

## **ROGERS COUNTY BOARD OF COUNTY COMMISSIONERS**

**June 21, 2021 Regular Meeting**

### **MINUTES**

Chairman DeLozier called the meeting to order; Roll call – DeLozier-present, Hendrix-present, Burrows-present – quorum established and noted that the agenda was properly posted on Thursday, June 17, 2021, at 4:00pm

Commissioner Ron Burrows led the pledge; Assistant District Attorney Todd Wagner offered a prayer

Burrows motioned to approve the Minutes from the June 14, 2021 Regular meeting, second Hendrix; Roll call – DeLozier-aye, Hendrix-aye, Burrows-aye – Motion carried

### **OKLAHOMA MEDICAL MARIJUANA AUTHORITY CERTIFICATE OF COMPLIANCE:**

1. District 1  
GT Strainz, LLC  
Grower (New)  
Owners: Glen Trumbull  
Address: 20944 E. 440 Rd, Claremore, OK 74017

Brittany Senters presented and advised that the file was in order. DeLozier motioned to approve, second Burrows; Roll call – DeLozier-aye, Hendrix-aye, Burrows-aye – Motion carried

2. District 1  
Big B's Farmacy, LLC  
Dispensary (Renewal)  
Owners: Brian Henson  
Address: 14511 E. Hwy 20, Claremore, OK 74019

Brittany Senters presented and advised that the file was in order. DeLozier motioned to approve, second Burrows; Roll call – DeLozier-aye, Hendrix-aye, Burrows-aye – Motion carried

3. District 2  
SJB Greenhouse  
Grower (Renewal)  
Owners: Jackie Bailey  
Address: 7254 E. 450 Rd, Claremore, OK 74017

Brittany Senters presented and advised that the file was in order. Hendrix motioned to approve, second Burrows; Roll call – DeLozier-aye, Hendrix-aye, Burrows-aye – Motion carried

4. District 1  
TAOC, LLC  
Grower (New)  
Owners: Jia Guo, Tao Chen  
Address: 19305 E. 345 Road, Chelsea, OK 74016

Brittany Senters presented and advised that the file was in order. DeLozier motioned to approve, second Hendrix; Roll call – DeLozier-aye, Hendrix-aye, Burrows-aye – Motion carried

### **PLANNING/ZONING:**

1. DISTRICT 3  
Public hearing with discussion and possible action on the request for a ZONING CHANGE from AR (Agriculture-Residential) to C-3 (Central Commercial District). That the intended use of the property, after rezoning, is for gymnasiums, contingent on the approval of the Board of County Commissioners.  
CASE # 2363  
APPLICANT: Kayce Nelson  
LOCATION: 6165 E. 580 Road, Catoosa, OK 74015  
LEGAL DESCRIPTION: The south 388.93 feet of the south 777.86 feet of the west 280 feet of the E/2 SW/4 SW/4, containing 2.5 acres more or less, reserving unto party of the first part an undivided one-half of the oil, gas, and other minerals, including all precious metals, in and under and that may be produced therefrom.  
BOARD VOTE: 6-0

Burrows motioned to open Public Hearing, second Hendrix; Roll call – DeLozier-aye, Hendrix-aye, Burrows-aye – Motion carried to open Public Hearing at 9:49am.

Presented by Brittany Senters, Deputy Director of Rogers County Planning Commission. No one present in opposition

Burrows motioned to close Public Hearing, second Hendrix; Roll call – DeLozier-aye, Hendrix-aye, Burrows-aye – Motion carried to close Public Hearing at 9:51am

Burrows motioned to approve zoning change as submitted, second DeLozier; Roll call – DeLozier-aye, Hendrix-aye, Burrows-aye – motion carried

2. DISTRICT 3

Public hearing with discussion and possible action on the request for a ZONING CHANGE from AG (Agricultural) to RS-60 (Residential 60,000 sq ft). That the intended use of the property, after rezoning, is for a residential lot split, contingent on the approval of the Board of County Commissioners.

CASE # 2364

APPLICANT: David Wright

LOCATION: 14303 E. 600 Road, Inola, OK 74036

LEGAL DESCRIPTION: The west 330 feet of the W/2 SE/4 SW/4 of Section 2, Township 19N, Range 16E, less and except the north 858.00 feet thereof.

