted Donation Account.
- q) Acknowledge receipt of the Purple Wave Surplus Auction dated June 25, 2024, resulting in a deposit of \$27,905.00
- r) Approve agreement with Cherokee County for Emergency Management Services for fiscal year 2024-2025.
- s) Accept Lease Agreement between Tahlequah Regional Development Authority and Optomi, DBA Provalus.
- t) Approve the annual contract with DBT Transportation Services for aviation support and maintenance services for the 2024-2025 fiscal year.
- u) Approve budgeted purchase of a Leach 2r-III Commercial Packer on State contract #SW0197 from J & R Equipment at the cost of \$269,000 from GL acct 115-65-8701 (Solid Waste Equipment Reserve).
- v) Approve the budgeted purchase of a Steco Steel Ejector Semi Trailer in the amount of \$102,781 from Solid Waste GL #115-65-8312.
- w) Approve the Tahlequah Police Department contract with LeadsOnline Total Track Investigation Systems.
- x) Enter into an agreement with Matt Cloud for consulting related to the Anthis-Brennan Sports Complex.
- y) Enter into an agreement with Sunny Golloway for consulting services related to the Anthis-Brennan Sports Complex.

- z) Enter into a Lease Agreement with Christian R. & Christian H. Abels to use the property for public parking.
- aa) Enter into a lease agreement with RiverRunner, LLC to use the property for public parking.
- bb) Increase the hourly rate of pay to \$15.00 per hour and pay retro difference back to June 23, 2024, on Parker Sinclair, Matthew Sparks, and Colter Whittmore.
- cc) Approve allowing a carryover balance of all accrued vacation through June 30, 2024, into fiscal year 24-25.
- dd) Approve Karen Murphy as Marketing and Communication Director in the Managerial Department with an annual salary of \$57,500.
- ee) Hire Angela Retzloff as a Firefighter in the Fire Department, salary set per the Collective Bargaining Agreement, effective August 5, 2024.
- ff) Hire Andrew Braddock, Driver in the Solid Waste Department at \$40,500 annually, effective July 16, 2024.
- gg) Hire Clay Davis, PT Anthis-Brennen Sports Complex Coordinator at \$28.85 per hour, effective August 5, 2024.
- hh) Hire Qua'Shon Leathers, Patrolman 1, in the Police Department with salary set by the Collective Bargaining Agreement, effective July 23, 2024.
- ii) Hire Adam Garrett, Patrolman 2, in the Police Department with a salary set by the Collective Bargaining Agreement, effective August 6, 2024.
- jj) Hire Gustavo Guzman as a Dispatcher in the Police Department, \$15.00 per hour, effective July 15, 2024.
- kk) Hire Alexandrya Corett as a Dispatcher in the Police Department, \$15.00 per hour, effective July 23, 2024.
- ll) Accept the resignation of Robert Harrell, Driver in the Solid Waste Department, effective June 28, 2024.
- mm) Accept the resignation of Brian Alexander, PT Laborer in the Parks and Recreation Department, effective July 16, 2024.
- nn) Accept the resignations of Salendia Melo, Jesse Armstrong, and Aulton Childers, PT Laborers in the Parks and Recreation Department effective July 29, 2024.
- oo) Accept the resignation of Alyssa Fair, Lifeguard in the Parks and Recreation Department, effective July 31, 2024.

5. ANNOUNCEMENTS AND PRESENTATIONS

- a) **Recognition for Years of Service Employees:**
L. Mike Underwood, Emergency Management, 25 Years
Colin Girdner, Street Department, 5 Years
- b) Presentation of the Police Life Saving Commendation to Officer Richard Berry.
- c) Presentation of the Police Star Commendation to Officer Bruce Gower.

6. REGULAR SESSION

- a) Discussion and possible action on items removed from the consent agenda.
- b) Discussion and possible action to approve, approve with modification, or deny a Municipal Airport Land Lease to Tom Farmer for construction of a private hangar.

- c) Discussion and possible action to approve, approve with modifications, or deny the quote from Hellas for the expansion of Anthis Brennan Sports Complex and authorize the Mayor to enter into an agreement with Hellas in accordance with TOPS #230202 and #230203, upon receipt of funds from the Cherokee Nation.
- d) Discussion and possible action to approve, approve with modifications, or deny **Resolution # 08-05-2024**, changing the zoning from RM-2 and C-2 (Multifamily Medium Density/Community Commercial) to RMH (Mobile Home Park) on W. Willis Road, Tahlequah, Oklahoma, more particularly described as, The W/2 of the NE/4 of the NW/4 of the NW/4 and The W/2 of the SE/4 of the NW/4 of the NW/4, Section 16, T16N, R22E, Cherokee County, Oklahoma, according to the official plat thereof.
- e) Discussion and possible action to approve or deny an agreement between the City of Tahlequah and Help-in-Crisis to expend up to \$150,000 for services to support Tahlequah residents.

7. EXECUTIVE SESSION-MOTION TO EXIT REGULAR SESSION AND ENTER INTO EXECUTIVE SESSION

- a) Pursuant to §25-307(B)(4) discussion pertaining to confidential communications related to H & G Contracting, Inc. v City of Tahlequah, Case No. CJ-2024-64.
- b) Pursuant to §25-307(B)(4) discussion pertaining to a pending claim from Brady May.

8. RETURN FROM EXECUTIVE SESSION

- a) Possible action pertaining to confidential communications related to H & G Contracting, Inc. v City of Tahlequah, Case No. CJ-2024-64.
- b) Possible action on pending claim from Brady May.
- c) Adjourn.



Tahlequah City Council **AGENDA ITEM REPORT**

Item No. 4a
Meeting Date 8/5/2024
Initiator _____
Office / Department Administration

Item Title

Approve the minutes from the July 1 and July 19, 2024, City Council meetings.

Background

Exhibits

1. 07.01.2024 Minutes-City Council Unapproved
2. 07.19.2020 Minutes-City Council Unapproved

Funding Source

Request

MINUTES
TAHLEQUAH CITY COUNCIL
REGULAR MEETING – JULY 1, 2024 - 5:30 PM
111 Cherokee Ave. Tahlequah, OK 74464

1. MEETING CONVENED

- a. Meeting **called to order** by Mayor Suzanne Myers at 5:30 pm.
- b. City Clerk, Whitney Shaw, called **the roll** as follows:

Present:	Councilor Ward I	Danny Perry
	Councilor Ward II	Keith Baker
	Councilor Ward III	Stephen Highers
	Councilor Ward IV	Josh Allen

Others present: Mayor Suzanne Myers, City Prosecutor BJ Baker, City Administrator Taylor Tannehill, City Treasurer Marty Hainzinger, City Clerk Whitney Shaw, Deputy City Clerk Amber Payton, and IT Support Mario de la Hoyo. **Excused:** City Attorney JT Hammons

- c. **Invocation:** Donna Allen, Love Light Christian Center
- d. **Flag salute:** Led by Mayor Suzanne Myers
- e. **Public Notice:** June 18, 2024 at 12:20 p.m.

2. PUBLIC INSTRUCTIONS

Access Code: 885 6808 5293 **Password:** 4560651

3. PUBLIC COMMENTS

Jim Joliff regarding storm water issues at his property (Southridge)

4. CONSENT AGENDA

Councilman Allen made a motion and Councilman Highers seconded to approve the consent agenda as follows:

- a) Approve the **minutes from the June 3, 2024** City Council meeting.
- b) **Councilman Baker removed to Regular Session.**
- c) Acknowledge receipt of the **May 2024 Investment Schedule.**
- d) Acknowledge receipt of the **June 2024 Check Register.**
- e) Acknowledge receipt of the **June 2024 Purchasing Card Statement.**
- f) Acknowledge receipt of the **June 2024 Open PO Report.**
- g) Accept **Tahlequah Hospital Authority** report for June 2024.
- h) Accept the **Tahlequah Area Chamber of Commerce** monthly report for May 2024.
- i) Accept the **TACC-Tour Tahlequah** monthly report for June 2024.
- j) Accept **Tahlequah Regional Development Authority's** monthly report for May 2024.

- k) Accept the **Opioid Abatement Grant** in the amount of \$125,000 and amend the budget accordingly.
- l) Accept the donations from **Cherokee Nation and PetCo Love** in the total amount of \$13,500 and amend the budget accordingly, placing the funds in the **Restricted Donation Account** to be used for the Animal Shelter/Animal Control Vaccinations Clinic.
- m) Approve Airport **land lease for Hangar 40** to Steve Kurtz.
- n) Approve Airport **land lease for Hangar 41** to John M. and Janet A. Thompson.
- o) Engage **Eide Bailey, CPA Firm** to conduct the Financial Compilation for the FY 23/24 Audit.
- p) Engage the services of **Robert St. Pierre, C.P.A., P.C.** to complete the Audit for FY2023-2024.
- q) Approve **Lochner for 5 year on-site engineering services** for Tahlequah Municipal Airport.
- r) Approve a **Lease Agreement** with **DOC Services, Inc.** related to the Senior Citizens Building located at 230 E. 1st Street, Tahlequah, OK 74464.
- s) Approve **Resolution No. 07-01-2024(B)**: The City of Tahlequah supports participation in the **2024-2025 Oklahoma Main Street Center** with the specific goal of revitalizing the historic business district using the Main Street 4-Point Approach™ to economic revitalization.
- t) Approve the Mayor's appointment of **Rachel Dallis as Municipal Judge** for the existing term expiring May 1, 2025.
- u) Approve Ray Hammons as **Special Projects Coordinator** at the rate on the approved budget.
- v) Hire **David Wright** as Animal Control Officer in the Compliance Department at \$15.00 per hour, effective July 1, 2024.
- w) Transfer **Coty Bunch** PT Laborer in the Cemetery Department to FT Laborer/Operator in the Cemetery Department at \$35,020 annually, effective June 24, 2024.
- x) Transfer **Aaron Palmer**, from PT Laborer to FT Laborer, in the Parks and Recreation Department at \$15.00 per hour, effective June 10, 2024.
- y) Hire **James Armer** as a Driver in the Solid Waste Department at \$40,500 annually, effective June 11, 2024.
- z) **Councilman Baker removed to Regular Session.**
- aa) **Councilman Baker removed to Regular Session.**
- bb) Accept the resignation of **Seth Spencer**, Laborer in the Parks and Recreation Department, effective May 31, 2024.
- cc) Accept the resignation of **Michael James**, Laborer in the Cemetery Department, effective June 27, 2024.

Vote: Ayes: Allen, Highers, Baker, Perry,

Nays: None

Motion carried

5. REGULAR SESSION

5a)

b: Acknowledge receipt of the May 2024 Financial Statement.

Vote: Ayes: Allen, Highers, Baker, Perry,

Nays: None

Motion carried

z: Transfer Jarvis Stroman, Driver in the Solid Waste Department to Firefighter in the Fire Department, salary set per the Collective Bargaining Agreement, effective July 1, 2024.

No Action Taken

aa: Hire Sarah Swayze as a Firefighter in the Fire Department, salary set per the Collective Bargaining Agreement, effective July 1, 2024.

Vote: Ayes: Allen, Perry, Highers, Baker

Nays: None

Motion carried

- 5b) Councilor Highers made a motion and Councilor Baker seconded to approve **Resolution No. 07-01-2024(A)**, a resolution relating to the incurring of indebtedness by the Trustees of the Tahlequah Public Facilities Authority and waiving competitive bidding with respect thereto; and approving a Note Purchase Agreement, Security Agreement, and other documents as may be necessary or required.

Vote: *Ayes: Highers, Baker, Perry, Allen* *Nays: None* *Motion carried*

- 5c) Discussion and possible agreement to authorize the Mayor to negotiate and enter into a Service Level Agreement between the City of Tahlequah and Cherokee County 911 for delivery of CAD Service.

NO ACTION TAKEN

- 6) Councilman Highers made a motion and Councilman Allen seconded to exit Regular Session and move into **Executive Session** at 5:50 p.m.

Vote: *Ayes: Highers, Allen, Baker, Perry* *Nays: None* *Motion carried*

- 7) Council returned to **Regular Session** at 6:25 p.m.

- 7a) Council meeting adjourned at 6:26 p.m.

MINUTES
TAHLEQUAH CITY COUNCIL
SPECIAL MEETING – JULY 19, 2024 - 8:30 AM
111 Cherokee Ave. Tahlequah, OK 74464

1. MEETING CONVENED

- a) Meeting called to order by Mayor Suzanne Myers at 8:30 Am.
b) City Clerk, Whitney Shaw, called the roll as follows:

Present:	Councilor Ward I	Danny Perry
	Councilor Ward II	Keith Baker
	Councilor Ward III	Stephen Highers
	Councilor Ward IV	Josh Allen

Others present: Mayor Suzanne Myers, City Attorney John Tyler Hammons, City Administrator Taylor Tannehill, City Treasurer Marty Hainzinger, City Clerk Whitney Shaw, Deputy City Clerk Amber Payton, and IT Support Kendall Collins and Mario de la Hoya

- c) A Public Notice of Meeting was provided on July 16, 2024, at 2:00 p.m. at 111 S. Cherokee Ave., Tahlequah, OK 74464 as well as the City of Tahlequah website.

2. REGULAR SESSION

- a) Councilor Allen made a motion and Councilor Highers seconded to approve the Mayor authorization to sign a Memorandum of Understanding between the City of Tahlequah and the Cherokee Nation related to the selling of Phoenix Park and donation of \$7,000,000 for the expansion of Anthis-Brennan Park, and amend the budget accordingly.

Vote: *Ayes: Allen, Highers, Baker, Perry* *Nays: None* *Motion carried*

- b) Councilor Allen made a motion and Councilor Perry seconded to approve the Mayor authorization to negotiate and sign an agreement, up to \$11,000,000 with Hellas for the expansion of Anthis-Brennan Park development in accordance with TOPS contract #230202 and #230203, upon receipt of donated funds from the Cherokee Nation with final contract approval by Council.

Vote: *Ayes: Allen, Perry, Baker, Highers* *Nays: None* *Motion carried*

- c) Councilor Allen made a motion and Councilor Highers seconded to approve the Mayor authorization to enter the City into a real estate agreement with Redhawk Inn, LLC for the selling of property located at 124 Shawnee Street.

Vote: Ayes: Allen, Highers, Baker, Perry

Nays: None

Motion carried

- d) No action taken to approve or deny the Mayor authorization to begin negotiating the purchase of a property located in the Business & Technology Park from the Tahlequah Regional Development Authority.

3. Adjourned @ 9:22 a.m.



Tahlequah City Council **AGENDA ITEM REPORT**

Item No. 4b
Meeting Date 8/5/2024
Initiator _____
Office / Department Administration

Item Title

Acknowledge receipt of the Preliminary June 2024 Financial Statement. Please note, this financial statement will not be finalized until after September 30.

Background

Exhibits

1. AGENDA DIGI NOTICE-Financials

Funding Source

Request

**DUE TO SIZE, CONSENT
ITEM “4b” IS AVAILABLE IN
DIGITAL FORMAT ON THE
CITY WEBSITE UNDER**

“Government”

“Departments”

“Finance”

“Monthly Financial Statements”

“2024”



Tahlequah City Council **AGENDA ITEM REPORT**

Item No. 4c
Meeting Date 8/5/2024
Initiator _____
Office / Department Administration

Item Title

Acknowledge receipt of the June 2024 Investment Schedule.

Background

Exhibits

1. 08.05.2024 Invest Schedule June 2024

Funding Source

Request

City of Tahlequah Working Fund Investments as of June 30, 2024

BANK	AMOUNT	PERCENTAGE	
Bank Accounts			
Reserve Operating	\$2,874,543.73	4.25%	
Armstrong			
Streets & Sidewalks	\$5,123,502.89	4.25%	
Armstrong			
General Fund Sweep	\$5,840,047.88	4.91%	
Bank First			
BANK	MATURITY VALUE	PERCENTAGE	MATURITY DATE
Edward Jones			
Bank Amer Na	\$124,000.00	4.80%	3/16/2026
Charlotte NC			
Bmo Harris Bk Natl	\$244,000.00	4.45%	5/24/2028
Assn			
BMW Bk North Amer	\$245,000.00	3.45%	9/9/2025
Salt Lake			
Capital One Bk USA	214,000.00	3.30%	8/12/2024
Natl Assn			
Capital One Nat'l Assn	\$31,000.00	3.40%	9/9/2024
McLean			
Cibc Bk USA Chicago IL	\$244,000.00	4.25%	2/24/2026
Citizens Bk & Tr Co of	\$244,000.00	4.60%	9/21//2029
Ardmore			
Discover Bk	\$244,000.00	4.80%	8/24/2026
Greenwood Del			
Great Southn Bk Reeds	\$249,000.00	4.65%	2/28/2025
Spring			
Merchants Coml Bk St	\$128,000.00	4.60%	5/22/2028
Thomas VI			
Mizrahi Tefahot Bk Ltd	\$200,000.00	4.50%	3/7/2030
Los			
Morgan Stanley Bk N A	\$245,000.00	3.60%	9/15/2026
Salt			
Pacific Premier Bk	\$124,000.00	5.00%	9/15/2025
Irvine			
Reliabank Dakota	\$200,000.00	5.20%	1/10/2025
Estelline SD			
State Bk India Chicago	\$245,000.00	3.65%	9/20/2027
Ill			
Synchrony Bk Retail	\$243,000.00	5.25%	9/22/2025
Ctf Dep			
Toyota FINL Svgs Bk	\$150,000.00	4.60%	5/24/2029
Hend NV			
Univest Natl Bk Tr	\$249,000.00	4.50%	5/17/2027
Souderton			
Wells Fargo Bk N A	\$238,000.00	5.05%	11/15/2027
Sioux Falls			
Cash			
TOTAL	\$3,861,000.00		



Tahlequah City Council **AGENDA ITEM REPORT**

Item No.	4d
Meeting Date	8/5/2024
Initiator	Rebecca White, Finance Support
Office / Department	Finance

Item Title

Acknowledge receipt of the July 2024 Check Register.

Background

Exhibits

1. 08.05.2024 Check Register July 2024

Funding Source

Request

Report Criteria:

Report type: Summary

Check.Type = {<>} "Adjustment"

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount
07/24	07/03/2024	59375	1186	Applied Concepts, Inc.	110202000	3,050.00
07/24	07/03/2024	59376	158436	EPIC Office Solutions	110202000	475.22
07/24	07/03/2024	59377	6080	Fuelman of Oklahoma or	110202000	4,284.84
07/24	07/03/2024	59378	158273	Johnny Freeze Cream Ice, LLC	110202000	662.00
07/24	07/03/2024	59379	158076	KNOX COMPANY	110202000	194.00
07/24	07/03/2024	59380	157846	Lake Region Electric-Telecom	110202000	301.17
07/24	07/03/2024	59381	158388	LawnStars Landscaping, LLC	110202000	1,890.00
07/24	07/03/2024	59382	9691	Lochner	110202000	1,103.14
07/24	07/03/2024	59383	10580	Mike Palmer	110202000	1,695.20
07/24	07/03/2024	59384	11820	Ok Firefighters Pension	110202000	120.00
07/24	07/03/2024	59385	157851	One Source Water, LLC	110202000	150.78
07/24	07/03/2024	59386	12390	OTA	110202000	67.12
07/24	07/03/2024	59387	12910	Pitney Bowes	110202000	159.99
07/24	07/03/2024	59388	158160	Rachel Dallis	110202000	3,075.00
07/24	07/03/2024	59389	158530	Rhonda Norris RVT	110202000	350.00
07/24	07/03/2024	59390	158518	Ryadd LLC	110202000	1,974.00
07/24	07/03/2024	59391	16985	UniFirst Holdings Inc	110202000	128.15
07/24	07/03/2024	59392	17480	Warren CAT	110202000	2,300.00
07/24	07/03/2024	59393	158277	Your Health, LLC	110202000	1,000.00
07/24	07/11/2024	59401	1155	APAC-Central, Inc	110202000	46,966.92
07/24	07/11/2024	59402	1330	Assoc Veterinary Clinic	110202000	35.00
07/24	07/11/2024	59403	240	AT&T Mobility II LLC (POLICE)	110202000	1,092.25
07/24	07/11/2024	59404	4530	Davis Oil Co, Inc	110202000	790.25
07/24	07/11/2024	59405	6080	Fuelman of Oklahoma or	110202000	10,619.04
07/24	07/11/2024	59406	6825	GT Distributors - Austin	110202000	1,258.60
07/24	07/11/2024	59407	9400	Lake Region Electric	110202000	2,721.92
07/24	07/11/2024	59408	9691	Lochner	110202000	4,665.60
07/24	07/11/2024	59409	10810	Municipal Court CLEET Acct	110202000	6,393.84
07/24	07/11/2024	59410	10830	Muskogee Communications, Inc	110202000	5,784.00
07/24	07/11/2024	59411	157829	NOPFA Gas/Utilities	110202000	423.76
07/24	07/11/2024	59412	11300	Northeast OK Public Facilities	110202000	759.52
07/24	07/11/2024	59413	12275	Ok Uniform Building Code Com	110202000	136.00
07/24	07/11/2024	59414	157851	One Source Water, LLC	110202000	12.00
07/24	07/11/2024	59415	15770	Tahlequah Daily Press	110202000	169.00
07/24	07/11/2024	59416	17510	Waste Management	110202000	25,314.07
07/24	07/11/2024	59417	500	Adrian Farm Supply LLC	110202000	218.04
07/24	07/11/2024	59418	1155	APAC-Central, Inc	110202000	24,510.60
07/24	07/11/2024	59419	158045	Ascentis Corporation (Prior- Novatime)	110202000	3,795.88
07/24	07/11/2024	59420	225	AT&T (Landline Bills)	110202000	542.39
07/24	07/11/2024	59421	1350	ATC Freightliner Group	110202000	10,428.91
07/24	07/11/2024	59422	2690	Caselle, Inc	110202000	39,250.00
07/24	07/11/2024	59423	2793	Chaffin Surveying, LLC	110202000	100.00
07/24	07/11/2024	59424	158587	Cheryl Ann Leeds	110202000	81.50
07/24	07/11/2024	59425	158083	City of Tahlequah-Street & Sidewalk Fund	110202000	192,715.84
07/24	07/11/2024	59426	3465	CivicPlus, Inc.	110202000	12,835.75
07/24	07/11/2024	59427	3930	County Records, Inc	110202000	49.50
07/24	07/11/2024	59428	158178	Enterprise Fleet Management, Inc.	110202000	31,343.17
07/24	07/11/2024	59429	158273	Johnny Freeze Cream Ice, LLC	110202000	825.00
07/24	07/11/2024	59430	158383	Macquarie Equipment Capital Inc.	110202000	374.00
07/24	07/11/2024	59431	158544	Newton Equipment, LLC	110202000	634.82
07/24	07/11/2024	59432	11920	Ok Municipal Assurance Group	110202000	136,175.50
07/24	07/11/2024	59433	11930	Ok Municipal League	110202000	22,019.75
07/24	07/11/2024	59434	14230	Sadler Paper Supply	110202000	2,293.71

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount
07/24	07/11/2024	59435	157870	Sybatech, Inc	110202000	4,800.00
07/24	07/11/2024	59436	15908	Tahlequah Public Facilities Auth	110202000	289,073.76
07/24	07/11/2024	59437	16370	TK Elevator	110202000	3,108.36
07/24	07/11/2024	59438	16985	UniFirst Holdings Inc	110202000	42.75
07/24	07/11/2024	59439	158550	Vann Construction	110202000	2,800.00
07/24	07/11/2024	59440	157894	Vicky Green	110202000	44.42
07/24	07/11/2024	59441	17803	William Marvin Johnson LLC	110202000	300.00
07/24	07/18/2024	59442	157971	AT&T Mobility II LLC	110202000	1,776.46
07/24	07/18/2024	59443	1350	ATC Freightliner Group	110202000	104,388.00
07/24	07/18/2024	59444	158043	Cherokee County 911	110202000	1,333.33
07/24	07/18/2024	59445	3020	Cherokee County Clerk	110202000	108.00
07/24	07/18/2024	59446	158573	Crowe & Dunlevy	110202000	1,510.46
07/24	07/18/2024	59447	158489	Freese and Nichols, Inc.	110202000	160,436.85
07/24	07/18/2024	59448	158611	Great Western States Supply LLC	110202000	969.50
07/24	07/18/2024	59449	158459	Hammonds, Hamby, and Price PLLC	110202000	4,291.67
07/24	07/18/2024	59450	10830	Muskogee Communications, Inc	110202000	7,415.70
07/24	07/18/2024	59451	10990	NAFECO	110202000	63,120.40
07/24	07/18/2024	59452	17620	Weldon Truck Parts	110202000	604.50
07/24	07/18/2024	59453	158606	A+ Pest Guard LLC	110202000	130.00
07/24	07/18/2024	59454	389	Accurate Environmental LLC	110202000	275.00
07/24	07/18/2024	59455	500	Adrian Farm Supply LLC	110202000	105.07
07/24	07/18/2024	59456	158015	Capes Lawn Care	110202000	3,200.00
07/24	07/18/2024	59457	158596	Elijah Spray VT	110202000	200.00
07/24	07/18/2024	59458	8040	J & R Equipment, LLC	110202000	6,465.85
07/24	07/18/2024	59459	9437	Larry's Tires	110202000	65.00
07/24	07/18/2024	59460	9950	Magic Refrigeration	110202000	3,575.00
07/24	07/18/2024	59461	10580	Mike Palmer	110202000	1,695.20
07/24	07/18/2024	59462	158371	OMMS	110202000	4,000.00
07/24	07/18/2024	59463	158530	Rhonda Norris RVT	110202000	750.00
07/24	07/18/2024	59464	14305	Saltus Technologies, LLC	110202000	7,280.00
07/24	07/18/2024	59465	158472	Tim M Synar	110202000	1,598.50
07/24	07/18/2024	59466	16610	Tree Surgeons Ltd	110202000	2,500.00
07/24	07/18/2024	59467	16985	UniFirst Holdings Inc	110202000	72.75
07/24	07/19/2024	59468	158612	Georgetta Richhart	110202000	34.50
07/24	07/25/2024	59478	158237	Dickson Equipment Co. Inc.	110202000	15,142.00
07/24	07/25/2024	59479	158613	Genasys Inc	110202000	1,000.00
07/24	07/25/2024	59480	8041	JE Systems, INC.	110202000	515.00
07/24	07/25/2024	59481	157851	One Source Water, LLC	110202000	18.97
07/24	07/25/2024	59482	14360	Sand Tech Screening LLC	110202000	368.00
07/24	07/25/2024	59483	15920	TPWA Utilities	110202000	31,791.13
07/24	07/25/2024	59484	215	A T & T	110202000	124.75
07/24	07/25/2024	59485	158606	A+ Pest Guard LLC	110202000	100.00
07/24	07/25/2024	59486	1155	APAC-Central, Inc	110202000	126,301.16
07/24	07/25/2024	59487	157988	Consolidated Communications	110202000	1,187.72
07/24	07/25/2024	59488	5110	Duvall's Transmission	110202000	6,704.65
07/24	07/25/2024	59489	158596	Elijah Spray VT	110202000	400.00
07/24	07/25/2024	59490	5505	Ergon Asphalt & Emulsions, Inc	110202000	1,343.91
07/24	07/25/2024	59491	157912	Erica M'Lynn Pape	110202000	213.72
07/24	07/25/2024	59492	158609	Fleet Fuels LLC	110202000	6,844.50
07/24	07/25/2024	59493	6080	Fuelman of Oklahoma or	110202000	4,286.01
07/24	07/25/2024	59494	158613	Genasys Inc	110202000	3,000.00
07/24	07/25/2024	59495	6740	Greg's Port-A-Potties	110202000	75.00
07/24	07/25/2024	59496	7730	INCOG	110202000	4,250.00
07/24	07/25/2024	59497	158273	Johnny Freeze Cream Ice, LLC	110202000	750.00
07/24	07/25/2024	59498	158615	Joshua Asbill	110202000	50.00
07/24	07/25/2024	59499	157846	Lake Region Electric-Telecom	110202000	137.88
07/24	07/25/2024	59500	158388	LawnStars Landscaping, LLC	110202000	3,780.00

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount
07/24	07/25/2024	59501	9520	Leads Online	110202000	3,297.00
07/24	07/25/2024	59502	158595	Local Government Testing Consortium, LLC	110202000	2,677.50
07/24	07/25/2024	59503	158593	Lori L Gossard	110202000	2,450.00
07/24	07/25/2024	59504	9770	Love Bottling Company	110202000	1,065.60
07/24	07/25/2024	59505	10742	Motorola Solutions, Inc.	110202000	40,867.80
07/24	07/25/2024	59506	158067	REHRIG PACIFIC COMPANY	110202000	180.00
07/24	07/25/2024	59507	158530	Rhonda Norris RVT	110202000	600.00
07/24	07/25/2024	59508	158518	Ryadd LLC	110202000	1,410.00
07/24	07/25/2024	59509	157919	Third Generation Electrical, Inc.	110202000	5,890.00
07/24	07/25/2024	59510	158472	Tim M Synar	110202000	4,067.00
07/24	07/25/2024	59511	16985	UniFirst Holdings Inc	110202000	72.75
07/24	07/25/2024	59512	158022	VIP Voice Services LLC	110202000	2,972.00
07/24	07/25/2024	59513	17510	Waste Management	110202000	24,744.57
07/24	07/12/2024	20240709	1650	BancFirst	110202000	.00 V
07/24	07/12/2024	20240709	158577	WEX Bank	110202000	.00 V
07/24	07/12/2024	20240711	158577	WEX Bank	110202000	3,409.76 M
07/24	07/12/2024	20240712	1650	BancFirst	110202000	41,599.84
07/24	07/15/2024	20240715	158577	WEX Bank	110202000	5,246.51 M
07/24	07/24/2024	20240724	158577	WEX Bank	110202000	4,179.28 M
Grand Totals:						1,639,501.78



Tahlequah City Council **AGENDA ITEM REPORT**

Item No. 4e
Meeting Date 8/5/2024
Initiator _____
Office / Department Administration

Item Title

Acknowledge receipt of the July 2024 Purchasing Card Statement.

Background

Exhibits

1. 08.05.2024 Pcard July 2024

Funding Source

Request



ACCOUNT NUMBER [REDACTED]
STATEMENT DATE 07-25-2024
AMOUNT DUE \$41,540.94
NEW BALANCE \$41,540.94
PAYMENT DUE ON RECEIPT

000159523 02 SP 106481095518855 S
CITY OF TAHLEQUAH
ATTN MARTY HAINZINGER
111 S CHEROKEE AVE
TAHLEQUAH OK 74464-3801

AMOUNT ENCLOSED

\$

Please make check payable to
CORPORATE PAYMENT SYSTEMS

CORPORATE PAYMENT SYSTEMS
P.O. BOX 790428
ST. LOUIS, MO 63179-0428

Please tear payment coupon at perforation.

CORPORATE ACCOUNT SUMMARY

CITY OF TAHLEQUAH [REDACTED]	Previous Balance	Purchases And Other + Charges	Cash Advances +	Cash Advance Fees +	Late Payment Charges	- Credits	- Payments	New = Balance
Company Total	\$41,599.84	\$42,588.88	\$0.00	\$0.00	\$0.00	\$1,047.94	\$41,599.84	\$41,540.94

CORPORATE ACCOUNT ACTIVITY

CITY OF TAHLEQUAH
4715-1103-0418-6724

TOTAL CORPORATE ACTIVITY
\$41,599.84 CR

Post Date	Tran Date	Reference Number	Transaction Description	Amount
07-10	07-10	74715114192419200000537	PAYMENT-THANK YOU Q	41,599.84 PY

NEW ACTIVITY

DEXTER K SCOTT
[REDACTED]

CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
\$160.00	\$2,431.69	\$0.00	\$2,271.69

Post Date	Tran Date	Reference Number	Transaction Description	Amount
07-04	07-02	24198804185426780088911	PAYPAL *NATIONALASS 4802964542 AZ	750.00
07-09	07-08	24421144190900011500020	NORTHEASTERN GLASS TAHLEQUAH OK	160.00
07-09	07-08	24431054191009816317560	O'REILLY 187 TAHLEQUAH OK	16.67
07-09	07-08	24692164190109502074889	SO *A-ONE GUTHRIE OK	825.00
07-10	07-09	74421144191900011600014	NORTHEASTERN GLASS TAHLEQUAH OK	160.00 CR
07-10	07-09	24421144191900011600027	NORTHEASTERN GLASS TAHLEQUAH OK	250.00

CUSTOMER SERVICE CALL

800-344-5696

ACCOUNT NUMBER

STATEMENT DATE 07/25/24
DISPUTED AMOUNT .00

ACCOUNT SUMMARY

PREVIOUS BALANCE	41,599.84
PURCHASES & OTHER CHARGES	42,588.88
CASH ADVANCES	.00
CASH ADVANCE FEES	.00
LATE PAYMENT CHARGES	.00
CREDITS	1,047.94
PAYMENTS	41,599.84
ACCOUNT BALANCE	41,540.94

SEND BILLING INQUIRIES TO:

CORPORATE PAYMENT SYSTEMS
P.O. Box 6335
Fargo, ND 58125-6335

AMOUNT DUE

41,540.94



Company Name: CITY OF TAHLEQUAH
Corporate Account Number: [REDACTED]
Statement Date: 07-25-2024

NEW ACTIVITY

Post Date	Tran Date	Reference Number	Transaction Description	Amount
07-10	07-09	24431054192010264254254	O'REILLY 187 TAHLEQUAH OK	116.50
07-18	07-17	24431054200013728228716	O'REILLY 187 TAHLEQUAH OK	36.02
07-25	07-24	24801974207038802809218	H & H AUTO TAHLEQUAH OK	7.50
07-25	07-24	24801974207038802809226	H & H AUTO TAHLEQUAH OK	35.00
07-25	07-24	24801974207038802809234	H & H AUTO TAHLEQUAH OK	35.00
07-25	07-24	24801974207038802809242	H & H AUTO TAHLEQUAH OK	35.00
07-25	07-24	24801974207038802809259	H & H AUTO TAHLEQUAH OK	55.00
07-25	07-24	24801974207038802809267	H & H AUTO TAHLEQUAH OK	55.00
07-25	07-24	24801974207038802809275	H & H AUTO TAHLEQUAH OK	55.00

DARRYL D DECKARD	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
[REDACTED]	\$0.00	\$831.84	\$0.00	\$831.84

Post Date	Tran Date	Reference Number	Transaction Description	Amount
07-02	07-01	24000974183898901317836	LOCKE SUPPLY TAHLEQUAH 918-4568839 OK	104.91
07-02	07-01	24231684184017172002671	HARBOR FREIGHT TOOLS3160 TAHLEQUAH OK	101.90
07-04	07-02	24559164185017018681387	ATCO INTERNATIONAL 770-424-7550 GA	210.80
07-10	07-09	24000974191944300023979	LOCKE SUPPLY WE TAHLEQUAH 918-4567551 OK	3.09
07-10	07-09	24000974191944300023995	LOCKE SUPPLY WE TAHLEQUAH 918-4567551 OK	47.67
07-10	07-09	24000974191944300058306	LOCKE SUPPLY WE TAHLEQUAH 918-4567551 OK	10.77
07-11	07-10	24692164192100991273320	LOWES #01818* TAHLEQUAH OK	49.44
07-16	07-15	24000974197977501911646	LOCKE SUPPLY TAHLEQUAH 918-4568839 OK	23.10
07-16	07-15	24000974197978900071560	LOCKE SUPPLY TAHLEQUAH 918-4568839 OK	95.66
07-25	07-24	24692164206100414425816	SQ *COKE REFRIGERATION LL TAHLEQUAH OK	184.50

BRAD HALE	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
[REDACTED]	\$0.00	\$592.19	\$0.00	\$592.19

Post Date	Tran Date	Reference Number	Transaction Description	Amount
07-09	07-08	24231684191023643771192	HARBOR FREIGHT TOOLS3160 TAHLEQUAH OK	57.97
07-10	07-08	24692164191109888801888	LOWES #01818* TAHLEQUAH OK	96.81
07-15	07-11	24733094194004465985658	ATWOOD 40 TAHLEQUAH TAHLEQUAH OK	16.98
07-18	07-17	24431054200013728228724	O'REILLY 187 TAHLEQUAH OK	56.93
07-24	07-23	24445004206400235508057	WM SUPERCENTER #10 TAHLEQUAH OK	303.00
07-25	07-23	24692164206100002627963	LOWES #01818* TAHLEQUAH OK	60.50

TIFFANY D SIEN	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
[REDACTED]	\$0.00	\$5,159.10	\$0.00	\$5,159.10

Post Date	Tran Date	Reference Number	Transaction Description	Amount
07-02	07-01	24137464183300862274419	CLYDES AUTOMOTIVE & TIRE TAHLEQUAH OK	15.00
07-02	07-01	24692164183103643564782	LOWES #01818* TAHLEQUAH OK	811.90
07-04	07-03	24055224185018733330251	WITTEK GOLF SUPPLY 847-943-2399 IL	674.25
07-04	07-03	24692164185105333152099	LOWES #01818* TAHLEQUAH OK	56.36
07-05	07-03	24455014186141000021468	WAL-MART #0010 TAHLEQUAH OK	214.40
07-09	07-08	24445004190300587771006	FSP*HEARTH AND POOL TAHLEQUAH OK	56.00
07-10	07-09	24692164191100234357501	LOWES #01818* TAHLEQUAH OK	12.98
07-10	07-09	24692164191109963441311	AMAZON MKTPL*RY8EL1CD1 AMZN.COM/BILL WA	28.47
07-15	07-12	24226384195000893000035	WAL-MART #0010 TAHLEQUAH OK	40.99



Company Name: CITY OF TAHLEQUAH
Corporate Account Number [REDACTED]
Statement Date: 07-25-2024

NEW ACTIVITY

Post Date	Tran Date	Reference Number	Transaction Description	Amount
07-15	07-12	24692164194102338378208	AMAZON MKTPL*RY39R35Y2 AMZN.COM/BILL WA	119.98
07-16	07-15	24421144197900010700038	SAND TECH SCREENING LLC TAHLEQUAH OK	269.75
07-18	07-17	24055224199031774320978	WITTEK GOLF SUPPLY 847-943-2399 IL	1,697.00
07-18	07-17	24431064199020225779242	AMAZON.COM*RS42W1VE1 SEATTLE WA	177.99
07-19	07-18	24692164200104482804700	AMAZON MKTPL*RS0PC29J0 AMZN.COM/BILL WA	232.80
07-22	07-19	24692164202106150774238	LOWES #01818* TAHLEQUAH OK	181.70
07-23	07-22	24137464205001521366851	TRACTOR SUPPLY #1173 TAHLEQUAH OK	101.94
07-24	07-23	24692164205109554276187	LOWES #01818* TAHLEQUAH OK	212.00
07-25	07-24	24692164206100391637557	LOWES #01818* TAHLEQUAH OK	77.60
07-25	07-25	24692164207100710067295	AMAZON.COM*RJ5XV5DR1 AMZN.COM/BILL WA	177.99

ROCKIE S NEUGINCREDITS
\$0.00PURCHASES
\$699.15CASH ADV
\$0.00TOTAL ACTIVITY
\$699.15

Post Date	Tran Date	Reference Number	Transaction Description	Amount
07-03	07-02	24692164184104445807931	LOWES #01818* TAHLEQUAH OK	119.82
07-16	07-15	24137464198001547491054	TRACTOR SUPPLY #1173 TAHLEQUAH OK	29.98
07-17	07-16	24692164198103130491260	LOWES #01818* TAHLEQUAH OK	46.98
07-18	07-17	24137464199300752926047	FASTENAL COMPANY 01OKTAH TAHLEQUAH OK	32.57
07-18	07-17	24692164199103952306199	LOWES #01818* TAHLEQUAH OK	321.28
07-23	07-22	24692164204108572127399	LOWES #01818* TAHLEQUAH OK	33.96
07-25	07-24	24000974206031301158211	LOCKE SUPPLY TAHLEQUAH 918-4568839 OK	94.60
07-25	07-24	24692164206100315733342	LOWES #01818* TAHLEQUAH OK	19.96

JUSTIN HACKWORTHCREDITS
\$0.00PURCHASES
\$13.56CASH ADV
\$0.00TOTAL ACTIVITY
\$13.56

Post Date	Tran Date	Reference Number	Transaction Description	Amount
07-04	07-03	24431054186007847341978	O'REILLY 187 TAHLEQUAH OK	13.56

JOHN N KINGCREDITS
\$0.00PURCHASES
\$1,595.44CASH ADV
\$0.00TOTAL ACTIVITY
\$1,595.44

Post Date	Tran Date	Reference Number	Transaction Description	Amount
07-12	07-11	24692164193101884063173	AMAZON MKTPL*RY3P57P41 AMZN.COM/BILL WA	177.65
07-16	07-15	24431054198012838272493	O'REILLY 187 TAHLEQUAH OK	29.98
07-19	07-17	24793384200002558461060	GREYHOUND LOS ANGELES CA	440.51
07-22	07-18	24793384201003069879062	GREYHOUND LOS ANGELES CA	516.95
07-24	07-23	24204294205002218233023	5.11, INC. 866-4511726 CA	78.84
07-25	07-24	24204294206002326821023	5.11, INC. 866-4511726 CA	157.68
07-25	07-24	24431064206024104670887	AMAZON.COM*RJ7U34742 SEATTLE WA	85.87
07-25	07-24	24692164206100118060125	AMAZON MKTPL*RJ8KP27R2 AMZN.COM/BILL WA	15.99
07-25	07-24	24692164206109977066909	AMAZON MKTPL*RJ3U38762 AMZN.COM/BILL WA	91.97

ERIC LAMONSCREDITS
\$0.00PURCHASES
\$169.90CASH ADV
\$0.00TOTAL ACTIVITY
\$169.90



Company Name: CITY OF TAHLEQUAH
Corporate Account Number: [REDACTED]
Statement Date: 07-25-2024

NEW ACTIVITY					
Post Date	Tran Date	Reference Number	Transaction Description	Amount	
07-05	07-04	24431054187008255044350	O'REILLY 187 TAHLEQUAH OK	169.90	
AARON D GARRETT		CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
[REDACTED]		\$167.14	\$439.18	\$0.00	\$272.04
Post Date	Tran Date	Reference Number	Transaction Description	Amount	
07-03	07-02	74455014184141000021499	WAL-MART #0010 SE2 TAHLEQUAH OK	167.14 CR	
07-03	07-02	24226384184000573000043	WAL-MART #0010 TAHLEQUAH OK	152.64	
07-03	07-02	24445004185400260724194	WM SUPERCENTER #10 TAHLEQUAH OK	167.14	
07-04	07-03	24789304185909703067639	SMARTDRAW SOFTWARE LLC 858-2253300 TX	119.40	
RICHARD S COFFRON		CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
[REDACTED]		\$0.00	\$26.99	\$0.00	\$26.99
Post Date	Tran Date	Reference Number	Transaction Description	Amount	
07-08	07-07	24692164189108325302017	AMAZON MKTPL*R72Z74DI1 AMZN.COM/BILL WA	26.99	
BRIAN F SPEAKE		CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
[REDACTED]		\$0.00	\$631.73	\$0.00	\$631.73
Post Date	Tran Date	Reference Number	Transaction Description	Amount	
07-09	07-08	24692164190109564970032	LOWES #01818* TAHLEQUAH OK	186.92	
07-10	07-09	24540454191182500019121	CHEROKE COUNTY TAG 918-4532889 OK	23.00	
07-16	07-15	24269754197900011263623	BURTON POOLS AND SPAS FS 479-6483483 AR	256.99	
07-24	07-23	24692164205109461637638	LOWES #01818* TAHLEQUAH OK	164.82	
RICK DYE		CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
[REDACTED]		\$155.99	\$2,920.46	\$0.00	\$2,764.47
Post Date	Tran Date	Reference Number	Transaction Description	Amount	
07-11	07-10	24231684193025545037075	HARBOR FREIGHT TOOLS3160 TAHLEQUAH OK	129.97	
07-11	07-10	24431054193010717250478	O'REILLY 187 TAHLEQUAH OK	164.83	
07-11	07-10	24750764192900016700017	SECURITY ALARMS COMPANY 918-6835600 OK	300.00	
07-19	07-18	24431064201020960006419	PTG OF TULSA 918-445-5300 OK	324.98	
07-22	07-19	24431064203022309035073	PTG OF TULSA 918-445-5300 OK	155.99	
07-22	07-19	24692164201105539560707	NBF*NATL BIZ FURNITURE 800-626-6060 WI	936.00	
07-23	07-22	24941664204015700042291	DAVIS OIL CO., INC. TAHLEQUAH OK	908.69	
07-24	07-23	74431064206023899006427	PTG OF TULSA TULSA OK	155.99 CR	
WHITNEY G SHAW		CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
[REDACTED]		\$0.00	\$1,398.76	\$0.00	\$1,398.76



Company Name: CITY OF TAHLEQUAH
Corporate Account Number [REDACTED]
Statement Date: 07-25-2024

NEW ACTIVITY					
Post Date	Tran Date	Reference Number	Transaction Description	Amount	
07-17	07-16	24011344198000059993502	CVENT* CASELLE WWW.CVENT.COM VA	595.00	
07-17	07-16	24692164198103181700676	EXPEDIA 72877593691068 EXPEDIA.COM WA	57.81	
07-18	07-16	24035964199020093628035	AMERICAN AIR0017129228041 FORT WORTH TX SHAW/WHITNEY G 10-14-24 TUL AA L DFW AA L SLC AA G DFW AA G TUL	745.95	
CASEY D BAKER		CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
		\$0.00	\$347.04	\$0.00	\$347.04
Post Date	Tran Date	Reference Number	Transaction Description	Amount	
07-08	07-07	24011344189000060521566	AMAZON RET* 112-582887 WWW.AMAZON.CO WA	195.44	
07-08	07-07	24692164189108097628177	AMAZON MKTPL*R781666S2 AMZN.COM/BILL WA	40.80	
07-15	07-12	24692164194102301340086	AMAZON MKTPL*RY9THOMI2 AMZN.COM/BILL WA	61.18	
07-19	07-17	24226384200001055000030	WAL-MART #0010 TAHLEQUAH OK	49.62	
VICKY E GREEN		CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
		\$0.00	\$1,813.10	\$0.00	\$1,813.10
Post Date	Tran Date	Reference Number	Transaction Description	Amount	
07-02	07-01	24116414183744304597459	REVIVAL ANIMAL HEALTH LLC 712-737-5555 IA	966.80	
07-03	07-02	24445004185000974411581	COVETRUS NORTH AMERICA 614-761-9095 OH	204.52	
07-17	07-16	24445004199000962645368	COVETRUS NORTH AMERICA 614-761-9095 OH	259.33	
07-19	07-18	24445004201000964860482	COVETRUS NORTH AMERICA 614-761-9095 OH	139.02	
07-23	07-22	24445004205000953099445	COVETRUS NORTH AMERICA 614-761-9095 OH	243.43	
KAREN D MURPHY		CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
		\$26.76	\$628.89	\$0.00	\$602.13
Post Date	Tran Date	Reference Number	Transaction Description	Amount	
07-10	07-09	74000974191940302136244	BEST WESTERN PLUS WEAT 580-7723325 OK	13.38 CR	
07-10	07-09	74000974191940302136251	BEST WESTERN PLUS WEAT 580-7723325 OK	13.38 CR	
07-16	07-15	24421144197900010700046	SAND TECH SCREENING LLC TAHLEQUAH OK	530.49	
07-16	07-15	24431064197018991083916	NSU COPY ZONE TAHLUQUAH OK	98.40	
KENNETH D BARNES		CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
		\$0.00	\$1,597.15	\$0.00	\$1,597.15
Post Date	Tran Date	Reference Number	Transaction Description	Amount	
07-16	07-15	24113434197300817351259	PERFORMANCE ADVANTAGE COM LANCASTER NY	164.05	
07-22	07-20	24431054203015032294091	O'REILLY 187 TAHLEQUAH OK	31.98	
07-22	07-20	24431054203015032294109	O'REILLY 187 TAHLEQUAH OK	76.60	
07-22	07-20	24431054203015032294117	O'REILLY 187 TAHLEQUAH OK	574.52	
07-24	07-23	24011344205000061145167	OKIAAI OKIAAI.ORG OK	750.00	



Company Name: CITY OF TAHLEQUAH
Corporate Account Number: [REDACTED]
Statement Date: 07-25-2024

NEW ACTIVITY**RANDY POWELL****CREDITS**
\$0.00**PURCHASES**
\$1,877.94**CASH ADV**
\$0.00**TOTAL ACTIVITY**
\$1,877.94

Post Date	Tran Date	Reference Number	Transaction Description	Amount
07-03	07-02	24692164184104444865690	AMZN MKTP US*R709Z4XH0 AMZN.COM/BILL WA	239.99
07-08	07-05	24692164187106799579377	AMZN MKTP US*R74X64GP2 AMZN.COM/BILL WA	60.34
07-08	07-05	24692164187106801424141	AMZN MKTP US*R786G8G51 AMZN.COM/BILL WA	69.00
07-08	07-06	24692164188107914977248	AMAZON MKTPL*R771X6801 AMZN.COM/BILL WA	67.20
07-15	07-14	24692164196101051747852	AMAZON MKTPL*RS2VN2QV0 AMZN.COM/BILL WA	33.98
07-19	07-18	24692164200104799476044	AMAZON MKTPL*RS6P40RM0 AMZN.COM/BILL WA	80.99
07-23	07-23	24430994205036757099966	DMI* DELL K-12/GOVT 800-981-3355 TX	1,275.59
07-25	07-25	24430994207038689082506	DMI* DELL K-12/GOVT 800-981-3355 TX	50.85

ELLIOT REIF**CREDITS**
\$111.92**PURCHASES**
\$3,968.57**CASH ADV**
\$0.00**TOTAL ACTIVITY**
\$3,856.65

Post Date	Tran Date	Reference Number	Transaction Description	Amount
07-04	07-03	24692164185105250151694	AMZN MKTP US*R73G12382 AMZN.COM/BILL WA	11.50
07-08	07-07	24692164189108082204737	AMAZON MKTPL*R71VN2QZ1 AMZN.COM/BILL WA	775.09
07-10	07-09	24011344191000062210248	CVENT* CASELLE WWW.CVENT.COM VA	595.00
07-10	07-09	24011344191000062232671	CVENT* CASELLE WWW.CVENT.COM VA	595.00
07-10	07-09	24035964191015449663015	AMERICAN AIR0012157300326 FORT WORTH TX WHITE/REBECCA 10-14-24	665.96
07-10	07-09	24035964191015449663023	TUL AA V DFW AA V SLC AA G DFW AMERICAN AIR0012157300327 FORT WORTH TX PAYTON/AMBER 10-14-24	665.96
07-10	07-09	24492154191717569242579	TUL AA V DFW AA V SLC AA G DFW ALLIANZ TRAVEL INS ALLIANZINS.US VA	106.56
07-22	07-19	74692164201105801636669	AMAZON MKTPL*RS2VN2QZ1 AMZN.COM/BILL WA	111.92 CR
07-22	07-20	24692164202106885998458	AMZN MKTP US*RJ5JA6A00 AMZN.COM/BILL WA	11.87
07-22	07-21	24692164203107482216269	AMAZON MKTPL*RJ3MQ8481 AMZN.COM/BILL WA	45.30
07-22	07-21	24692164203107837776777	AMAZON MKTPL*RJ3L38V50 AMZN.COM/BILL WA	31.66
07-23	07-22	24744004204900012319743	TAHLEQUAH DAILY PRESS 918-4568833 OK	97.03
07-25	07-24	24226384206360043620174	WAL-MART #0010 TAHLEQUAH OK	17.64
07-25	07-24	24801974207038762207379	OKLAHOMA MUNICIPAL LEAGU 405-528-7515 OK	350.00

SEAN VALDEZ**CREDITS**
\$0.00**PURCHASES**
\$73.72**CASH ADV**
\$0.00**TOTAL ACTIVITY**
\$73.72

Post Date	Tran Date	Reference Number	Transaction Description	Amount
07-16	07-15	24692164197102267222747	LOWES #01818* TAHLEQUAH OK	59.40
07-17	07-16	24431054199013282206432	O'REILLY 187 TAHLEQUAH OK	14.32

LARRY P BLACKMAN**CREDITS**
\$0.00**PURCHASES**
\$2,098.80**CASH ADV**
\$0.00**TOTAL ACTIVITY**
\$2,098.80

Post Date	Tran Date	Reference Number	Transaction Description	Amount
07-08	07-05	24733094188003455009386	ATWOOD 40 TAHLEQUAH TAHLEQUAH OK	8.37
07-19	07-18	24055224200032794862335	X-PRESS EQUIPMENT RENTAL TAHLEQUAH OK	1,015.29



Company Name: CITY OF TAHLEQUAH
Corporate Account Number: [REDACTED]
Statement Date: 07-25-2024

NEW ACTIVITY					
Post Date	Tran Date	Reference Number	Transaction Description	Amount	
07-19	07-18	24999894200900011100011	OSMAN EQUIPMENT LLC TAHLEQUAH OK	1,015.21	
07-25	07-24	24431054207016725251642	O'REILLY 187 TAHLEQUAH OK	59.93	
JOHN W SUTTON		CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
[REDACTED]		\$0.00	\$1,206.99	\$0.00	\$1,206.99
Post Date	Tran Date	Reference Number	Transaction Description	Amount	
07-04	07-03	24137464186001749546360	TRACTOR SUPPLY #1173 TAHLEQUAH OK	56.98	
07-15	07-12	24326884195002505666888	ADVANCE AUTO PARTS #8116 TAHLEQUAH OK	7.98	
07-22	07-19	24231684202034115929785	HARBOR FREIGHT TOOLS3160 TAHLEQUAH OK	36.98	
07-24	07-23	24000974205024103744354	LOCKE SUPPLY TAHLEQUAH 918-4568839 OK	941.92	
07-24	07-23	24000974205024103744362	LOCKE SUPPLY TAHLEQUAH 918-4568839 OK	126.14	
07-25	07-23	24733094206006487886513	ATWOOD 40 TAHLEQUAH TAHLEQUAH OK	36.99	
JENNIFER D CRUWELL		CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
[REDACTED]		\$0.00	\$112.61	\$0.00	\$112.61
Post Date	Tran Date	Reference Number	Transaction Description	Amount	
07-05	07-04	24692164186106118029568	AMAZON.COM*R79S856F0 AMZN.COM/BILL WA	102.66	
07-05	07-04	24692164186106121139016	AMAZON MKTPL*R76CP60V2 AMZN.COM/BILL WA	9.95	
WILLIAM HARRIS		CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
[REDACTED]		\$249.50	\$3,868.42	\$0.00	\$3,618.92
Post Date	Tran Date	Reference Number	Transaction Description	Amount	
07-02	07-01	24326884184001451587646	ADVANCE AUTO PARTS #8116 TAHLEQUAH OK	52.23	
07-09	07-08	24207854190174800214417	YELLOW HOUSE MACHINERY CO SAND SPRINGS OK	110.76	
07-09	07-08	24431064191015015006200	PTG OF TULSA 918-445-5300 OK	869.99	
07-09	07-08	24493984191006656109118	RUSH TRK CTR TULSA TULSA OK	759.85	
07-09	07-08	24493984191006656109126	RUSH TRK CTR TULSA TULSA OK	420.21	
07-10	07-09	24801974191024232981601	TAHLEQUAH LUMBER TAHLEQUAH OK	44.44	
07-11	07-10	24431054193010717250486	O'REILLY 187 TAHLEQUAH OK	301.58	
07-12	07-11	24193044194000019789651	WELDON PARTS MUSKOGEE MUSKOGEE OK	92.60	
07-15	07-12	74431054195011627390977	O'REILLY 187 TAHLEQUAH OK	50.00	
07-16	07-15	24145724197900011600017	ROBB DIESEL AND AUTOMOTIV TAHLEQUAH OK	508.35	
07-16	07-15	24690514198030008529756	ADRIAN FARM SUPPLY TAHLEQUAH OK	17.25	
07-17	07-16	74493984199009027114749	RUSH TRK CTR TULSA TULSA OK	199.50	
07-22	07-02	24067204201419190000346	KIRBY SMITH MACHINERY TUL 918-4381700 OK	691.16	
BRIAN L LAMBERT		CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
[REDACTED]		\$0.00	\$643.45	\$0.00	\$643.45
Post Date	Tran Date	Reference Number	Transaction Description	Amount	
07-08	07-05	24692164187106889857212	LOWES #01818* TAHLEQUAH OK	43.48	



Company Name: CITY OF TAHLEQUAH
Corporate Account Number: [REDACTED]
Statement Date: 07-25-2024

NEW ACTIVITY

Post Date	Tran Date	Reference Number	Transaction Description	Amount
07-15	07-12	24231684195027489722926	HARBOR FREIGHT TOOLS3160 TAHLEQUAH OK	339.99
07-15	07-12	24733094195004641995844	ATWOOD 40 TAHLEQUAH TAHLEQUAH OK	259.98

CHRIS L ARMSTRONG	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
[REDACTED]	\$0.00	\$2,348.76	\$0.00	\$2,348.76

Post Date	Tran Date	Reference Number	Transaction Description	Amount
07-02	07-01	24455014183141000021776	WAL-MART #0010 TAHLEQUAH OK	165.09
07-10	07-09	24941664191010229804805	FUELSMART MUSKOGEE OK	418.35
07-23	07-22	24431064205023294006960	PTG OF TULSA 918-445-5300 OK	1,041.92
07-24	07-23	24453884206005767103542	RIVER CITY HYDRAULICS 501-7492218 AR	123.20
07-24	07-23	24765014205037335480225	4G SERVICE & SUPPLY INC TAHLEQUAH OK	140.20
07-25	07-24	24801974207038762207346	OKLAHOMA MUNICIPAL LEAGU 405-528-7515 OK	460.00

VICKI JOHNSON	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
[REDACTED]	\$93.10	\$2,319.70	\$0.00	\$2,226.60

Post Date	Tran Date	Reference Number	Transaction Description	Amount
07-02	07-01	24765014183016802296153	PRYOR KUBOTA 918-342-2312 OK	159.27
07-04	07-03	24055224185018766921513	X-PRESS EQUIPMENT RENTAL TAHLEQUAH OK	335.13
07-04	07-03	24412954185007803000084	TRUCK 1104 BATTERY 800-828-1629 MO	383.68
07-04	07-03	24431054186007847341986	O'REILLY 187 TAHLEQUAH OK	108.37
07-16	07-15	24055224197029906928892	X-PRESS EQUIPMENT RENTAL TAHLEQUAH OK	24.69
07-16	07-15	24431054198012838272501	O'REILLY 187 TAHLEQUAH OK	51.16
07-17	07-16	24493984199009027114751	RUSH TRK CTR TULSA TULSA OK	518.81
07-19	07-18	24257614200900010645296	MAXWELL SUPPLY COMPANY IN 800-3653388 OK	333.15
07-22	07-19	24431054202014621406407	O'REILLY 187 TAHLEQUAH OK	108.97
07-23	07-22	74493984205010773113051	RUSH TRK CTR TULSA TULSA OK	93.10 CR
07-24	07-23	24431054206016272221882	O'REILLY 187 TAHLEQUAH OK	79.93
07-25	07-24	24412954206016679000040	TRUCK 1104 BATTERY 800-828-1629 MO	216.54

JOE ENLOW JR	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
[REDACTED]	\$0.00	\$97.92	\$0.00	\$97.92

Post Date	Tran Date	Reference Number	Transaction Description	Amount
07-02	07-01	24692164183103643564568	LOWES #01818* TAHLEQUAH OK	77.96
07-11	07-10	24692164192100991273346	LOWES #01818* TAHLEQUAH OK	19.96

MARK WHITTMORE	CREDITS	PURCHASES	CASH ADV	TOTAL ACTIVITY
[REDACTED]	\$83.53	\$2,675.83	\$0.00	\$2,592.30

Post Date	Tran Date	Reference Number	Transaction Description	Amount
07-05	07-04	24435654186004697024419	GALLS 859-266-7227 KY	101.52
07-19	07-18	74435654200007934019495	GALLS 8592667227 KY	83.53 CR



Company Name: CITY OF TAHLEQUAH
Corporate Account Number: [REDACTED]
Statement Date: 07-25-2024

NEW ACTIVITY				
Post Date	Tran Date	Reference Number	Transaction Description	Amount
07-25	07-23	24207854206031000808038	SMITH DIESEL REPAIR MUSKO MUSKOGEE OK	2,574.31



Tahlequah City Council **AGENDA ITEM REPORT**

Item No.	4f
Meeting Date	8/5/2024
Initiator	Rebecca White, Finance Support
Office / Department	Finance

Item Title

Acknowledge receipt of the July 2024 Open PO Report.

Background

Exhibits

1. 08.05.2024 Open PO Report July 2024

Funding Source

Request

Report Criteria:

Purchase Order Detail.GL period = 724

PO Number	Vendor Name	Vendor Number	Req No	PO Date	PO Amount	Invoice Amount	Adjustments	Open Amount	Received
AIRPORT									
86073	William Marvin Johnson LLC	17803	500387	07/01/2024	3,600.00	300.00	.00	3,300.00	No
86074	Aviation Insurance Managers Inc	1480	500388	07/01/2024	2,844.00	.00	.00	2,844.00	No
86081	Syn-Tech Systems, INC.	15592	500395	07/01/2024	550.00	.00	.00	550.00	No
86139	Northeastern Glass	11310	500453	07/03/2024	687.40	.00	.00	687.40	No
Total AIRPORT:					7,681.40	300.00	.00	7,381.40	
CAPITAL IMPROVEMENT FUND									
86194	Nationwide Trailers LLC	158608	500509	07/15/2024	14,147.29	.00	.00	14,147.29	No
Total CAPITAL IMPROVEMENT FUND:					14,147.29	.00	.00	14,147.29	
CEMETERY									
86051	Greg's Port-A-Potties	6740	500365	07/01/2024	900.00	75.00	.00	825.00	No
86058	Richard Smith	13880	500372	07/01/2024	35,000.00	.00	.00	35,000.00	No
86085	BancFirst	1650	500399	07/01/2024	2,000.00	.00	.00	2,000.00	No
86272	Cintas Corp #2	3380	500583	07/29/2024	464.88	.00	.00	464.88	No
Total CEMETERY:					38,364.88	75.00	.00	38,289.88	
CITY AIRPORT									
86084	BancFirst	1650	500398	07/01/2024	2,000.00	.00	.00	2,000.00	No
Total CITY AIRPORT:					2,000.00	.00	.00	2,000.00	
CITY CLERK									
86086	BancFirst	1650	500400	07/01/2024	2,000.00	.00	.00	2,000.00	No
Total CITY CLERK:					2,000.00	.00	.00	2,000.00	
Compliance									
86066	County Records, Inc	3930	500380	07/01/2024	198.00	49.50	.00	148.50	No
86087	BancFirst	1650	500401	07/01/2024	5,000.00	.00	.00	5,000.00	No
86128	B&B Services	157967	500442	07/02/2024	100.00	.00	.00	100.00	No
86228	Assoc Veterinary Clinic	1330	500542	07/17/2024	90.00	.00	.00	90.00	No
Total Compliance:					5,388.00	49.50	.00	5,338.50	
EMERGENCY MANAGEMENT									
86088	BancFirst	1650	500402	07/01/2024	2,500.00	.00	.00	2,500.00	No
Total EMERGENCY MANAGEMENT:					2,500.00	.00	.00	2,500.00	
FIRE									
86092	Commercial Power Solutions LLC	3695	500406	07/01/2024	1,150.00	.00	.00	1,150.00	No
86093	ESO Solutions, Inc.	158477	500407	07/01/2024	4,075.00	.00	.00	4,075.00	No
86094	Lexipol LLC	158089	500408	07/01/2024	1,396.08	.00	.00	1,396.08	No
86095	Ok St Firefighters Assn	12080	500409	07/01/2024	2,240.00	.00	.00	2,240.00	No
86096	Roberts Testing Service	14020	500410	07/01/2024	1,000.00	.00	.00	1,000.00	No
86107	Pro Lawn & Landscape	13085	500421	07/02/2024	1,600.00	.00	.00	1,600.00	No
86108	BancFirst	1650	500422	07/02/2024	10,000.00	.00	.00	10,000.00	No
86109	Structural Technology, Inc	15445	500423	07/02/2024	700.00	.00	.00	700.00	No

Purchase Order Report
Summary Report - Open Purchase Orders
Report Dates: All - 07/24

PO Number	Vendor Name	Vendor Number	Req No	PO Date	PO Amount	Invoice Amount	Adjustments	Open Amount	Received
86147	Sand Tech Screening LLC	14360	500461	07/08/2024	169.50	.00	.00	169.50	No
86148	Sand Tech Screening LLC	14360	500462	07/08/2024	203.00	.00	.00	203.00	No
86149	Sand Tech Screening LLC	14360	500463	07/08/2024	180.50	.00	.00	180.50	No
86150	Sand Tech Screening LLC	14360	500464	07/08/2024	252.50	.00	.00	252.50	No
86151	Sand Tech Screening LLC	14360	500465	07/08/2024	241.00	.00	.00	241.00	No
86152	Galls, Inc	6160	500466	07/08/2024	555.59	.00	.00	555.59	No
86153	Galls, Inc	6160	500467	07/08/2024	436.90	.00	.00	436.90	No
86154	Galls, Inc	6160	500468	07/08/2024	375.36	.00	.00	375.36	No
86155	Galls, Inc	6160	500469	07/08/2024	488.84	.00	.00	488.84	No
86156	Galls, Inc	6160	500470	07/08/2024	472.14	.00	.00	472.14	No
86158	Sand Tech Screening LLC	14360	500472	07/08/2024	337.00	.00	.00	337.00	No
86159	Galls, Inc	6160	500473	07/08/2024	402.72	.00	.00	402.72	No
86168	Sand Tech Screening LLC	14360	500484	07/10/2024	306.00	.00	.00	306.00	No
86169	Galls, Inc	6160	500485	07/10/2024	345.72	.00	.00	345.72	No
86170	Sand Tech Screening LLC	14360	500486	07/10/2024	319.00	.00	.00	319.00	No
86171	Galls, Inc	6160	500487	07/10/2024	284.94	.00	.00	284.94	No
86172	Sand Tech Screening LLC	14360	500488	07/10/2024	306.00	.00	.00	306.00	No
86173	Galls, Inc	6160	500489	07/10/2024	440.55	.00	.00	440.55	No
86174	Sand Tech Screening LLC	14360	500490	07/10/2024	196.50	.00	.00	196.50	No
86175	Galls, Inc	6160	500491	07/10/2024	305.00	.00	.00	305.00	No
86182	Galls, Inc	6160	500499	07/10/2024	596.63	.00	.00	596.63	No
86192	Sand Tech Screening LLC	14360	500507	07/12/2024	64.00	.00	.00	64.00	No
86192	Sand Tech Screening LLC	14360	500507	07/12/2024	172.98	.00	.00	172.98	No
86195	Sand Tech Screening LLC	14360	500510	07/15/2024	266.00	.00	.00	266.00	No
86196	Galls, Inc	6160	500511	07/15/2024	450.00	.00	.00	450.00	No
86198	Robertson Overhead Doors	14030	500513	07/15/2024	2,500.00	.00	.00	2,500.00	No
86213	Galls, Inc	6160	500527	07/16/2024	430.44	.00	.00	430.44	No
86214	Galls, Inc	6160	500528	07/16/2024	239.60	.00	.00	239.60	No
86215	Galls, Inc	6160	500529	07/16/2024	415.92	.00	.00	415.92	No
86216	Galls, Inc	6160	500530	07/16/2024	492.04	.00	.00	492.04	No
86217	Galls, Inc	6160	500531	07/16/2024	283.26	.00	.00	283.26	No
86218	Galls, Inc	6160	500532	07/16/2024	513.08	.00	.00	513.08	No
86219	Sand Tech Screening LLC	14360	500533	07/16/2024	319.56	.00	.00	319.56	No
86220	Sand Tech Screening LLC	14360	500534	07/16/2024	386.00	.00	.00	386.00	No
86221	Sand Tech Screening LLC	14360	500535	07/16/2024	232.00	.00	.00	232.00	No
86222	Sand Tech Screening LLC	14360	500536	07/16/2024	254.00	.00	.00	254.00	No
86223	Sand Tech Screening LLC	14360	500537	07/16/2024	329.00	.00	.00	329.00	No
86224	Sand Tech Screening LLC	14360	500538	07/16/2024	236.92	.00	.00	236.92	No
86235	Sand Tech Screening LLC	14360	500549	07/19/2024	340.00	.00	.00	340.00	No
86236	Galls, Inc	6160	500550	07/19/2024	407.00	.00	.00	407.00	No
86253	AT&T Mobility II LLC (FIRE)	246		07/24/2024	582.49	.00	.00	582.49	No
Total FIRE:					38,290.76	.00	.00	38,290.76	
HOTEL MOTEL FUND									
86246	Chamber of Commerce	2794	500559	07/23/2024	79,916.00	.00	.00	79,916.00	No
86246	Chamber of Commerce	2794	500559	07/23/2024	4,000.00	.00	.00	4,000.00	No
86246	Chamber of Commerce	2794	500559	07/23/2024	7,000.00	.00	.00	7,000.00	No
86246	Chamber of Commerce	2794	500559	07/23/2024	1,500.00	.00	.00	1,500.00	No
86246	Chamber of Commerce	2794	500559	07/23/2024	108,774.00	.00	.00	108,774.00	No
86246	Chamber of Commerce	2794	500559	07/23/2024	12,010.00	.00	.00	12,010.00	No
86246	Chamber of Commerce	2794	500559	07/23/2024	4,800.00	.00	.00	4,800.00	No
86246	Chamber of Commerce	2794	500559	07/23/2024	24,000.00	.00	.00	24,000.00	No
Total HOTEL MOTEL FUND:					242,000.00	.00	.00	242,000.00	

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IT									
86090	BancFirst	1650	500404	07/01/2024	2,500.00	.00	.00	2,500.00	No
86118	Generator Supercenter	158418	500432	07/02/2024	325.00	.00	.00	325.00	No
86119	PDQ.com Corporation	157987	500433	07/02/2024	637.50	.00	.00	637.50	No
86207	Dell Marketing L.P.	4640	500521	07/16/2024	4,391.96	.00	.00	4,391.96	No
86208	Dell Marketing L.P.	4640	500522	07/16/2024	4,391.96	.00	.00	4,391.96	No
86210	ALL Designs LLC	157960	500524	07/16/2024	135.00	.00	.00	135.00	No
Total IT:					12,381.42	.00	.00	12,381.42	
LAW ENFORCEMENT									
86033	Galls, Inc	6160	500347	07/01/2024	200.00	.00	.00	200.00	No
86034	Galls, Inc	6160	500348	07/01/2024	552.00	.00	.00	552.00	No
86035	Galls, Inc	6160	500349	07/01/2024	880.00	.00	.00	880.00	No
86040	TYR Tactical LLC	158467	500354	07/01/2024	61,708.92	.00	.00	61,708.92	No
86114	Cintas Corp #2	3380	500428	07/02/2024	1,032.00	.00	.00	1,032.00	No
86115	DroneSense, Inc	158390	500429	07/02/2024	3,400.00	.00	.00	3,400.00	No
86121	Northwest Fire Protection, Inc.	158372	500435	07/02/2024	255.00	.00	.00	255.00	No
86122	Ok Dept of Public Safety	11760	500436	07/02/2024	6,600.00	.00	.00	6,600.00	No
86123	Revcord	158037	500437	07/02/2024	1,523.00	.00	.00	1,523.00	No
86161	Cherokee County Detention	3050	500475	07/08/2024	1,500.00	.00	.00	1,500.00	No
86239	Law Enforcement Psychological	9471	500553	07/19/2024	250.00	.00	.00	250.00	No
86249	Indian Capital Technology Center	7780	500562	07/23/2024	75.00	.00	.00	75.00	No
86251	Tahlequah Printing Co	15900	500564	07/23/2024	75.00	.00	.00	75.00	No
86271	Dell Marketing L.P.	4640	500582	07/29/2024	5,751.00	.00	.00	5,751.00	No
Total LAW ENFORCEMENT:					83,801.92	.00	.00	83,801.92	
MANAGERIAL									
86044	Ascentis Corporation (Prior- Novat	158045	500358	07/01/2024	9,696.00	795.88	.00	8,900.12	No
86045	BenefitScape	158195	500359	07/01/2024	2,245.00	.00	.00	2,245.00	No
86048	Consolidated Communications	157988	500362	07/01/2024	14,015.40	1,187.72	.00	12,827.68	No
86049	Eastern Oklahoma Development	5250	500363	07/01/2024	2,530.00	.00	.00	2,530.00	No
86052	Kibois Area Transit System	9210	500366	07/01/2024	50,000.00	.00	.00	50,000.00	No
86053	Northeastern State University	11320	500367	07/01/2024	5,000.00	.00	.00	5,000.00	No
86054	Compliance Resource Group INC	158437	500368	07/01/2024	1,200.00	.00	.00	1,200.00	No
86055	Pitney Bowes	12910	500369	07/01/2024	685.20	.00	.00	685.20	No
86062	Hammonds, Hamby, and Price PL	158459	500376	07/01/2024	51,500.04	.00	.00	51,500.04	No
86071	Your Health, LLC	158277	500385	07/01/2024	1,300.00	.00	.00	1,300.00	No
86079	ECA-AST, LLC	5270	500393	07/01/2024	175.00	.00	.00	175.00	No
86079	ECA-AST, LLC	5270	500393	07/01/2024	660.00	.00	.00	660.00	No
86083	BancFirst	1650	500397	07/01/2024	10,000.00	.00	.00	10,000.00	No
86099	Ok Municipal Assurance Group	11920	500413	07/01/2024	93,226.00	23,306.50	.00	69,919.50	No
86100	Tahlequah Main Street Assoc.	15870	500414	07/01/2024	95,000.00	.00	.00	95,000.00	No
86101	Chamber of Commerce	2795	500415	07/01/2024	7,500.00	.00	.00	7,500.00	No
86103	Nationwide Trailers LLC	158608	500417	07/01/2024	21,451.25	.00	.00	21,451.25	No
86133	Pitney Bowes	12910	500447	07/02/2024	2,540.99	.00	.00	2,540.99	No
86137	On Call Services and Rentals, LL	158324	500451	07/03/2024	1,080.00	.00	.00	1,080.00	No
86200	Cook Construction	3880	500515	07/15/2024	10,891.45	.00	.00	10,891.45	No
86225	Crowe & Dunlevy	158573	500539	07/17/2024	10,000.00	.00	.00	10,000.00	No
86227	Freese and Nichols, Inc.	158489	500541	07/17/2024	439,964.21	.00	.00	439,964.21	No
86229	Guy Engineering Services, Inc.	6840	500543	07/17/2024	19,440.45	.00	.00	19,440.45	No
86247	Valbridge Property Advisors (dba)	158035	500560	07/23/2024	12,500.00	.00	.00	12,500.00	No
86254	Green Country Abstract & Title Co	157844	500566	07/24/2024	500.00	.00	.00	500.00	No
86258	A T & T	215		07/25/2024	1,497.00	124.75	.00	1,372.25	No
86262	APAC-Central, Inc	1155	500572	07/25/2024	126,140.00	.00	.00	126,140.00	No

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86263	Local Government Testing Consor	158595	500573	07/29/2024	4,000.00	.00	.00	4,000.00	No
86264	Local Government Testing Consor	158595	500574	07/29/2024	2,800.00	.00	.00	2,800.00	No
86265	Rhonda Norris RVT	158530	500576	07/29/2024	350.00	.00	.00	350.00	No
86268	Tim M Synar	158472	500579	07/29/2024	2,075.00	.00	.00	2,075.00	No
86273	Rhonda Norris RVT	158530	500584	07/29/2024	350.00	.00	.00	350.00	No
86275	Homebase	158579	500586	07/30/2024	8,200.00	.00	.00	8,200.00	No
Total MANAGERIAL:					1,008,512.	25,414.85	.00	983,098.14	
Multi-Departmental									
86047	Cherokee County Clerk	3020	500361	07/01/2024	1,782.00	.00	.00	1,782.00	No
86047	Cherokee County Clerk	3020	500361	07/01/2024	1,000.00	.00	.00	1,000.00	No
86050	Fuelman of Oklahoma or	6080	500364	07/01/2024	300.00	.00	.00	300.00	No
86050	Fuelman of Oklahoma or	6080	500364	07/01/2024	3,000.00	321.06	.00	2,678.94	No
86050	Fuelman of Oklahoma or	6080	500364	07/01/2024	18,000.00	2,504.86	.00	15,495.14	No
86050	Fuelman of Oklahoma or	6080	500364	07/01/2024	120.00	.00	.00	120.00	No
86050	Fuelman of Oklahoma or	6080	500364	07/01/2024	18,000.00	949.96	.00	17,050.04	No
86050	Fuelman of Oklahoma or	6080	500364	07/01/2024	5,000.00	342.16	.00	4,657.84	No
86050	Fuelman of Oklahoma or	6080	500364	07/01/2024	500.00	53.13	.00	446.87	No
86050	Fuelman of Oklahoma or	6080	500364	07/01/2024	1,200.00	83.44	.00	1,116.56	No
86050	Fuelman of Oklahoma or	6080	500364	07/01/2024	400.00	.00	.00	400.00	No
86050	Fuelman of Oklahoma or	6080	500364	07/01/2024	200.00	31.40	.00	168.60	No
86050	Fuelman of Oklahoma or	6080	500364	07/01/2024	1,200.00	.00	.00	1,200.00	No
86059	Enterprise Fleet Management, Inc	158178	500373	07/01/2024	6,161.58	2,119.00	.00	4,042.58	No
86059	Enterprise Fleet Management, Inc	158178	500373	07/01/2024	7,869.54	3,575.24	.00	4,294.30	No
86059	Enterprise Fleet Management, Inc	158178	500373	07/01/2024	52,500.00	15,777.60	.00	36,722.40	No
86059	Enterprise Fleet Management, Inc	158178	500373	07/01/2024	3,880.05	1,293.35	.00	2,586.70	No
86059	Enterprise Fleet Management, Inc	158178	500373	07/01/2024	13,236.66	5,915.47	.00	7,321.19	No
86059	Enterprise Fleet Management, Inc	158178	500373	07/01/2024	2,784.24	2,662.51	.00	121.73	No
86060	Northeast OK Public Facilities	11300	500374	07/01/2024	25,000.00	.00	.00	25,000.00	No
86060	Northeast OK Public Facilities	11300	500374	07/01/2024	300.00	.00	.00	300.00	No
86060	Northeast OK Public Facilities	11300	500374	07/01/2024	400.00	.00	.00	400.00	No
86061	A & C Fire Extinguisher, Inc	170	500375	07/01/2024	100.00	.00	.00	100.00	No
86061	A & C Fire Extinguisher, Inc	170	500375	07/01/2024	366.00	.00	.00	366.00	No
86064	Macquarie Equipment Capital Inc.	158383	500378	07/01/2024	3,801.72	316.81	.00	3,484.91	No
86064	Macquarie Equipment Capital Inc.	158383	500378	07/01/2024	228.72	19.06	.00	209.66	No
86064	Macquarie Equipment Capital Inc.	158383	500378	07/01/2024	228.72	19.06	.00	209.66	No
86064	Macquarie Equipment Capital Inc.	158383	500378	07/01/2024	228.84	19.07	.00	209.77	No
86070	OTA	12390	500384	07/01/2024	100.00	.00	.00	100.00	No
86070	OTA	12390	500384	07/01/2024	50.00	.00	.00	50.00	No
86070	OTA	12390	500384	07/01/2024	100.00	.00	.00	100.00	No
86070	OTA	12390	500384	07/01/2024	100.00	.00	.00	100.00	No
86070	OTA	12390	500384	07/01/2024	100.00	.00	.00	100.00	No
86070	OTA	12390	500384	07/01/2024	30.00	.00	.00	30.00	No
86070	OTA	12390	500384	07/01/2024	100.00	.00	.00	100.00	No
86070	OTA	12390	500384	07/01/2024	30.00	.00	.00	30.00	No
86070	OTA	12390	500384	07/01/2024	30.00	.00	.00	30.00	No
86070	OTA	12390	500384	07/01/2024	150.00	.00	.00	150.00	No
86075	One Source Water, LLC	157851	500389	07/01/2024	500.00	.00	.00	500.00	No
86075	One Source Water, LLC	157851	500389	07/01/2024	300.00	.00	.00	300.00	No
86075	One Source Water, LLC	157851	500389	07/01/2024	250.00	.00	.00	250.00	No
86075	One Source Water, LLC	157851	500389	07/01/2024	500.00	.00	.00	500.00	No
86075	One Source Water, LLC	157851	500389	07/01/2024	500.00	.00	.00	500.00	No
86078	Ok Dept of Labor	11740	500392	07/01/2024	225.00	.00	.00	225.00	No
86078	Ok Dept of Labor	11740	500392	07/01/2024	225.00	.00	.00	225.00	No
86098	Ok Municipal Assurance Group	11920	500412	07/01/2024	123,339.20	30,834.80	.00	92,504.40	No

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86098	Ok Municipal Assurance Group	11920	500412	07/01/2024	30,834.80	7,708.70	.00	23,126.10	No
86102	Wight Office Machines	17750	500416	07/01/2024	500.00	.00	.00	500.00	No
86102	Wight Office Machines	17750	500416	07/01/2024	500.00	.00	.00	500.00	No
86104	VIP Voice Services LLC	158022	500418	07/01/2024	10,188.00	849.00	.00	9,339.00	No
86104	VIP Voice Services LLC	158022	500418	07/01/2024	360.00	30.00	.00	330.00	No
86104	VIP Voice Services LLC	158022	500418	07/01/2024	5,736.00	478.00	.00	5,258.00	No
86104	VIP Voice Services LLC	158022	500418	07/01/2024	8,640.00	720.00	.00	7,920.00	No
86104	VIP Voice Services LLC	158022	500418	07/01/2024	732.00	61.00	.00	671.00	No
86104	VIP Voice Services LLC	158022	500418	07/01/2024	2,328.00	194.00	.00	2,134.00	No
86104	VIP Voice Services LLC	158022	500418	07/01/2024	1,596.00	133.00	.00	1,463.00	No
86104	VIP Voice Services LLC	158022	500418	07/01/2024	2,028.00	169.00	.00	1,859.00	No
86104	VIP Voice Services LLC	158022	500418	07/01/2024	2,892.00	241.00	.00	2,651.00	No
86104	VIP Voice Services LLC	158022	500418	07/01/2024	1,164.00	97.00	.00	1,067.00	No
86110	TK Elevator	16370	500424	07/02/2024	6,838.80	1,709.70	.00	5,129.10	No
86110	TK Elevator	16370	500424	07/02/2024	650.00	.00	.00	650.00	No
86110	TK Elevator	16370	500424	07/02/2024	5,594.64	1,398.66	.00	4,195.98	No
86110	TK Elevator	16370	500424	07/02/2024	650.00	.00	.00	650.00	No
86111	EPIC Office Solutions	158436	500425	07/02/2024	1,500.00	.00	.00	1,500.00	No
86111	EPIC Office Solutions	158436	500425	07/02/2024	75.00	.00	.00	75.00	No
86111	EPIC Office Solutions	158436	500425	07/02/2024	500.00	.00	.00	500.00	No
86111	EPIC Office Solutions	158436	500425	07/02/2024	360.00	.00	.00	360.00	No
86112	UniFirst Holdings Inc	16985	500426	07/02/2024	1,200.00	115.25	.00	1,084.75	No
86112	UniFirst Holdings Inc	16985	500426	07/02/2024	480.00	44.50	.00	435.50	No
86112	UniFirst Holdings Inc	16985	500426	07/02/2024	288.00	28.50	.00	259.50	No
86113	A+ Pest Guard LLC	158606	500427	07/02/2024	780.00	65.00	.00	715.00	No
86113	A+ Pest Guard LLC	158606	500427	07/02/2024	780.00	65.00	.00	715.00	No
86113	A+ Pest Guard LLC	158606	500427	07/02/2024	1,200.00	100.00	.00	1,100.00	No
86113	A+ Pest Guard LLC	158606	500427	07/02/2024	1,200.00	.00	.00	1,200.00	No
86125	CivicPlus, Inc.	3465	500439	07/02/2024	8,020.70	.00	.00	8,020.70	No
86125	CivicPlus, Inc.	3465	500439	07/02/2024	868.77	.00	.00	868.77	No
86125	CivicPlus, Inc.	3465	500439	07/02/2024	868.77	.00	.00	868.77	No
86188	Ok Municipal Assurance Group	11920	500503	07/11/2024	771.20	192.80	.00	578.40	No
86188	Ok Municipal Assurance Group	11920	500503	07/11/2024	5,557.36	1,389.34	.00	4,168.02	No
86188	Ok Municipal Assurance Group	11920	500503	07/11/2024	19.52	4.88	.00	14.64	No
86188	Ok Municipal Assurance Group	11920	500503	07/11/2024	66.60	16.65	.00	49.95	No
86188	Ok Municipal Assurance Group	11920	500503	07/11/2024	4,640.76	1,160.19	.00	3,480.57	No
86188	Ok Municipal Assurance Group	11920	500503	07/11/2024	203.68	50.92	.00	152.76	No
86188	Ok Municipal Assurance Group	11920	500503	07/11/2024	3,691.24	922.81	.00	2,768.43	No
86188	Ok Municipal Assurance Group	11920	500503	07/11/2024	50,685.36	12,671.34	.00	38,014.02	No
86188	Ok Municipal Assurance Group	11920	500503	07/11/2024	83,954.36	20,988.59	.00	62,965.77	No
86188	Ok Municipal Assurance Group	11920	500503	07/11/2024	17,303.60	4,325.90	.00	12,977.70	No
86188	Ok Municipal Assurance Group	11920	500503	07/11/2024	920.00	230.00	.00	690.00	No
86188	Ok Municipal Assurance Group	11920	500503	07/11/2024	54,183.44	13,545.86	.00	40,637.58	No
86188	Ok Municipal Assurance Group	11920	500503	07/11/2024	54,921.76	13,730.44	.00	41,191.32	No
86188	Ok Municipal Assurance Group	11920	500503	07/11/2024	4,072.76	1,018.19	.00	3,054.57	No
86188	Ok Municipal Assurance Group	11920	500503	07/11/2024	16,310.36	4,077.59	.00	12,232.77	No
86241	Lake Region Electric-Telecom	157846		07/19/2024	1,240.92	137.88	.00	1,103.04	No
86241	Lake Region Electric-Telecom	157846		07/19/2024	653.64	.00	.00	653.64	No
86241	Lake Region Electric-Telecom	157846		07/19/2024	653.64	.00	.00	653.64	No
86267	Network Enhancement Systems, I	158614	500578	07/29/2024	2,700.00	.00	.00	2,700.00	No
86267	Network Enhancement Systems, I	158614	500578	07/29/2024	60.00	.00	.00	60.00	No
86267	Network Enhancement Systems, I	158614	500578	07/29/2024	270.00	.00	.00	270.00	No
86267	Network Enhancement Systems, I	158614	500578	07/29/2024	240.00	.00	.00	240.00	No
Total Multi-Departmental:					696,890.95	155,508.67	.00	541,382.28	