BOARD VOTE: 6-0

Burrows motioned to open Public Hearing, second Hendrix; Roll call – DeLozier-aye, Hendrix-aye, Burrows-aye – Motion carried to open Public Hearing at 9:52am

Presented by Brittany Senters, Deputy Director of Rogers County Planning Commission. No one present in opposition

Burrows motioned to close Public Hearing, second Hendrix; Roll call – DeLozier-aye, Hendrix-aye, Burrows-aye – Motion carried to close Public Hearing at 9:53am

Burrows motioned to approve zoning change as submitted, second Hendrix; Roll call – DeLozier-aye, Hendrix-aye, Burrows-aye – motion carried

3. DISTRICT 3

Public hearing with discussion and possible action on the request for a ZONING CHANGE from AG (Agricultural) to AR (Agriculture-Residential) AND RS-60 (Residential 60,000 sq ft). That the intended use of the property, after rezoning, is for a residential lot split, contingent on the approval of the Board of County Commissioners.

CASE # 2366

APPLICANT: Skip Weast

LOCATION: 32052 S. 4180 Road, Inola, OK 74036

LEGAL DESCRIPTION: Parent Tract: The NE/4 NE/4 NE/4 of Section 11, Township 19 North, Range 16 East of the I.B.&M., Rogers County, Oklahoma.

Tract 1: A tract of land located in the NE/4 of the NE/4 of the NE/4 of Section 11, T-19-N, R-16-E of the Indian Base and Meridian, Rogers County, Oklahoma, more particularly described as follows: The North 264.0 ft. of the E/2 of the said NE/4 of the NE/4 of the NE/4. This described tract of land contains 2.0 acres more or less and is subject to all easements and rights-of-way of record.

Tract 2: A tract of land located in the NE/4 of the NE/4 of the NE/4 of Section 11, T-19-N, R-16-E of the Indian Base and Meridian, Rogers County, Oklahoma, more particularly described as follows: The E/2 of the said NE/4 of the NE/4 of the NE/4 less the North 264.0 ft. thereof. This described tract of land contains 3.0 acres more or less and is subject to all easements and rights-of-way of record.

Tract 3: A tract of land described as the W/2 of the NE/4 of the NE/4 of the NE/4 of Section 11, T-19-N, R-16-E of the Indian Base and Meridian, Rogers County, Oklahoma. This described

BOARD VOTE: 6-0

Burrows motioned to open Public Hearing, second Hendrix; Roll call – DeLozier-aye, Hendrix-aye, Burrows-aye – Motion carried to open Public Hearing at 9:54am.

Presented by Brittany Senters, Deputy Director of Rogers County Planning Commission. No one present in opposition

Burrows motioned to close Public Hearing, second Hendrix; Roll call – DeLozier-aye, Hendrix-aye, Burrows-aye – Motion carried to close Public Hearing at 9:55am

Burrows motioned to approve zoning change as submitted, second Hendrix; Roll call – DeLozier-aye, Hendrix-aye, Burrows-aye – motion carried

4. DISTRICT 2

Public hearing with discussion and possible action on the request of a PUD Amendment for The Summit to change to The Summit at Honey Creek, remove Commercial use, and include Area 3 with a ZONING CHANGE from AR (Agricultural Residential) to PUD underlying RS-20 to make a net acreage of 154.373 acres. That the intended use of the property, after the amendment and rezoning, is for a Residential Subdivision, contingent on the approval of the Board of County Commissioners.

CASE # 2365

APPLICANT: Green Property Management, Inc

LOCATION: E. 490 Rd/106th St N east of 209th E. Ave

LEGAL DESCRIPTION:

Area 3 (To be included): A tract of land located in the Southeast Quarter (SE/4) of Section Eight (8) of Township Twenty-one (21) North and Range Fifteen (15) East of the Indian Base and Meridian (1.8.&M.), according to the U.S. Government Survey, thereof, Rogers County, State of Oklahoma; being more particularly described as follows: Commencing at the SW corner of the SE/4 of Sec. 8, T-21-N, R-15-E, I.B.&M.; Thence N 88°47'48" E along the south line of said SE/4 a distance of 1506.00 feet; Thence N 01°16'38" W a distance of 534.20 feet to the Point of Beginning; Thence N 36°34'51" W a distance of 495.35 feet; Thence N 30°46'20" W a distance of 1032.06 feet; Thence N 30°33'08" W a distance of 917.23 feet to the north line of the SE/4; Thence N 88°46'14" E along the north line of said SE/4 a distance of 1718.55 feet to the NE corner of the W/2 E/2 of said SE/4; Thence S 01°16'26" E along the east line of said W/2 E/2 SE/4 a distance of 1757.03 feet; Thence S 88°47'48" W a distance of 475.51 feet; Thence S 01°16'38" East distance of 344.80 feet to the Point of Beginning, and containing 50.348 acres, more or less.