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MUNICIPAL JUDGE									
86046	Bill John Baker II	2020	500360	07/01/2024	32,000.00	.00	.00	32,000.00	No
86057	Rachel Dallis	158160	500371	07/01/2024	35,000.00	.00	.00	35,000.00	No
86089	BancFirst	1650	500403	07/01/2024	2,000.00	.00	.00	2,000.00	No
Total MUNICIPAL JUDGE:					69,000.00	.00	.00	69,000.00	
PARKS & RECREATION									
86068	Mike Palmer	10580	500382	07/01/2024	40,684.80	1,695.20	.00	38,989.60	No
86069	LawnStars Landscaping, LLC	158388	500383	07/01/2024	37,800.00	5,485.00	.00	32,315.00	No
86117	A & C Fire Extinguisher, Inc	170	500431	07/02/2024	645.15	.00	.00	645.15	No
86127	Burton Pools and Spas, LLC	2436	500441	07/02/2024	2,343.68	.00	.00	2,343.68	No
86176	Cheryl Ann Leeds	158587	500492	07/10/2024	1,000.00	81.50	.00	918.50	No
86190	Springwater Fence LLC	15210	500505	07/11/2024	2,875.00	.00	.00	2,875.00	No
86191	Newton Equipment, LLC	158544	500506	07/12/2024	440.00	.00	.00	440.00	No
86231	Glidewell Distributing Co, Inc.	158079	500545	07/17/2024	1,500.00	.00	.00	1,500.00	No
86266	Cintas Corp #2	3380	500577	07/29/2024	1,860.00	.00	.00	1,860.00	No
Total PARKS & RECREATION:					89,148.63	7,261.70	.00	81,886.93	
SOLID WASTE SERVICES									
86056	BancFirst	1650	500370	07/01/2024	15,000.00	.00	.00	15,000.00	No
86076	Waste Management	17510	500390	07/01/2024	60,000.00	24,744.57	.00	35,255.43	No
86180	REHRIG PACIFIC COMPANY	158067	500496	07/10/2024	11,390.00	.00	.00	11,390.00	No
86197	Cintas Corp #2	3380	500512	07/15/2024	10,544.05	.00	.00	10,544.05	No
86211	ALL Designs LLC	157960	500525	07/16/2024	9,000.00	.00	.00	9,000.00	No
86238	Capes Custom Welding and Fabri	2560	500552	07/19/2024	2,500.00	.00	.00	2,500.00	No
86250	N E O Fab	10970	500563	07/23/2024	36,550.00	.00	.00	36,550.00	No
86252	Springwater Fence LLC	15210	500565	07/23/2024	2,000.00	.00	.00	2,000.00	No
86259	A & C Fire Extinguisher, Inc	170	500569	07/25/2024	1,500.00	.00	.00	1,500.00	No
86269	Waste Management	17510	500580	07/29/2024	60,000.00	.00	.00	60,000.00	No
86270	BancFirst	1650	500581	07/29/2024	10,000.00	.00	.00	10,000.00	No
86274	Ok Production Ctr, Inc	12000	500585	07/30/2024	29,282.00	.00	.00	29,282.00	No
86274	Ok Production Ctr, Inc	12000	500585	07/30/2024	22,183.26	.00	.00	22,183.26	No
Total SOLID WASTE SERVICES:					269,949.31	24,744.57	.00	245,204.74	
STORMWATER MANAGEMENT FUND									
86065	Accurate Environmental LLC	389	500379	07/01/2024	3,300.00	275.00	.00	3,025.00	No
86091	BancFirst	1650	500405	07/01/2024	2,500.00	.00	.00	2,500.00	No
Total STORMWATER MANAGEMENT FUND:					5,800.00	275.00	.00	5,525.00	
STREET									
86036	BancFirst	1650	500350	07/01/2024	10,000.00	.00	.00	10,000.00	No
86038	Osman Equipment	12380	500352	07/01/2024	3,000.00	.00	.00	3,000.00	No
86039	Larry's Tires	9437	500353	07/01/2024	150.00	65.00	.00	85.00	No
86187	Robb Diesel and Automotive Rep	158480	500502	07/11/2024	345.88	.00	.00	345.88	No
86202	Adrian Farm Supply LLC	500	500517	07/15/2024	500.00	.00	.00	500.00	No
86209	Vann Construction	158550	500523	07/16/2024	1,800.00	.00	.00	1,800.00	No
86233	Associated Supply Co Inc	158503	500546	07/19/2024	2,732.56	.00	.00	2,732.56	No
86244	Adrian Farm Supply LLC	500	500557	07/22/2024	1,057.50	.00	.00	1,057.50	No
86260	BancFirst	1650	500570	07/25/2024	10,000.00	.00	.00	10,000.00	No
Total STREET:					29,585.94	65.00	.00	29,520.94	

Purchase Order Report
Summary Report - Open Purchase Orders
Report Dates: All - 07/24

PO Number	Vendor Name	Vendor Number	Req No	PO Date	PO Amount	Invoice Amount	Adjustments	Open Amount	Received
STREET & ALLEY FUND									
86126	Bull Tuff Mud Company Ready Mi	2415	500440	07/02/2024	2,000.00	.00	.00	2,000.00	No
86143	Airgas Safety	675	500456	07/03/2024	878.47	.00	.00	878.47	No
86162	Advanced Workzone Services	550	500476	07/08/2024	4,550.00	.00	.00	4,550.00	No
86178	Newman Sign Co	11220	500494	07/10/2024	4,373.69	.00	.00	4,373.69	No
86193	Wheeler Metals, Inc	17720	500508	07/12/2024	970.20	.00	.00	970.20	No
86203	Hutchens Construction Co. (Emer	7650	500518	07/15/2024	3,250.00	.00	.00	3,250.00	No
86242	Cherokee County Board of Comm	3010	500555	07/22/2024	1,500.00	.00	.00	1,500.00	No
Total STREET & ALLEY FUND:					17,522.36	.00	.00	17,522.36	
STREETS & SIDEWALKS									
86163	APAC-Central, Inc	1155	500477	07/09/2024	80,000.00	28,326.76	.00	51,673.24	No
86199	CORE Construction Services of T	158478	500514	07/15/2024	85,885.23	.00	.00	85,885.23	No
86201	Cook Construction	3880	500516	07/15/2024	366,511.25	.00	.00	366,511.25	No
86230	APAC-Central, Inc	1155	500544	07/17/2024	160,000.00	74,634.08	.00	85,365.92	No
86243	Advanced Workzone Services	550	500556	07/22/2024	5,400.00	.00	.00	5,400.00	No
Total STREETS & SIDEWALKS:					697,796.48	102,960.84	.00	594,835.64	
Grand Totals:					3,332,762.	316,655.13	.00	3,016,107.20	

Item No. 4g

Meeting Date 8/5/2024

Initiator Stephen Highers, Councilman Ward 3

Office / Department City of Tahlequah Authorities or Boards

Item Title

Accept the Tahlequah Hospital Authority's monthly report for July 2024.

Background

The Tahlequah Hospital Authority will now submit written reports each month in an effort to open communication and keep everyone updated on what is happening with THA.

Exhibits

1. 08.05.2024 July Hospital Report

Funding Source**Request**

Accept report.

MEMORANDUM

DATE: JULY 9, 2024

TO: THA BOARD OF TRUSTEES AND MEDICAL STAFF

FROM: JIM BERRY; HOSPITAL CEO 

RE: HOSPITAL MONTHLY REPORT – JULY 2024

I. PEOPLE

A. MEDICAL STAFF

1. Renewal
 - a. Creticus Marak, M.D. – Pulmonology Critical Care – Dr. Marak agreed to a 3 year Employment Agreement.
 - b. Ross Turner, D.O. – Hospital/Nocturnist – Dr. Turner agreed to a 2 year Employment Agreement.
 - c. Geri Hsu, M.D. – Neurosurgery – Dr. Hsu will keep the same terms of his current contract. He will transition from CHP to NHS.
2. Recognition
 - a. Fortune Journals (Volume 8 Number 3 pp.149-151) published a case study titled *Heart on Fire: An Incidentally Found Case of Native Valve Infective Endocarditis Due to Escherichia coli*. The Corresponding Author was Dr. Creticus Marak with citations to Dr. Jack Casas (Cardiology); Dr. Prashant Kaushik (Rheumatology); and IM Resident Physicians Dr. Landon Frank; Dr. Mark Bannon; and Dr. Hunter White.
 - b. Madyson Snow, APRN – Madyson was recognized by voters in TDP as the Best Healthcare Professional in Cherokee County. Congrats to Madyson.

B. HOSPITAL STAFF

1. Recruitment
 - a. Leadership
 1. Michelle Marshall, RN – Director of Critical Care and Stroke Program started in her position on Monday July 1st.
 - b. June Contacts
 - 30 via Indeed; 4 RNs responded back
 - 285 via email/phone/text
 - 88 Previous RN Applicants
 - 47 New Hires, 8 RN's + 3 Nurse Externs
 - c. Contract Count - 6 Agency and 10 Internal Contracts
 - d. Talking Leaves Job Corp Interns – NHS currently has 8 interns from Talking Leaves – 3 Maintenance Mechanics; 2 CNAs; 1 ED Tech; 1 Mobility Aide in Therapy Services; and 1 MA in the heart center.
2. Retention
 - a. Health Benefit Evaluation – With end of the calendar year around the corner, HR has been gathering options for evaluation. BCBS presented their proposal for replacing WebTPA as the third party administrator for the self-insured plan currently offered. BCBS will present a fully

funded option for our consideration. OHA has been creating a Benefits Captive with Roundstone and Insurica as an alternative in the health benefit space.

- b. 30/30 Walking Challenge - The NHS Wellness Committee presented its second annual Walking Challenge for the month of June, which challenges employees to walk 30 miles in 30 days. Anyone that participates can submit their tracker to be placed in a drawing for prizes. Last year, 36 employees participated. The deadline to submit mileage is July 7th.

4. Recognition

- a. July Employee of the Month – Cyndi Starr, MedSurg

“Cyndi is a prime example of a team player. She is a competent, charismatic, and compassionate leader who always does her best to better the floor. With her years of experience she has built a wealth of knowledge that she graciously extended to all staff. She always exceeds the expectations for the charge nurse position and takes it to another level. She often cleans equipment when techs are busy, completes admission requirements when nurses are swamped, and cleans rooms when housekeeping has left for the day. She is the first one to jump in and help when it is needed. She has assisted techs with vital signs, passed meds, and assisted patients with ADLs when the floor is full and we are short staffed. Above all Cyndi's attitude is the best part about working with her. Her positive attitude is contagious and is a constant that everyone looks forward to when coming to work. Her face is a glowing welcome to all people exiting the elevator. The patients and family members feel comfort when confiding in her. Cyndi is the embodiment of the NHS way.”

- b. July Rookie of the Month – Dylan Goodman, Culinary & Nutrition

“Dylan has been a great employee! Any time I go to the Kiosk to get a coffee/snack, he has always had the best attitude. I know that can be very difficult to do working in Customer Service as well as a Hospital setting. He does a great job at maintaining a good atmosphere. He also has been making the best coffee drinks lately!”

II. QUALITY & SAFETY

A. QUALITY IMPROVEMENT

1. Compliance with the Sepsis Treatment Protocol continues to improve. I reported in April of 2024 the Compliance Percentage for CY 2023 was 59%. NHS reported 6 protocol failures in each of the last two quarters. For the 4th Quarter of 2023, compliance percentage was 73%. Better still, protocol compliance for the 1st Quarter of 2024 was 79%. The national benchmark is 58%.
2. Leap Frog data submission was completed for 2023. The deadline for submission was June 30th.

III. SERVICE

A. PROJECTS

1. Plant Operations and Construction
 - a. Playground ground equipment installation. Dedication on July 9 at 11am.
 - b. HVAC repairs to multiple campus buildings
 - c. Replaced the steam system condensate return tank in the boiler room
 - d. Replaced the steam regulator for the 3rd floor HVAC units
 - e. Started Heart Center remodel expanding the number of exam rooms

B. EMPLOYEE SERVICE

1. Materials Management will now have an employee available on the weekends.
2. Human Resources and Accounts Payable have expanded their hours.

III. FINANCE

- A. Pharmacy spend for FY 24 has been reduced by 10% versus FY 23 which amounts to \$267,840.05 in savings.

IV. LEGISLATION

- A. SB 1883 signed by the Governor protects PA's and APRN's Peer Review conversations equally to physicians with hospital privileges.
- B. SB 1675 extended the Medicaid Rate Floor through July of 2027. With the onset of Managed Medicaid, hospitals feared pressure from contracted insurers to lower the minimum payment for providers.

V. GROWTH

A. MEDIA (June 8 – July 5)

1. Facebook

People Reached 15,066 (+33% from previous 28 days)
 Post Engagements 5,115 (+160% from previous 28 days)
 17 Net Followers (+89% from previous 28 days)
 3-second video views 3,238 (+54K% from previous 28 days)
 Madyson Snow Nomination Ad- 3,370 views- posted June 24
 Residency Welcome Ad- 2,784 views- posted June 30
 Blood Drive Ad 1- 632 views- posted July 3rd
 Attention Blood Drive Ad 2- 800 views- posted July 3rd

2. Wix Website: Site sessions 7,884

Top traffic site google 4,676
 Direct 1,662



Tahlequah City Council **AGENDA ITEM REPORT**

Item No.	4h
Meeting Date	8/5/2024
Initiator	Nathan Reed, President/CEO
Office / Department	City of Tahlequah Authorities or Boards

Item Title

Accept the Tahlequah Area Chamber of Commerce's monthly report for July 2024.

Background

The Tahlequah Area Chamber of Commerce will now submit written reports each month in an effort to open communication and keep everyone updated n what is happening at TACC.

Exhibits

1. 08.05.2024 July Chamber Report

Funding Source

Request

Accept report.

1. President outreach campaign underway; meeting with members and prospects to grow and strengthen relationships; have a list currently and will be adding as those are completed; let me know if you have someone for me to add.
2. 2024 TACC Community Cooperative Campaign resales have begun! Resales period wrapped up on May 31st and new sales opened on June 3rd. The campaign will close on July 12th; have had a strong campaign to this point and members are very supportive, have 10ish members left to turn in forms and about \$132,000 in commitments so far.
3. New Board Members in place and had the Board Orientation on July 15th.
4. Audit underway with NEO Accounting, deadline of November 1st.
5. Tourism Director are complete, will have decision by end of this week.
6. Completing some repair quotes for the Chamber; roof and HVAC are highest priorities currently.
7. Team has looked at the Strategic Plan docs and are in the process of updating and continuing to move toward completion. At the next Board meeting (August 27th) we will have it available for those who have questions! The next strategic planning session will be in early 2025 as we try to meet every 2 years for a new plan.
8. Leadership Tahlequah class 27 interviews underway!

Upcoming Events

1. Monthly Mingle – August 2nd at ICTC; hosted by Bob Ed and Julie Culver
2. Connect to Tahlequah – 3 events, July 29th at OSU, August 14th at NSU, August 19th Trivia Night
3. Back to School Breakfast – 5 events, August 6th at Grandview, August 9th at Tahlequah, August 12th at Keys, Sequoyah, and Hulbert

Item No. 4i
Meeting Date 8/5/2024
Initiator Nathan Reed, President/CEO
Office / Department City of Tahlequah Authorities or Boards

Item Title

Accept the TACC-Tour Tahlequah monthly report for July 2024.

Background

Tahlequah Area Chamber of Commerce will now submit written reports each month in an effort to open communication and keep everyone updated on what is happening at Tour Tahlequah.

Exhibits

1. July 2024 Tourism Report

Funding Source

N/A

Request

Accept the Tahlequah Area Chamber of Commerce Tourism report for July 2024.

Tourism Department Report

Highlights:

- Fall 24 & Spring 25 Issues Road Runner Ad placement
- Diamondstone Marketing
- Route 66 Festival attendance

Advertising:

- Google Banner Ads
- Geotargeting (Cool Place to Be)
- YouTube Ads (Cool Place to Be)
- Streaming Ads (Cool Place to Be)
- Radio Ads Tulsa (Cool Place to Be)
- Green Country website banner and footer ads
- Green Country Shop, Dine, Fun Guide
- Green Country Group Tours Guide
- Green Country Visitor's Guide
- Green Country Attractions Map
- Travel OK State Guide
- Travel OK Fishing Guide (ECC)
- Greater Tenkiller Area Association Guide
- Texas Rangers Program
- Cotton Bowl Program

UPCOMING:

- Kiwanis Club Convention July 25-27
- Diamondstone Sept. 5,6,7

Item No. 4j
Meeting Date 8/5/2024
Initiator Nathan Reed, President/CEO
Office / Department City of Tahlequah Authorities or Boards

Item Title

Accept the Tahlequah Regional Development Authority's monthly report for July 2024.

Background

Tahlequah Regional Development Authority will now submit written reports each month in an effort to open communication and keep everyone updated on what is happening with our City Trust.

Exhibits

1. 08.05.2024 July TRDA Report

Funding Source**Request**

Accept report.

HAMMRC

1. After meeting with first supplier, it became evident we needed a second survey for them as the first was geared towards healthcare providers and we need one geared towards healthcare manufacturers now; Nathan and Wayne working on the second survey for connections.
2. Working with CN on marketing and storytelling videos for website and other areas to market.
3. Applied for an IEDC award in the “Regional and Cross-Border Partnerships” category; membership with IEDC being considered as well.

Provalus

1. Renovations at Workman’s site completed, touch ups and finishing items are left at this point, Provalus moved into site and working there now!
2. Exterior work almost complete, some paint and small additional items all that remains.
3. October 3rd at 1 pm to be official opening to the public with Chief Hoskin, Mayor Suzanne Myers, and Secretary of Commerce Hopper Smith.
4. JT finalizing Lease for site to get over to Provalus for approval.
5. Grant for Foundry work has been submitted and will know a response by late Summer.

Business and Technology Park

1. Prep Grant has started on roads and engineering for bridge on Woodard, Stormwater engineering bid work to begin soon; final draft of MOU with TPWA out for final approval.
2. SITES Program with state continuing; creating maps and other needs currently; deadline is July 10th and only minor corrections needed, I will have it submitted well before the deadline.
3. Shafa, CWELL, Taber sites all closed and moving forward as needed to hit deadlines and restrictions on sites.
4. Everise Lease buyout approved; TRDA took the site over on July 1, inspections completed that were requested, site winterized at this time, Jasen working on a market analysis and Board will decide what they would like to do with the site moving forward, lease, sale, other?

Other items

1. Josh Allen and Josh Hutchins leading charge for recurring revenue opportunities; City and County meetings went well and will continue moving discussions forward with both.
2. City, TRDA, and Main Street monthly economic development meetings going well, hosted the Moore, OK city economic development official to discuss sales tax rebates and their effectiveness in recruitment; TIF District thoughts updated to match wages in Quality Jobs Act and will be presented to superintendents as soon as we can all get together.
3. Working with CN Innovation Hub on Childcare Cohort for August/September, Cybersecurity Summit on October 4th, and Business Summit in November during Global Entrepreneurship week; working on small business boot camp and startup weekend in the near future as well.
4. Cross Industries moving forward with permits and relocation, Permitting hit a snag and working through now to keep development on schedule; have connected Dave with local developers to hopefully help him move forward more quickly.
5. Housing discussions within the community and needs continuing; also looking at ways to create affordable single family and multifamily housing; TRDA may be able to meet some of these needs with low income/govt subsidized housing and are looking into options; meetings with Help in Crisis and OHFA complete, HUD and USDA on the agenda for the near future to discuss opportunities; once Homepage study is complete we will have data for grants and they will help us find the building grants needed; Josh Allen and Nathan back on this one to continue progress.
6. Downtown hotel development continues to move forward; zoning change approved by City Council.
7. Working with 2 retail developers on site needs and data points for our community; high interest levels, but still in beginning stages.
8. Chic-Fil-A announced to the community with their sign on the fence!
9. Applied for IEDC award in “Real Estate Development & Reuse” category for Provalus project.
10. City facilitated a great meeting with USDA officials about grants for community needs and our projects.



Tahlequah City Council **AGENDA ITEM REPORT**

Item No.	4k
Meeting Date	8/5/2024
Initiator	Peggy Glenn, City Appointee
Office / Department	City of Tahlequah Authorities or Boards

Item Title

Accept the Eastern Oklahoma Library System's monthly report for July 2024.

Background

EOLS will now submit written reports each month in an effort to open communication and keep everyone updated on what is happening in our City's Library.

Exhibits

1. 08.05.2024 EOLS July 2024

Funding Source

Request

Accept EOLS Report.

Exhibit 1

Eastern Oklahoma Library System Board

Report for July 2024

Submitted by: Peggy Glenn, City appointee

- **EOLS Board Meeting Schedule for 2024**
 - Meetings are held at 1 pm at EOLS Support Services Meeting Room, 14 E. Shawnee, Muskogee, OK 74403
 - Tuesday, September 24, 2024
 - Tuesday, November 19, 2024

Executive director Dr. Kathy Siebold participated in her second regular semi-monthly meeting of the EOLS Board on July 23, 2024. During this meeting, the board considered a new policy on fundraising, which will allow EOLS to coordinate the grant efforts of its member libraries and share successful grant applications among these libraries.

The board reviewed impact reports prepared by EOLS staff for each member library. Tahlequah's impact report, "Imagine More," is attached and shows how we provide value to the community through money savings and employment, provide quality lifelong education for every stage of life, and improve the quality of life in Tahlequah.

Be sure to go to Facebook or Instagram and like @TahlequahPublicLibrary, check out their webpage at www.eols.org/tahlequah, or download the Libby and Hoopla apps for digital and audiobooks on demand.

If you have any questions, you can contact me at peggy.glenn@aol.com or at (918) 822-3330.

Again, thank you for the opportunity to serve our city as an appointee to the regional library board.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Peggy Glenn". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Peggy Glenn



Tahlequah City Council **AGENDA ITEM REPORT**

Item No. 41
Meeting Date 8/5/2024
Initiator _____
Office / Department Administration

Item Title

Approve the Mayor's appointment of Keith Baker to the Eastern Oklahoma Development District board.

Background

Exhibits

1. 08.05.2024 EODD Letter

Funding Source

Request



THE CITY OF
TAHLEQUAH
OKLAHOMA

August 5, 2024

TO: Danya Hammack
Eastern Oklahoma Development District
P.O. Box 1367
Muskogee, OK 74402

The City of Tahlequah is pleased to appoint Tahlequah City Councilman, Ward II, Keith Baker to the EODD board as our representative, with City Administrator Taylor Tannehill serving as alternate. We appreciate the opportunity to be involved and commend EODD for their dedication to improving our communities. Thank you for your consideration.

Sincerely,

Suzanne Myers
Mayor, City of Tahlequah



111 S. Cherokee Ave
Tahlequah, OK 74464



918.456.0651



www.cityoftahlequah.gov



Tahlequah City Council **AGENDA ITEM REPORT**

Item No. 4m
Meeting Date 8/5/2024
Initiator _____
Office / Department Administration

Item Title

Approve the reappointment of Dr. Doug Nolan to the Hospital Trust Authority Board.

Background

Exhibits

None

Funding Source

Request



Tahlequah City Council **AGENDA ITEM REPORT**

Item No.	4n
Meeting Date	8/5/2024
Initiator	Rebecca White, Finance Support
Office / Department	Finance

Item Title

Accept the Grant award from PetCo Love in the amount of \$3,000.00 and amend the budget accordingly, placing the funds in the Restricted Donation Account to be used for the Animal Shelter/Animal Control Vaccination Clinic.

Background

Monthly Consent Item

Exhibits

1. 08.05.2024 Animal Shelter

Funding Source

Request



CITY OF
TAHLEQUAH
OKLAHOMA

BUDGET AMENDMENT FORM

REQUESTED BY:

DEPARTMENT:

AMENDMENT #:

FISCAL YEAR:

ACCOUNT #	ACCOUNT NAME	ESTIMATED REVENUE	APPROPRIATIONS		Increase	Decrease
		Increase	Decrease	Increase		
425-46-1002	Animal Shelter/Restricted Donations			\$3,000.00		
<u>TOTALS</u>						

REASON FOR BUDGET AMENDMENT:

received a Grant award that needs to be entered into the _____

Animal Shelter Restricted Donations Account. _____

CITY ADMINISTRATOR SIGNATURE

DATE SIGNED

GOVERNING BODY SIGNATURE

DATE SIGNED



June 26, 2024

Petco Love Partner City of Tahlequah-city hall

On behalf of everyone at Petco Love, we are pleased to provide you with the grant award of **\$3,000.00**. These funds reflect the \$3 stipend for the total of **1000** vaccines your organization ordered.

We're honored to partner with your organization to increase the number of vaccinated community pets AND reduce the spread of deadly vaccine-preventable diseases (parvovirus, distemper and panleukopenia).

All of us at Petco Love thank you for your lifesaving work that makes a difference everyday for animals in need.

Susanne Kogut
President
Petco Love

P.S. Petco Love (formally Petco Foundation) desires that all funds and efforts be prioritized for lifesaving, and seeks to reduce our environmental footprint. Therefore, we respectfully request that no items are mailed to Petco Love and that any thank you letters be sent by email only to partners@petcolove.org. We welcome and appreciate recognition on social media, on your website, or in other print and digital communications. We ask that this recognition thank Petco Love, Petco and/or our Petco store partners collectively rather than individual employees of Petco or Petco Love.

Petco Foundation aka Petco Love is a 501(c)(3) nonprofit, tax exempt corporation. Tax I.D. 33-0845930

Check Date: 06/26/2024

Check No. 116791

Invoice No	Date	Payment Description	Amount	Discount	Paid Amount
9832-062524-16	06/25/2024	Vaccine Stipend	3,000.00	0.00	3,000.00

425-46-1002

Supplier Number	Supplier Name	Total Amount	Discount Taken	Paid Amount
162954	CITY OF TAHLEQUAH	3,000.00	0.00	3,000.00

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND • NOT A WHITE BACKGROUND

654 Richland Hills Dr
San Antonio, TX 78245-4084BANK OF AMERICA NT & SA
S.D. COMMERCIAL BANKING 1450

16-66/1220

CHECK NO 116791

DATE 06/26/2024

CHECK AMOUNT
\$3,000.00

PAY

Three Thousand Dollars And Zero Cents*****

TO THE ORDER OF

CITY OF TAHLEQUAH
CITY OF TAHLEQUAH
111 S CHEROKEE AVE
TAHLEQUAH, OK 74464 US

VOID AFTER SIX MONTHS FROM DATE OF CHECK

EXPLANATION OF ADDITIONAL SECURITY FEATURES INDICATED ON REVERSE SIDE

⑈0000116791⑈ ⑆122000661⑆ 001450808586⑈



Tahlequah City Council **AGENDA ITEM REPORT**

Item No.	4o
Meeting Date	8/5/2024
Initiator	Rebecca White, Finance Support
Office / Department	Finance

Item Title

Accept payment from Cherokee Nation in the amount of \$5,280.00 and amend the budget accordingly, placing the funds in the Restricted Donation Account to be used for the Animal Shelter/Animal Control Vaccination Clinic.

Background

Monthly agenda item

Exhibits

1. 08.05.2024 CN-Animal Shelter

Funding Source

Request



CHEROKEE NATION
P.O. BOX 948
TAHLEQUAH, OKLAHOMA 74465
(918) 453-5000

ACCOUNTS
PAYABLE

(7300)

BANK OF OKLAHOMA

1017991

DATE

Void After 90 Days
07/16/2024

AMOUNT

*****5,280.00

PAY *Five Thousand Two Hundred Eighty and 00/100 Dollars*

TO THE
ORDER
OF

CITY OF TAHLEQUAH
111 S CHEROKEE AVE
TAHLEQUAH OK 74464-3801
US

[Signature]
By: H. W.

⑈01017991⑈ ⑆103900036⑆ 600819513⑈

CHEROKEE NATION
TAHLEQUAH, OKLAHOMA

CITY OF TAHLEQUAH, 111 S CHEROKEE AVE, TAHLEQUAH OK 74464-3801, US

1017991

Check Date: 07/16/24

(7300)

P.O.	Description	Invoice	Amount
875846		24-OEH 005	\$5,280.00
425-46-1002			

TOTAL:

\$5,280.00



CITY OF
TAHLEQUAH
OKLAHOMA

BUDGET AMENDMENT FORM

REQUESTED BY:

DEPARTMENT:

AMENDMENT #:

FISCAL YEAR:

ACCOUNT #	ACCOUNT NAME	ESTIMATED REVENUE		APPROPRIATIONS	
		Increase	Decrease	Increase	Decrease
425-46-1002	Animal Shelter/Restricted Donations			\$5,280.00	
<u>TOTALS</u>					

REASON FOR BUDGET AMENDMENT:

Payment from Cherokee Nation to satisfy contractual agreement

CITY ADMINISTRATOR SIGNATURE

DATE SIGNED

GOVERNING BODY SIGNATURE

DATE SIGNED



Tahlequah City Council **AGENDA ITEM REPORT**

Item No.	4p
Meeting Date	8/5/2024
Initiator	Rebecca White, Finance Support
Office / Department	Finance

Item Title

Accept a donation from the Cherokee Nation in the amount of \$5681.37 and amend the budget accordingly, placing the funds in the Police-Restricted Donation Account.

Background

Exhibits

1. 08.05.2024 TPD BU Documents

Funding Source

N/A

Request

Accept donation



CITY OF
TAHLEQUAH
OKLAHOMA

BUDGET AMENDMENT FORM

REQUESTED BY:

DEPARTMENT:

AMENDMENT #:

FISCAL YEAR:

<u>ACCOUNT #</u>	<u>ACCOUNT NAME</u>	<u>ESTIMATED REVENUE</u>		<u>APPROPRIATIONS</u>	
		<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
425-46-1004	Police - CN Donation - Restricted Donations			\$5,681.37	
<u>TOTALS</u>					

REASON FOR BUDGET AMENDMENT:

received a donation that needs to be entered into the _____

Police - CN Donation Restricted Donations Account _____

CITY ADMINISTRATOR SIGNATURE

DATE SIGNED

GOVERNING BODY SIGNATURE

DATE SIGNED



CHEROKEE NATION
P.O. BOX 948
TAHLEQUAH, OKLAHOMA 74465
(918) 453-5000

**ACCOUNTS
PAYABLE**
(7300)

BANK OF OKLAHOMA

1015538

DATE
Void After 90 Days
06/27/2024

AMOUNT
*****5,681.37

PAY Five Thousand Six Hundred Eighty One and 37/100 Dollars

TO THE
ORDER
OF

TAHLEQUAH POLICE DEPARTMENT
100 PHOENIX AVE
TAHLEQUAH OK 74464-3430
US

⑈01015538⑈ ⑆103900036⑆ 600819513⑈

CHEROKEE NATION
TAHLEQUAH, OKLAHOMA

1015538
Check Date: 06/27/24
(7300)

TAHLEQUAH POLICE DEPARTMENT, 100 PHOENIX AVE, TAHLEQUAH OK 74464-3430, US

P.O.	Description	Invoice	Amount
		LEF- ORG SUPP	\$5,681.37
TOTAL:			\$5,681.37

Re: Check

Davis, Samantha <sdavis@tahlequah.gov>

Mon 7/15/2024 2:38 PM

To: Collins, Michele <mcollins@tahlequah.gov>

A donation for lef

Samantha Davis
Executive Assistant
Tahlequah Police Department
918-456-8801 Ext 1050

From: Collins, Michele <mcollins@tahlequah.gov>

Sent: Monday, July 15, 2024 2:09 PM

To: Davis, Samantha <sdavis@tahlequah.gov>; King, Nate <nking@tahlequah.gov>; Scott, Dexter <dscott@tahlequah.gov>

Subject: Check

I have a check from the Cherokee Nation made out to the Tahlequah Police Department for \$5,681.37????

Any thoughts as to what this is for?

Michele Collins, CPFIM

Finance Director

Office - (918)525-4706

Cell - (918)822-2664

mcollins@tahlequah.gov





Tahlequah City Council **AGENDA ITEM REPORT**

Item No.	4q
Meeting Date	8/5/2024
Initiator	Elliot Reif, Finance Support
Office / Department	Finance

Item Title

Acknowledge receipt of the Purple Wave Surplus Auction dated June 25, 2024, resulting in a deposit of \$27,905.00

Background

Monthly Agenda Item

Exhibits

1. 08.05.2020 Purple Wave

Funding Source

Request



Purple Wave, Inc.
866-608-9283
www.purplewave.com

Settlement

240625-309346

Auction Date: 06/25/2024

Last Updated: 07/10/2024

Pay by check
City of Tahlequah, OK
111 S. Cherokee
TAHLEQUAH, OK 74464

Phone: 9185254707
Email: smyers@tahlequah.gov

Your settlement has been processed in accordance with the terms as outlined in your auction contract.
Additional auction details can be viewed anytime by logging into your Purple Wave account.

Bidder	Item	Qty	Description	Commissions / Fees	Amount
112115	NB9392	1	Roll-off container 12' 3" L x 96" W x 70" H <u>City of Tahlequah, OK</u> <u>Tahlequah, OK 74464</u>	0% commission G - Listing Fee Waived	\$975.00
112115	NB9393	1	Roll-off container 12' 6" L x 96" W x 70" H <u>City of Tahlequah, OK</u> <u>Tahlequah, OK 74464</u>	0% commission G - Listing Fee Waived	\$950.00
166239	NB9386	1	Roll-off container 10' 5" L x 83" W x 56" H <u>City of Tahlequah, OK</u> <u>Tahlequah, OK 74464</u>	0% commission G - Listing Fee Waived	\$825.00
166239	NB9387	1	Roll-off container 10' 6" L x 92" W x 55" H <u>City of Tahlequah, OK</u> <u>Tahlequah, OK 74464</u>	0% commission G - Listing Fee Waived	\$825.00
449076	NB9383	1	Roll-off container 12' 5" L x 95" W x 70" H <u>City of Tahlequah, OK</u> <u>Tahlequah, OK 74464</u>	0% commission G - Listing Fee Waived	\$675.00

122028	NB9398	1	HillSteel Roll-off container 12' 4" L x 96" W x 71" H <u>City of Tahlequah, OK</u> <u>Tahlequah, OK 74464</u>	0% commission G - Listing Fee Waived	\$675.00
72117	NB9384	1	Roll-off container 12' 3" L x 94" W x 68" H <u>City of Tahlequah, OK</u> <u>Tahlequah, OK 74464</u>	0% commission G - Listing Fee Waived	\$650.00
108227	NB9382	1	Sweepster 21319MH2 skid steer broom - Serial: 1341018 - Width: 124" <u>City of Tahlequah, OK</u> <u>Tahlequah, OK 74464</u>	0% commission G - Listing Fee Waived	\$625.00
94250	NB9391	1	Roll-off container 12' 3" L x 96" W x 70" H <u>City of Tahlequah, OK</u> <u>Tahlequah, OK 74464</u>	0% commission G - Listing Fee Waived	\$625.00
112115	NB9394	1	Roll-off container 12' 9" L x 96" W x 70" H <u>City of Tahlequah, OK</u> <u>Tahlequah, OK 74464</u>	0% commission G - Listing Fee Waived	\$625.00
94250	NB9389	1	Roll-off container 12' 3" L x 96" W x 70" H <u>City of Tahlequah, OK</u> <u>Tahlequah, OK 74464</u>	0% commission G - Listing Fee Waived	\$575.00
94250	NB9390	1	Roll-off container 12' 3" L x 96" W x 70" H <u>City of Tahlequah, OK</u> <u>Tahlequah, OK 74464</u>	0% commission G - Listing Fee Waived	\$575.00
166239	NB9397	1	Roll-off container 12' 3" L x 96" W x 70" H <u>City of Tahlequah, OK</u> <u>Tahlequah, OK 74464</u>	0% commission G - Listing Fee Waived	\$575.00
419941	NB9405	1	(3) fans <u>City of Tahlequah, OK</u> <u>Tahlequah, OK 74464</u>	0% commission G - Listing Fee Waived	\$550.00
344484	NB9406	1	(2) hydraulic hoses Reels	0% commission G - Listing Fee	\$525.00

239105 NB9402 1 **Tuff pressure washer**
Electric Motor
• Phase: Single
0% commission \$325.00
G - Listing Fee
Waived

Notes

- Non-operational heating element
- **Unknown operating condition**

City of Tahlequah, OK
Tahlequah, OK 74464

462319 NB9401 1 **1998 International 4700 pothole patcher truck**
• Miles: 115,862 on odometer
• Hours: 21,721 on meter
• VIN: 1HTSCAAR3WH532570
0% commission \$3,200.00
G - Listing Fee
Waived

Engine

- Cylinders: 6
- Fuel type: Diesel

Transmission

- Automatic

Chassis

- Axles: Single
- Suspension: Spring
- Brakes: Air

Interior

- AC, Heat
- Cruise control

Features

- Bed / tank
 - Duraco, Inc, 128DJT
 - Serial: 20537TM
 - 15' 9" L
 - Burner: Diesel
 - Spray wand

Tires

- Size: 11R22.5

Notes

- Dead battery
- **Unknown operating condition**

Oklahoma title

Seller is a government entity who will be assigning and distributing the title. Please contact the seller for distribution questions.

City of Tahlequah, OK
Tahlequah, OK 74464

72117 NB9396 1 **Roll-off container**
• 12' 3" L x 96" W x 70" H
0% commission \$300.00
G - Listing Fee
Waived

City of Tahlequah, OK
Tahlequah, OK 74464

245607	NB9404	1	Rescue equipment	0% commission G - Listing Fee Waived	\$2,700.00
• (2) power supplies ◦ Honda GX200 single cylinder gas engine					

City of Tahlequah, OK
Tahlequah, OK 74464

458647	NB9381	1	Furniture	0% commission G - Listing Fee Waived	\$15.00
• (3) filing cabinets • (3) painting • Magazine rack					

City of Tahlequah, OK
Tahlequah, OK 74464

207994	NB9403	1	Table tennis table	0% commission G - Listing Fee Waived	\$15.00
<u>City of Tahlequah, OK</u> <u>Tahlequah, OK 74464</u>					

112115	NB9395	1	Roll-off container	0% commission G - Listing Fee Waived	\$1,100.00
• 12' 5" L x 96" W x 70" H					

City of Tahlequah, OK
Tahlequah, OK 74464

222468	NB9400	1	2005 Century Industries LLC mobile stage	0% commission G - Listing Fee Waived	\$10,000.00
• VIN: 1XCS3228663002227					

Dimensions

- Overall: 32' L x 24' W

Features

- Deck type: Aluminum

Chassis

- Hitch: Pintle
- Landing gear: Single
- Suspension: Spring
- Brakes: Electric
- Axles: Tandem
- GVWR: 15,555 lbs
- GAWR: 7,000 lbs

Tires

- Steel wheels
- Size: 12-1635LT

*Transfer of ownership documentation will be a bill of sale.
Seller is a government entity who will be assigning and distributing the title. Please
contact the seller for distribution questions.*

City of Tahlequah, OK
Tahlequah, OK 74464

9997	LK9675	1	Roll-off dumpster	0% commission Z - Listing Fee Waived	\$0.00
			- Capacity: 12 cu. yds. 12'L x 94"W x 51"H		

Notes

- Rust damage

City of Tahlequah, OK
1851 North Douglas Avenue
Tahlequah, OK 74464

9997	NB9385	1	Roll-off container	0% commission Z - Listing Fee Waived	\$0.00
			12' 3" L x 96" W x 58" H		

City of Tahlequah, OK
Tahlequah, OK 74464

9997	NB9388	1	Roll-off container	0% commission Z - Listing Fee Waived	\$0.00
			10' 6" L x 84" W x 56" H		

City of Tahlequah, OK
Tahlequah, OK 74464

Bid total: \$27,905.00

Commission	Description	Rate	Subtotal	
2	0% commission	0	\$27,905.00	\$0.00

Fee	Description	Amount	Subtotal	
Fee G	Fee Waived	\$0.00	\$27,905.00	\$0.00
Fee Z	Defaulted Item - Fee Waived	\$0.00	\$0.00	\$0.00

Tax	Description	Rate	Subtotal	
	Total:		\$27,905.00	

103415 Processed and Mailed on 7/10/2024 Check 2024-07-10 10:23:43 \$27,905.00

Balance
Due To
Seller: \$0.00

City of Tahlequah
111 S Cherokee
Tahlequah OK 74464

918-456-0651

Receipt No: 4.027951

Jul 16, 2024

Purple Wave, Inc.

Previous Balance:	.00
Miscellaneous - Jan 9, 2024 City Auction Gen Fund	17,330.00
110-46-5000 SALE OF EQUIPMENT	
Miscellaneous - Jan 9, 2024 City Auction - Sanitation	10,575.00
115-46-5000 SALE OF EQUIPMENT	
Total:	27,905.00
Check	Check No: 103415
Total Applied:	27,905.00
Change Tendered:	.00

07/16/2024 11:06 AM



Purple Wave, Inc.
825 Levee Dr.
Manhattan, KS 66502
866-608-9283
www.purplewave.com

INTRUST BANK, NA
Wichita, KS 67202
40-2/1011

103415

07/10/2024

PAY TO THE
ORDER OF

City of Tahlequah, OK

\$ **27,905.00**

Twenty Seven Thousand Nine Hundred Five Dollars

DOLLARS

City of Tahlequah, OK
111 S. Cherokee
Tahlequah, OK 74464
United States

Jun 25th Gov Consignment

Void after 180 days

Scott K. Kibler

⑈ 103415⑈ ⑆ 101100029⑆

4477351 9⑈



Tahlequah City Council **AGENDA ITEM REPORT**

Item No.	4r
Meeting Date	8/5/2024
Initiator	Mike Underwood, Director
Office / Department	Emergency Management

Item Title

Approve agreement with Cherokee County for Emergency Management Services for fiscal year 2024-2025.

Background

Exhibits

1. 08.05.2024 Emerg Mgmt Services Agreement

Funding Source

Request

AGREEMENT FOR EMERGENCY MANAGEMENT SERVICES

THIS AGREEMENT is made and entered into by and between CHEROKEE COUNTY, a political subdivision of the State of Oklahoma, (hereinafter referred to as "County") and the CITY OF TAHLEQUAH, a municipal corporation of the State of Oklahoma, (hereinafter referred to as "City")

WHEREAS, County has established an Emergency Management Plan pursuant to the provisions of Oklahoma § 683.11; and

WHEREAS, County and City believe it to be in the best interests of their citizens that County and City share and coordinate services in the event of an emergency situation; NOW THEREFORE,

IT IS HEREBY AGREED AS FOLLOWS:

1. Purpose. It is the purpose of this agreement to provide an economical mechanism to provide for the common defense and protect the public peace, health, and safety and to preserve the lives and property of the people of the signatory jurisdictions against the existing and increasing possibility of the occurrence of major emergencies or disasters, either man-made or from natural causes.

2. Duration. The duration of this agreement shall be that period commencing on the 1st day of July, 2024 and terminating at midnight on the 31st day of June 2025, unless this agreement is sooner extended or terminated in accordance with the terms hereof.

3. Definitions. As used in this agreement, the following definitions will apply.

A. "Emergency Management" or "Comprehensive Emergency Management" means the preparation for and the carrying out of all emergency functions, other than functions for which the military forces are primarily responsible, to mitigate, prepare for, respond to, and recover from emergency and disasters, and aid victims suffering from injury or damage resulting from disasters caused by all-hazards, whether natural or man-made, and to provide support for search and rescue operations for persons and property in distress.

B. "Emergency or Disaster" shall mean an event or set of circumstances which: (a) demands immediate action to preserve public health, protect life, protect public property, or to provide relief to any stricken community overtaken by such occurrences or (b) reaches such a dimension or degree of destructiveness as to warrant the governor declaring a state of emergency pursuant to Oklahoma § 683.11.

4. Services. City shall provide emergency management services for County as outlined in Oklahoma § 683.11 in accordance with the provisions of said chapter and as defined herein during the term of this agreement. City shall perform all

services required by its Emergency Management Plan and/or Attachment "A" to this document. and

5. Compensation. County shall pay City upon execution of this agreement sum of **\$20,000** per year for all services rendered under the terms of this agreement. Payment is due and payable on the 1st of each year of the contract beginning July 1st, 2024. Cherokee County shall perform all services required by its Emergency Management Plan. Nothing herein shall prevent County from making a claim for additional compensation in the event of an actual emergency or disaster as authorized by the State of Oklahoma. The City's unilateral decision to change its Emergency Management Plan to increase the services provided by the City to the County under this inter local agreement shall not result in an increase in the annual payment made by the County to the City as described in this Section, unless the same is incorporated into an amendment to this Agreement and executed by the authorized representatives of both parties.

6. Termination. Either party may terminate this Agreement with or without cause upon ninety (90) days written notice to the other party. Notices and other communications shall be transmitted in writing by U.S. Mail, postage prepaid, addressed to the parties as follows:

If to Cherokee County: Cherokee County
Board of Commissioners
213 W Delaware
Tahlequah, OK 74464

If to City of Tahlequah: City of Tahlequah
Mayor
111 S. Cherokee Ave.
Tahlequah, OK 74464

7. Renewal. This agreement may be renewed for agreed upon terms upon the mutual agreement of the parties as signified by a Memorandum of Renewal signed by the duly authorized representatives of each of the parties.

8. General. Neither party may assign or transfer this contract or any rights or obligations hereunder without the prior written consent of the other party. This contract constitutes the entire agreement between the parties with respect to the

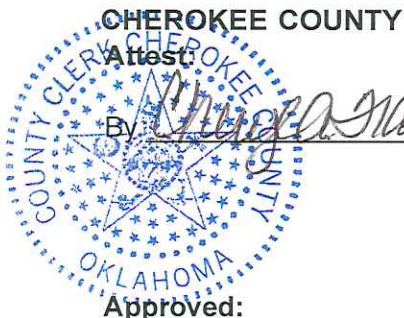
Subject matter hereof and supersedes all previous negotiations, proposals, commitments, writings, and understandings of any nature whatsoever. Any changes to this contract requested by either party may only be affected if mutually agreed upon in writing by duly authorized representatives of the parties hereto.

9. Privileges and Immunities. Whenever the employees of the City or County are rendering outside aid pursuant to the authority contained in the Emergency Management Plan, such employees shall have the same powers, duties, rights, privileges and immunities as if they were performing their duties in the County or City in which they are normally employed. Nothing in this Agreement shall affect any other power, duty, right, privilege or immunity afforded the City or the County in Oklahoma § 683.11

10. Waiver. Failure by either party at any time to require performance by the other party under this Agreement or to claim a breach of any provision of this Agreement shall not be construed as affecting any subsequent breach or the right to require performance or affect the ability to claim a breach with respect thereto.

IN WITNESS WHEREOF, the parties hereto have caused this contract to be duly executed, such parties acting by their representatives being thereunto duly authorized.

Date this _____ day of _____, _____



By [Signature] Date 7/1/24

Approved:

By [Signature] Date 7/1/24

Bobby "Cub" Whitewater
District 1 Commissioner

By [Signature] Date 7/1/24

Chris Jenkins
District 2 Commissioner

By [Signature] Date 7-1-2024

Clif Hall
District 3 Commissioner

CITY OF TAHLEQUAH

Approved:

By _____ Date _____

Suzanne Myers
Mayor, City of Tahlequah

Attest:

By _____ Date _____

Whitney Shaw
City Clerk

By _____ Date _____

John Tyler Hammons
City Attorney

ATTACHMENT A

Emergency Management Services

Preparedness and Prevention Support

- Provide guidance, training, and tools in development of Emergency Operations Plan (EOP)
- Provide emergency management overview for leaders and elected officials
- Provide introductory emergency management training/education for liaisons
- Provide Incident Command System (ICS) training opportunities
- Facilitate regional training and exercise program (needs assessment, coordination with State, course/exercise administration)
- Provide access to and training for the WebEOC application
- Prepare and submit annual emergency management program report to Oklahoma State Emergency Management Division
- Manage volunteer program

Mitigation Support

- Maintain the Hazard Mitigation Plan (HMP) coordination, development, and review
- Provide guidance, training, and tools in development of a Threat Hazard Identification Risk Assessment (THIRA); and subsequent annual review of THIRA

Response Support

- Provide access to and support from our 24-hour Duty Officer
- Activate and manage the Tahlequah/ Cherokee County Emergency Operations Center (EOC) as necessary
- Support coordination of multi-agency response to emergency incidents
- Provide alert, warning, and emergency public information (methods include, but are not limited to social media, and traditional media)
- Provide Public Information Officer and Joint Information System support
- Provide direction and control for emergency coordination efforts
- Establish and maintain situational awareness
- Provide logistical support

Recovery Support

- Facilitate disaster assessment
- Provide communication and general administrative assistance for Individual Assistance and Public Assistance programs with the ODEMHS in the event of declared disaster.



Tahlequah City Council **AGENDA ITEM REPORT**

Item No.	4s
Meeting Date	8/5/2024
Initiator	Nathan Reed, President/CEO
Office / Department	City of Tahlequah Authorities or Boards

Item Title

Accept Lease Agreement between Tahlequah Regional Development Authority and Optomi, DBA Provalus.

Background

The next phase of the facility, to be provided to Provalus as part of their Economic Development Agreement, is completed and ready for their occupancy. The lease is in need of City Council approval as it has a purchase option that extends past the existing fiscal year.

Exhibits

1. 08.05.2024 TRDA-Provalus Lease Agreement

Funding Source

Request

Approve TRDA-Provalus Lease Agreement.

LEASE AGREEMENT

This Lease Agreement (“**Lease**”) is made as of the 1st day of August 2023 (the “**Effective Date**”), by and between **Tahlequah Regional Development Authority**, a public trust of the State of Oklahoma (“**Lessor**”), and **Optomi, LLC**, d/b/a *Provalus* (“**Lessee**”) a Delaware limited liability company and provides as follows:

Basic Lease Provisions & Definitions

- A. Property:** See Exhibit “A” attached hereto and made a part hereof.
- B. Term:** Initial term commencing on the Commencement Date and terminating June 15, 2028, with an option to renew for two (2) additional consecutive five (5) year terms, so long as Lessee exercises its renewal option in the Lease Agreement entered on August 1, 2023 by and between Lessor and Lessee (the “**Lease**”).
- C. Commencement Date:** This Lease shall commence August 1, 2023.
- D. Base Rent:**¹ No charge (\$0 per square foot per year) from Effective Date to June 15, 2028. \$4,134.50 per month (\$3 per square foot per year) from June 16, 2028 to July 16, 2033(Extension option 1). \$8,269 per month (\$6 per square foot per year) from July 17, 2033 to July 17, 2038 (Extension option 2).
- E. Additional Rent:** All costs and expenses to be paid by Lessee as

¹ If Lessee fails to satisfy Job Creation Requirements by failing to continuously employ the following at the “Facility” after the Effective Date of this Lease:

- (1) 44 full time employees as of October 14, 2023,
- (2) 88 full time employees as of October 14, 2024,
- (3) 132 full time employees as of October 14, 2025,
- (4) 176 full time employees as of October 14, 2026,
- (5) 220 full time employees as of October 14, 2027,
- (6) 230 full time employees as of October 14, 2028,
- (7) 240 full time employees as of October 14, 2029, and
- (8) 250 full time employees as of October 14, 2030,

Base Rent will revert to \$13,781.67 per month (\$10 per square foot per year) until such time as the foregoing requirements are satisfied. All rent shall be due and payable monthly, in advance, without demand, notice or setoff, on the first day of each month during the term of this Lease. In the event any installment of Rent is not received within 5 days after the date on which such amount is due, Lessee shall pay additionally an administrative late charge of five percent (5%) of the amount past due plus the amount of any attorney’s fees incurred by Lessor in conjunction therewith for each such late payment. Lessee shall also pay an administrative charge of \$100.00 for every returned or missed payment.

Additional Rent under the Lease. The parties agree that Lessee is specifically responsible for all costs of insurance, utilities, and maintenance of the Leased Premises. Base Rent and Additional Rent shall be referred to herein as “**Rent.**”

F. Payments:

All payments to Lessor shall be made via electronic funds transfer and/or as otherwise designated by Lessor and the same will be considered paid the date good funds are received by Lessor.

Other Terms and Conditions

1. Background. Lessor entered into the Lease with Lessee on August 1, 2023. Lessor desires to lease to Lessee and Lessee desires to lease from Lessor the Leased Premises.

2. Grant. Lessor, in consideration of the covenants, agreements and undertakings of Lessee as set forth in this Lease, does hereby lease the Leased Premises to Lessee and Lessee leases the Leased Premises from Lessor, subject to the terms and conditions of this Lease.

3. Term and Possession. Subject to the expiration of the term of the Lease or termination of the Lease, the Term of this Lease shall commence on the Effective Date and end at 11:59 p.m. Central Time on June 15, 2028. Lessee shall have the option to renew the term of this Lease for two (2) additional consecutive five (5) year terms at the rental rate provided for herein, assuming Lessee is not in default or breach of any term, condition, or provision of this Lease. The option may be exercised by Lessee sending to Lessor written notice of its intent to renew and extend the Term, which notice shall be given not fewer than two hundred and ten (210) days prior to the expiration date of the then-existing term. Lessor shall be given possession of the Leased Premises immediately upon the expiration and termination of this Lease.

4. Rent. The parties acknowledge and agree that Base Rent and Additional Rent payments shall commence on the Effective Date as further stated in the Basic Lease Provisions & Definitions. From the Effective Date through the end of the Term, Lessee agrees to pay Lessor, without deduction or offset, on the Effective Date of the Initial Term and on the first (1st) day of each month thereafter the Base Rent. Additional Rent shall be paid by Lessee to Lessor in the same amounts and on the same dates as they become due under the Lease. Further, Lessee shall pay for all applicable personal property taxes, if any, assessed to the Leased Premises.

5. Use. Lessee agrees that the Leased Premises shall be used for the permitted use allowed in the Lease, and for no other purpose or purposes whatsoever, without the express written consent of Lessor.

6. Improvements. Lessee shall not make any improvements or alterations to the Leased Premises or begin any construction on the Leased Premises without the prior written consent of Lessor, which consent may be withheld at Lessor’s discretion. Except as otherwise provided herein, Lessee shall bear all costs of any construction on the Leased Premises and hereby agrees that any contractors or subcontractors Lessee hires to construct any improvements or make

any alterations to the Leased Premises will be licensed and insured and approved by Lessor prior to the commencement of any construction. Lessee covenants that all such work shall be carried out in accordance with the requirements, orders, and limitations of all local, state, or federal departments or bureaus having jurisdiction, and upon completion, the Leased Premises shall be in compliance with all governmental requirements for the use which the Lessee may make of them.

7. Maintenance. LESSEE HEREBY ACCEPTS THE LEASED PREMISES “AS IS,” WITH NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, BY LESSOR AS TO THE CONDITION THEREOF. Lessee shall at all times at its own expense maintain the Leased Premises in good condition and repair and replace portions thereof, as necessary. Lessor shall have no obligation whatsoever to perform any maintenance, repair or replacement to the Leased Premises including any building, structures, or improvements thereon or any portion thereof, provided, however, if Lessee fails to perform such maintenance hereunder, Lessor shall have the right to perform such maintenance and bill the cost to Lessee, plus an administration fee of ten percent (10%) of such cost.

(a) During the Term, Lessee shall be responsible for all maintenance and repairs to the heating and air conditioning system (“HVAC”) equipment. Lessee shall contract with a qualified and licensed HVAC contractor (approved by Lessor) who will inspect and maintain the HVAC on a routine basis. Lessee will provide Lessor copies of the HVAC service contract and routine inspection reports upon demand. If Lessee fails, at any time during the Term, to execute and maintain a service contract for the HVAC equipment in compliance with this Section 3.3(a), Lessor may contract with a service company of its own choosing and bill Lessee for the cost of the same, plus an administration fee of ten percent (10%) on all HVAC expenses billed to Lessee. Any material repairs and/or replacement of any HVAC components that will involve any change to the size, weight and placement of existing HVAC components on the roof or near exterior walls of the Leased Premises or may involve any penetration of the roof or exterior walls or affect the watertight seal of the roof or exterior walls, require Lessor’s prior written consent, which may be withheld in Lessor’s sole discretion.

(b) Notwithstanding anything contained herein to the contrary, any damage to the Leased Premises caused by Lessee, its members, managers, directors, officers, employees, agents, representatives, guests, or invitees, shall be promptly repaired or replaced to its former condition by Lessee, at Lessee’s own expense and as required by Lessor in its sole discretion.

(c) Lessee shall not injure, deface, permit waste nor otherwise harm any part of the Leased Premises, permit any nuisance at the Leased Premises or permit the emission of any objectionable noise or odor from the Leased Premises.

8. General Compliance with Laws. Lessee’s use of the Leased Premises shall comply with each and every applicable federal, State of Oklahoma, county and municipal statute, ordinance, code, rule, regulation, order, directive or requirement, currently or hereafter existing, including, but not limited to, the Americans with Disabilities Act of 1990 (“ADA”), and all environmental laws, together with all amending and successor federal, State of Oklahoma, county and municipal statutes, ordinances, codes, rules, regulations, orders, directives or requirements

(the “**Requirements**”). The failure to mention any specific statute, ordinance, rule, code, regulation, order, directive, or requirement shall not be construed to mean that Lessee was not intended to comply with such statute, ordinance, rule, code, regulation, order, directive, or requirement. Because compliance with the ADA is dependent upon Lessee’s specific use of the Leased Premises, Lessor makes no warranty or representation as to whether or not the Leased Premises complies with the ADA or any similar legislation. If, at any time during the Term, modifications or additions are required to be made in order for the Leased Premises to be in compliance with the ADA, Lessee hereby agrees to make such modifications and/or additions at Lessee’s own expense.

9. Environmental Compliance.

(a) Notice. Lessee shall give notice to Lessor at least seven (7) days in advance of any production, generation, handling, storage, treatment, transportation, disposal, release, or removal of any Hazardous Substance from, on or within the Leased Premises, and of any arrangement for transport, disposal, storage or treatment of any Hazardous Substance from, on or within the Leased Premises. As used herein, the term “**Hazardous Substance**” shall mean any and all pollutants, contaminants, toxic or hazardous wastes or any other substances the use and/or removal of which is restricted, prohibited, regulated or penalized under or pursuant to any applicable environmental, health, safety or similar law, ordinance, order, rule or regulation now or at any time and from time to time. Notwithstanding the foregoing, Lessee may use and store on the Premises *de minimis amounts* of substances customarily used in an office building.

(b) Lessee's Covenants. Lessee covenants, warrants and represents that it will not use or employ all or any portion of the Leased Premises to handle, transport, store, treat or dispose of any Hazardous Substance, whether or not it was generated or produced from, on or within the Leased Premises; and Lessee further covenants, warrants and represents that any activity on or relating to the Leased Premises shall be conducted in full compliance with all applicable laws.

(c) Indemnity. If the covenants, warranties, and representations contained in this Section 11 are false or breached, Lessee agrees to defend, indemnify, protect, and hold harmless Lessor against any and all Claims (hereinafter defined), that Lessor may be liable for, suffer, incur, or pay by reason of the false or breached covenants, warranties and representations. LESSEE ALSO AGREES TO DEFEND, INDEMNIFY, PROTECT AND HOLD HARMLESS LESSOR AGAINST ANY AND ALL CLAIMS WHICH LESSOR MAY HEREAFTER BE LIABLE FOR, SUFFER, INCUR OR PAY ARISING UNDER ANY APPLICABLE LAW AND RESULTING FROM OR ARISING OUT OF ANY ACT, ACTIVITY, OR VIOLATION OF ANY APPLICABLE LAWS ON THE PART OF LESSEE, ITS AGENTS OR EMPLOYEES, AND AGAINST ANY AND ALL CLAIMS WHICH LESSOR MAY HEREAFTER BE LIABLE FOR, SUFFER, INCUR OR PAY RESULTING FROM OR ARISING OUT OF ANY HANDLING, STORAGE, TREATMENT, TRANSPORTATION, DISPOSAL, RELEASE OR THREAT OF RELEASE OF HAZARDOUS WASTE OR HAZARDOUS SUBSTANCES FROM, ON OR WITHIN THE LEASED PREMISES ON THE PART OF LESSEE, ITS AGENTS,

OR EMPLOYEES. The liability of Lessee pursuant to this Section 11 shall survive the expiration of the Term or earlier termination of this Lease.

(d) Event of Default. Any violation or breach of this Section 11 shall be considered an event of default under this Lease.

(e) Claims. For purposes of this Section 11, the term "Claims" shall include and mean all actions, causes of action, whether common law or statutory, remedies, demands, out-of-pocket costs, liabilities, charges, suits, judgments, expense, damage, personal injuries, property damage, incidental or consequential damages, clean-up costs, civil penalties, attorneys' fees, litigation expenses, abatement costs, abatement and corrective injunctive relief, injunctive relief requiring removal and/or remedial action, all costs of removal or remedial action, and damages to natural resources.

(f) Survival. This Section 11 shall survive the expiration of the Term or earlier termination of this Lease. Without limiting any other remedy available to Lessor under this Lease, Lessee's failure to abide by the terms of this Section 11 shall be restrainable or enforceable, as the case may be, by injunction.

10. Holding Over. In the event Lessee remains in possession of the Leased Premises after the expiration or termination of the Lease, this Lease shall be deemed extended on a month-to-month basis and shall be on the terms and conditions herein specified, so far as applicable but Base Rent shall be equal to \$15/sq ft per year (\$248,070 annually) at the expiration of this Lease.

11. Surrender of Leased Premises. Upon the expiration of the Term or earlier termination of this Lease, Lessee shall surrender the Leased Premises in the condition it existed on the Effective Date of this Lease, reasonable wear and tear accepted.

12. Insurance Requirements

(a) Fire & Casualty Insurance. During the Term, Lessee shall, at Lessee's own expense, obtain and keep in force an all-risk insurance policy covering the Property and all improvements, except any lessee improvements, located thereon in an amount of one hundred percent (100%) of the replacement value of the buildings and all improvements on the Premises, and with such deductible as Lessor considers appropriate in Lessor's sole discretion.

(b) Liability Insurance. During the Term, Lessee shall, at Lessee's own expense, obtain and keep in force Commercial general liability insurance and personal injury liability insurance, insuring Lessee against liability for injury to persons or damage to property occurring in or about the Premises or arising out of the ownership, maintenance, use or occupancy thereof. The minimum acceptable limits of liability are as follows: \$1,000,000 for each occurrence and \$2,000,000 aggregate. This insurance shall also name Lessor, its mortgagees, if any, and their respective members, managers, officers, employees, agents and representatives as additional insureds.

(c) **Worker's Compensation.** During the Term, Lessee shall, at Lessee's own expense, obtain and keep in force workers' compensation and employer's liability insurance as required by law.

(d) **Other Insurance Policies.** During the Term, Lessee shall, at Lessee's own expense, obtain and keep in force insurance covering all of Lessee's personal property, inventory, fixtures, equipment, furnishings and any improvements made by Lessee or its contractors (subject to the terms of this Lease); and any other insurance coverages that Lessor or Lessor's mortgagees may reasonably require.

(e) **Insurance Requirements.** Lessee shall also name Lessor (and Lessor's mortgagees, if any and if required by Lessor's mortgagees) an additional insured with respect to any insurance policies and shall provide Lessor or its designees upon written request with certificates of insurance or copies of insurance policies evidencing that insurance satisfying the requirements of this Lease is in effect at all times. All insurance policies shall provide that coverage may not be canceled or reduced without at least ten (10) days written notice first being given to Lessor. If Lessee shall fail to procure and maintain the insurance required hereunder, Lessor may but shall not be required to procure and maintain the same, and any amounts paid by Lessor for such insurance shall be Additional Rent, which shall be due and payable to Lessor on the next succeeding date on which Base Rent is due.

(f) **Increase in Premiums.** Lessee shall not, without Lessor's prior written consent, keep anything within the Premises for any purpose that increases the insurance premium cost or invalidates any insurance policy carried on the Premises. All property kept, stored, or maintained within the Premises by Lessee shall be at Lessee's sole risk.

(g) **Insured Loss; Waiver of Subrogation.** Lessor and Lessee agree and covenant that neither shall be liable to the other for loss arising out of damage to or destruction of the Premises or contents thereof when such loss is caused by any perils included within the all-risk insurance policy. This provision shall be binding whether or not such damage or destruction is caused by negligence of either party or their respective members, managers, officers, employees, agents, representatives, guests or invitees. Lessor and Lessee each waive any rights each may have against the other on account of any loss or damage occasioned to Lessor or Lessee, as the case may be, their respective property, the Premises or its contents. The insurance policies obtained by Lessee pursuant to this Lease shall contain endorsements waiving any right of subrogation which the insurer may otherwise have against Lessor.

13. Default by Lessee. Subject to Section 16 hereof, each of the following events shall be deemed a breach of this Lease and a default by Lessee:

(a) If any Rent or other monetary sum due remains unpaid for ten (10) days after written notice thereof to Lessee;

(b) If Lessee becomes insolvent, performs any act of insolvency or is not generally paying its debts as the same become due;

(c) If Lessee fails to perform any of the covenants, conditions, or obligations of this Lease; or

(d) If there is a breach or default under any other agreement between Lessor and Lessee or under any license or franchise permitting Lessee to operate the Leased Premises in the manner authorized, or if such license or franchise otherwise terminates or expires.

14. Right to Cure Default. If any such breach or default does not involve the payment of Rent or other monetary sum and is within the reasonable power of Lessee to cure within thirty (30) days after receipt of notice thereof, then such event shall not constitute a breach or default hereunder, until Lessor shall have given Lessee notice thereof and a period of thirty (30) days shall have elapsed. During such period Lessee may correct or cure such event, but upon Lessee's failure to accomplish such cure within such period, a default shall be deemed to have occurred hereunder without further notice or demand of any kind. If such event of default cannot reasonably be cured within the 30-day period, and Lessee is diligently pursuing a cure of such event of default, then Lessee shall after receiving notice specified herein have a reasonable period to cure such event of default.

15. Lessor's Remedies upon Default. In the event of any breach or default hereunder by Lessee, and without any notice, except, if applicable, the notice required under certain circumstances of this Lease, or such other notice as may be required by law and not subject to waiver by Lessee (all other notices being hereby waived), Lessor shall be entitled to exercise, at its option, separately, concurrently, successively or in any combination, all remedies available at law or in equity.

16. Utilities. Lessee shall obtain in Lessee's own name and pay the utility company or other provider directly for all utility services furnished to or for Lessee in connection with its business to be conducted on the Leased Premises, including without limitation, electricity, gas, water, sewer, telephone, and other communication services. Under no circumstances shall Lessor be responsible for any interruption of any utility service.

17. Signs. Lessee shall have the right to install, at Lessee's expense, signage in such form and at such locations on the Leased Premises as Lessor deems reasonably appropriate. Each such sign Lessee installs shall at all times conform to all applicable rules, regulations, codes and ordinances of any governmental agency having jurisdiction there over. All such signs shall be removed at the expiration of the Term hereof or earlier termination of this Lease, at Lessee's own expense.

18. Indemnification. Except for gross negligence or willful misconduct of Lessor, Lessee agrees to defend, indemnify, and hold Lessor, their respective members, managers, trustees, directors, officers, employee(s), agents and representatives, harmless from and against any and all claims, causes of action, suits, proceedings, liabilities, damages, losses, costs and expenses, including attorney's fees, arising or alleged to arise as a result of the Lessee's occupancy or use of the Leased Premises, by Lessee or any of its guests or invitees, including but not limited to common areas and other areas appurtenant to the Leased Premises.

19. Entry and Inspection. Lessee shall permit Lessor and its agents to enter the Leased Premises after twenty-four (24) hours' prior notice (except in an emergency, in which case no notice shall be required) and at all reasonable times to inspect the same or to make such repairs as Lessor may elect to make. Lessor shall have such right to fulfill the purpose thereof without any rebate of Rent to Lessee for any loss of occupancy or quiet enjoyment of the Leased Premises thereby occasioned.

20. Effect of Partial Invalidity. The invalidity of any part of this Lease will not and shall not be deemed to affect the validity of any other part. In the event that any provision of this Lease is held to be invalid, the parties agree that the remaining provisions shall be deemed to be in full force and effect as if they had been executed by both parties subsequent to the removal of the invalid provision.

21. Section Headings. The titles to the sections of this Lease are solely for the convenience of the parties and shall not be used to explain, modify, simplify, or aid in the interpretation of the provisions of this Lease.

22. Notices. All notices to be given hereunder shall be in writing, deposited in the United States mail, certified or registered, with postage prepaid, or sent by overnight delivery, and addressed as follows:

If to Lessor: Tahlequah Regional Development Authority
111 S Cherokee Ave.
Tahlequah, OK 74464
Attn: Nathan Reed
Phone: 918-316-0083
Email: nathan@tahlequahchamber.com

If to Lessee: Optomi, LLC d/b/a Provalus
One Glenlake Pkwy, Suite 1250
Atlanta, GA 30328
Attn: Tony Prichett
Phone: _____
Email: _____

Notices shall be deemed delivered one (1) day after deposited in the United States mail or with such overnight courier, as above provided. Change of address by either party must be by notice to the other in the same manner as above specified.

23. Attorney Fees. In the event that any legal action is required in relation to this Lease, the party found to be liable in such action shall pay to the prevailing party, in addition to all the sums that either party may be called on to pay, a reasonable sum for the prevailing party's attorney fees and expenses.

24. Governing Law. This Lease shall be construed and enforced in accordance with the laws of the State of Oklahoma. All disputes arising under this Lease shall be adjudicated in the courts sitting in Cherokee County, Oklahoma, and in furtherance of this provision the parties

hereby waive any objection to such jurisdiction and venue.

25. Entire Agreement. This Lease and the covenants and conditions contained herein shall constitute the entire agreement between the parties relative to the subject matter hereof. No prior understanding or representation of any kind relative to such subject matter preceding the date of this Lease shall be binding on either party except to the extent incorporated in this Lease.

26. Modification of Agreement. No modification of this Lease or additional obligation assumed by either party in connection with this Lease shall be binding upon the parties unless evidenced in a writing signed by each party or an authorized representative of each party.

27. Benefit. This Lease shall be binding upon and inure to the benefit of Lessor and Lessee and their respective successors and assigns.

28. Assignment; Subletting. Lessee shall not assign this Lease or any interest herein. Lessee shall not sublet the Leased Premises or any part thereof, nor permit the occupancy or use of any part thereof by any other person.

29. Relationship of Parties. The relationship of the parties hereto is strictly that of Lessor and Lessee. Lessor has no ownership in Lessee's enterprise, and this Lease shall not be construed as a joint venture or partnership.

30. Severability. If one or more of the provisions contained in this Lease shall be held to be illegal, invalid, or unenforceable, such illegality, invalidity or unenforceability shall not affect any other provision, and this Lease shall be interpreted as though such provision were not part of this Lease.

31. Interpretation. In interpreting any provision of this Lease, no weight shall be given to nor shall any construction or interpretation be influenced by the fact that counsel of one of the parties drafted this Lease, each party recognizing that it and its own counsel have had an opportunity to review this Lease, and have contributed to the final form of this Lease.

32. Counterparts. This Lease may be executed and delivered in any number of counterparts, with the same effect as if all parties had signed and delivered the same document, and all counterparts shall be construed together to be an original and will constitute one and the same agreement. To the maximum extent permitted by applicable law, this Lease, any resolutions, and any document, instrument, agreement, certificate, or other item that can be reduced to paper format may be executed by means of an electronic signature, including facsimile, .PDF, DocuSign or comparable software, and other similar means to become available in the future, all of which "signatures" shall have the same force and effect as an originally executed version hereof.

33. Authority. Lessor and Lessee have the legal right, power, and authority to enter into this Lease. Each party's execution, delivery and performance of this Lease has been duly authorized, and no other action is requisite to the valid and binding execution, delivery, and performance of this Lease, except as expressly set forth herein.

34. No Recordation. Lessee's recordation of this Lease or any memorandum or short

form of it will be void and a default under this Lease unless with Lessor's consent.

35. No Brokers. Lessor and Lessee each represent and warrant one to the other that neither of them has employed any other broker, realtor, or agent in connection with the negotiations of the terms of this Lease or the execution thereof. Lessor and Lessee hereby agree to indemnify and to hold each other harmless against any loss, expense, or liability with respect to any claims for commissions or brokerage fees arising from or out of any breach of the foregoing representation and warranty.

36. Purchase Option.

- (a) Grant. Lessor hereby grants to Lessee the option to purchase the Property upon terms and conditions set forth in this Section 36 (the "Purchase Option"). The Purchase Option shall be exercisable from the Commencement Date until May 31, 2027. The Purchase Option shall be exercised by Lessee's delivering to Lessor written notice of Lessee's intent to exercise the Purchase Option ("Option Exercise Notice").
- (b) Purchase Price. If Lessee elects to exercise the Purchase Option, Lessor and Lessee agree the purchase price (the "Purchase Price") will be Lessor's initial investment of Lessor's in the Property (including any fees, closing costs, commissions, and other costs incurred by Lessor to acquire the Property and provide to Lessee) plus its additional Property expenses (including any/all costs associated with site preparation, planning and engineering, and construction). If the parties have not agreed in writing as to the Purchase Price of the Property by the date that is sixty (60) days after Lessor's receipt of the Option Exercise Notice (the "Purchase Price Determination Trigger Date"), then the Parties shall use the following procedure in order to determine the Fair Market Rental Value of the Premises:
1. Within five business (5) days after the Purchase Price Determination Trigger Date, the parties shall submit the issue of determining the Purchase Price to a qualified appraiser, mutually selected by Lessor and Lessee, who shall be a certified appraiser in good standing and shall have had at least ten (10) years of experience in appraising commercial real estate in Oklahoma. Concurrently with the appraiser's selection, Lessor and Lessee shall submit to the appraiser in writing their respective determinations of the Purchase Price.
 2. In the event Lessor and Lessee are unable to agree on a qualified appraiser within such five (5) day period, each party shall select its own qualified appraiser satisfying the requirements for an appraiser as set forth above within five (5) days thereafter and the two (2) qualified appraisers shall select a third (3rd) qualified appraiser satisfying the requirements for an appraiser as set forth above within five (5) days thereafter. Within ten (10) days after selection of the appraiser agreed upon by Lessor and Lessee, or the third (3rd) qualified appraiser, as the case may be, such appraiser shall determine the Purchase Price, and in determining such Purchase Price, the appraiser shall take into consideration the terms in this Lease relating to payment of Base Rent or otherwise and instructions to that effect shall be given to the appraiser. All costs

associated with the appraisal(s) shall be borne equally by Lessor and Lessee.

- (c) Exercise. If Lessee does exercise its Purchase Option, the date on which the Purchase Price is determined shall be deemed the "Option Exercise Date". As soon as reasonably practicable, but in no event more than fifteen (15) days from the Option Exercise Date, the parties agree to enter into a contract of sale of real estate with the earnest money deposit equal to one percent (1%) of the Purchase Price, a sixty (60) day due diligence and inspections period and a closing date fifteen (15) days after the expiration of such due diligence and inspections period. The contract shall contain terms, conditions and provisions set forth in this Section 36 and as are customary for commercial real estate transactions in Cherokee County, Oklahoma.
- (d) Lessee's Default; Lessor's Remedies. In the event that Lessee, having exercised the Purchase Option (barring any rightful rescission thereof) fails to consummate its purchase of the Property, the contract described above shall contain remedies for Lessor that are customary for commercial real estate transactions in the State of Oklahoma. Under no circumstances whatsoever shall Lessee be released from its obligations under this Lease once it has exercised the Purchase Option. If Lessee consummates its purchase of the Property, then this Lease shall terminate as of the date of closing of the purchase. If Lessee fails to consummate its purchase of the Property, this Lease shall continue in full force and effect, and Lessee shall perform all of its obligations under the Lease until the expiration of the Term.

[The remainder of this page is blank; signature page follows.]

IN WITNESS WHEREOF, each party to this Lease has caused it to be executed as of the Effective Date.

“Lessor”

Tahlequah Regional Development Authority, a public trust in the State of Oklahoma

By: _____
Printed Name: _____
Title: _____

“Lessee”

Optomi, LLC, a Delaware limited liability company d/b/a Provalus

By: _____
Printed Name: _____
Title: _____

Exhibit "A"

Property

Lots Two (2), Three (3), Four (4), and the North 12.70 feet of Lot Five (5), all in Block Fifty-six (56), in the City of Tahlequah, Cherokee County, Oklahoma, according to the recorded Plat thereof, Cherokee County, Oklahoma, and commonly know as 235 N Muskogee Ave, Tahlequah, Oklahoma.

Exhibit "B"

Current Acquisition and Renovation Costs

Acquisition and Renovation costs

7/5/2024

Purchase and sale of 112 W Shawnee	\$18,439.40
Purchase and sale of 106 W Shawnee	\$1,404.14
Appraisal for 106 W Shawnee	\$3,500.00
Extension Cost for 106 W Shawnee	\$10,000.00
Purchase of 235 N Muskogee Ave	\$674,350.22
Design for 235 N Muskogee Ave	\$28,800.00
Appraisal for 235 N Muskogee	\$2,500.00
Inspection for 235 N Muskogee	\$1,200.00
Structural Inspection for 235 N Muskogee	\$660.00
HVAC Inspection for 235 N Muskogee	\$850.00
Total	\$741,703.76

Renovation Costs

106 W Shawnee Reno	\$99,992.00
235 N Muskogee Workmans Demo	\$97,489.00
235 N Muskogee Workmans Engineering	\$29,849.00
235 N Muskogee Workmans Asbestos	\$28,431.00
235 N Muskogee Workmens Renovation	\$1,083,339.11
235 N Muskogee Workmans Dumpsters	\$2,905.00
Generator for Workman's	\$95,530.38
MEP for Foundry	\$26,226.00
235 N Muskogee Workmans Structural	\$21,283.74
235 N Muskogee Workmans Structural finish	\$25,745.24
235 N Muskogee Workmans new HVAC	\$15,279.90
Total	\$1,526,070.37



Tahlequah City Council **AGENDA ITEM REPORT**

Item No.	4t
Meeting Date	8/5/2024
Initiator	Brian Lambert, Director
Office / Department	Municipal Airport

Item Title

Approve the annual contract with DBT Transportation Services for aviation support and maintenance services for the 2024-2025 fiscal year.

Background

Yearly renewal for DBT contract at Municipal Airport.

Exhibits

1. 08.05.2024 DBT Transportation Services 2024-2025

Funding Source

Request

Approve annual contract.



DBT TRANSPORTATION AVIATION SUPPORT AND MAINTENANCE SERVICES ORDER SUMMARY

Contracted Party:	Served Customer Location:
Name: City of Tahlequah Street: City Hall 111 S Cherokee City: Tahlequah State: OK Zip: 74464 Contact Name: Contact Email: Contact Phone: Invoice Email: blambert@tahlequah.gov	Name: Tahlequah Municipal Airport - TQH Street: 2100 Airport Parkway City: Tahlequah State: OK Zip: 74464 Contact Name: Brian Lambert Contact Email: blambert@tahlequah.gov Contact Phone: 918-431-4139 / 918-708-5600

The Effective Date of this Agreement starts on 5/1/24.

The Term of this Agreement shall be for a period of 1 year(s) from Effective Date.

SERVICES	
☐ Periodic/ Pre-Season Maintenance	
☐ Equipment Restoration	Select
☒ Data Services – NADIN	Modem
☐ Data Services - ALIS	
☐ Data Services - RCR	
☐ Other Data Services	

AIRPORT WEATHER EQUIPMENT	MANUFACTURER	MODEL	INSPECTION FREQUENCY	ANNUAL DATE
AWOS ☐	Select	Select	Select	
DME ☐	Select		Select	
GS ☐	Select		Select	
LOC ☐	Select		Select	
VOR ☐	Select		Semi Annual	



DBT TRANSPORTATION AVIATION SUPPORT AND MAINTENANCE SERVICES ORDER SUMMARY

WEATHER/NAVAID EQUIPMENT	MANUFACTURER	MODEL	FREQUENCY	ANNUAL DATE
Markers ☐	Select	Select	Select	
NDB ☐	Select		Select	
RVR ☐	Select		Select	
RWIS Runway/Road ☐	Select	Select	Select	

	AIRFIELD EQUIPMENT	FREQUENCY	NOTES
☐	Approach Lighting		
☐	Bolt Torquing		
☐	CCR PMA		
☐	Control Tower		
☐	Moventor Skiddometer		
☐	PAPI/VASI		

PRICING		BILLED
Annual Fee		
Pricing Year One	\$ 1,100.00	Annually
Pricing Year Two	\$	Select
Pricing Year Three	\$	Select
Pricing Year Four	\$	Select
Pricing Year Five	\$	Select
Contract Total	\$ 1,100.00	

FEE SCHEDULE	
Unplanned Outage Fee	\$ 1780 per day (lightning strike, bird strike)
Facility Visit Fee	\$ 1780 per day
Holiday Visit Fee	\$ 700 additional per day
Cancellation/Delay Fee	\$ 700 per day



DBT TRANSPORTATION AVIATION SUPPORT AND MAINTENANCE SERVICES ORDER SUMMARY

STATEMENT OF WORK, ADDITIONAL TERMS & ATTACHMENTS

- ☐ Airfield Lighting Statement of Work
- ☐ AWOS & Navaid Statement of Work
- ☒ Data Services Statement of Work
- ☒ DBT Terms and Conditions
- ☐ RWIS Maintenance Statement of Work
- ☐ Additional Notes and Attachments

This Order Summary is part of the DBT Support and Maintenance Services Agreement ("Service Agreement") between DBT and Customer. The Service Agreement consists of this Summary and each listed attachment. By signing this Order Summary, the parties signify that they have read, understand, and agree to be bound by all the terms and conditions of the Service Agreement.

DBT Transportation Services

By: *Nick J. Haines*
ENG

Title: Chief Executive Officer

Date: 3/25/24

Contracted Party

By:

Title:

Date:

Item No.	4u
Meeting Date	8/5/2024
Initiator	Chris Armstrong, Superintendent
Office / Department	Solid Waste

Item Title

Approve budgeted purchase of a Leach 2r-III Commercial Packer on State contract #SW0197 from J & R Equipment at the cost of \$269,000 from GL acct 115-65-8701 (Solid Waste Equipment Reserve).

Background

Solid Waste budgeted a new packer on State Contract SW0197. Delivery time will be August 6, 2024, if approved. This will put SW ahead of the curve and keep routes on track.

Exhibits

1. 08.05.2024 SW-Packer

Funding Source

GL115-65-8701 (SW Equipment Reserve)

Request

Approve purchase.

M2112 Conventional chassis

M2112 CONVENTIONAL CHASSIS

SET BACK AXLE - TRUCK

CUM L9 360 HP @ 2200 RPM, 2200 GOV RPM, 1150 LB-FT @ 1200 RPM, REFUSE

ALLISON 3000 RDS AUTOMATIC TRANSMISSION WITH PTO PROVISION

DETROIT DA-RT-40.0-4S HH 40,000# R-SERIES TANDEM REAR AXLE

AIRLINER 46,000# REAR SUSPENSION

DETROIT DA-F-20.0-5 20,000# FL1 71.0 KPI/3.74 DROP SINGLE FRONT AXLE

20,000# TAPERLEAF FRONT SUSPENSION

112 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL CAB

5650MM (222 INCH) WHEELBASE

7/16X3-9/16X11-1/8 INCH STEEL FRAME

(11.11MMX282.6MM/0.437X11.13 INCH) 120KSI

1900MM (75 INCH) REAR FRAME OVERHANG

DESCRIPTION

Model:	LEACH 2R-III HEAVY DUTY COMMERCIAL FACTOR' Capacity:	25 c.y. - 2R3-25-COM		
Chassis MFR:	Freightliner - Customer			
Engine:	Cummins L9 (360HP)	Model: M2 112	Axle:	6 x 4
Transmission:	RDS 3000 series	Cab: Conventional	Aux. Axle:	No
		Cooler on transmission:	No	

See below

Cart type: RS-130 (ACT. ATT AMER.) Cart make:
Position: LEFT & RIGHT Size:

BCDS0760 Dual LEACH Cart Tipplers Installation - Includes Load Sill Prep- Hydraulics and LEACH Cart Tipplers Load edge/tippers height may need to be adjusted after the body is mounted - (Specify tipper model)

BCLO0715 Reeving Cylinder (Body Colored) - Push Bar - Latch & Ears - 12-000 lbs Capacity (N/A on CNG roof mount)

Hydraulic options:

CCPM0700 Married Pump (P50). N/A with Factory Mounting on Mack Granite and Peterbilt A520 with RDS 3000 transmission and others not specified yet chassis. Conditional to engineering approval.

Electrical options:

EEEB0710 Pump Shut-Off Switches- Both Sides Of Tailgate

Lighting options:

LSLO0700 Lights: Multi-Function Strobe Lights: - LED - Upper & Lower Tailgate Light Panels

LWLK0725 Work Lights: Hopper - Flush mount - LED - Qty 2

Camera options:

CCCC0728 Dual Zone Defense cameras (no shutter): (Only model available with DVR monitor). Monitor must be selected separately. Heater. No Shutter

2R3-0016 Mirror R-H side (16)

2R3-0029 Tailgate center right (29)

CCCM0722 Zone Defense 9" color LCD monitor: Split screen. Touch screen

Body options:

BCOT0705 Broom & Shovel Holders - Both Sides Tailgate - Broom and Plastic Shovel Included

BFEX0710 Fire Extinguisher- 20 lbs (standard position: body streetside unless specified otherwise by regulation)

Paint options:

PCBP0710 Body: 1 Color Urethane Body Paint Included in unit base price. Includes bolt-on parts painted body color

Non standard options:

2021-7876 Hydraulic, Automatic pump shut-off over 40 km/h - 25 mph - RL (May require a lower PTO ratio resulting in higher engine speed-up and/or longer packing cycle)

2017-7011 Camera- Programming- Camera mirror RH side (16) activated by RH side turn signal only

SW0197 \$269,000.00



Purchase Agreement and Acknowledgement

PREMIER TRUCK GROUP OF TULSA

5104 WEST 60TH STREET
TULSA OK 74107-8816

Ver 4/2023

Department: NEW
Contract Date: 06/14/2024
Deal Packet: DE-52910
Branch: 125
Salesperson: Mike Sartin

Bill To: 248453

CITY OF TAHLEQUAH
115 S CHEROKEE AVE
TAHLEQUAH OK 74464-3801
P:(918) 456-0651

Ship To:

CITY OF TAHLEQUAH
115 S CHEROKEE AVE
TAHLEQUAH, OK 74464-3801

Stock#: TBD1	VIN: 25YRDC	CHASSIS	New 2025 FREIGHTLINER M2106	Price:	\$111,568.00
			25 YARD COBRA MAGNUM PER ATTACHED QUOTE		\$136,703.00
			WAG-042TOWING: 5 YEAR EXTENDED TOWING FIELD SERVICE \$1200CAP/OCCURENCE		\$1,810.00
			WAI-5FW4: DD8 EXTENDED ENGINE WARRANTY		\$5,310.00
			WBB-769TC4 5YR/300 MILE EXTENDED CHASSIS WARRANTY		\$4,380.00
			Per Unit:		\$259,771.00
			Total Price		\$259,771.00
			Documentary Fee		\$400.00
			Total		\$260,171.00
			Net Total		\$260,171.00

CHASSIS PRICED PER OK STATE CONTRACT SW035T
BODY PRICED PER SOURCEWELL 110223-NWY

A DOCUMENTARY FEE IS NOT AN OFFICIAL FEE. A DOCUMENTARY FEE IS NOT REQUIRED BY LAW, BUT MAY BE CHARGED TO PURCHASERS FOR HANDLING DOCUMENTS RELATING TO THE SALE. A DOCUMENTARY FEE MAY NOT EXCEED A REASONABLE AMOUNT AGREED TO BY THE PARTIES.

THIS NOTICE IS REQUIRED BY LAW.

The Dealer's Inventory Tax charge is intended to reimburse the Dealer for ad valorem taxes on its motor vehicle inventory. The charge, which is paid by the Dealer to the county tax assessor-collector, is not a tax imposed on a Purchaser by the government, and is not required to be charged by the Dealer to the Purchaser.

THE UNDERSIGNED PURCHASER HEREBY OFFERS TO PURCHASE FROM YOU, THE DEALER, FOR THE STATED PRICE THE NEW VEHICLE(S) DESCRIBED HEREIN, SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THIS PURCHASE AGREEMENT AND ACKNOWLEDGEMENT.

IMPORTANT: Read additional Terms and Conditions attached to this agreement.

EXECUTED BY THE PARTIES IN DUPLICATE, ONE COPY OF WHICH HAS BEEN DELIVERED TO THE PURCHASER WHO ACKNOWLEDGES AND ACCEPTS, SUBJECT TO LIMITED WARRANTY, WARRANTY DISCLAIMER AND LIMITATIONS OF LIABILITY AS SHOWN ON THE NEW VEHICLE OWNER'S WARRANTY REGISTRATION FORM.

Your business is always appreciated!

PURCHASER'S SIGNATURE

TITLE

DATE

ACCEPTED BY

CO-SIGNER'S SIGNATURE

TITLE

DATE

AUTHORIZED SIGNATURE

VENUE: It is agreed that this agreement is entered into in the State of Texas and is governed by the laws of the State of Texas.



River City Hydraulics, Inc.

PO Box 6033
 Sherwood, AR 72124
 Phone: (501) 835-5230
 Fax: (501) 834-1233

Purchase Agreement

Date	Estimate #
7/17/2024	21440

Name / Address
Premier Truck Group of Tulsa 5104 W 60th Tulsa, OK 74107

Ship To

PRICE IS VALID FOR 5 BUSINESS DAYS

P.O. No.	Terms	Rep	Unit Number	Serial Number	VIN
	Due on receipt	CK			
Item	Description	Qty	U/M	Rate	Total
HEIL DURAPA...	POWERTRAK 5000 25 Yard REAR LOADER Mounted on New and Unused M2-106 Plus Freightliner provided by customer Full Factory Mount Clutch Shift PTO Direct Mount Van (Fast Cycle Pump 16-19 Sec Cycle Time) Dual Work Lights Outside of Hopper Body Side Backing Assist Lights - reverse activated Multi-Function LED Strobe/Turn Lamps - includes LED light package for entire unit Dual Front LED Oval Strobe Lights, Amber - in-cab switch Left Hand Buzzer Kit 15,000 Pound Line Pull Recessed Reeving Cylinder with Control Kit Lip and Latch Kit - to suit application with cart tippers Dual Bayne Cart Tippers (Dual) Base 3rd Ey Single Camera System with 7" STD, monitor and Single Camera Mounted on Tailgate Add on 3rd Eye Camera (LH Cab - aka Street Side) Camera System Add on 3rd Eye Camera (RH Cab - aka Curb Side) Camera System	1	ea	267,922.00	267,922.00
Options				0.00	0.00T

All documents pertaining to and required for financing/loan must be submitted to lienholder before delivery of unit. All payments are required within five business days of delivery.

Date _____

Print



River City Hydraulics, Inc.

PO Box 6033
 Sherwood, AR 72124
 Phone: (501) 835-5230
 Fax: (501) 834-1233

Purchase Agreement

Date	Estimate #
7/17/2024	21440

Name / Address
Premier Truck Group of Tulsa 5104 W 60th Tulsa, OK 74107

Ship To

PRICE IS VALID FOR 5 BUSINESS DAYS

P.O. No.	Terms	Rep	Unit Number	Serial Number	VIN
	Due on receipt	CK			
Item	Description	Qty	U/M	Rate	Total
FREIGHT	Broom and Shovel Rack - mounted on tailgate Mud Flaps - anti-sail/anti-splash - mounted ahead of rear tires Mud Flaps - anti-sail/anti-splash - mounted ahead of front tires DP 5000 H.D. Contractors Package (Includes 1/4" hopper floor, 3/16" hopper fron face liner and tailgate spill troughs) Side Door Interlock Kit - shuts down pump when open 20 lb. Fire Extinguisher with Bracket Upper Panel Kit Anti-Back Pack Valve Kit Two (3) Year (Months 13-36) (Maximum 6,000 hrs. of Operation) Complete Heil Body Warranty Freight from Fort Payne Alabama to Tulsa Oklahoma Deliver Unit to Tahlequah and perform Operator Training Gurantee a 45 day turnaround once chassis arrives at HEIL Plant River City gurantees a buy-back amount of \$139,319.44 for the unit at the end of 3 Years contingent of meeting terms and conditions.	1		3,500.00	3,500.00T

All documents pertaining to and required for financing/loan must be submitted to lienholder before delivery of unit. All payments are required within five business days of delivery.

Date _____

Print



River City Hydraulics, Inc.

PO Box 6033
 Sherwood, AR 72124
 Phone: (501) 835-5230
 Fax: (501) 834-1233

Purchase Agreement

Date	Estimate #
7/17/2024	21440

Name / Address
Premier Truck Group of Tulsa 5104 W 60th Tulsa, OK 74107

Ship To

PRICE IS VALID FOR 5 BUSINESS DAYS

P.O. No.	Terms	Rep	Unit Number	Serial Number	VIN
	Due on receipt	CK			
Item	Description	Qty	U/M	Rate	Total
	Autolube System is not included in the price, however the cost for the chassis and body would be an additional \$15,000.				
All documents pertaining to and required for financing/loan must be submitted to lienholder before delivery of unit. All payments are required within five business days of delivery.				Subtotal \$271,422.00	
Signature _____ Date _____				Sales Tax (0.0%) \$0.00	
Print _____				Total \$271,422.00	

All payments made by credit card will be assessed a 4% processing fee. Overdue invoices will be subject to a monthly finance charge of 3%.

Item No.	4v
Meeting Date	8/5/2024
Initiator	Chris Armstrong, Superintendent
Office / Department	Solid Waste

Item Title

Approve the budgeted purchase of a Steco Steel Ejector Semi Trailer in the amount of \$102,781 from Solid Waste GL #115-65-8312.

Background

Solid Waste budgeted a new semi-trailer for the 2024-2025 fiscal year. \$102,781 total cost, but will require a 10% deposit.

Exhibits

1. 08.05.2024 SW-SemiTrailer

Funding Source

GL115-65-8312

Request

Approve semi-trailer purchase.

STECO STEEL EJECTOR TRAILER

OPEN-TOP

QUOTE # 0624-ST04

20-Jun-24

KNL HOLDINGS / STECO, INC.
603 N 3RD AVE
PARAGOULD, AR 72450

800-627-8326
870-239-2130(FAX)

DELIVERY DATE: 24 to 26 Weeks

CITY OF TAHLEQUAH
1851 N. DOUGLAS BLVD
TAHLEQUAH, OK 74464

CONTACT: Eric Lamons
TELEPHONE: 918-931-6007
FAX:

QUANTITY	ONE (1)	
BODY TYPE	SEO45100	
LENGTH	45'	
WIDTH (OVERALL)	96"	
SIDES	100" X 10 GAUGE FULL LENGTH	
TOP RAIL	3" X 4" X 3/16" TUBE	
ANGLE TOP RAIL	NO	
SIDE POSTS	6" WIDE FORMED CHANNEL ON 24" CENTERS	
BOX BRACING	NO	
CLEANER PLATES	OUTSIDE (X) INSIDE (X)	
TARP RODS	NO	
TARP SYSTEM	DONOVAN DOUBLE FLIP	
TARP MATERIAL	MESH	
FLOOR	3/16", FULL LENGTH	
CROSSMEMBERS	4" STRUCURAL I-BEAMS ON 12" CENTERS	
BLADE	3/16" FACE	
HOOK & ROLLER GUIDE	YES	
CYLINDER	9" X 6 STAGE (120,000#)	
MID CYLINDER SUPPORT	YES	
TAILGATE	BARNDOR, HINGED ON CURBSIDE	
BULKHEAD	NO	
LADDER	RUNG-STYLE LADDER ON BULKHEAD	
TARP CARRIER	NO	
CATWALK	STD - FULL WIDTH	
LONGITUDINALS	10" X 15# / FT. I-BEAM REAR TO LANDING GEAR	
AXLES	5" ROUND X 5/8" WALL / 25,000# CAPACITY / 71 1/2" TRACK	
BRAKES	16 1/2" X 7" AIR, WITH AUTO SLACK ADJUSTERS	
ANTI-LOCK SYSTEM	2S/1M ABS	
WHEELS	10 STUD HUBS, OUTBOARD DRUMS (HUB PILOTED, UNI-MOUNT)	
RIMS	8.25" X 22.5" STEEL DISC	
TIRES	11R 22.5" 14 PLY RADIALS	
SUSPENSION	REYCO 21B (52,000#) / 4 SPRING, 9 LEAF / CAST HANGERS	
LIFT AXLE(S)	NO	
KING PIN	36" SETTING ON 3/8" PLATE	
LANDING GEAR	TWO SPEED, HEAVY DUTY	
TIRE CARRIER	NO	
LIGHTS	LED SEALED SYS, ALL LIGHTS & TAG TO BE MOUNTED ON DOOR	
MUD FLAPS	RUBBER REAR	
BUMPER	I.C.C. / PUSHER BUMPER WITH TOW HOOKS (2)	
HYDRUALIC FITTINGS	5100-S5-16B (PRESSURE) / 5100-S2-20B (RETURN)	
HYDRAULIC HOSES	1" X 108" (PRESSURE) / 1 1/4" X 108" (RETURN)	
OIL TANK (FILTER & OIL)	YES	
PAINT	ONE COLOR - GRAY	
OPTIONS		

ALL QUOTES SUBJECT TO CHANGE AFTER 10 DAYS

TOTAL W/ OPTIONS	\$101,856.00
FEDERAL EXCISE TAX	\$0.00
FREIGHT (FOB - PARAGOULD AR TO TAHLEQUAH OK)	\$925.00
TOTAL ONE UNIT	\$102,781.00
NO. OF UNITS	1
TOTAL PRICE	\$102,781.00
DEPOSIT (10% REQUIRED)	\$10,278.10
BALANCE DUE	\$92,502.90

PO NUMBER

CUSTOMER SIGNATURE INDICATES ORDER ACCEPTANCE AND
RECEIPT OF TERMS AND CONDITIONS

EARL MALONE

REQUEST A QUOTE

Need more information? Please fill out this form and we will get in touch with you shortly. We will never share or sell your contact information without your knowledge and consent.



Choose what you would like to be quoted on*

—Please choose an option—



Your Name (*)

Your Email (*)

Company (*)

Phone(*)

Special Requirements

Send

Thank you for your message. It has been sent.

Committed to building innovative products that increase your payload and profits, Ace has built the strongest, lightest and longest-lasting trailers on the market for more than 70 years. Call us today to discuss your requirements and we will build an Ace trailer or hauler to fit your unique application today.

COMPANY INFORMATION

1335 E 171st Street,
Cleveland, Ohio 44110

Phone: 1 800 578 8471

Fax: 1 216 458 0330

sales@theaceadvantage.com



Quote WEI-006765

Page 1 of 2
Date 7/10/2024

Warren Equipment, Inc.
2299 Highway 92 East
Plant City FL 33563

Phone (800) 752-9469
Fax (813) 754-9545
WarrenTrailers.com

Bill To	Ship To	Contact
CITY OF TAHLEQUAH 1851 N. DOUGLAS AVE TAHLEQUAH OK 74464	CITY OF TAHLEQUAH 1851 N. DOUGLAS AVE TAHLEQUAH OK 74464	CHRIS ARMSTRONG (918) 456-8332 Ext. 0000

Purchase Order No.		Customer ID	Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.
		CIT464	CFERRALL	TO BE ADVISED	Net on Delivery	0/0/0000	28,828
QTY	Item Number	Description	UOM	Unit Price	Ext. Price		
1	WHET	HORIZONTAL EJECTOR TRAILER Length: 45' Width: 96" Yardage: 95 Material: Steel Sidewall Height: 100" Sidewall Material: 10 Ga Sidewall Bracing: 3"x6"x10 Ga. Formed Sidewall Bracing Spacing: 24" Floor: 3/16 AR-450 Crossmembers: 4" Jr. I-beam Crossmembers Spacing: 12" C/L	EA	\$100,000.00	\$100,000.00		
1	EJECTOR	Wear Surface: T1/AR-450 Steel Guiderails/Rollers: Yes Face Plate/Snout: 3/16" 10 Ga W/ 1/8" Face Cylinder: DAT96-84-470 Control Valve: 1 Oil Tank: 100 Gallon Hydraulic Filter: YES Hoses: Yes (1 return and 1 pressure) - 1" X 108" Pressure - 1-1/4" - 108" Return Fittings: Pressuer - 5100-S5-16B Retrurn - 5100-S2-20B	Each	\$0.00	\$0.00		
1	BULKHEAD	Bulkhead Shape: Flat Bulkhead: Open Catwalk: Full Width Ladder: Rung Style - On Bulkhead	Each	\$0.00	\$0.00		
1	TAILGATE	Tailgate Hinge: One Piece Barn Door Tailgate Material: 10 Ga. Tailgate Hinge: Curbside Tailgate Panels: 4 Watertight Seal: 16" Seal Manual barndoor type with 3 latches; steel lockrod with cam locks and safety chain	Each	\$0.00	\$0.00		
1	TARP/ROOF SYSTEM	Roof: None Tarp: Donovan Double Flip	Each	\$0.00	\$0.00		



Quote WEI-006765

Page 2 of 2
Date 7/10/2024

Warren Equipment, Inc.
2299 Highway 92 East
Plant City FL 33563

Phone (800) 752-9469
Fax (813) 754-9545
WarrenTrailers.com

Purchase Order No.		Customer ID	Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.	
		CIT464	CFERRALL	TO BE ADVISED	Net on Delivery	0/0/0000	28,828	
QTY	Item Number	Description				UOM	Unit Price	Ext. Price
1	RUNNING GEAR	Tarp Material: Mesh Catwalk/Ladder: Ladder front Bulkhead - w/ Full Width Catwalk Tires: 11R22.5 LR G - 14 Ply Wheels: 22.5 X 8.25 Hub Piloted Steel Disc Wheels Drums: Cast Iron Drums 7.5" x 16.5" ABS: Haldex 2S/1M SubFrame: 10" I-Beam x 15lb/ft Axle Detail: TQ 25K Rated 102" Suspension: Reyco 21B 9 Leaf Spring (13,000#) Suspension Spacing: 49" King Pin Setting: 36" - 3/8" Plate Landing Jack: Steel 2-Speed HD (Holland 160K Rated) Curbside Hubodometer: No Tire Carrier: No Mudflaps: Full Flaps Across Rear Bumper: HD Bumper w/ 2 Tow Hooks				Each	\$0.00	\$0.00
1	FINISH	Body Finish: Medium Grey Metallic Running Gear Finish: Coach Black				Each	\$0.00	\$0.00
1	LIGHTS	Std. Lights In accordance with FMVSS108 LED lights w/ sealed wiring harness with midmount turn signals. Rear Lights in Tail Skirt MOUNT TAG LIGHT ON TAILGATE.				Each	\$0.00	\$0.00
1	NOTE	DRIVE AWAY FREIGHT QUOTE AS OF 7-12-24 - FREIGHT CHARGES MAY CHANGE BY AT TIME OF DELIVERY.				Each	\$0.00	\$0.00

Quotation reviewed and accepted by:
(signed) _____
Please fax back to us for entry as an order
NOTE: Quotation good for 7 days only, please call

Subtotal	\$100,000.00
Misc	\$0.00
Tax	\$0.00
Ship & Handling	\$4,500.00
Trade In Allowance	\$0.00
Total	\$104,500.00



Tahlequah City Council **AGENDA ITEM REPORT**

Item No.	4w
Meeting Date	8/5/2024
Initiator	Nate King, Police Chief
Office / Department	Tahlequah Police Department

Item Title

Approve the Tahlequah Police Department contract with LeadsOnline Total Track Investigation Systems.

Background

The annual contract provides nationwide search access through pawn shops and secondhand store transactions, automated alerts on wanted persons, suspects, investigations, and stolen property.

Exhibits

1. 08.05.2024 LeadsOnline

Funding Source

Police Department GL 110-62-7200

Request

Approve contract.

LEADSONLINE TOTALTRACK INVESTIGATIONS SYSTEM SUBSCRIPTION

ORDER FORM NO. 1241-1832

CUSTOMER:

TAHLEQUAH OK PD

UNIT:

POLICE DEPARTMENT

1. SERVICE

LeadsOnline TotalTrack for Law Enforcement Agency users (**Service**).

Customer represents that it is a law enforcement agency or governing body of a law enforcement agency, an entity duly authorized by municipal, state county or federal government to enforce laws or investigate crimes, and the Eligible Users are employed by Customer in the Unit listed at the top of this Order Form.

2. PURPOSE

Law Enforcement Use: Exclusively for the official law enforcement agency duties of Customer's Unit; information retrieved from the Service is for the exclusive use of Eligible Users with the exception of disclosure necessary to investigate and prosecute crimes within the jurisdiction of and investigated by Customer's Unit.

3. DEFINITIONS

Audit Records means records audit records retained for administrative, legal, audit, or other operational purposes. Audit Records are protected from modification, deletion and unauthorized access and are retained for a minimum of one (1) year.

Deconfliction Data means the subset of data provided to be made aware of activity by another Law Enforcement Official or Law Enforcement Customer regarding a matching person, person of interest, phone number, device identifier, item of property, location, vehicle or other data element to facilitate the benefits of coordinated investigative efforts by Law Enforcement Officials.

Law Enforcement Official means a person employed by and authorized by a Law Enforcement Customer to, in their official duties, access or submit data according to the terms of this agreement.

Reporting Business means any entity that records Transaction Data regarding the receipt or other disposition of merchandise or materials and reports such Transaction Data for access by Law Enforcement Officials according to official request, statutory requirement or otherwise.

Repository Data means data and any other information LeadsOnline has received from entities other than the Customer.

Transaction Data means information provided by Reporting Businesses and Law Enforcement Agencies about transactions, including, but not limited to, the transaction number, make, model, property description, serial number, name, address, identification number, telephone number, date of birth and any images recorded during the course of a transaction according to official request, statutory requirement or otherwise.

Analysis Files means records electronically submitted by a Customer to the Service for automated analysis. Analysis Files include but are not limited to unstructured images, video, audio or text submitted, and data related to communications or movements of devices, vehicles and other entities, reference data for identifying locations including cell site lists, landmarks, and locations related to crimes. Analysis Files are Customer Property.

4. SERVICE RECIPIENT AND ELIGIBLE USERS

Service Recipient: An unlimited number of authorized personnel of Customer in its Police Department, each with a unique login (**Eligible Users**).

- Eligible User logins may not be shared and individuals who are not Eligible Users may not access the Service.
- During initial onboarding, Customer may provide LeadsOnline with the names and email addresses of Eligible Users.

5. TERM, SERVICE PERIODS AND SUBSCRIPTION FEES

Order Term: This Order Form will become effective as of the Effective Date and remain in effect through the Service Periods listed below (Initial Term) and any renewal Service Periods or until termination by LeadsOnline or Customer as described below. The Effective Date shall be defined as the date of the last signature below.

SERVICE PERIODS	DUE DATE	AMOUNT
July 1, 2024 through June 30, 2025	Due upon receipt	\$3,296.00
July 1, 2025 through June 30, 2026	Due on or before July 1, 2025	\$3,395.00
July 1, 2026 through June 30, 2027	Due on or before July 1, 2026	\$3,497.00

Renewals: Neither party is obligated to renew this Order Form. Prior to the expiration of the Initial Term or any renewal term, the parties may renew this Order Form for an additional one-year term by LeadsOnline's submission of a valid invoice to Customer for the renewal Service Period at then-current pricing and Customer's payment of such invoice within thirty (30) days of renewal.

6. FEATURES

CAPABILITY	TOTALTRACK DESCRIPTION
TotalTrack Nationwide Search	Nationwide search access through pawn shop and secondhand store transactions. Unlimited accounts/searches for your personnel working your cases. Continuous saved searches alert investigators to persons or property after. Results include images of property, sellers, vehicles, thumbprints, etc. as reported. Robust identity resolution to spot suspect activity when identifiers are incorrect or out of date. Possible associates report to identify other leads in cases. Advanced property identification to overcome incomplete descriptions and missing information. Daily Stats (hits and statistics for each user).
Nationwide Inter-Agency Deconfliction System	Benefit from coordinated investigative efforts through pointers to the records of other Law Enforcement Agencies when users match on persons, property, devices, vehicles, and other entities.
NCIC Stolen Property Notification	Automated alerts on property including guns, articles and vehicles from your cases found in within and outside your jurisdiction.
Person / Property Notification	Automatic alerts on suspects, wanted persons and stolen property.
Compliance Management	Free online reporting system for all pawn/secondhand stores. Easy reporting for businesses. Compatible with point-of-sale systems. Property hold management system. Message Inbox for alerts and communication to and from businesses in your jurisdiction. Unlimited technical support for reporting businesses.
OfferUp & eBay Marketplace Access	Identify persons in your cases when evidence is found in online listings.
Unlimited Support	Updates, training and support for Customer personnel and businesses.

LeadsOnline Toolbox	Automated search warrant generation, automated phone lookups, repository of training materials, video tutorials, templates, resources, software, process guides, carrier and network specifications, contacts, subject matter assistance and other content relevant to criminal investigations.
Citizen Property Inventory System	Community engagement for improved reporting in property crimes.

7. ONBOARDING, TRAINING AND TECHNICAL SUPPORT

- Eligible Users register for a user account at www.leadsonline.com; Customer may provide lists of Eligible Users for expedited processing.
- LeadsOnline Support will activate Eligible Users and provide training via in-app instructions, videos, and live support.
- Technical support services for non-critical issues, training and general assistance are provided to end-users in the form of unlimited email and/or telephone support, Monday through Friday 7:00 AM – 5:30 PM CST via toll-free at (800) 311-2656 or support@leadsonline.com.

8. Misc.

This Order Form is attached to and incorporated into the Agency Agreement between **Customer** and **LeadsOnline** dated July 1, 2017 (**Agreement**). This Order Form is governed by the terms of the Agreement between the parties. All terms not defined in this Order Form have the meanings ascribed to such terms in the Agreement. This Order Form and the Agreement constitute the entire agreement between the parties, and supersede all prior or contemporaneous negotiations, agreements, and representations, whether oral or written, related to this subject matter. No modification or waiver of any term of this Order Form is effective unless both parties sign an amendment to this Order Form. LeadsOnline may include a purchase order number on Customer's invoice solely for Customer's internal payment and record keeping processes, but any terms within any purchase order in response to a quote, order form or invoice will not modify or enlarge the obligations or liabilities of either party even if the parties sign it.

9. SIGNATURES

Each representative identified below represents and warrants that it has the full power, right and authority to enter into this Agreement on behalf of its respective party.

LEADSONLINE LLC (LEADSONLINE)
Signature:
Printed Name: Alexander Finley
Title: CEO
Date:
Address: 6900 Dallas Parkway, Suite 825, Plano, TX 75024, United States

TAHLEQUAH OK PD (CUSTOMER)
Signature:
Printed Name:
Title:
Date:
Address: 100 Phoenix avenue, Tahlequah,, OK 74464, United States



Tahlequah City Council **AGENDA ITEM REPORT**

Item No.	4x
Meeting Date	8/5/2024
Initiator	Suzanne Myers, Mayor, Taylor Tannehill, City Administrator
Office / Department	Administration

Item Title

Enter into an agreement with Matt Cloud for consulting related to the Anthis-Brennan Sports Complex.

Background

Matt Cloud will provide consulting services to ensure the most effective use of the Anthis Brennan Expansion and the existing fields.

Exhibits

1. Generic Consultant Agreement-Matt Cloue
2. Exhibit A - BallFields

Funding Source

General Fund

Request

To approve the agreement with Matt Cloud

CONSULTANT SERVICES AGREEMENT

THIS AGREEMENT (the “Agreement”) made this 5th day of August, 2024, by and between the **CITY OF TAHLEQUAH, OKLAHOMA**, an **Oklahoma municipal corporation** (the “City”), and Matt Cloud, (the “Consultant”).

TERM: The term of this Agreement shall commence on August 5, 2024, and extend through June 30, 2024, unless terminated or cancelled as set forth herein. This Agreement shall automatically renew at the end of each then current fiscal year for an unlimited number of successive fiscal years. In the event the City fails to approve the necessary appropriations to support this Agreement, this Agreement shall terminate on June 30th of the currently funded fiscal year, provided the City shall provide written notice of such termination to the Consultant as soon as reasonably possible

NOTICES: All notices required hereunder shall be sent via personal delivery or U.S. Mail, postage paid, as follows:

TO CITY: **City of Tahlequah**
Attn: City Attorney
111 South Cherokee Avenue
Tahlequah, OK 74464

TO CONSULTANT: _____

Or other such addresses as either party may designate by notice to the other party.

PERFORMANCE REQUIREMENTS OF CITY: The City shall:

1. Compensate the Consultant in the amount set forth hereunder for the provision of services as specified under “Performance Requirements of Consultant”.
2. Provide Consultant full access to the staff, records, and facilities in order to perform the services and functions set out herein.

PERFORMANCE REQUIREMENTS OF CONSULTANT: The Consultant shall, to the best of their ability, perform the scope of services described in Exhibit A hereto.

ADDITIONAL TERMS:

1. All records generated in the course of fulfillment of this Agreement are the property of, and shall be controlled by, the City.
2. The Consultant agrees that any information received by the Consultant during any furtherance of the Consultant obligation in accordance with this Agreement which concerns the personnel, financial, or other affairs of the City or its employees, officials, and any 3rd party with which the City conducts business will be treated by the Consultant in full confidence and will not be revealed to any other persons, firms, or organizations.
3. The City may from time to time request that the Consultant arrange for services of others. All costs to the Consultant for such services necessary for the execution of this Agreement will be paid by the City, but in no event shall the Consultant employ others without the prior authorization of the City.

COMPENSATION: The Consultant will receive \$ 15,000 annually for fulfilling the duties and obligations of this Agreement to be paid in twelve (12) equal monthly installments in arrears, together with amounts due for additional services rendered the previous month.

ASSIGNMENT PROVISION: City and Consultant hereby agree that the services specified in this Agreement may not be delegated or assigned except as herein set forth. The City authorizes Consultant to assign routine clerical, research and/or administrative tasks related to services provided under this Agreement, to any employee of Consultant's firm.

TERMINATION OR CANCELLATION CLAUSE: This Agreement may be terminated or cancelled by either party upon thirty (30) days written notice with or without cause. In the event this Agreement is terminated or cancelled by either party, City shall be responsible to compensate Consultant for only those services rendered to the time of termination or cancellation of this Agreement.

STATUS OF THE PARTIES: The parties hereto stipulate and agree that the Consultant is an independent contractor, and that the City is interested only in the results of the Consultant services and shall not control the means and methods by which the Consultant's services are rendered. The Consultant is not eligible for any Federal Social Security, State Worker's Compensation, Unemployment Insurance, or any vacation or leave accruals from the City. The Consultant is

engaged as an independent contractor and will be responsible for all Federal and State taxes related to payments received from the City under the terms of this Agreement.

WAIVER OF LIABILITY: Consultant agrees to hold harmless the City from any claims, demands, or other liabilities resulting from the act or omission to act on any part of the Consultant or Consultant's employees or agents in the performance of this Agreement.

MODIFICATION: This Agreement may be modified in writing and not otherwise.

IN WITNESS WHEREOF, the parties have executed this Agreement in Cherokee County, Oklahoma, the day above first written.

CITY OF TAHLEQUAH

CONSULTANT

Suzanne Myers, Mayor

Attest:

Whitney Shaw, City Clerk

Exhibit “A”

The Consultant shall provide the following services to the City of Tahlequah:

1. Provide assistance for the coordination of baseball/softball tournaments at the Anthis-Brennan Sports complex.
2. Market scheduled tournaments to teams eligible to play in said tournaments
3. Provide expert knowledge to City staff on the most effective way to program the use of Anthis-Brennan Sports complex.
4. Establish professional relationships with tournament directors and teams across the country to attract teams to play in tournaments in Tahlequah.
5. Assist in the promotion and sale of advertising within the Complex.
6. Assist the Anthis-Brennan Sports Complex coordinator as needed.

Item No.	4y
Meeting Date	8/5/2024
Initiator	Suzanne Myers, Mayor, Taylor Tannehill, City Administrator
Office / Department	Administration

Item Title

Enter into an agreement with Sunny Golloway for consulting services related to the Anthis-Brennan Sports Complex.

Background

Sunny Golloway will provide consulting services to ensure the most effective use of the Anthis Brennan Expansion and the existing fields.

Exhibits

1. 08.05.2024 Consultant Agreement

Funding Source

General Fund

Request

To approve the agreement with Sunny Golloway

CONSULTANT SERVICES AGREEMENT

THIS AGREEMENT (the “Agreement”) made this 5th day of August, 2024, by and between the **CITY OF TAHLEQUAH, OKLAHOMA**, an Oklahoma municipal corporation (the “City”), and Sunny Golloway (the “Consultant”).

TERM: The term of this Agreement shall commence on August 5, 2024, and extend through June 30, 2024, unless terminated or cancelled as set forth herein. This Agreement shall automatically renew at the end of each then current fiscal year for an unlimited number of successive fiscal years. In the event the City fails to approve the necessary appropriations to support this Agreement, this Agreement shall terminate on June 30th of the currently funded fiscal year, provided the City shall provide written notice of such termination to the Consultant as soon as reasonably possible

NOTICES: All notices required hereunder shall be sent via personal delivery or U.S. Mail, postage paid, as follows:

TO CITY: City of Tahlequah
Attn: City Attorney
111 South Cherokee Avenue
Tahlequah, OK 74464

TO CONSULTANT: _____

Or other such addresses as either party may designate by notice to the other party.

PERFORMANCE REQUIREMENTS OF CITY: The City shall:

1. Compensate the Consultant in the amount set forth hereunder for the provision of services as specified under “Performance Requirements of Consultant”.
2. Provide Consultant full access to the staff, records, and facilities in order to perform the services and functions set out herein.

PERFORMANCE REQUIREMENTS OF CONSULTANT: The Consultant shall, to the best of their ability, perform the scope of services described in Exhibit A hereto.

ADDITIONAL TERMS:

1. All records generated in the course of fulfillment of this Agreement are the property of, and shall be controlled by, the City.
2. The Consultant agrees that any information received by the Consultant during any furtherance of the Consultant obligation in accordance with this Agreement which concerns the personnel, financial, or other affairs of the City or its employees, officials, and any 3rd party with which the City conducts business will be treated by the Consultant in full confidence and will not be revealed to any other persons, firms, or organizations.
3. The City may from time to time request that the Consultant arrange for services of others. All costs to the Consultant for such services necessary for the execution of this Agreement will be paid by the City, but in no event shall the Consultant employ others without the prior authorization of the City.

COMPENSATION: The Consultant will receive \$ 15,000 annually for fulfilling the duties and obligations of this Agreement to be paid in twelve (12) equal monthly installments in arrears, together with amounts due for additional services rendered the previous month.

ASSIGNMENT PROVISION: City and Consultant hereby agree that the services specified in this Agreement may not be delegated or assigned except as herein set forth. The City authorizes Consultant to assign routine clerical, research and/or administrative tasks related to services provided under this Agreement, to any employee of Consultant's firm.

TERMINATION OR CANCELLATION CLAUSE: This Agreement may be terminated or cancelled by either party upon thirty (30) days written notice with or without cause. In the event this Agreement is terminated or cancelled by either party, City shall be responsible to compensate Consultant for only those services rendered to the time of termination or cancellation of this Agreement.

STATUS OF THE PARTIES: The parties hereto stipulate and agree that the Consultant is an independent contractor, and that the City is interested only in the results of the Consultant services and shall not control the means and methods by which the Consultant's services are rendered. The Consultant is not eligible for any Federal Social Security, State Worker's Compensation, Unemployment Insurance, or any vacation or leave accruals from the City. The Consultant is

engaged as an independent contractor and will be responsible for all Federal and State taxes related to payments received from the City under the terms of this Agreement.

WAIVER OF LIABILITY: Consultant agrees to hold harmless the City from any claims, demands, or other liabilities resulting from the act or omission to act on any part of the Consultant or Consultant's employees or agents in the performance of this Agreement.

MODIFICATION: This Agreement may be modified in writing and not otherwise.

IN WITNESS WHEREOF, the parties have executed this Agreement in Cherokee County, Oklahoma, the day above first written.

CITY OF TAHLEQUAH

CONSULTANT

Suzanne Myers, Mayor

Attest:

Whitney Shaw, City Clerk

Exhibit "A"

The Consultant shall provide the following services to the City of Tahlequah:

1. Provide assistance for the coordination of baseball/softball tournaments at the Anthis-Brennan Sports complex.
2. Market scheduled tournaments to teams eligible to play in said tournaments
3. Provide expert knowledge to City staff on the most effective way to program the use of Anthis-Brennan Sports complex.
4. Establish professional relationships with tournament directors and teams across the country to attract teams to play in tournaments in Tahlequah.
5. Assist in the promotion and sale of advertising within the Complex.
6. Assist the Anthis-Brennan Sports Complex coordinator as needed.

Item No.	4z
Meeting Date	8/5/2024
Initiator	Taylor Tannehill, City Administrator
Office / Department	Administration

Item Title

Enter into a Lease Agreement with Christian R. & Christian H. Abels to use the property for public parking.

Background

Over the last several weeks we've been exploring additional parking availability downtown. The Abels' have reached out to City on a property they own located on the Corner of Shawnee Street and Water Avenue. The City will need to asphalt the area and place signage. Additionally, the agreement outlines \$2,000 a year rental fee.

Exhibits

1. Parking Agreement - Abels

Funding Source

General Fund

Request

To approve the agreement.

LEASE AGREEMENT

THIS LEASE AGREEMENT by and between Christian R. Abels & and Christian H Abels ("Owner") and City of Tahlequah ("Tenant");

The parties hereto for the considerations hereinafter mentioned covenant and agree as follows:

- I. Premises. Owner hereby leases to Tenant and Tenant leases from Owner the following (the "Premises")

The West 70' of Lot 5, block 55 in the Original Townsite of Tahlequah, City of Tahlequah, Cherokee County, State of Oklahoma.

2. Initial Term, Renewal. The initial term of this agreement shall be for **20 (twenty)** years commencing **July 1, 2024, and expiring June 30, 2044**, (the "Initial Term"). Unless terminated by the Owner as set forth below, this agreement shall then continue from year to year. The Owner may terminate at the expiration of the Initial Term or any renewal Term by giving written notice at least thirty (30) days prior to the expiration of the then current Term. Said term shall be sufficient for Tenant to recoup costs associated with intended use in Section 5.
3. Owner's Right to Terminate Initial Term. The Owner shall have the right to terminate the initial term by giving written notice at least sixty (60) days prior to the proposed termination date. Owner shall pay Tenant the initial amount invested into the Premises divided by the remaining years on the Initial Term.
4. Rental. Tenant shall pay owner a sum \$1,500 annually for the term of the contract. Initial payment shall be made on the commencing date in Section 2. Future year payment shall be made on or before July 30th of each year thereafter. In the event the Tenant fails to approve the necessary appropriations to support this Agreement, the Termination Date shall be, and this Agreement shall terminate on, June 30th of the currently funded fiscal year, provided the Tenant shall provide written notice of such termination to the Owner as soon as reasonably possible. Additionally, Tenant shall pay the base tax as shown on the records of the Cherokee County Treasurer for the previous year. This agreement shall terminate immediately upon nonpayment by the Tenant.
5. Acceptance of Property. The Tenant acknowledges that the Owner has not made representations as to the condition of the Property located thereon.
6. Use of Premises. Tenant shall, subject to the approval of Owner, construct a Parking Area with asphalt pavement including signage and striping, at Tenant's sole cost in an amount no less than \$25,000, on the Property to be used by the public. At the end of the Lease, the Parking Area or any other structure or facility built by Tenant shall revert to Owner at no cost to Owner.
7. Assignment, Subletting. The Tenant shall not assign this Lease Agreement in any event, and shall not sublet the demised Premises, and will not permit the use of said Premises by anyone other than the Tenant, and the agents, contractors, grantor and grantees, and servants of the

Tenant, without prior written approval of the Owner.

8. Maintenance of Property. Tenant agrees to maintain the Property in good condition during the continuance of this Lease Agreement, except in case of damage arising from a willful act or the negligence of the Tenant's agents or employees or of any person on the Premises with the express permission of the Owner. Costs for repair or replacements to Premises due to misuse or negligence by an employee of Tenant shall be the responsibility of Tenant.
9. Release. Tenant does hereby agree to release, save and hold harmless, the Owner, from liability for injuries or damages sustained or alleged by Tenant, its agents or employees or others given access to the Property pursuant to training exercises, and arising from any condition or activity on the premises of Owner or any act or omission of Owner, its officers, agents, and employees, (except only to the extent caused by the willful misconduct of such officers, agents, and employees), while Tenant or any and all agents or employees of Tenant or others given access to the Property pursuant to use, are on the Property or are using the premises of Owner in any manner, including all claims, demands, actions and causes of action, damages, expenses, compensation, bodily injury (including death) or property damage.
10. Insurance. During the Term of this lease, Tenant shall comply with all laws relating to the carrying of workers' compensation insurance and shall be responsible for seeing that all others given access to premises pursuant to use comply therewith. Tenant shall provide Owner with such evidence as is necessary to show compliance with this requirement Tenant shall and does hereby covenant and agree to take out and maintain with insurers and under policies satisfactory to Owner during the Term of this agreement such Workers' Compensation, Public Liability, property damage and other insurance as Owner may require. The insurance policies shall at a minimum be the following:
 - a. Statutory Workers' Compensation Insurance in the State of Oklahoma. This insurance shall contain an endorsement to waive subrogation against Tenant and Owner. Tenant shall require all others (other than the Tenant's employees) given access to Owner's premises pursuant to use to satisfy this requirement.
 - b. Comprehensive Automobile Public Liability Insurance covering Tenant's training exercises with combined single limits of not less than \$1,000,000. If Tenant increases its limits for this coverage during the term of this agreement, those limits will apply herein.
 - c. Comprehensive General Liability Insurance covering Tenant's operations with combined single limits of not less than \$2,000,000. If Tenant increases its limits for this coverage during the term of this agreement, those limits will apply herein.
 - d. Prior to its use of the Property, Tenant shall furnish a certificate or certificates of insurance, in form satisfactory to Owner, evidencing insurance coverage as required above. Such certificate or certificates shall contain a statement, by the insurer that it will give Owner written notice at least thirty (30) days prior to any cancellation, alteration, change or endorsement of any of the insurance required by this agreement.
11. Tenant is responsible for requiring any other parties given access to the Property to comply with the provisions of this lease, including, without limitation, the release indemnification and insurance provisions set forth in paragraphs #6, #7 and #8 above. Tenant will be liable for all actions of such parties which have access to the Property in the event it fails to get such

compliance.

11. Tenant is responsible for compliance with all conditions required by the City of Tahlequah zoning in constructing the Parking Area.
12. Notices. Notice in writing referred to herein shall not be constructed to mean personal notice, but such notice shall be given in writing, by mail, by depositing the same in the post office or letter-box, in a post-paid envelope, addressed to the Owner at Owner's last known address, and such notice shall be deemed to be given at the time when the same shall be thus mailed. Such notices provided hereunder shall be addressed as follows:

If to Owner: Christian R. & Christian H. Abels
 2289 Crestview Drive
 Tahlequah, OK 74464

If to Tenant: City of Tahlequah
 Attn: City Attorney
 111 S Cherokee
 Tahlequah, OK 74464

13. Tenant Costs. The Tenant shall be responsible for all snow removal and grounds maintenance.
14. Captions. The item captions contained herein are for convenience only and do not define, limit, or construe the contents of such items, paragraphs, or sections.
15. Binding Effect. This Lease Agreement when fully executed shall be binding upon the respective heirs, executors, administrators, successors, and assigns of the parties hereto.
16. Enforceability. The invalidity or unenforceability of any provision of this Lease Agreement shall not affect or impair any other provision. The laws of the State of Oklahoma shall govern the validity, performance and enforcement of this Lease Agreement. The rights and remedies herein granted are cumulative and are not in addition to any given by statute, rule of law, or otherwise, and the use of one remedy shall not be taken to exclude or waive the right to use another. The parties have caused this Lease to be executed on their respective behalf as of the day and year first above written.

(SIGNATURE PAGE FOLLOWS)

EXECUTED the date first above written.

Christian R. & Christian H. Abels

By: _____

By: _____

CITY OF TAHLEQUAH

By: _____
Mayor, Suzanne Myers

Attest By: _____
City Clerk, Whitney Shaw

Item No.	4aa
Meeting Date	8/5/2024
Initiator	Taylor Tannehill, City Administrator
Office / Department	Administration

Item Title

Enter into a lease agreement with RiverRunner, LLC to use the property for public parking.

Background

Over the last several weeks we've been exploring additional parking availability downtown. The owners of RiverRunner, LLC have reached out to City on a property they own located on the Corner of Shawnee Street and Water Avenue. The City will need to asphalt the area and place signage. Additionally, the agreement outlines \$500 a year rental fee over a 20 year period.

Exhibits

1. Parking Agreement - RiverRunner

Funding Source

General Fund

Request

To approve the agreement

LEASE AGREEMENT

THIS LEASE AGREEMENT by and between RiverRunner, LLC ("Owner") and City of Tahlequah ("Tenant");

The parties hereto for the considerations hereinafter mentioned covenant and agree as follows:

- I. Premises. Owner hereby leases to Tenant and Tenant leases from Owner the following (the "Premises")

The West 70' of Lot 4, block 55 in the Original Townsite of Tahlequah, City of Tahlequah, Cherokee County, State of Oklahoma.

2. Initial Term, Renewal. The initial term of this agreement shall be for **20 (twenty)** years commencing **July 1, 2024, and expiring June 30, 2044**, (the "Initial Term"). Unless terminated by the Owner as set forth below, this agreement shall then continue from year to year. The Owner may terminate at the expiration of the Initial Term or any renewal Term by giving written notice at least thirty (30) days prior to the expiration of the then current Term. Said term shall be sufficient for Tenant to recoup costs associated with intended use in Section 5.
3. Owner's Right to Terminate Initial Term. The Owner shall have the right to terminate the initial term by giving written notice at least sixty (60) days prior to the proposed termination date. Owner shall pay Tenant the initial amount invested into the Premises divided by the remaining years on the Initial Term.
4. Rental. Tenant shall pay owner a sum \$500 annually for the term of the contract. Initial payment shall be made on the commencing date in Section 2. Future year payment shall be made on or before July 30th of each year thereafter. In the event the Tenant fails to approve the necessary appropriations to support this Agreement, the Termination Date shall be, and this Agreement shall terminate on, June 30th of the currently funded fiscal year, provided the Tenant shall provide written notice of such termination to the Owner as soon as reasonably possible. Additionally, Tenant shall pay the base tax as shown on the records of the Cherokee County Treasurer for the previous year. This agreement shall terminate immediately upon nonpayment by the Tenant.
5. Acceptance of Property. The Tenant acknowledges that the Owner has not made representations as to the condition of the Property located thereon.
6. Use of Premises. Tenant shall, subject to the approval of Owner, construct a Parking Area with asphalt pavement including signage and striping, at Tenant's sole cost in an amount no less than \$5,000, on the Property to be used by the public. At the end of the Lease, the Parking Area or any other structure or facility built by Tenant shall revert to Owner at no cost to Owner.
7. Assignment, Subletting. The Tenant shall not assign this Lease Agreement in any event, and shall not sublet the demised Premises, and will not permit the use of said Premises by anyone other than the Tenant, and the agents, contractors, grantor and grantees, and servants of the

Tenant, without prior written approval of the Owner.

8. Maintenance of Property. Tenant agrees to maintain the Property in good condition during the continuance of this Lease Agreement, except in case of damage arising from a willful act or the negligence of the Tenant's agents or employees or of any person on the Premises with the express permission of the Owner. Costs for repair or replacements to Premises due to misuse or negligence by an employee of Tenant shall be the responsibility of Tenant.
9. Release. Tenant does hereby agree to release, save and hold harmless, the Owner, from liability for injuries or damages sustained or alleged by Tenant, its agents or employees or others given access to the Property pursuant to training exercises, and arising from any condition or activity on the premises of Owner or any act or omission of Owner, its officers, agents, and employees, (except only to the extent caused by the willful misconduct of such officers, agents, and employees), while Tenant or any and all agents or employees of Tenant or others given access to the Property pursuant to use, are on the Property or are using the premises of Owner in any manner, including all claims, demands, actions and causes of action, damages, expenses, compensation, bodily injury (including death) or property damage.
10. Insurance. During the Term of this lease, Tenant shall comply with all laws relating to the carrying of workers' compensation insurance and shall be responsible for seeing that all others given access to premises pursuant to use comply therewith. Tenant shall provide Owner with such evidence as is necessary to show compliance with this requirement Tenant shall and does hereby covenant and agree to take out and maintain with insurers and under policies satisfactory to Owner during the Term of this agreement such Workers' Compensation, Public Liability, property damage and other insurance as Owner may require. The insurance policies shall at a minimum be the following:
 - a. Statutory Workers' Compensation Insurance in the State of Oklahoma. This insurance shall contain an endorsement to waive subrogation against Tenant and Owner. Tenant shall require all others (other than the Tenant's employees) given access to Owner's premises pursuant to use to satisfy this requirement.
 - b. Comprehensive Automobile Public Liability Insurance covering Tenant's training exercises with combined single limits of not less than \$1,000,000. If Tenant increases its limits for this coverage during the term of this agreement, those limits will apply herein.
 - c. Comprehensive General Liability Insurance covering Tenant's operations with combined single limits of not less than \$2,000,000. If Tenant increases its limits for this coverage during the term of this agreement, those limits will apply herein.
 - d. Prior to its use of the Property, Tenant shall furnish a certificate or certificates of insurance, in form satisfactory to Owner, evidencing insurance coverage as required above. Such certificate or certificates shall contain a statement, by the insurer that it will give Owner written notice at least thirty (30) days prior to any cancellation, alteration, change or endorsement of any of the insurance required by this agreement.
11. Tenant is responsible for requiring any other parties given access to the Property to comply with the provisions of this lease, including, without limitation, the release indemnification and insurance provisions set forth in paragraphs #6, #7 and #8 above. Tenant will be liable for all actions of such parties which have access to the Property in the event it fails to get such

compliance.

11. Tenant is responsible for compliance with all conditions required by the City of Tahlequah zoning in constructing the Parking Area.
12. Notices. Notice in writing referred to herein shall not be constructed to mean personal notice, but such notice shall be given in writing, by mail, by depositing the same in the post office or letter-box, in a post-paid envelope, addressed to the Owner at Owner's last known address, and such notice shall be deemed to be given at the time when the same shall be thus mailed. Such notices provided hereunder shall be addressed as follows:

If to Owner: RiverRunner, LLC
 2289 Crestview Drive
 Tahlequah, OK 74464

If to Tenant: City of Tahlequah
 Attn: City Attorney
 111 S Cherokee
 Tahlequah, OK 74464

13. Tenant Costs. The Tenant shall be responsible for all snow removal and grounds maintenance.
14. Captions. The item captions contained herein are for convenience only and do not define, limit, or construe the contents of such items, paragraphs, or sections.
15. Binding Effect. This Lease Agreement when fully executed shall be binding upon the respective heirs, executors, administrators, successors, and assigns of the parties hereto.
16. Enforceability. The invalidity or unenforceability of any provision of this Lease Agreement shall not affect or impair any other provision. The laws of the State of Oklahoma shall govern the validity, performance and enforcement of this Lease Agreement. The rights and remedies herein granted are cumulative and are not in addition to any given by statute, rule of law, or otherwise, and the use of one remedy shall not be taken to exclude or waive the right to use another. The parties have caused this Lease to be executed on their respective behalf as of the day and year first above written.

(SIGNATURE PAGE FOLLOWS)

EXECUTED the date first above written.

RiverRunner, LLC

By: _____

By: _____

CITY OF TAHLEQUAH

By: _____
Mayor, Suzanne Myers

Attest By: _____
City Clerk, Whitney Shaw



Tahlequah City Council
AGENDA ITEM REPORT

Item No. 4bb
Meeting Date 8/5/2024
Initiator
Office / Department Human Resources

Item Title

Increase the hourly rate of pay to \$15.00 per hour and pay retro difference back to June 23, 2024, on Parker Sinclair, Matthew Sparks, and Colter Whittmore.

Background

Exhibits

None

Funding Source

Request



Tahlequah City Council **AGENDA ITEM REPORT**

Item No. 4cc
Meeting Date 8/5/2024
Initiator _____
Office / Department Human Resources

Item Title

Approve allowing a carryover balance of all accrued vacation through June 30, 2024, into fiscal year 24-25.

Background

Exhibits

None

Funding Source

Request



Tahlequah City Council **AGENDA ITEM REPORT**

Item No. 4dd
Meeting Date 8/5/2024
Initiator _____
Office / Department Human Resources

Item Title

Approve Karen Murphy as Marketing and Communication Director in the Managerial Department with an annual salary of \$57,500.

Background

Exhibits

None

Funding Source

Request



Tahlequah City Council **AGENDA ITEM REPORT**

Item No. 4ee
Meeting Date 8/5/2024
Initiator _____
Office / Department Human Resources

Item Title

Hire Angela Retzloff as a Firefighter in the Fire Department, salary set per the Collective Bargaining Agreement, effective August 5, 2024.

Background**Exhibits**

None

Funding Source**Request**



Tahlequah City Council **AGENDA ITEM REPORT**

Item No. 4ff
Meeting Date 8/5/2024
Initiator _____
Office / Department Human Resources

Item Title

Hire Andrew Braddock, Driver in the Solid Waste Department at \$40,500 annually, effective July 16, 2024.

Background

Exhibits

None

Funding Source

Request



Tahlequah City Council
AGENDA ITEM REPORT

Item No. 4gg
Meeting Date 8/5/2024
Initiator _____
Office / Department Human Resources

Item Title

Hire Clay Davis, PT Anthis-Brennen Sports Complex Coordinator at \$28.85 per hour, effective August 5, 2024.

Background

Exhibits

None

Funding Source

Request



Tahlequah City Council **AGENDA ITEM REPORT**

Item No. 4hh
Meeting Date 8/5/2024
Initiator _____
Office / Department Human Resources

Item Title

Hire Qua'Shon Leathers, Patrolman 1, in the Police Department with salary set by the Collective Bargaining Agreement, effective July 23, 2024.

Background

Exhibits

None

Funding Source

Request



Tahlequah City Council **AGENDA ITEM REPORT**

Item No. 4ii
Meeting Date 8/5/2024
Initiator _____
Office / Department Human Resources

Item Title

Hire Adam Garrett, Patrolman 2, in the Police Department with a salary set by the Collective Bargaining Agreement, effective August 6, 2024.

Background

Exhibits

None

Funding Source

Request



Tahlequah City Council **AGENDA ITEM REPORT**

Item No. 4jj
Meeting Date 8/5/2024
Initiator _____
Office / Department Human Resources

Item Title

Hire Gustavo Guzman as a Dispatcher in the Police Department, \$15.00 per hour, effective July 15, 2024.

Background

Exhibits

None

Funding Source

Request



Tahlequah City Council **AGENDA ITEM REPORT**

Item No. 4kk
Meeting Date 8/5/2024
Initiator _____
Office / Department Human Resources

Item Title

Hire Alexandrya Corett as a Dispatcher in the Police Department, \$15.00 per hour, effective July 23, 2024.

Background

Exhibits

None

Funding Source

Request



Tahlequah City Council **AGENDA ITEM REPORT**

Item No. 411
Meeting Date 8/5/2024
Initiator _____
Office / Department Human Resources

Item Title

Accept the resignation of Robert Harrell, Driver in the Solid Waste Department, effective June 28, 2024.

Background

Exhibits

None

Funding Source

Request



Tahlequah City Council **AGENDA ITEM REPORT**

Item No. 4mm
Meeting Date 8/5/2024
Initiator _____
Office / Department Human Resources

Item Title

Accept the resignation of Brian Alexander, PT Laborer in the Parks and Recreation Department, effective July 16, 2024.

Background

Exhibits

None

Funding Source

Request



Tahlequah City Council **AGENDA ITEM REPORT**

Item No. 4nn
Meeting Date 8/5/2024
Initiator _____
Office / Department Human Resources

Item Title

Accept the resignations of Salendia Melo, Jesse Armstrong, and Aulton Childers, PT Laborers in the Parks and Recreation Department effective July 29, 2024.

Background

Exhibits

None

Funding Source

Request



Tahlequah City Council **AGENDA ITEM REPORT**

Item No. 400
Meeting Date 8/5/2024
Initiator _____
Office / Department Human Resources

Item Title

Accept the resignation of Alyssa Fair, Lifeguard in the Parks and Recreation Department, effective July 31, 2024.

Background

Exhibits

None

Funding Source

Request



Tahlequah City Council **AGENDA ITEM REPORT**

Item No. 6b
Meeting Date 8/5/2024
Initiator _____
Office / Department Municipal Airport

Item Title

Discussion and possible action to approve, approve with modification, or deny a Municipal Airport Land Lease to Tom Farmer for construction of a private hangar.

Background

Exhibits

1. 08.05.2024 Airport Minutes 7-30-24
2. 08.05.2024 Farmer hangar app 7-31-24

Funding Source

Request

MINUTES
TAHLEQUAH CITY AIRPORT BOARD MEETING
Special Meeting

Date: Tuesday, July 30, 2024 Time: 5:30 p.m.

Held at 2100 Airport Parkway, Tahlequah, OK 74464

Agenda for the meeting was posted Monday July 29, 2024 at 9:00 a.m.

1. Meeting called **to order** by James Mahaney at 5:30 p.m.
2. **Roll call.**
Present:
Ward I Matt Cochran
Ward II Mark Hodson
Ward III James Mahaney
Ward IV Louis White

Others present:
Airport Manager Brian Lambert
Tom Farmer

Absent:
At Large Dower Combs
3. Discussion of recommending approval of land lease for hangar FH23 to Tom Farmer.
 - a. James Mahaney made a motion to deny approval, Mark Hodson seconded.
Vote: Ayes: Mahaney, Hodson
Nays: None
Abstained: White, Cochran
4. Louis White made a motion to adjourn, 2nd by Matt Cochran adjourn meeting at 6:10p.m.
Vote: Ayes: Mahaney, White, Combs, and Hodson
Nays: None
Motion carried



Item No.	6c
Meeting Date	8/5/2024
Initiator	Suzanne Myers, Mayor, Taylor Tannehill, City Administrator
Office / Department	Administration

Item Title

Discussion and possible action to approve, approve with modifications, or deny the quote from Hellas for the expansion of Anthis Brennan Sports Complex and authorize the Mayor to enter into an agreement with Hellas in accordance with TOPS #230202 and #230203, upon receipt of funds from the Cherokee Nation.

Background

Hellas as prepared an updated quote for the construction of the planned expansion of the ball park. Items removed were scoreboards and the masonry backstop. The dugouts were added back into the quote and the lighting for the soccer field was moved from an alternate bid to the base bid. Fencing was also added around the batting cages.

Exhibits

1. 08.05.2024 Hellas

Funding Source

Cherokee Nation beneficiary payment, ARPA, 2013 Bond.

Request

To approve the quote and authorize the Mayor to enter into a contract.



August 05, 2024

Ms. Suzanne Myers
Mayor
City of Tahlequah
Smyers@tahlequah.gov
918-453-7299

**RE: City of Tahlequah Anthis Brennan Sports Complex
Synthetic Turf Fields Proposal – Final Rev**

Hellas is pleased to provide you with this proposal, which is based on Hellas' available cooperative contracts. Through these contracts, Hellas' products and services have been competitively and lawfully bid, providing member schools and agencies with quality and preferential pre-priced products and services.

General Conditions

Hellas will:

1. Provide project Insurance, Supervision and Mobilization.
2. Provide construction surveying, layout and staking.
3. Provide performance and payment bonds.
4. Provide, prior to construction, construction drawings.
5. Provide, prior to construction, all required submittals.
6. Provide, prior to construction, synthetic turf shop drawings.
7. Provide final punch-out and clean-up of the completed project.

BASE PROPOSAL 1 – BASEBALL SPORTS COMPLEX

TOPS 230202 Synthetic or Natural Sport Fields, Courts or Tracks

Sitework

Hellas scope of work:

1. Construct one (1) construction entrance.
1. Excavation to subgrade. Excavated materials will be stored on-site at the owner's directed location.

Subgrade

Hellas scope of work:

1. Follow recommendations by the Geotechnical Report prepared by Building & Earth, Project No. TU230198. 12" of moisture conditioning of exposed subgrade after cut and fill operations. Then, backfill with select fill to reach the new subgrade elevation. ***This work also includes the future parking lot area.***





Field Drainage System and Utilities

Hellas scope of work:

1. HDPE Collector Piping – Provide and install the necessary HDPE piping, connections and outflow for the fields and total site.
2. Utilities – Provide and install all necessary pipes for water and sanitary sewer discharge/connection to the concession building.

Athletic Equipment

Hellas scope of work:

1. Provide and install the following athletic equipment:
 - A. 20 – Set of baseball/softball bases.
 - B. 12 – Home Plate.
 - C. 20 – Pitchers Rubber.
 - D. 8 – Foul poles.
 - E. 4 – Removable outfield fence. Each set fence can be adjusted to three different distances from home (200', 225,' and 250')

Backstop

Hellas scope of work:

1. Provide and install a 40'H netting system attached to the concrete curb. **No masonry wall or padding.**

Concrete

Hellas scope of work:

1. Concrete Curb - Construct the necessary concrete curb (12" x 12") reinforced with two (2) #4 rebar continuous.
2. Flatwork - Construct ±26,435 square feet of concrete sidewalks.

Fence

Hellas scope of work:

1. Furnish and install a 6' tall vinyl-coated chain link fence around fields and the entire site.
2. Furnish and install ±229 linear feet of a 10' tall vinyl-coated chain link fence for one of the fields.
3. Furnish and install all necessary linear feet of yellow corrugated Safety Cap over the outfield and foul lines.

Batting Cage

Hellas scope of work:

1. Construct ±4,200 square feet of a 5" thick concrete slab.
2. Install a **matrix helix® Major Play 42 oz.** Synthetic turf system for the entire area.
3. Install a metal shelter – oil-based paint.
4. Install a netting system for four (4) tunnels.
5. Furnish and install an 8' tall vinyl-coated chain link fence around the batting cage area.



Dugouts

Hellas scope of work:

1. Provide and install eight (8) GameShade® Modular Baseball/Softball Dugout - 10'W x 40'L, Includes Standard Roofing and Powder Coat Finish Options and Base Plate Mounting Hardware, Professionally Pre-Engineered
2. Provide and install two (2) 15'L aluminum team benches with backrests, single-tier seating, and portable seats per dugout.
3. Provide and install one (1) All-Weather Helmet Stand-up Unit for Twelve (12) Helmets per dugout.
4. Provide and install a 6' tall vinyl-coated chain link fence around each dugout.

Premanufactured Buildings

Hellas scope of work:

1. **Ticket Booth** - Construct ±126 square feet of building for the ticket booth. Insulation/Heat/AC.
 - Two - 4' x 4' double sliding windows each side, Two - 4' x 2' fixed windows front of building
2. **Concession Building** – Construct ±780 square feet of a one-story concession building for storage, restrooms, and concession.
 - One (1) concession area 26' x 10'. Insulation/Heat/AC.
 - One (1) women's restroom with three (3) toilets and two (2) lavatories. Insulation/Heat/AC.
 - One (1) men's restroom with two (2) toilets, one (1) urinal, and two (2) lavatories. Insulation/Heat/AC.

Electrical and Sports Lighting for Baseball and Soccer

Hellas scope of work:

1. Installation of (1) 120-volt 20-amp circuit ea. and (1) data raceway ea. To a total of (4) scoreboards and stub up. **Scoreboards will be supplied and installed by others.**
2. Installation of (1) 208- volt 50-amp circuit to (1) ticket both. No interior wiring to be done inside ticket booth.
3. Installation of (1) 120/208 250amp panel to (1) concession building. No interior wiring to be done inside the concession building.
4. Installation of (1) 480-volt 600-amp service panel to be installed on the exterior of concession building,
5. Service wiring not to exceed 350ft from the concession building.
6. Installation of (1) 480-volt 100-amp equipment panel to be installed on the exterior of concession building.
7. Installation of 350ft of 2" PVC with pull string for Data service.
8. Installation of (2) 120-volt 20-amp circuits from existing concession building to new batting cage location.
9. Installation of (4) 120-volt 20-amp outlets in the new batting cage location.
10. Installation of one (1) outlet for electrical connections behind each backstop wall.
11. Installation of adequate Hellas fixtures to obtain 30 footcandles on the soccer field.
12. Installation of (4) 60ft sports lighting poles with a concrete base, materials, and crane service.
13. Installation of control boxes and wiring harnesses for (4) sports lighting poles.



14. Installation of (1) wireless Air Mesh controller.
15. Installation of (4) raceways with wiring from each light pole to within 20 feet of the interior of the existing building located to the northeast of the soccer field.
16. Pricing is based on the existing building to the northeast of the soccer field having an existing 120/208, 3-phase panel with adequate space to accommodate new lighting circuits.
17. Pricing is based on a 30-footcandle Hellas Z600 lighting design with (9) fixtures per pole.

Bleachers and covers

Hellas to Furnish, Deliver and Install:

1. Bleacher (8 Units) Approximately 50-seats each
 - I. Clear anodized Aluminum seats.
 - II. Mill finish double aluminum footboards at all rows.
 - III. Clear anodized Aluminum risers at all rows.
 - IV. Galvanized steel frames, bracing and rail post.
 - V. Two (2) line rail system w/9 ga. chain link fence at back and sides to 3rd row.
 - VI. Handicap wheelchair spaces with companion seats and guardrails.
 - VII. Vertical aisle 48" wide, with aluminum mid-rails and contrasting nosing.
2. Shade Structures
 - I. Four (4) Joined Full Cantilever Single Slope (Three (3) bay)
 - II. Color to be defined by the owner.

Landscape Grass and Irrigation between the fields

Hellas scope of work:

1. Install 4" of on-site removed topsoil
2. Provide and install landscape grass for high-traffic
3. Design, provide, and install a new irrigation system for these areas. System installation from the outside meter installed by the city.

Synthetic Turf Field Fields

Hellas scope of work:

1. Impervious Liner – Provide and install 30 mil impervious liner over subgrade, under perimeter collector pipe and attach to existing curb and nailer.
2. Nailer – Provide and install 2" x 4" **EcoNailer™**.
3. Composite Flat Drain – Provide and install 1" x 12" composite flat drain at 30' O.C.
4. Drainage Stone – Provide and place 4" permeable base stone and 1" permeable finish stone; each course laser graded and compacted to proper planarity and density.
5. Synthetic Turf for fields - Provide and install **matrix helix® Major Play 42 oz.** 100% Polyethylene Extruded Monofilament synthetic turf system with the noted installation options listed below.
 - Baseball lines and markings per attached rendering.
 - Three (3) sets of 80 oz. removable panels per field.
 - Proprietary "RealFill" (patent no. 6,800,339 B2) installation of selectively graded aggregate and ambient ground SBR rubber.



- Provide 8-year manufacturer warranty.
- Supply one (1) tow-behind ground-driven sweeper/groomer.

After synthetic turf installation is complete, Hellas will provide an operation and maintenance orientation for care of the turf field, and all supplied equipment quoted above.

TOPS 230203 Sports Facility Lighting

Sports Lighting

Hellas scope of work:

1. Installation of wiring and raceways for (18) sports lighting poles with (54) 40pi and (194) 20pi Hellas Z600 fixtures.
-

BASE PROPOSAL 2 – SOFTBALL FIELDS TURF CONVERSION

TOPS 230202 Synthetic or Natural Sport Fields, Courts or Tracks

Sitework

Hellas scope of work:

1. Construct one (1) construction entrance.
2. Excavation to subgrade. Excavated materials will be stored on-site at the owner's directed location.

Subgrade

Hellas scope of work:

1. Follow the recommendations of the Geotechnical Report prepared by Building & Earth, Project No. TU230198. 12" of stabilization of the exposed subgrade with quick lime @4" rate.

Field Drainage System

Hellas scope of work:

1. HDPE Collector Piping – Provide and install the necessary HDPE piping for the field. Assumes the connection point is ±100' lineal feet from the sod field perimeter. If the connection point is more than 100' from the existing sod field perimeter, remediation will be negotiated between the owner and Hellas.

Concrete

Hellas scope of work:

1. Concrete Curb - Construct the necessary concrete curb (12" x 12") reinforced with two (2) #4 rebar continuous.

Synthetic Turf Field

Hellas scope of work:

1. Impervious Liner – Provide and install 30 mil impervious liner over subgrade, under perimeter collector pipe and attach to existing curb and nailer.
2. Nailer – Provide and install 2" x 4" **EcoNailer™**.



3. Composite Flat Drain – Provide and install 1” x 12” composite flat drain at 30’ O.C.
4. Drainage Stone – Provide and place 4” permeable base stone and 1” permeable finish stone; each course laser graded and compacted to proper planarity and density.
5. Synthetic Turf - Provide and install **matrix helix® Major Play 42 oz.** 100% Polyethylene Extruded Monofilament synthetic turf system with the noted installation options listed below.
 - Softball lines and markings per attached rendering.
 - Three (3) sets of 80 oz. removable panels per each field.
 - Proprietary “RealFill” (patent no. 6,800,339 B2) installation of selectively graded aggregate and ambient ground SBR rubber.
 - Provide 8-year manufacturer warranty.

After synthetic turf installation is complete, Hellas will provide an operation and maintenance orientation for care of the turf field, and all supplied equipment quoted above.

Athletic Equipment

Hellas scope of work:

1. Provide and install the following athletic equipment:
 - A. 12 – Set of baseball/softball bases.
 - B. 4 – Home Plate.
 - C. 12 – Pitchers Rubber.
 - D. 8 – Foul poles.

COMBINED TOTAL PRICE

\$11,000,000.00

***Price is valid for 30 days of this proposal's date.**

BASEBALL COMPLEX	
Description	Cost
Mobilization and General Conditions	\$ 580,000.00
Earthwork, Demolition & Subgrade Preparation	\$ 933,525.00
Utility Work (Sanitary, Water and Site Storm)	\$ 85,805.00
Vertical Drainage and Turf System	\$ 2,898,807.00
Site Electrical	\$ 470,296.00
Sports Lighting BB & SC	\$ 878,190.00
Fence Work	\$ 291,835.00
Concrete Work	\$ 456,630.00
Backstop Construction	\$ 221,409.00
Dugouts Construction (10' x 40')	\$ 295,606.00
Concession and Ticket Booth Buildings	\$ 577,751.00
Landscape Between Fields	\$ 220,000.00



Batting Cage (Roof, Netting, Turf)	\$ 270,625.00
Removable Fence (4 Units)	\$ 172,223.00
Bleacher Sets	\$ 62,500.00
Bleacher Cover Sets	\$ 321,760.00
Total Baseball Complex Proposal	\$ 8,736,962.00

SOFTBALL FIELDS	
Description	Cost
Mobilization and General Conditions	\$ 222,035.00
Earthwork	\$ 534,302.00
Vertical Drainage and Turf System	\$ 1,420,000.00
Concrete Work	\$ 86,701.00
Total Softball Proposal	\$ 2,263,038.00

COMBINED TOTAL PRICE	\$11,000,000.00
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PROPOSAL ALTERNATES

1. Add alternate to build a playground as shown on the rendering. Hellas scope:
 - a. Excavation to subgrade.
 - b. Excavated materials will be stored on-site at the owner's directed location.
 - c. 1 EA - 5-12 Playground Structure
 - d. 1 EA - 2 Bay Swing with 4 belt seats.
 - e. 2 EA - 4 Post Hip Super – 35' x 30' x 12'
 - f. Impervious Liner – Provide and install 30 mil impervious liner over subgrade, under perimeter collector pipe and attach to existing curb and nailer.
 - g. Nailer – Provide and install 2" x 4" **EcoNailer™**.
 - h. Drainage Stone – Provide and place 3" permeable base stone and 1" permeable finish stone; each course laser graded and compacted to proper planarity and density.
 - i. Synthetic Turf - Provide and install **Kickabout™ Major Play 42 oz.** 100% Polyethylene Extruded Monofilament synthetic turf system with the noted installation options listed below.
 - Sand Infill.
 - Provide 8-year manufacturer warranty.

Add alternate 1 amount

\$262,723.00

2. Add alternate to install four (4) 8' x 10' pressbox behind bleachers. Add to base proposal.
Add alternate 2 amount

\$228,290.00



3. Add unit price alternate to provide and install **Thermoblend™** infill in lieu of **REALFILL™**.
Add to base proposal.
Add unit price alternate 3 **\$2.20/SF**
 4. Add an alternate to design/build a 2-story building like the one shown in the attached layouts.
This is a budgetary number. We recommend hiring an architectural firm to work on a design based on your needs so we can provide an accurate price to build it. (Design fees are approximately \$60,000.00).
Add alternate 4 range **\$2,100,000.00 - \$2,500,000.00**
-

EXCLUSIONS

1. Any item of work not specifically listed above.
2. Any utility connections to the main pipe. All utility work will be from the meter installed by the city.
3. The city must bring all utility sources (electrical, sanitary, water) to the site.
4. Any fees associated with any utility work.
3. Any haul-off from excavation. Excavated materials will be stored on-site at the owner's directed location.
5. Any concrete work outside of the scope of this proposal.
6. Any asphalt paving outside of the scope of this proposal.
7. Any electrical work outside of the scope of this proposal.
8. Any fence work outside of the scope of this proposal.
9. Dugouts construction for baseball fields. Future dugouts should be 10' x 30' maximum.
10. Fence work around softball fields.
11. Electrical work for softball fields.
12. Scoreboard for softball fields.
13. Buildings for softball fields.
14. Bleachers and covers for softball fields.
15. Dugouts and backstop work for softball fields.
16. Construction materials inspection and testing.
17. Site security.
18. Any Allowances or Contingencies.
19. Taxes
20. Any permits, administration fees, or any other fees, including any utility impact fees generated by construction improvements.
21. Prevailing or union wages.
22. The owner shall provide ingress/egress for ALL personnel, equipment and materials; typical construction traffic shall be expected for the duration of this contract. The contractor is NOT responsible for damage due to typical construction traffic ingress/egress to the construction site.
23. The owner to supply a secure laydown area for Hellas materials.



Notwithstanding anything to the contrary in any of the Contract documents, under no circumstances shall the Performance bonds, maintenance bonds or the obligations of the Surety be liable for any warranty obligations that exceed 1 year from the date of substantial completion as defined in the Contract documents.

Hellas looks forward to the award for this project and is eager to work with you.

A handwritten signature in black ink, appearing to read "Carlos Silva", with a stylized flourish extending from the end.

Carlos Silva
Estimator
Hellas

csilva@hellasconstruction.com

COLOR RENDERING FOR
CONCEPTUAL PURPOSES ONLY



BATTING CAGES
BUILDING

STANDARD LIGHT FENCE

WALKER FENCE

PARKING

Helas
Helas Construction, Inc.
10000 Highway 100
Austin, TX 78753
(P) 512 252-2810
(F) 512 252-1860
helas@helasconstruction.com

OWNER:
City of Tahlequah
Andis Brennan Sports Complex
1006 W Allen Rd, Tahlequah, OK 74464

PROJECT:
SYNTHETIC TURF BASEBALL
COMPLEX
PROJECT LOCATION:
TAHLEQUAH, OKLAHOMA

Major Play
matrix

COMMENTS:
Drawing scale accurate ONLY when printed on 11x17
paper. For other purposes only, scale colors may vary.

DRAWN BY: SDL

All drawings and written material appearing herein
are the property of Helas Construction, Inc. and are to be
used only for the project and location specified herein.
No part of this drawing may be reproduced or
transmitted in any form or by any means, electronic
mechanical, photocopying, recording, or by any
information storage and retrieval system, without the
written consent of Helas Construction, Inc.

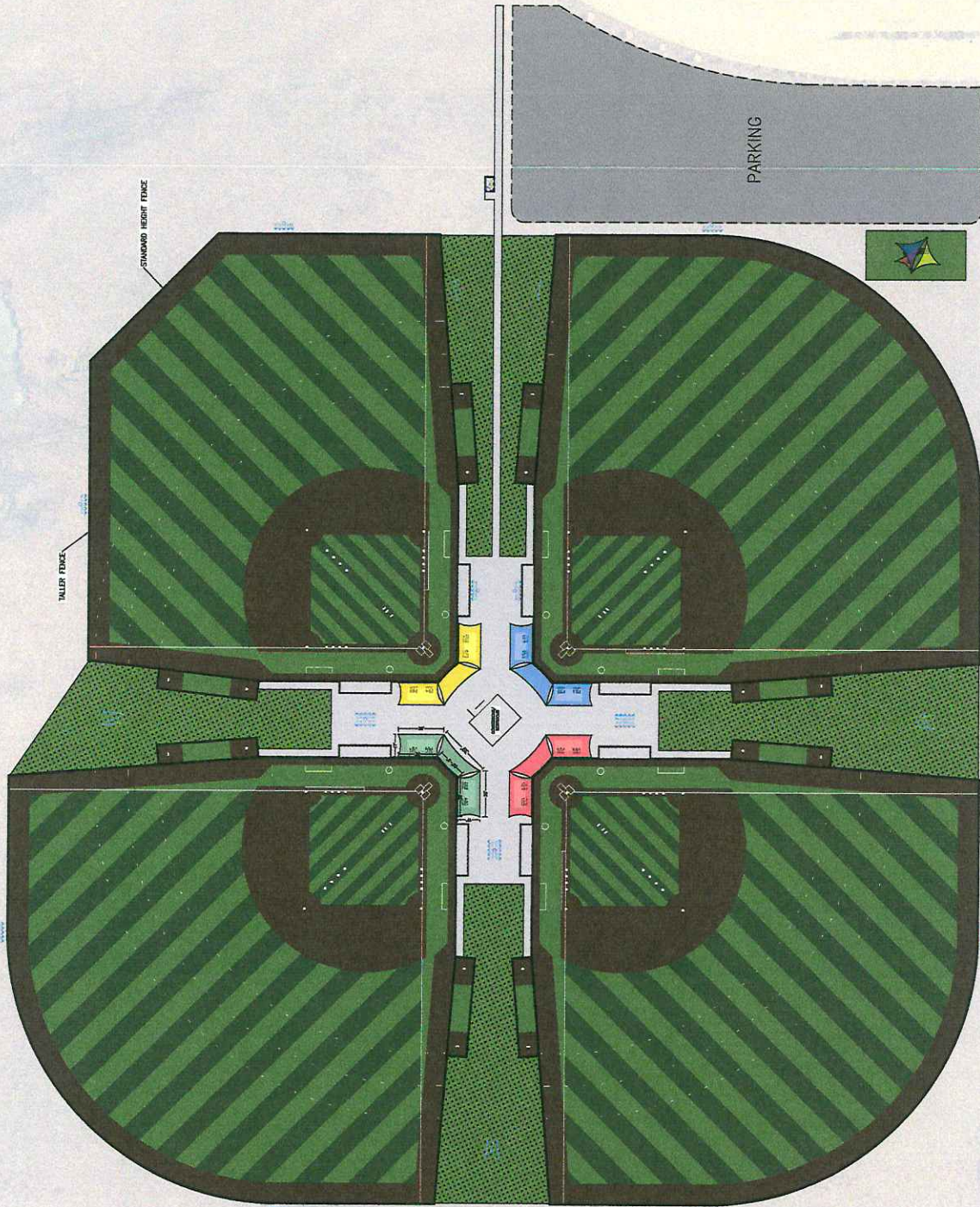
DATE:
JULY 31, 24

REVISION:
REV 10

SHEET TITLE:
COLOR RENDERING
SHEET NUMBER:
1

SCALE: 1:100
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COLOR RENDERING FOR
CONCEPTUAL PURPOSES ONLY



OWNER:
Archie Brennan Sports Complex
1005 W. Allen St., Tahlequah, OK 74464

PROJECT:
SYNTHETIC TURF BASEBALL
COMPLEX

PROJECT LOCATION:
TAHLEQUAH, OKLAHOMA



COMMENTS:
Drawing scale accurate ONLY when printed on 11x17
paper. For visual purposes only, actual color may vary.

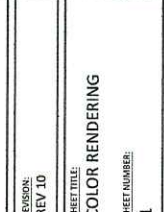
DRAWN BY: SDL

DATE:
JULY 31, 2024

REVISION:
REV 10

SHEET TITLE:
COLOR RENDERING

SHEET NUMBER:
1





CXT® Incorporated manufactures restroom, shower and concession buildings in multiple designs, textures and colors. The roof and walls are fabricated with high strength precast concrete to meet all local building codes and textured to match local architectural details. All CXT utility buildings are designed to meet A.D.A., withstand heavy snow, high wind and category E seismic loads, and risk category II. All concrete construction also makes the buildings easy to maintain and withstand the rigors of vandalism. The buildings are prefabricated and delivered complete and ready-to-use, including plumbing and electrical where applicable. With thousands of satisfied customers nationwide, CXT is the leader in prefabricated concrete restrooms.

1. ORDERING ADDRESS(ES): CXT Incorporated, 606 N. Pines Road, Suite 202, Spokane Valley, WA 99206

2. ORDERING PROCEDURES: Fax 509-928-8270

3. PAYMENT ADDRESS(ES):

Remitting by check:

CXT, Inc., PO Box 676208, Dallas, TX 75267-6208

Remitting by ACH or wire transfer:

Beneficiary: CXT, Inc.

Beneficiary Bank: PNC Bank, Pittsburgh, PA

Account: 1077766885 ABA/Routing: 043000096

Email remittance details to AR@lbfoster.com

4. WARRANTY PROVISIONS: CXT provides a one (1) year warranty. The warranty is valid only when concrete is used within the specified loadings. Furthermore, said warranty includes only the related material necessary for the construction and fabrication of said concrete components. All other non-concrete components will carry a one (1) year warranty. CXT warrants that all goods sold pursuant hereto will, when delivered, conform to specifications set forth above. Goods shall be deemed accepted and meeting specifications unless notice identifying the nature of any non-conformity is provided to CXT in writing within the specified warranty. CXT, at its option, will repair or replace the goods or issue credit for the customer provided CXT is first given the opportunity to inspect such goods. It is specifically understood that CXT's obligation hereunder is for credit, repair or replacement only, F.O.B. CXT's manufacturing plants, and does not include shipping, handling, installation or other incidental or consequential costs unless otherwise agreed to in writing by CXT.

This warranty shall not apply to:

1. Any goods which have been repaired or altered without CXT's express written consent, in such a way as in the reasonable judgment of CXT, to adversely affect the stability or reliability thereof;

2. To any goods which have been subject to misuse, negligence, acts of God or accidents; or

3. To any goods which have not been installed to manufacturer's specifications and guidelines, improperly maintained, or used outside of the specifications for which such goods were designed.

5. TERMS AND CONDITIONS OF INSTALLATION (IF APPLICABLE): All prices subject to the "Conditions of Sale" listed on the CXT quotation form.

Customers are responsible for marking exact location building is to be set; providing clear and level site, free of overhead and/or underground obstructions; and providing site accessible to normal highway trucks and sufficient area for the crane to install and other equipment to perform the contract requirements. Site must allow for the crane to be within three feet of the building location and the truck to be within three feet of the crane. Customer shall provide notice in writing of low bridges, roadway width or grade, unimproved roads or any other possible obstacles to access. CXT reserves the right to charge the customer for additional costs incurred for

special equipment required to perform delivery and installation. Customers will negotiate installation on a project-by-project basis, which shall be priced as separate line items. For more information regarding installation and truck turning radius guidelines please see our website at cxtinc.com.

In the event delivery of the building/s ordered is/are not completed within 30 days of the agreed to schedule through no fault of CXT, an invoice for the full contract value (excluding shipping and installation costs) will be submitted for payment. Delivery and installation charges will be invoiced at the time of delivery and installation.

Should the delivery and installation costs increase due to changes in the delivery period, this increase will be added to the price originally quoted, and will be subject to the contract payment terms.

In the event that the delivery is delayed more than 90 days after the agreed to schedule and through no fault of CXT, then in addition to the remedies above, a storage fee of 1-1/2% of contract price per month or any part of any month will be charged.

****Customer is responsible for all local permits and fees.**

6. DELIVERY CHARGE: All prices F.O.B. origin prepaid and added to invoice. CXT operates three (3) manufacturing plants in the United States and will deliver from the closest location on our carriers.

7. PAYMENT TERMS: All orders are cash in advance. At CXT's discretion, credit may be given after approval of credit application. Payment to CXT by the purchaser of any approved credit amount is net 30 days after submission of invoice to purchaser. Interest at a rate equal to the lower of (i) the highest rate permitted by law; or (ii) 1.5% per month will be charged monthly on all unpaid invoices beginning with the 35th day (includes five (5) day grace period) from the date of the invoice. Under no circumstance can retention be taken. If CXT initiates legal proceeding to collect any unpaid amount, purchaser shall be liable for all of CXT's costs, expenses and attorneys' fees and costs of any appeal.

8. LIMITATION OF REMEDIES: In the event of any breach of any obligations hereunder; breach of any warranty regarding the goods, or any negligent act or omission of any party, the parties agree to submit all claims to binding arbitration. Any settlement reached shall include all reasonable costs including attorney fees. In no event shall CXT be subject to or liable for any incidental or consequential damages. Without limitation on the foregoing, in no event shall CXT be liable for damages in excess of the purchase price of the goods herein offered.

9. DELIVERY INFORMATION: All prices F.O.B. origin prepaid and added to invoice. CXT operates three (3) manufacturing plants in the United States and will deliver from the closest location on our carriers. Use the information below to determine the origin:

- F.O.B. 6701 E. Flamingo Avenue, Building 300, Nampa, ID 83687 applies to: AK, CA, HI, ID, MT, ND, NV, OR, SD, UT, WA, WY.

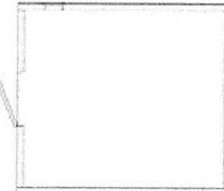
- F.O.B. 901 North Highway 77, Hillsboro, TX 76645 applies to AR, AZ, CO, IA, KS, LA, MN, MO, MS, NE, NM, OK, TX.

- F.O.B. 362 Waverly Road, Williamstown, WV 26183 applies to AL, CT, DE, FL, GA, IL, IN, KY, MA, MD, ME, MI, NC, NH, NJ, NY, OH, PA, PR, RI, SC, TN, VA, VT, WI, WV.

- Prices exclude all federal/state/local taxes. Tax will be charged where applicable if customer is unable to provide proof of exemption.

SCHWEITZER — 10.5' up to 12'

Standard features include simulated barnwood textured walls, simulated cedar shake textured roof, 3068 steel 16-gauge galvanized door with latch and deadbolt, door holder, threshold, door sweep/seal, weather strip, operable wall vents, off loaded, and set up at site.



CXT
800.696.5766
cxtinc.com

Price Per Unit			
Base Price	\$	35,940.00	\$ 35,940.00
Added Cost Options		Click to Select	
Final Connection to Utilities	\$	5,000.00	☐ 0.00
Optional Wall Texture- choose one ☐ Split Face Block (\$5,500) ☐ Stone (\$7,000)	Reset Wall Texture		
Optional Roof Texture ☐ Ribbed Metal	\$	5,500.00	0.00
Insulation and Heater	\$	19,500.00	☒ 19,500.00
Flat Roof	\$	2,000.00	☐ 0.00
Electric Package [includes 4' LED light fixture, switch, 1 LED exterior light photocell controlled, 100 amp breaker panel, louvered exhaust fan, intake with hood, GFI] (each)	Qty: 1	\$ 7,000.00	☒ 7,000.00
Interior Light (each)	Qty: 1	\$ 1,250.00	☐ 0.00
Exterior Light (each)	Qty: 1	\$ 750.00	☐ 0.00
10'6" Internal Concrete Wall (each)	Qty: 1	\$ 3,500.00	☐ 0.00
Blockout [greater than 4 sq. ft. subject to engineering] (each)	Qty: 1	\$ 500.00	☐ 0.00
Skylight (each)	Qty: 1	\$ 1,600.00	☐ 0.00
Marine Grade Skylight (each)	Qty: 1	\$ 2,450.00	☐ 0.00
Marine Package (excluding fiberglass doors and frames)		\$ 2,350.00	☐ 0.00
Replace Standard Door with 6068 Double Door (each)	Qty: 1	\$ 1,750.00	☐ 0.00
Additional 3068 Door with Hardware (each)	Qty: 1	\$ 1,750.00	☐ 0.00
Fiberglass Doors and Frames (each)	Qty: 1	\$ 3,300.00	☐ 0.00
Optional Door Closure (each)	Qty: 1	\$ 700.00	☐ 0.00
Timed Electric Lock System (each)	Qty: 1	\$ 1,350.00	☐ 0.00
2K Anti-Graffiti Coating		\$ 4,000.00	☐ 0.00
Wall Vent (each)	Qty: 2	\$ 400.00	☒ 800.00
Door Awning (each)	Qty: 1	\$ 750.00	☐ 0.00
Steel Framed Lexan Window [MS-4] (each)	Qty: 1	\$ 450.00	☐ 0.00
6' Roll-up Door (each)	Qty: 1	\$ 8,000.00	☐ 0.00
Total for Added Cost Options:			\$ 27,300.00
Custom Options: Install Surcharge(7,250),WindowPack(Details notes below)(7,945),Bldg to include AC(minisplit system)(4,500)			\$ 19,695.00
Engineering and State Fees:			\$ 4,000.00
Estimated One-Way Transportation Costs to Site (quote):			\$ 5,250.00
Estimated Tax:			\$
Total Cost per Unit Placed at Job Site:			\$ 92,185.00

Estimated monthly payment on 5 year lease \$1,852.92

This price quote is good for 60 days from date below, and is accurate and complete.

Robert C. Veals, Jr.
Digitally signed by Robert C. Veals, Jr.
Date: 2024.08.01 08:11:17 -07'00'

CXT Sales Representative

Date

I accept this quote. Please process this order.

Company Name

Signer's Name

Company Representative

Date

OPTIONS

Exterior Color(s) (For single color mark an X. For two-tone combinations use W = Walls and R = Roof.)

☐ Amber Rose	☐ Berry Mauve	☐ Buckskin	☐ Cappuccino Cream
☐ Charcoal Grey	☐ Coca Milk	☐ Evergreen	☐ Georgia Brick
☐ Golden Beige	☐ Granite Rock	☐ Hunter Green	☐ Java Brown
☐ Liberty Tan	☐ Malibu Taupe	☐ Mocha Caramel	☐ Natural Honey
☐ Nuss Brown	☐ Oatmeal Buff	☐ Pueblo Gold	☐ Raven Black
☐ Rich Earth	☐ Rosewood	☐ Sage Green	☐ Salsa Red
☐ Sand Beige	☐ Sun Bronze	☐ Toasted Almond	☐ Western Wheat

Special roof color # _____ Special wall color # _____

Special trim color # _____

Stone Color (Mark option with an X.) *If option is not available, verify custom wall option is selected on previous page.

☐ Basalt* ☐ Mountain Blend* ☐ Natural Grey* ☐ Romana*

Roof Texture *If option is not available, verify optional roof texture option is selected on previous page.

☐ Ribbed Metal* ☒ Cedar Shake

Wall Texture(s) (For single texture mark an X. For top and bottom textures use T = Top and B = Bottom.)

*If option is not available, verify custom wall texture option is selected on previous page.

☐ Split Face Block* ☐ Horizontal Lap* ☐ Board & Batt* ☐ Stucco**
☐ Brick** ☐ Distressed Wood** ☒ Barnwood

Stone Wall Texture (bottom texture only) *If option is not available, verify stone option is selected on previous page.

☐ Napa Valley** ☐ River Rock** ☐ Flagstone** ☐ Stacked Rock**

*Textures not included in CXT's quote are additional cost.

Door Opener

☒ Non-locking ADA Handle

☐ Privacy ADA Latch

☐ Pull Handle/Push Plate

Deadbolt ☒

Accessible Signage

☐ Men

☐ Women

☐ Unisex

Toilet Paper Holder

☐ 2-Roll Stainless Steel

☐ 3-Roll Stainless Steel

Notes:

Option Details--Window Package, includes: Two - 4' x 4' double sliding windows each side, Two - 4' x 2' fixed windows front of building (7,945). CXT to provide minisplit system--INSTALLATION BY OTHERS.



800.696.5766
cxtinc.com

DESIGN CRITERIA:

GENERAL NOTES APPLY TO ALL PANELS
UNLESS SPECIFICALLY NOTED OTHERWISE

1997 UBC

LOADS:

WIND: 120 MPH EXP D
SEISMIC: ZONE 4
SNOW: 250 PSF ROOF LOAD
FLOOR LIVE LOAD: 400 PSF

MATERIALS:

CONCRETE: F'_{ci} = 2500 PSI
 F'_c = 5000 PSI

STEEL:

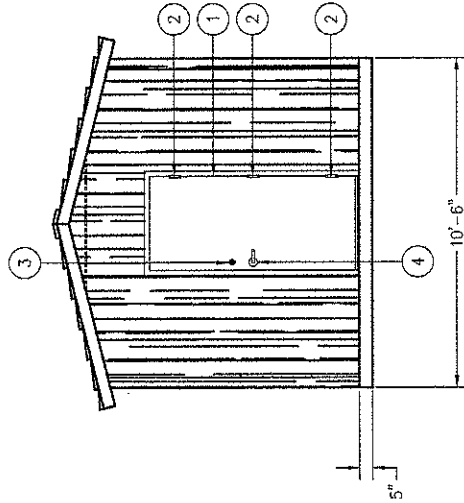
REBAR=ASTM A615 GRADE 60
WELDING NOT ALLOWED
MIN LAP SPLICE IS 40 DIAMETERS
ALL MESH IS 4x4xWBxWB
MIN. MESH LAP IS TWO SQUARES
MESH IS TO BE CENTERED IN PANEL
PLATES & BARS=ASTM A36 $F_y=36$ KSI

PANEL THICKNESS:

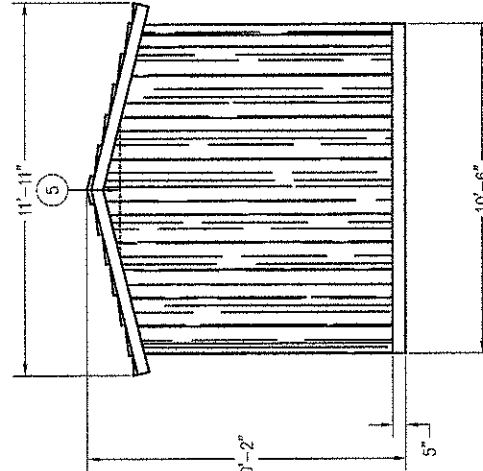
FLOOR = 5"
WALLS = 4"
ROOF = 4 1/2"

COLOR: SEE MI

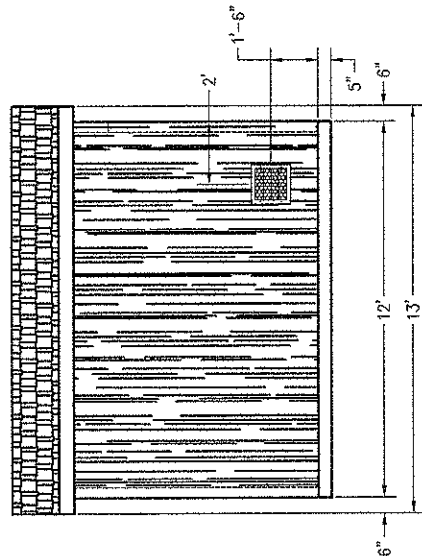
TEXTURE: WALLS - BARNWOOD
ROOF - CEDAR SHAKE



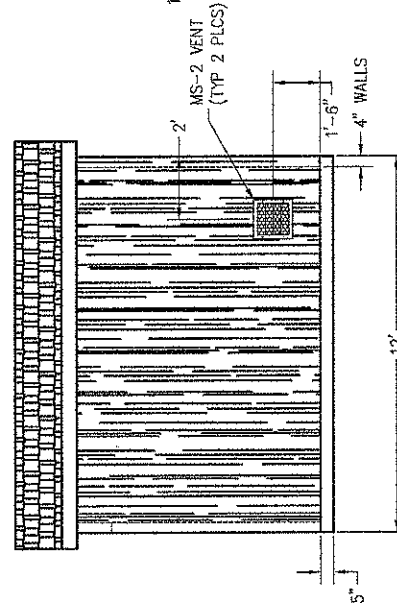
FRONT ELEVATION



REAR ELEVATION



LH SIDE ELEVATION



RH SIDE ELEVATION

CASTING TOLERANCES	
OVERALL LENGTH OR WIDTH	± 1/8"
THICKNESS	± 1/8"
DIAGONAL	± 1/8"
TOTAL THICKNESS	± 1/8"
VARIATION FROM SQUARE	± 1/8" PER 6 FT OF
LOCAL SMOOTHNESS	± 1/4" IN 10 FT
SKEW	± 1/4"
POSITION OF TENDONS	± 1/4"
POSITION OF BLOCKOUTS	± 1/4"
SIZE OF BLOCKOUTS	± 1/4"
POSITION OF TUBES	± 1/4"
TYPING AND FLUSHNESS OF PLATES	± 1/4"
BOWING	± LENGTH/500
END SQUARENESS	± 1/8"

BILL OF MATERIALS	
ITEM	DESCRIPTION
1	3068 DOOR ASSEMBLY
1	PREP FOR DOOR BOLT
1	DOORS OUT
1	AUTOMATIC DOOR BW
1	3" THRESHOLD
2	3 SPRING HINGE 4.5 x 4.5
3	1 SCHLAGE DEAD BOLT LOCK
4	1 GLASS BOMB LENS
5	3 PLAT BAR 1/2" x 5/8" x 4'-2"
APPROXIMATE WEIGHT	



Precast Products

PROJECT TITLE
10.5' x 12' SCHWEITZER
CXT STANDARD BUILDING

NOTICE

The information contained herein is proprietary and the exclusive property of CXT Incorporated. The information may only be used by the original recipient for the purpose intended. Any reproduction or use of this information without the written consent of CXT Incorporated is strictly prohibited. By doing use of this information, CXT Incorporated grants no warranty, express or implied, including a warranty of merchantability or of fitness for a particular purpose.

CXT Incorporated

REV.	DESCRIPTION	DATE	BY
1	1/4" ± 1/8"	03-28-05	RS-SH-S12
2	FILE NO.	10.512-01	46
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BUILDING ELEVATIONS

DWG NO.	SHEET	REV.
10.512-01		



CXT® Incorporated manufactures restroom, shower and concession buildings in multiple designs, textures and colors. The roof and walls are fabricated with high strength precast concrete to meet all local building codes and textured to match local architectural details. All CXT buildings are designed to meet A.D.A. and to withstand heavy snow, high wind and category E seismic loads. All concrete construction also makes the buildings easy to maintain and withstand the rigors of vandalism. The buildings are prefabricated and delivered complete and ready-to-use, including plumbing and electrical where applicable. With thousands of satisfied customers nationwide, CXT is the leader in prefabricated concrete restrooms.

1. ORDERING ADDRESS(ES): CXT Incorporated, 606 N. Pines Road, Suite 202, Spokane Valley, WA 99206

2. ORDERING PROCEDURES: Fax 509-928-8270

3. PAYMENT ADDRESS(ES):

Remitting by check:

CXT, Inc., PO Box 676208, Dallas, TX 75267-6208

Remitting by ACH or wire transfer:

Beneficiary: CXT, Inc.

Beneficiary Bank: PNC Bank, Pittsburgh, PA

Account: 1077766885 ABA/Routing: 043000096

Email remittance details to AR@lbfoster.com

4. WARRANTY PROVISIONS: CXT provides a one (1) year warranty. The warranty is valid only when concrete is used within the specified loadings. Furthermore, said warranty includes only the related material necessary for the construction and fabrication of said concrete components. All other non-concrete components will carry a one (1) year warranty. CXT warrants that all goods sold pursuant hereto will, when delivered, conform to specifications set forth above. Goods shall be deemed accepted and meeting specifications unless notice identifying the nature of any non-conformity is provided to CXT in writing within the specified warranty. CXT, at its option, will repair or replace the goods or issue credit for the customer provided CXT is first given the opportunity to inspect such goods. It is specifically understood that CXT's obligation hereunder is for credit, repair or replacement only, F.O.B. CXT's manufacturing plants, and does not include shipping, handling, installation or other incidental or consequential costs unless otherwise agreed to in writing by CXT.

This warranty shall not apply to:

1. Any goods which have been repaired or altered without CXT's express written consent, in such a way as in the reasonable judgment of CXT, to adversely affect the stability or reliability thereof;

2. To any goods which have been subject to misuse, negligence, acts of God or accidents; or

3. To any goods which have not been installed to manufacturer's specifications and guidelines, improperly maintained, or used outside of the specifications for which such goods were designed.

5. TERMS AND CONDITIONS OF INSTALLATION (IF APPLICABLE): All prices subject to the "Conditions of Sale" listed on the CXT quotation form.

Customers are responsible for marking exact location building is to be set; providing clear and level site, free of overhead and/or underground obstructions; and providing site accessible to normal highway trucks and sufficient area for the crane to install and other equipment to perform the contract requirements. Site must allow for the crane to be within three feet of the building location and the truck to be within three feet of the crane. Customer shall provide notice in writing of low bridges, roadway width or grade, unimproved roads or any other possible obstacles to access. CXT reserves the right to charge the customer for additional costs incurred for

special equipment required to perform delivery and installation. Customers will negotiate installation on a project-by-project basis, which shall be priced as separate line items. For more information regarding installation and truck turning radius guidelines please see our website at cxtinc.com.

In the event delivery of the building/s ordered is/are not completed within 30 days of the agreed to schedule through no fault of CXT, an invoice for the full contract value (excluding shipping and installation costs) will be submitted for payment. Delivery and installation charges will be invoiced at the time of delivery and installation.

Should the delivery and installation costs increase due to changes in the delivery period, this increase will be added to the price originally quoted, and will be subject to the contract payment terms.

In the event that the delivery is delayed more than 90 days after the agreed to schedule and through no fault of CXT, then in addition to the remedies above, a storage fee of 1-1/2% of contract price per month or any part of any month will be charged.

****Customer is responsible for all local permits and fees.**

6. DELIVERY CHARGE: All prices F.O.B. origin prepaid and added to invoice. CXT operates three (3) manufacturing plants in the United States and will deliver from the closest location on our carriers.

7. PAYMENT TERMS: All orders are cash in advance. At CXT's discretion, credit may be given after approval of credit application. Payment to CXT by the purchaser of any approved credit amount is net 30 days after submission of invoice to purchaser. Interest at a rate equal to the lower of (i) the highest rate permitted by law; or (ii) 1.5% per month will be charged monthly on all unpaid invoices beginning with the 35th day (includes five (5) day grace period) from the date of the invoice. Under no circumstance can retention be taken. If CXT initiates legal proceeding to collect any unpaid amount, purchaser shall be liable for all of CXT's costs, expenses and attorneys' fees and costs of any appeal.

8. LIMITATION OF REMEDIES: In the event of any breach of any obligations hereunder; breach of any warranty regarding the goods, or any negligent act or omission of any party, the parties agree to submit all claims to binding arbitration. Any settlement reached shall include all reasonable costs including attorney fees. In no event shall CXT be subject to or liable for any incidental or consequential damages. Without limitation on the foregoing, in no event shall CXT be liable for damages in excess of the purchase price of the goods herein offered.

9. DELIVERY INFORMATION: All prices F.O.B. origin prepaid and added to invoice. CXT operates three (3) manufacturing plants in the United States and will deliver from the closest location on our carriers. Use the information below to determine the origin:

- F.O.B. 6701 E. Flamingo Avenue, Building 300, Nampa, ID 83687 applies to: AK, CA, HI, ID, MT, ND, NV, OR, SD, UT, WA, WY.

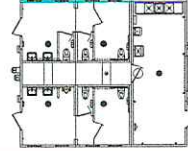
- F.O.B. 901 North Highway 77, Hillsboro, TX 76645 applies to AR, AZ, CO, IA, KS, LA, MN, MO, MS, NE, NM, OK, TX.

- F.O.B. 362 Waverly Road, Williamstown, WV 26183 applies to AL, CT, DE, FL, GA, IL, IN, KY, MA, MD, ME, MI, NC, NH, NJ, NY, OH, PA, PR, RI, SC, TN, VA, VT, WI, WV.

- Prices exclude all federal/state/local taxes. Tax will be charged where applicable if customer is unable to provide proof of exemption.

POMONA — 30' x 26'

Pomona with chase has two multiuser restrooms with a concession. Standard features include simulated barnwood textured walls, simulated cedar shake textured roof, interior and exterior lights, vitreous china fixtures in restrooms, 30-gallon water heater, three compartment stainless steel sink in concession area, roll-up concession window, off loaded, and set up at site.



Price Per Unit			
Base Price		\$ 304,440.00	\$ 304,440.00
Added Cost Options		Click to Select	
Final Connection to Utilities (per section)		\$ 5,000.00	☐ 0.00
Optional Wall Texture (per section) - choose one		Reset Wall Texture	
		☐ Split Face Block (\$5,500)	☐ Stone (\$7,000)
Optional Roof Texture (per section)		☐ Ribbed Metal	\$ 5,500.00 0.00
Insulation and Heaters (per section)		\$ 19,500.00	☒ 58,500.00
Stainless Steel Water Closet (each)		Qty: 5 \$ 1,750.00	☐ 0.00
Stainless Steel Lavatory (each)		Qty: 4 \$ 1,500.00	☐ 0.00
Stainless Steel Urinal (each)		Qty: 1 \$ 1,500.00	☐ 0.00
Electric Hand Dryer (each)		Qty: 4 \$ 700.00	☐ 0.00
Electronic Flush Valve (each)		Qty: 4 \$ 1,500.00	☐ 0.00
Electronic Lavatory Faucet (each)		Qty: 4 \$ 1,500.00	☐ 0.00
Electronic Urinal Valve (each)		Qty: 1 \$ 1,500.00	☐ 0.00
Paper Towel Dispenser (each)		Qty: 3 \$ 350.00	☐ 0.00
Toilet Seat Cover Dispenser (each)		Qty: 5 \$ 350.00	☐ 0.00
Sanitary Napkin Disposal Receptacle (each)		Qty: 3 \$ 100.00	☐ 0.00
Baby Changing Table (each)		Qty: 2 \$ 750.00	☐ 0.00
Skylight in Restroom (each)		Qty: 4 \$ 1,600.00	☐ 0.00
Marine Grade Skylight in Restroom (each)		Qty: 4 \$ 2,450.00	☐ 0.00
Stainless Steel Lavatory in Concession (each)		Qty: 1 \$ 1,500.00	☐ 0.00
Composite Mop Sink in Concession (each)		Qty: 1 \$ 3,500.00	☐ 0.00
Marine Package (excluding fiberglass doors and frames) (per section)		\$ 2,350.00	☐ 0.00
Exterior Mounted ADA Drinking Fountain w/Cane Skirt (each)		Qty: 1 \$ 5,600.00	☐ 0.00
2K Anti-Graffiti Coating (per section)		\$ 4,000.00	☐ 0.00
Optional Door Closure (each)		Qty: 2 \$ 700.00	☐ 0.00
Fiberglass Entry and Chase Doors and Frames (each)		Qty: 3 \$ 3,300.00	☐ 0.00
Timed Electric Lock System (2 doors- does not include chase door) (each)		Qty: 2 \$ 1,350.00	☐ 0.00
Exterior Frostproof Hose Bib with Box (each)		Qty: 1 \$ 1,200.00	☒ 1,200.00
Total for Added Cost Options:			\$ 59,700.00
Custom Options: Install Surcharge (8,275), Bldg to include AC(minisplit system)(12,600)			\$ 20,875.00
Engineering and State Fees:			\$ 4,000.00
Estimated One-Way Transportation Costs to Site (quote):			\$ 25,850.00
Estimated Tax:			\$
Total Cost per Unit Placed at Job Site:			\$ 414,865.00

Estimated monthly payment on 5 year lease **\$8,338.79**

This price quote is good for 60 days from date below, and is accurate and complete.

Robert C. Veals, Jr.

CXT Sales Representative

Digitally signed by
Robert C. Veals, Jr.
Date: 2024.08.01
08:06:37 -07'00'

Date

I accept this quote. Please process this order.

Company Name

Signer's Name

Company Representative

Date

OPTIONS

Exterior Color(s) (For single color mark an X. For two-tone combinations use W = Walls and R = Roof.)

☐ Amber Rose	☐ Berry Mauve	☐ Buckskin	☐ Cappuccino Cream
☐ Charcoal Grey	☐ Coca Milk	☐ Evergreen	☐ Georgia Brick
☐ Golden Beige	☐ Granite Rock	☐ Hunter Green	☐ Java Brown
☐ Liberty Tan	☐ Malibu Taupe	☐ Mocha Caramel	☐ Natural Honey
☐ Nuss Brown	☐ Oatmeal Buff	☐ Pueblo Gold	☐ Raven Black
☐ Rich Earth	☐ Rosewood	☐ Sage Green	☐ Salsa Red
☐ Sand Beige	☐ Sun Bronze	☐ Toasted Almond	☐ Western Wheat

Special roof color # _____ Special wall color # _____

Special trim color # _____

Stone Color (Mark option with an X.) *If option is not available, verify custom wall option is selected on previous page.

☐ Basalt*	☐ Mountain Blend*	☐ Natural Grey*	☐ Romana*
----------------------------------	--	--	----------------------------------

Roof Texture *If option is not available, verify optional roof texture option is selected on previous page.

☐ Ribbed Metal*	☒ Cedar Shake
--	---

Wall Texture(s) (For single texture mark an X. For top and bottom textures use T = Top and B = Bottom.)

*If option is not available, verify custom wall texture option is selected on previous page.

☐ Split Face Block*	☐ Horizontal Lap*	☐ Board & Batt*	☐ Stucco**
☐ Brick**	☐ Distressed Wood**	☒ Barnwood	

Stone Wall Texture (bottom texture only) *If option is not available, verify stone option is selected on previous page.

☐ Napa Valley**	☐ River Rock**	☐ Flagstone**	☐ Stacked Rock**
--	---------------------------------------	--------------------------------------	---

*Textures not included in CXT's quote are additional cost.

Door Opener

☐ Non-locking ADA Handle	☐ Privacy ADA Latch	☒ Pull Handle/Push Plate
---	--	--

Deadbolt ☒

Accessible Signage

☒ Men	☒ Women	☐ Unisex
---	---	---------------------------------

Toilet Paper Holder

☐ 2-Roll Stainless Steel	☒ 3-Roll Stainless Steel
---	--

Notes: CXT to provide Minisplit system for building--INSTALLATION BY OTHERS



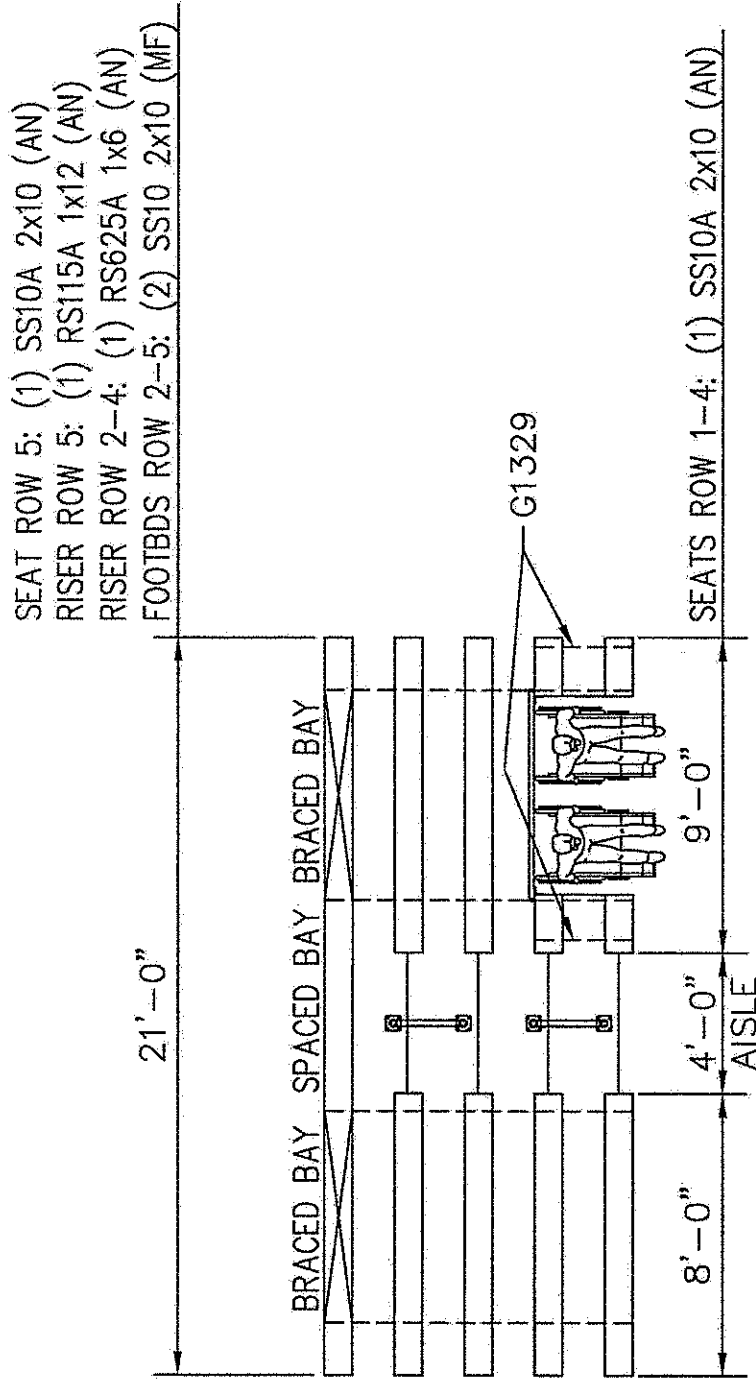
800.696.5766
cxtinc.com

[illegible]

1. PLUMBING AND ELECTRICAL COMPONENTS ARE SHOWN FOR GENERAL ARRANGEMENT ONLY. SEE SHEETS PM-36 THRU PM-41 FOR COMPLETE SYSTEM DESCRIPTIONS.

REV	CR#	DATE
A	#157	12/3/04

ORDER NO:	
PROJECT:	
LOCATION:	



46 STANDARD 18" SEATS
2 WHEELCHAIR SPACES
2 18" COMPANION SEATS
50 TOTAL SEATS

 A Division of Kuhnle Industries Inc.	DRAWING NO: A205-00-021SAHC	
	DRAWN BY: NR DATE: 3/19/07 HOLES: NA	NON ELEVATED 5 ROW X 21'-0" MATERIAL: GALV. STEEL

REV	CRP. DATE
/	#1069 4/22/99
A	#1157 1/23/03

WGT: _____ ORDER NO: _____

PROJECT: _____

LOCATION: _____

9 GA. CL48

API14-6
(TOP & BTM)

G1268 (RT END)

G1269 (LT END)

PB114

(2) PER POST

#3AE-114

(TOP & BTM)

PB114

(4) PER TENSION BAR

TB51

API14-3-11

FOOTBDS, (2) 2X10 (SS10) ROW 2-5

SEAT, (1) 2X10 (SS10A) ROW 1-5

#62-114

#25-114

G1310 (RT & INTERMEDIATE)

G1311 (LT END)

9 GA. CL42

API14-4-4

(1) 2X4 (FB4A)

REAR FILLER BD.

#5E-114

#3AE-114

G1010

RISER, (1) IX12 (RS115A) ROW 5

RISER, (1) IX6 (RS625A) ROW 2-4

ATTACH W/ @

EA. CONNECTION

G1009

G1211

G1321

G1010

G1210

8'-1 1/2"

9'-6 5/8"

7'-8"

2'-0"

1'-5"

NOTES:
ANCHOR G1321 FRAME TO SLAB WITH (2)
SA3/8X3 SCREW ANCHORS ALL
OTHER HOLES ARE TO REMAIN EMPTY.

StuddiSteel
A Division of Roberts Industries Inc.

DRAWING NO: E-CSI08

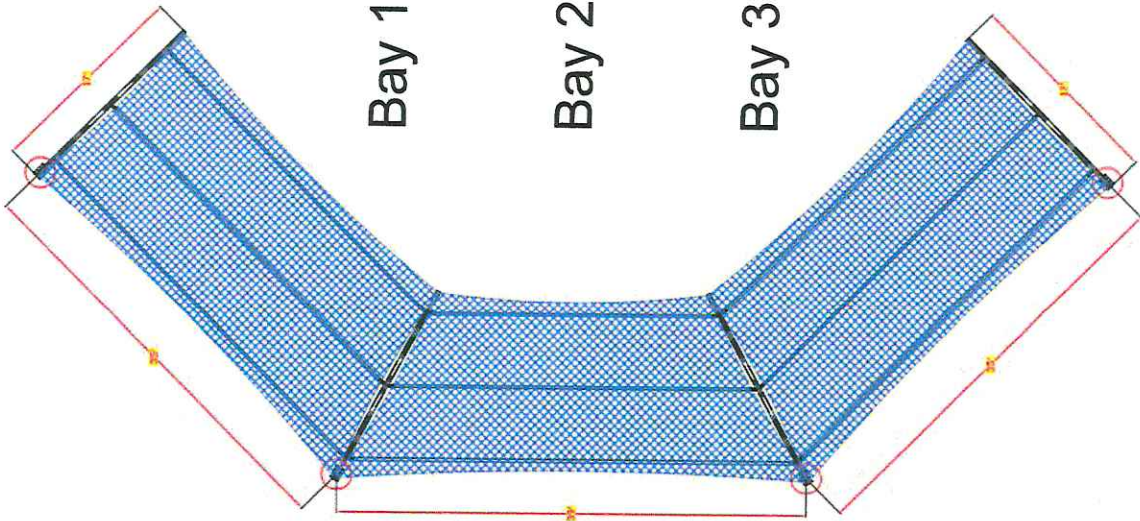
CROSS SECTION-5 ROW NON ELEV

FLUSH ON SLAB

DRAWN BY: DG

DATE: 1/23/03

SCALE: 1/2"=1'-0"

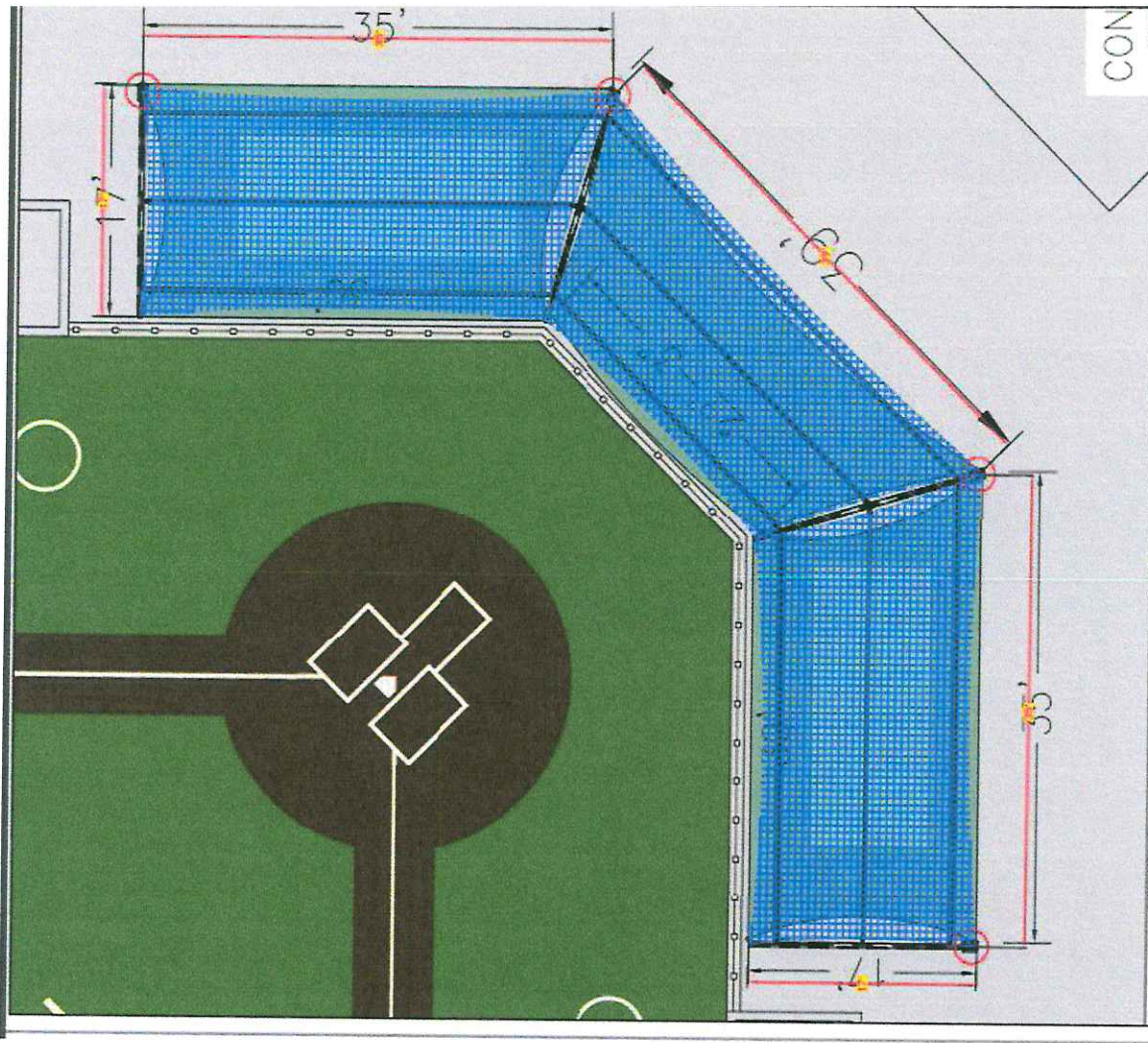


4 sets:
Joined Full
Cantilever
Single Slope

Bay 1 - 17' x 35' x 11'

Bay 2 - 17' x 39' x 11'

Bay 3 - 17' x 35' x 11'



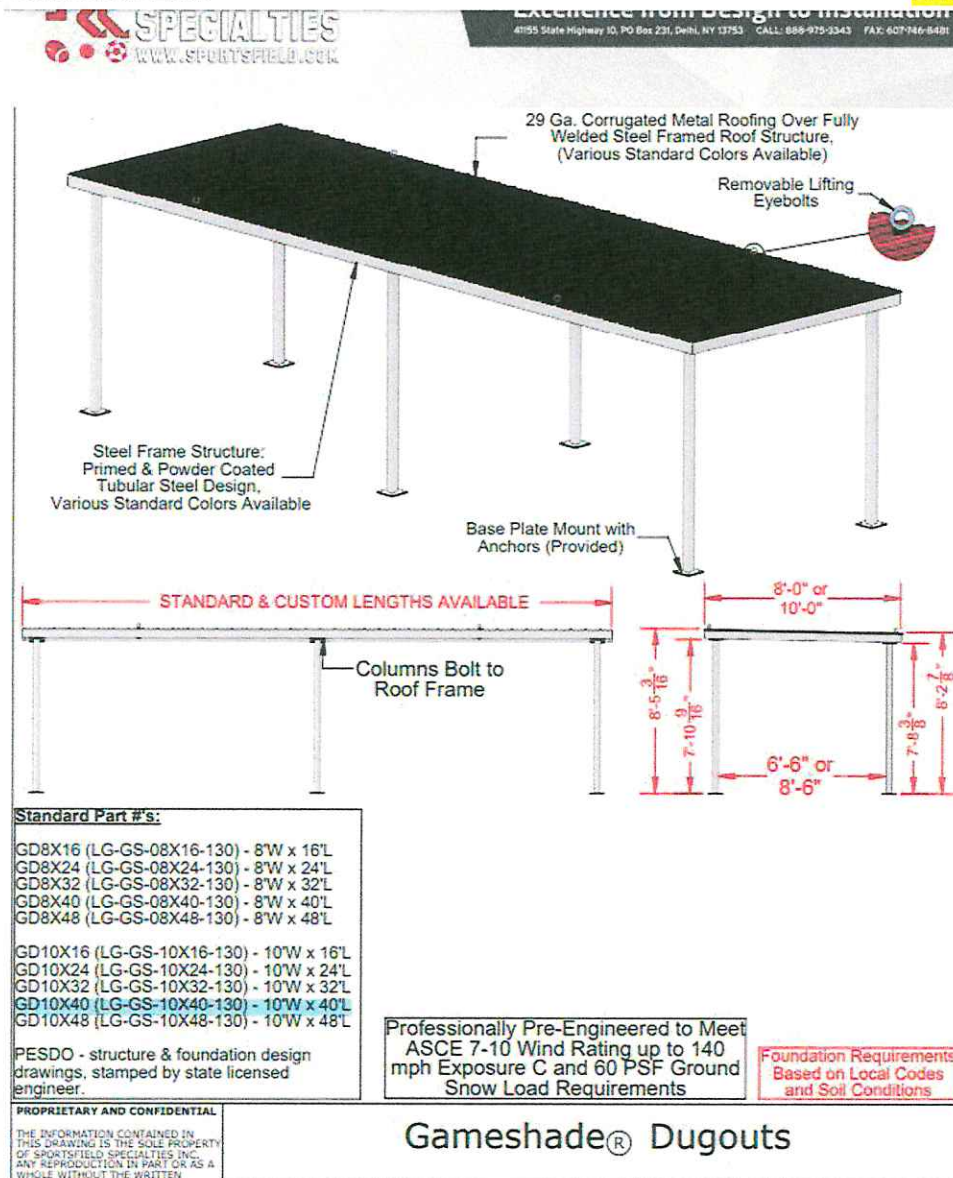




DESCRIPTION	UNITS	QTY	UNIT COST	Labor	Equip	Material	Sub
Dugout Slab	SF	3,200	\$ 7.55				\$ 24,165.12
Dugout Roof (GameShade)	EA	8	\$ 23,050.00	\$ 9,600.00	\$ 184,400.00		
Dugout benches 15' L (2)	EA	16	\$ 1,855.00		\$ 29,680.00		
Dugout Bat and helmet rack	EA	8	\$ 1,770.00		\$ 14,160.00		
Dugout Fence (6' H)	LF	800	\$ 42.00				\$ 33,600.00
TOTAL EIGHT (8) DUGOUTS							\$295,605.12

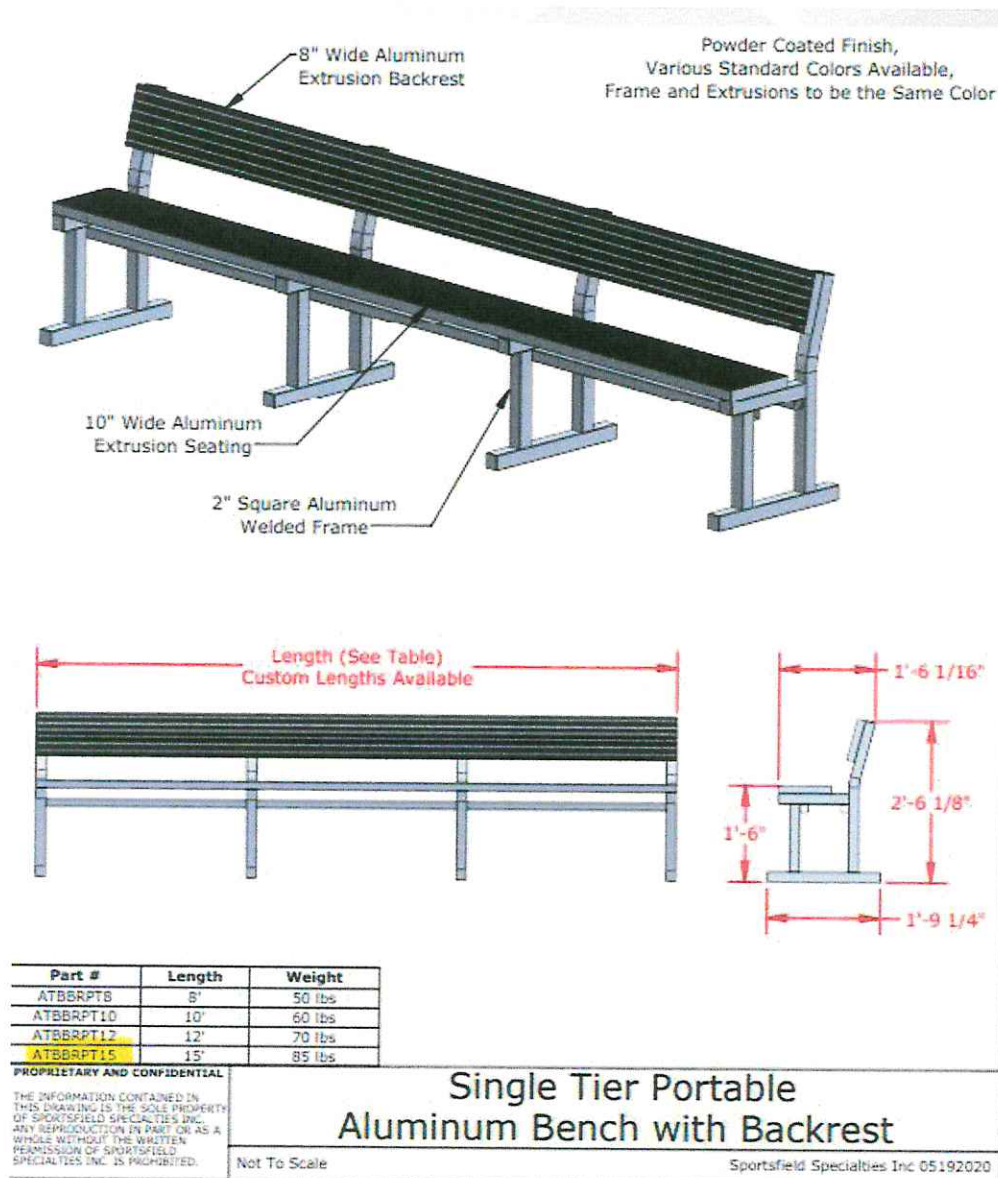
- 1) GD10X40 GameShade® Modular Baseball/Softball Dugout - 10'W x 40'L, Includes Standard Roofing and Powder Coat Finish Options and Base Plate Mounting Hardware, Professionally Pre-Engineered to Meet ASCE 7-10 Wind Rating Up To 140 MPH Exposure C and 60 PSF Ground Snow Load

EA 23,050.00

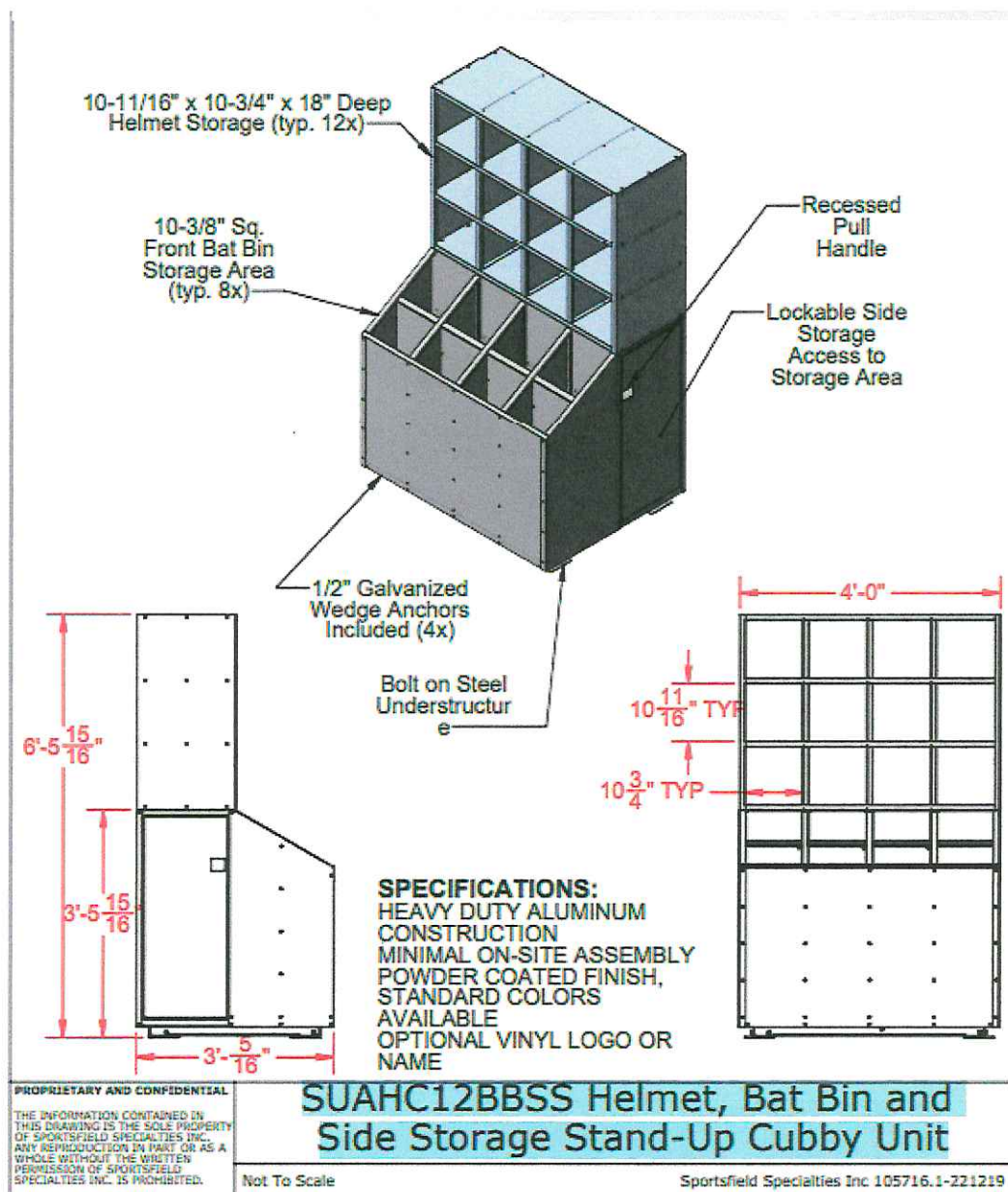


- 2) ATBBRPT15 15'L Aluminum Team Bench with Backrest, Single Tier Seating, Portable, Powder Coated Finish, Various Standard Colors Available, Frame and Extrusions to be the Same Color

EA 1,855.00



- 3) SUAHC12-00 All-Weather Helmet Stand-up or Wall Mounting Cubby Unit for Twelve (12) Helmets. Powder Coated Finish, Standard Colors Available. **EA 1,770.00**



Item No.	6d
Meeting Date	8/5/2024
Initiator	Paige Harjo, Planning & Development Director
Office / Department	Planning & Development

Item Title

Discussion and possible action to approve, approve with modifications, or deny **Resolution # 08-05-2024**, changing the zoning from RM-2 and C-2 (Multifamily Medium Density/Community Commercial) to RMH (Mobile Home Park) on W. Willis Road, Tahlequah, Oklahoma, more particularly described as, The W/2 of the NE/4 of the NW/4 of the NW/4 and The W/2 of the SE/4 of the NW/4 of the NW/4, Section 16, T16N, R22E, Cherokee County, Oklahoma, according to the official plat thereof.

Background

Existing use of land is vacant and existing zoning is RM-2 (Multifamily Medium Density) and C-2 (Community Commercial). Property owners are requesting zoning change to RMH (Mobile Home Park) to place 9 duplex mobile home units. Property owners know to abide by zoning ordinance and city code regulations that will include utility improvements, streets, sidewalks, parking, and landscaping. They would also like to add a park with walking trails. Mobile homes were constructed in the past year and are ADA compliant and will be used to house elders.

Exhibits

1. Resolution 08-05-2024(A)

Funding Source

--

Request

--



MEETING AGENDA

City of Tahlequah Planning Commission
Tahlequah City Hall - 111 South Cherokee Avenue

Tuesday, July 30th, 2024, at 3:00 P.M.

Planning Commission Members

Ryan Cannonie – Chairman

Andy Harris – Vice Chairman

Robert Batson – Secretary

Amber Wooten

Armondo Duke

1. **Call to Order** 3:08 P.M.
2. **Roll Call**
3. **Discussion and possible action** – Approval or correction of minutes dated May 28th, 2024.
4. **Discussion and possible action** – To recommend approval, approval with modifications, or deny a *Zoning change from RM-2 and C-2 (Multi-Family Medium Density/Community Commercial) to RMH (Mobile Home Park)* on W. Willis Road, Tahlequah, Oklahoma, more particularly described as, The W/2 of the NE/4 of the NW/4 of the NW/4 and The W/2 of the SE/4 of the NW/4 of the NW/4, Section 16, T16N, R22E, Cherokee County, Oklahoma, according to the official plat thereof.
5. **Adjournment**

Posted: P Harjo

Date: 7/30/24

Time: 3:38 P.M.

City of Tahlequah

PLANNING & DEVELOPMENT STAFF REPORT

TO: City of Tahlequah Planning Commission
FROM: Paige Harjo, Tahlequah Planning & Development Director
DATE: July 30, 2024
RE: Resolution #5-2024

Recommendation: Staff and Planning Commission Recommend approval of Case #5-2024-Zoning, Resolution #5-2024. Changing the referenced property's zoning from RM-2 to RMH, as well as, from C-2 to RMH.

Background

Subject Property Address: W. Willis Road, Tahlequah, OK
Current Zoning: Residential Multifamily Medium Density District (RM-2) AND Community Commercial (C-2)
Proposed Zoning: Mobile Home Park (RMH)
Property Owner: United Keetoowah Band
Owner Representative: Roxana Wilden and Richard Vann

Attachments

Zoning Map
Aerial Map
Google Map

Project Summary

The applicant is requesting a zoning change to use the property for duplex mobile home residences.

Existing Context

The table below summarizes the existing context proximate to the subject site:

<i>Existing Land Use</i>	<i>Existing Zoning</i>
Vacant	RM-2/C-2
<i>Proposed Land Use</i>	<i>Proposed Zoning</i>
Duplex Mobile Homes	RMH
<i>Surrounding Land Use</i>	<i>Surrounding Zoning</i>
North: Single Family Low Density	North: RS-1
South: None/Pastureland	South: N/A Outside of City Limits
East: Regional Commercial/Mobile Home Park/Community Commercial	East: C-3/RMH/C-2
West: None/Pastureland	West: N/A Outside of City Limits

Historic Context

The North part of the subject property was zoned R3 during an annexation project in 1998. The subject property was designated RM-2 upon the adoption of the updated zoning ordinance and Map in 2022.

The South part of the subject property was zoned C2 during an annexation project in 1998. The subject property was designated C-2 upon the adoption of the updated zoning ordinance and Map in 2022.

Relationship with Comprehensive Plan

According to the City of Tahlequah's Comprehensive Plan, the property location is designated in a Residential Reserve area and is also surrounded by a Stable Neighborhood and pastureland/woodlands that is outside of the city limits. In the Comprehensive Plan, it states "Our current demand models may indicate that a particular density will be most likely to serve the market, but changes in economic and development patterns in the next 10-15 years may create a need that we cannot anticipate today. Preserved areas provide opportunities for future growth, at a significant density that can be determined by future residents according to this, and subsequent plans." The Residential Reserve areas located on the attached map are intended to have housing development at some point in time. Currently, there have been several locations in Residential Reserve that have been developed. Housing Development that is being suggested with this resolution fits according to The Comprehensive Plan.

Relationship with Zoning Ordinance

If the zoning change is approved the owner will be required to meet all regulations in the zoning ordinance and the proposed use would be allowed by right.

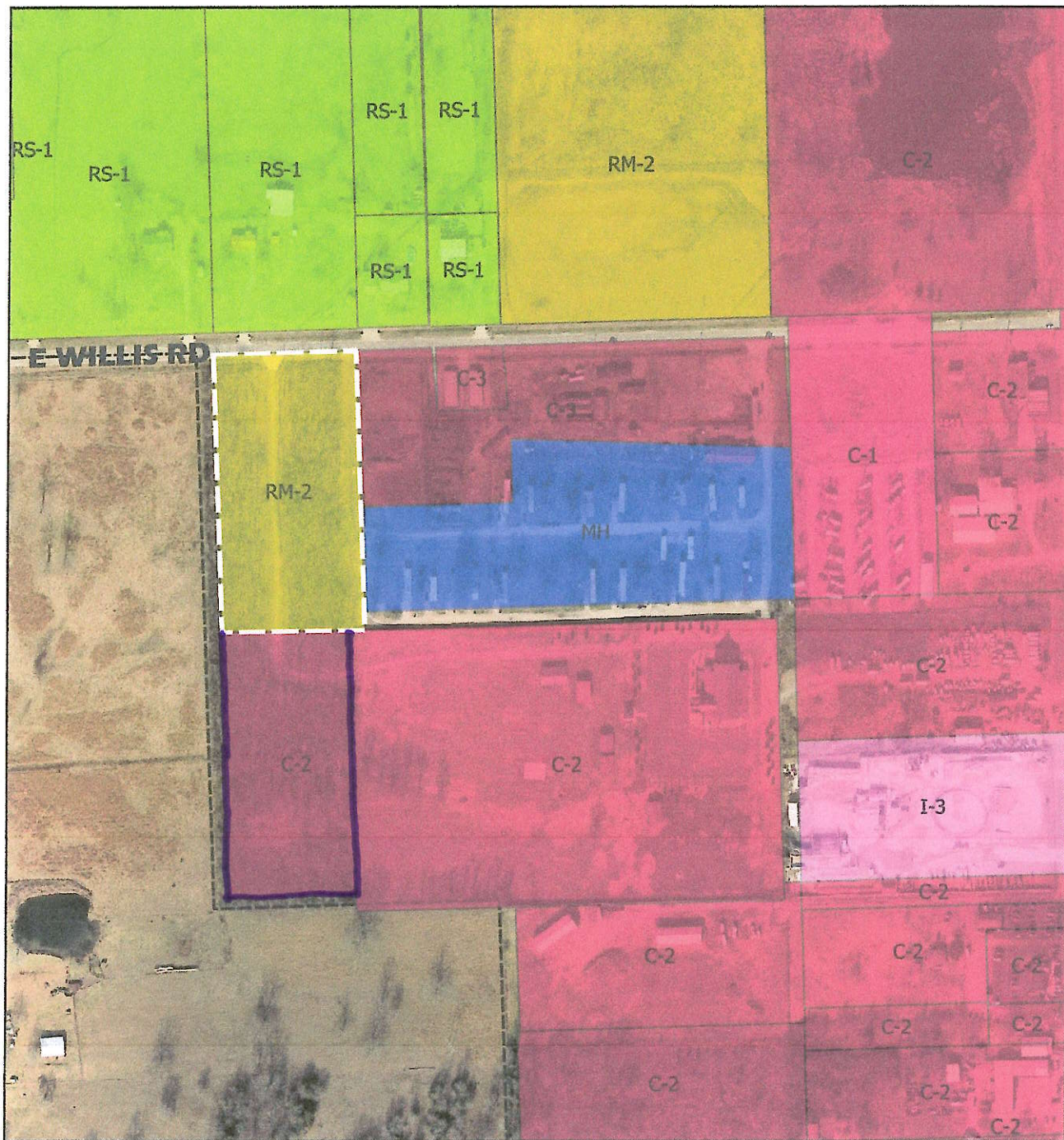
Staff Comments

- a. *The property is within the Residential Reserve area which intends to be developed with housing in the next 10-15 years from the time data was being gathered for the Comprehensive Plan.*
- b. *The proposed use, in this instance, is consistent with the surrounding areas of residential, mobile home, and commercial zoning.*
- c. *The subject property is East and North of other properties that are located outside of city limits.*
- d. *The subject property is West of other property that is under the same ownership as the applicant.*
- e. *Low density population in the area.*
- f. *Applicant can build up to 52 units currently on the northern portion of the property without giving any notice to public and neighbors. Housing types could be duplexes, triplexes, townhouses, or a dwelling group. Other housing types could include boarding, dormitory, or rooming house, convalescent, nursing or assisted living home. Also, the southern portion of the property could be developed of commercial buildings including a day care, school, hotel, restaurant, or business offices, to name a few.*

Planning Commission Discussion & Recommendation

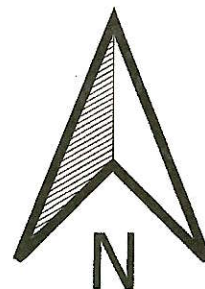
The Planning Commission discussed if the property owner would need the full 10 acres of property to be zoned as RMH (Mobile Home Park). Staff explained that the 5 acres or half of the property would possibly constrict the property owners on the development. If given the full 10 acres to develop, this would give enough room for the zoning ordinance and city code requirements to be met, including landscaping, parking, recreational area, streets, sidewalks, and space required for emergency personnel to enter, turn around and exit.

The Planning Commission approved the recommendation.



Vicinity Map

W. Willis Road
Tahlequah, OK



This is an aerial photograph of a residential neighborhood, overlaid with a green line map showing property boundaries. A single lot, located south of South Muskogee Avenue and east of East Wire Road, is highlighted with a blue border and a red circle. The map includes labels for several streets: South Muskogee Avenue, East Wire Road, East 1st Street, East 2nd Street, East 3rd Street, East 4th Street, East 5th Street, East 6th Street, East 7th Street, East 8th Street, East 9th Street, East 10th Street, East 11th Street, East 12th Street, East 13th Street, East 14th Street, East 15th Street, East 16th Street, East 17th Street, East 18th Street, East 19th Street, East 20th Street, East 21st Street, East 22nd Street, East 23rd Street, East 24th Street, East 25th Street, East 26th Street, East 27th Street, East 28th Street, East 29th Street, East 30th Street, East 31st Street, East 32nd Street, East 33rd Street, East 34th Street, East 35th Street, East 36th Street, East 37th Street, East 38th Street, East 39th Street, East 40th Street, East 41st Street, East 42nd Street, East 43rd Street, East 44th Street, East 45th Street, East 46th Street, East 47th Street, East 48th Street, East 49th Street, East 50th Street, East 51st Street, East 52nd Street, East 53rd Street, East 54th Street, East 55th Street, East 56th Street, East 57th Street, East 58th Street, East 59th Street, East 60th Street, East 61st Street, East 62nd Street, East 63rd Street, East 64th Street, East 65th Street, East 66th Street, East 67th Street, East 68th Street, East 69th Street, East 70th Street, East 71st Street, East 72nd Street, East 73rd Street, East 74th Street, East 75th Street, East 76th Street, East 77th Street, East 78th Street, East 79th Street, East 80th Street, East 81st Street, East 82nd Street, East 83rd Street, East 84th Street, East 85th Street, East 86th Street, East 87th Street, East 88th Street, East 89th Street, East 90th Street, East 91st Street, East 92nd Street, East 93rd Street, East 94th Street, East 95th Street, East 96th Street, East 97th Street, East 98th Street, East 99th Street, East 100th Street. Other labels include 'SOUTH MUSKOGEE AVENUE', 'EAST WIRE ROAD', 'EAST 1ST STREET', 'EAST 2ND STREET', 'EAST 3RD STREET', 'EAST 4TH STREET', 'EAST 5TH STREET', 'EAST 6TH STREET', 'EAST 7TH STREET', 'EAST 8TH STREET', 'EAST 9TH STREET', 'EAST 10TH STREET', 'EAST 11TH STREET', 'EAST 12TH STREET', 'EAST 13TH STREET', 'EAST 14TH STREET', 'EAST 15TH STREET', 'EAST 16TH STREET', 'EAST 17TH STREET', 'EAST 18TH STREET', 'EAST 19TH STREET', 'EAST 20TH STREET', 'EAST 21ST STREET', 'EAST 22ND STREET', 'EAST 23RD STREET', 'EAST 24TH STREET', 'EAST 25TH STREET', 'EAST 26TH STREET', 'EAST 27TH STREET', 'EAST 28TH STREET', 'EAST 29TH STREET', 'EAST 30TH STREET', 'EAST 31ST STREET', 'EAST 32ND STREET', 'EAST 33RD STREET', 'EAST 34TH STREET', 'EAST 35TH STREET', 'EAST 36TH STREET', 'EAST 37TH STREET', 'EAST 38TH STREET', 'EAST 39TH STREET', 'EAST 40TH STREET', 'EAST 41ST STREET', 'EAST 42ND STREET', 'EAST 43RD STREET', 'EAST 44TH STREET', 'EAST 45TH STREET', 'EAST 46TH STREET', 'EAST 47TH STREET', 'EAST 48TH STREET', 'EAST 49TH STREET', 'EAST 50TH STREET', 'EAST 51ST STREET', 'EAST 52ND STREET', 'EAST 53RD STREET', 'EAST 54TH STREET', 'EAST 55TH STREET', 'EAST 56TH STREET', 'EAST 57TH STREET', 'EAST 58TH STREET', 'EAST 59TH STREET', 'EAST 60TH STREET', 'EAST 61ST STREET', 'EAST 62ND STREET', 'EAST 63RD STREET', 'EAST 64TH STREET', 'EAST 65TH STREET', 'EAST 66TH STREET', 'EAST 67TH STREET', 'EAST 68TH STREET', 'EAST 69TH STREET', 'EAST 70TH STREET', 'EAST 71ST STREET', 'EAST 72ND STREET', 'EAST 73RD STREET', 'EAST 74TH STREET', 'EAST 75TH STREET', 'EAST 76TH STREET', 'EAST 77TH STREET', 'EAST 78TH STREET', 'EAST 79TH STREET', 'EAST 80TH STREET', 'EAST 81ST STREET', 'EAST 82ND STREET', 'EAST 83RD STREET', 'EAST 84TH STREET', 'EAST 85TH STREET', 'EAST 86TH STREET', 'EAST 87TH STREET', 'EAST 88TH STREET', 'EAST 89TH STREET', 'EAST 90TH STREET', 'EAST 91ST STREET', 'EAST 92ND STREET', 'EAST 93RD STREET', 'EAST 94TH STREET', 'EAST 95TH STREET', 'EAST 96TH STREET', 'EAST 97TH STREET', 'EAST 98TH STREET', 'EAST 99TH STREET', 'EAST 100TH STREET'. The highlighted lot is situated between East 10th and East 11th Streets, and between East Wire Road and East 1st Street.

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Untitled Map

Write a description for your map.

Legend

- Feature 2
- Feature 3
- Feature 4
- John Hair Cultural Center and Museum
- Polygon Measure
- UKB ~10 Acres



ARTICLE 3
SUPPLEMENTAL REGULATIONS

C. Fronting Not Required

The front building line of structures within a dwelling group development shall not be required to front a public street.

D. Setbacks Observed

The setbacks required for each zoning district shall be observed for the entire lot for which the dwelling group is located.

E. Access and Parking

Vehicular access to parking areas serving dwelling groups within the development may come from a street, alley, or private drive. Every residential structure in the dwelling group shall be within sixty feet (60') of a public street, alley, or private access drive having a minimum paved width of twenty feet (20'), provide that the length of such private road be a maximum of three hundred feet (300'), measured from the street to the end of a turnaround. Required parking may be provided for each structure in the development or within commonly owned space or in combination of the two.

F. Compliance with Other Zoning Requirements

Dwelling groups shall conform to all the requirements of the zoning regulations for the district in which it is located including but not limited to Sign Code, Parking, Fencing and Screening etc.

G. Common Open Space

For all dwelling groups there shall be a minimum of two hundred (200) square feet of open space provided for each dwelling unit. The open space shall be developed to be a part of whole development for which each dwelling unit shall have access.

Section 3.6 Mobile Home Parks

In the district where mobile homes parks are allowed, a mobile home park may be established provided that each park complies with following conditions:

A. General

1. No mobile home shall be permitted outside of an approved mobile home park.
2. No new placement of travel trailers shall be permitted within any mobile home park within the Tahlequah city limits. The placement of travel trailers is restricted to RV Parks and Campgrounds only, provided that existing mobile home parks having existing spaces equipped for travel trailer usage are permitted to continue to locate trailers at such sites.
3. Mobile homes presently existing inside of a mobile home park may remain provided they are maintained and operated in accordance with all applicable regulations, licenses, and permits of the City.
4. Mobile homes presently existing outside of a mobile home park by reason of a variance and/or permit granted by the City of Tahlequah may remain, so long as the variance and/or permit is in effect or is extended by the City Council.
5. Any new placement of a mobile home within a mobile home park shall be in accordance with the standards as set forth in these regulations.

B. License Required

1. License Required

It is unlawful for any person to maintain or operate mobile home park within the limits of the City unless the owner or operator holds a valid license issued annually by the City Clerk.

2. Application

Application shall be made to the City Clerk, or their designee, who shall issue an license upon compliance by the applicant with all pertinent provisions of this and other regulations of the City. Every person holding a license shall notify the City Clerk, or their designee, in writing

ARTICLE 3
SUPPLEMENTAL REGULATIONS

within twenty-four (24) hours after have sold, transferred, given away or otherwise disposed of interest in or control of any mobile home park. The notice shall include the name and address of the person succeeding to the ownership or control of such park.

C. Bulk and Area Requirements

1. Mobile Home Park Tract

Each mobile home park tract shall meet the following minimum requirements:

Total Area	2.5 acres
Area per mobile home space	4,000 square feet
Width at principal entrance	50 feet
Building Setback from public road	25 feet
Building setback from side boundary line	20 feet
Building setback from rear boundary line	20 feet
Street Frontage	300 feet

2. Individual Mobile Home Spaces

Each individual mobile home space in a mobile home park shall meet the following minimum requirements. In addition, each lot shall be clearly defined.

Area	3,000 square feet
Frontage setback	15 feet
Separation between mobile home And boundary of mobile home spaces	10 feet
Rear yard	20 feet
Lot frontage	30 feet

D. Common Open Space

There shall be at least three hundred (300) square feet of common recreation space per mobile home space; the minimum area of any common recreation area shall be ten thousand (10,000) square feet, and the minimum width of any such area shall be eighty (80') feet. Each required common recreation area shall be within five hundred feet (500') of each of the mobile homes it is intended to serve, measured along a route of pedestrian access. Such recreation area shall be no nearer than twenty five feet (25') to any exterior property line. Each required common recreation area shall be graded and drained so as to dispose of all surface water accumulated within the recreation area and shall be surfaced with turf or other dustless surface.

E. Off Street Parking Areas

All mobile homes spaces shall have a minimum of two (2) parking spaces per mobile home. The area designated for vehicular parking shall be that of sealed surface to minimize dust. Driveways constructed for off-street parking requirements shall not exceed twenty-four feet (24') in width.

F. Interior Streets

Interior streets and drives shall be improved in accordance with the requirements for streets as set forth in the subdivision regulations and properly maintained.

G. Accessory Commercial Facilities

In a mobile home park containing at least one hundred (100) improved mobile home spaces there may be provided accessory commercial uses for the convenience of the residents of the development, provided that:

1. The gross floor area of such accessory uses shall not exceed twenty-five (25) square feet for each mobile home space in the park;

ARTICLE 3
SUPPLEMENTAL REGULATIONS

2. All commercial uses shall be governed by the requirements of this Ordinance, but shall be so located and arranged that their commercial character is not evident from the street or from any other residential development; and
3. No such structure shall be closer than fifty feet (50') to any residential or office development outside of the mobile home park development.

H. Landscaping, Screening, and Fencing

1. Location

The required screening shall be located adjacent to the right(s)-of-way of the entire public road frontage of the development site, except where permitted driveway openings and sight distance triangles are required. Screening areas may be installed in buffer areas including but not restricted to, drainage areas, maintenance, and utility easements.

2. Screening Area Specifications and Design

Specifications for the screening area options are listed below. Combinations of these options may be allowed in achieving compliance with the provisions of this Section, upon approval by the planning and development department during preliminary plan review.

a. Berms

Minimum Height	5 feet
Minimum crown width	3 feet
Minimum slope	4:1

b. Plantings

Minimum screening area width	5 feet
Number of plants per linear foot	
Shrub	20
Understory tree	5
Canopy tree	3

i. Plant Specifications

Shrubs:

All shrubs must provide effective year round screening to minimum visual height of thirty-six inches (36"), and a minimum spread of thirty inches (30") with three (3) years of planting.

Understory Tree:

Understory trees shall be a minimum of four feet (4') high and one inch (1") in caliper, measured six inches (6") above grade when planted. When Mature, an understory tree should be between fifteen (15) and forty feet (40') high.

Canopy Tree:

Canopy trees shall be a minimum of eight feet (8') high and two inches (2") in caliper, measured six inches (6") above grade, when planted. When mature, a canopy tree should be at least forty feet (40') high and have a minimum crown width of thirty feet (30').

Groupings:

Shrubs and trees may be grouped or clustered, however, no more than fifty percent (50%) of each required plant material may be grouped or clustered. The remainder of the materials shall be evenly distributed throughout the screening area.

c. Fences

Minimum height	5 feet
Maximum height	7 feet

ARTICLE 3
SUPPLEMENTAL REGULATIONS

Fence material

Masonry or stone wall, wood or similar opaque materials.

d. **Maintenance**

The owner is responsible for maintaining berms to adequately control soil erosion and sedimentation. The owner is also responsible for maintaining any plantings and fences selected as screening materials. Plantings should be kept in good health and appearance. Any dead, unhealthy, or missing plants shall be replaced in ninety (90) days with like or similar vegetation. All fences shall be maintained in a safe manner vertical to the ground. Fences no longer maintained in a safe manner through neglect, lack of repair, manner of construction method of placement, or otherwise shall be repaired or replaced with appropriate substitute materials.

I. **Installation and Building Permit Requirements**

1. ***Building Permit***

Each mobile home must be installed in accordance with building permit requirements of the City. Installers shall not connect utilities prior to the issuance of a building permit. Each installation must be inspected by the Building Official.

2. ***Pad or Foundation Required***

Each mobile home shall be placed upon a pad or foundation. At a minimum, the pad, or foundation shall be constructed in accordance with the manufacturer's specifications and the permanent foundations guide for manufactured housing. HUD document 007487 and any revisions thereto.

3. ***Anchors and Ties***

Every mobile home must be anchored and tied for safety purposes in accordance with the manufacturer's specifications.

4. ***Tie Downs***

All mobile home or travel trailer tie downs must be installed in accordance with the manufacturer's specifications or where no such specifications exist, said tie downs shall be located in footings or foundation piers and must have a holding capacity of four thousand eight hundred (4,800) to five thousand seven hundred (5,700) pounds.

5. ***Skirting***

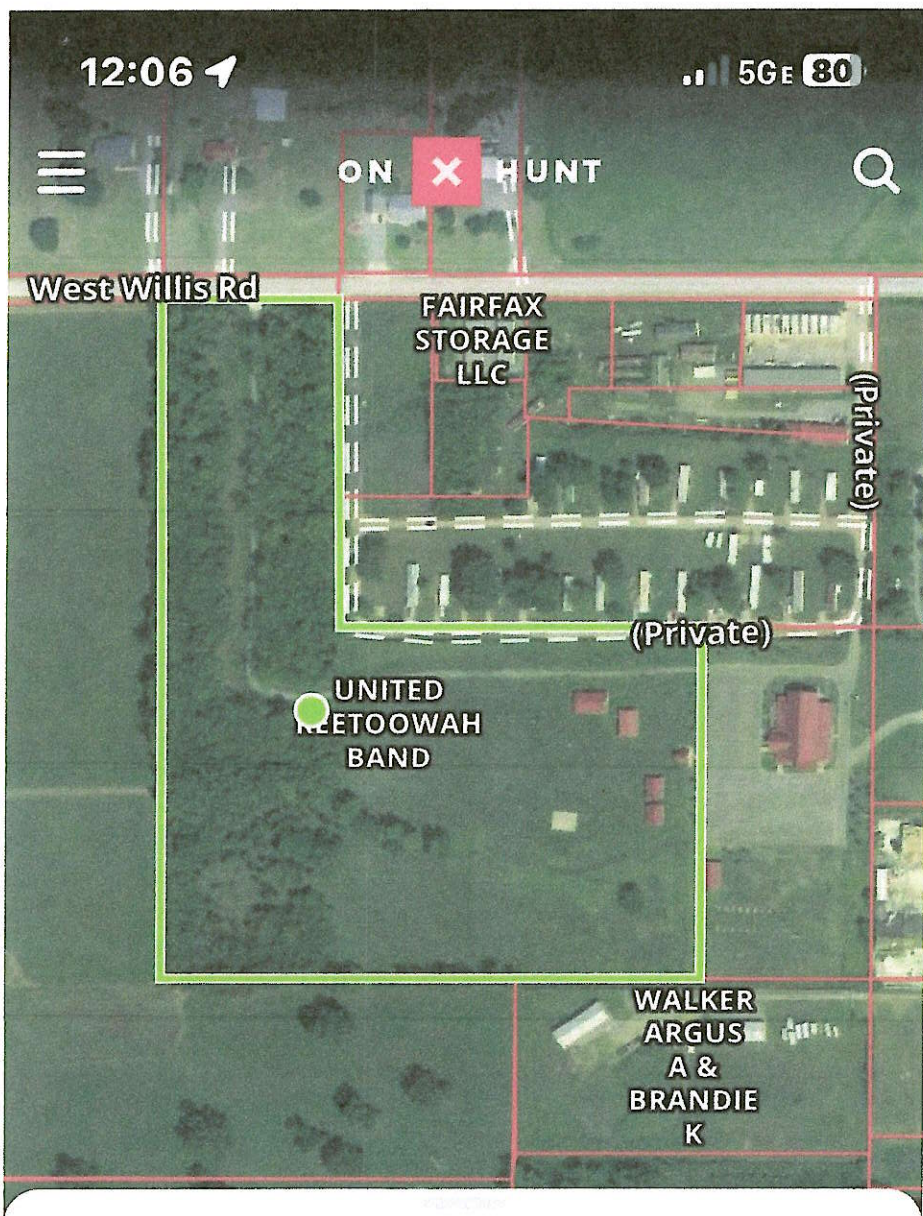
Every mobile home shall be skirted or otherwise located so that the chassis is not visible and such skirting shall be in exterior materials that match or are otherwise compatible with the primary structure. All skirting shall be maintained so as not to provide harborage for rodents or other vermin or create a fire hazard.

6. ***Other Regulations***

In addition to complying with this Section, any mobile home park shall comply with all pertinent rules and regulations of the State of Oklahoma and of the local unit of government, concerning, but not limited to water supply, sewage disposal, electrical distribution, refuse handling, insect and rodent control, fuel supply and storage, and fire protection.

J. **Nonconformities**

Any mobile home park existing at the time of adoption of this Ordinance or amendments thereto, may be continued although such park does not conform to the provisions of this Ordinance. Any nonconforming use which has been discontinued for a continuous period of one (1) year shall not be re-established except in conformity with this Ordinance. A lawful non-conforming park shall have an operating license, renewed every year, subject to conformity with the regulations in effect at the time the park was established. No nonconforming park may be expanded, added to, or changed except in conformity with this Ordinance. In cases where a park is expanded, added to or changed, only the area expanded, added to or changed must conform with this Ordinance.



OK Private Lands

UNITED KEETOOWAH BAND

Overview Hunt Unit Weather Content

 **Coordinates** 35.86863, -94.98214 **Copy**

OK Private Lands

 **Add to Folder**

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 **Navigate To**



PLAN ELEMENTS

ELEMENT 4: HOUSING & NEIGHBORHOODS

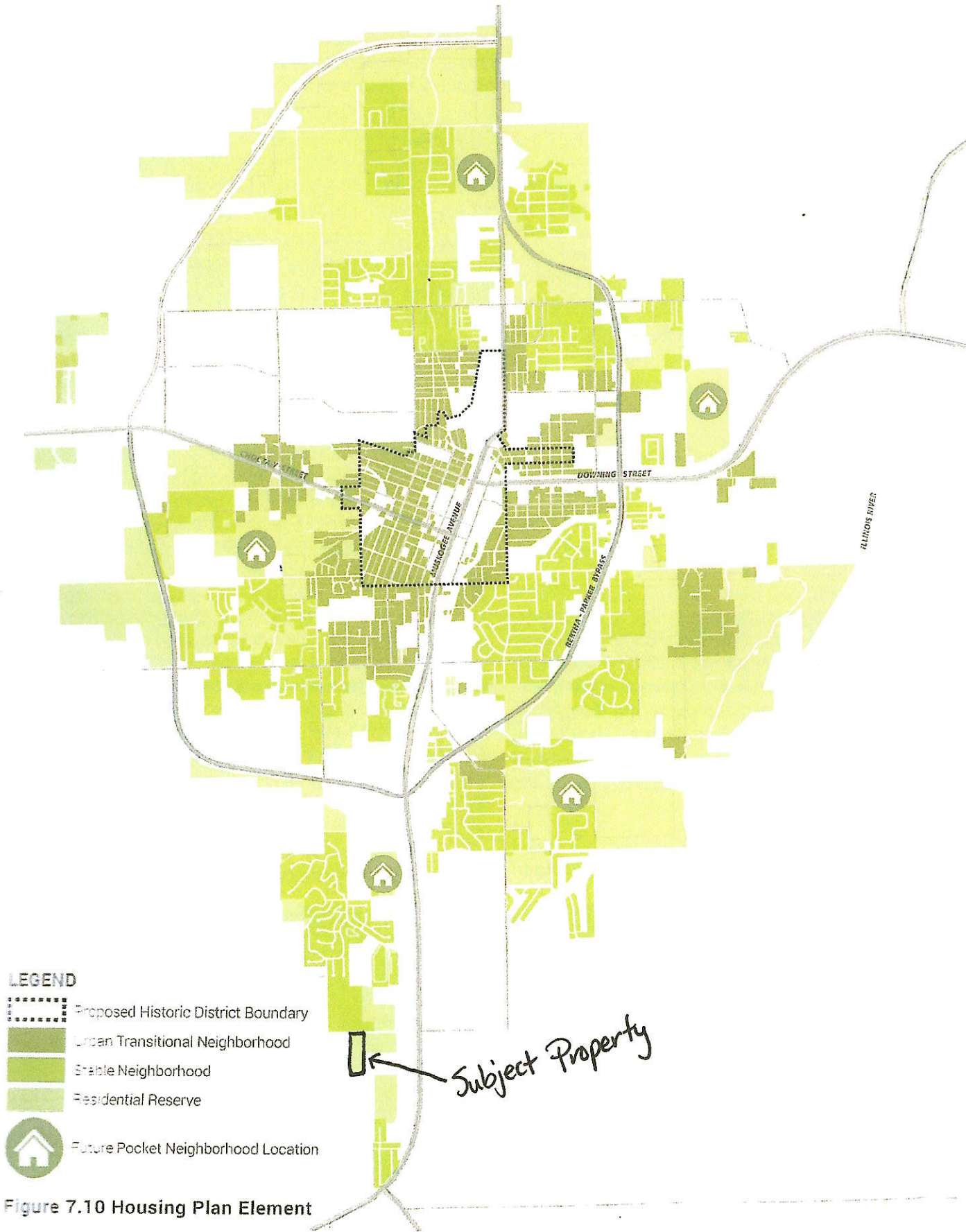


Figure 7.10 Housing Plan Element

FINAL 01/07/21

RESOLUTION NO. 08-05-2024 (A)

**A RESOLUTION TO CHANGE THE ZONING OF THE HEREINAFTER DESCRIBED
REAL ESTATE.**

WHEREAS, the Tahlequah City Council adopted Ordinance No. 1329-2021 on October 16, 2022. Ordinance No. 1329-2021 established Part 12, Chapter 1 – City of Tahlequah Zoning Ordinance.

WHEREAS, Section 7.D.2.f of the City of Tahlequah Zoning Ordinance authorizes zoning map amendments to be approved by City Council by Resolution.

WHEREAS, the applicant has met all notification requirements for a public hearing held by the Planning Commission of the City of Tahlequah

WHEREAS, the Planning Commission of the City of Tahlequah recommended unanimously by a vote of 5-0 to approve Case #5-2024-Zoning.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
TAHLEQUAH, OKLAHOMA, THAT** the following described real in Cherokee County,
Oklahoma, to-wit:

LEGAL DESCRIPTION

The W/2 of the NE/4 of the NW/4 of the NW/4 and The W/2 of the SE/4 of the
NW/4 of the NW/4, Section 16, T16N, R22E, Tahlequah, Cherokee County,
Oklahoma

Shall be, and the same is, hereby changed from Multifamily Medium Density (RM-2) and
Community Commercial (C-2) to Mobile Home Park District (RMH).

PASSED AND ADOPTED by the City Council of the City of Tahlequah on this 5th day of
August, 2024, after full compliance with the Oklahoma Open Meeting Act.

CITY OF TAHLEQUAH

Suzanne Myers, Mayor

ATTEST:

Whitney Shaw, City Clerk

[Seal]

Item No.	6e
Meeting Date	8/5/2024
Initiator	Suzanne Myers, Mayor, Taylor Tannehill, City Administrator
Office / Department	Administration

Item Title

Discussion and possible action to approve or deny an agreement between the City of Tahlequah and Help-in-Crisis to expend up to \$150,000 for services to support Tahlequah residents.

Background

The City of Tahlequah and Help-in-Crisis (HIC) have been working together over the last few weeks to come to an agreement. HIC has requested \$150,000 of ARPA funds to make a purchase of an existing structure. The structure, upon remodeling, will be sufficient to host 4-5 beds. The agreement outlines a match from HIC and a requirement to reserve at least 2 beds for Tahlequah residents or referrals from the Tahlequah Police Dept.

Exhibits

None

Funding Source

American Rescue Plan Fund

Request

To approve the agreement.