Area 1 (already included): A tract of land located in the Southeast Quarter (SE/4) and the Northeast Quarter of the Southwest Quarter (NE/4 SW/4) of Section Eight (8) of Township Twenty-one (21) North and Range Fifteen (15) East of the Indian Base and Meridian (I.B.&M.), according to the U.S. Government Survey, thereof, Rogers County, State of Oklahoma; being more particularly described as follows: Beginning at the SW corner of the SE/4 of Sec. 8, T-21-N, R-15-E, I.B.&M.; Thence N 01°17'04" W along the west line of said SE/4 a distance of 1317.56 feet to the SE corner of the NE/4 SW/4 of said Sec. 8; Thence S 88°46'57" W along the south line of said NE/4 SW/4 a distance of 130.38 feet; Thence N 30°40'32" W a distance of 669.62 feet; Thence S 88°43'34" W a distance of 72.12 feet; Thence N 01°16'26" W a distance of 114.86 feet; Thence along a curve to the left having a radius of 60.00 feet, a central angle of 73°50'26", a chord bearing of N 38°11'39" W, a chord length of 72.08 feet, for a distance of 77.33 feet; Thence N 05°21'23" East distance of 26.98 feet; Thence N 30°40'32" W a distance of 161.24 feet; Thence N 59°19'28" East distance of 168.00 feet; Thence N 84°29'53" E a distance of 66.30 feet; Thence N 59°19'28" E a distance of 179.07 feet; Thence S 26°55'09" East distance of 39.34 feet; Thence N 59°19'28" East distance of 139.96 feet; Thence N 57°27'41" E a distance of 60.29 feet; Thence N 59°19'28" E a distance of 139.02 feet to the present Oklahoma Department of Transportation (ODOT) right-of-way; Thence S 26°55'09" E along said present ODOT right-of-way (until otherwise noted) a distance of 558.47 feet; Thence S 32°19'47" East distance of 1614.77 feet; Thence S 42°19'52" East a distance of 456.11 feet; Thence S 54°07'40" W a distance of 358.39 feet; Thence S 76°34'21" W a distance of 470.16 feet; Thence S 02°12'13" East distance of 16.50 feet to the south line of said SE/4; Thence S 88°47'48" Wand leaving said ODOT right-of-way a distance of 649.20 feet to the Point of Beginning, and containing 52.076 acres, more or less.

Area 2 (already included): A tract of land located in the Southeast Quarter (SE/4) and the Southwest Quarter (SW/4) and the Northwest Quarter (NW/4) of Section Eight (8) of Township Twenty-one (21) North and Range Fifteen (15) East of the Indian Base and Meridian (I.B.&M.), according to the U.S. Government Survey, thereof, Rogers County, State of Oklahoma; being more particularly described as follows: Commencing at the SW corner of the SE/4 of Sec. 8, T-21-N, R-15-E, I.B.&M.; Thence N 01°17'04" W along the west line of said SE/4 a distance of 1317.56 feet to the SE corner of the N/2 SW/4 of said Sec. 8; Thence S 88°46'57" W along the south line of said N/2 SW/4 a distance of 130.38 feet to the Point of Beginning; Thence S 88°46'57" W along the south line of said N/2 SW/4 a distance of 1356.62 feet; Thence N 01°17'04" W a distance of 1317.25 feet to the north line of said N/2 SW/4; Thence N 88°46'14" East a distance of 164.80 feet to the SW corner of the S/2 SE/4 NW/4 of said Sec. 8; Thence N 01°12'34" W a distance of 660.45 feet to the NW corner of said S/2 SE/4 NW/4; Thence N 88°45'35" E along the north line of said S/2 SE/4 NW/4 a distance of 920.76 feet; Thence S 31°26'44" E a distance of 819.56 feet; Thence S 26°55'09" E a distance of 42.86 feet; Thence S 59°19'28" W a distance of 139.02 feet; Thence S 57°27'41" W a distance of 60.29 feet; Thence S 59°19'28" W a distance of 139.96 feet; Thence N 26°55'09" W a distance of 39.34 feet; Thence S 59°19'28" W a distance of 179.07 feet; Thence S 84°29'53" W a distance of 66.30 feet; Thence S 59°19'28" W a distance of 168.00 feet; Thence S 30°40'32" E a distance of 161.24 feet; Thence S 05°21'23" W a distance of 26.98 feet; Thence along a curve to the right having a radius of 60.00 feet, with a central angle of 73°50'26", a chord bearing of S 38°11'39" E, a chord length of 72.08 feet, for a distance of 77.33 feet; Thence S 01°16'26" East distance of 114.86 feet; Thence N 88°43'34" East distance of 72.12 feet; Thence S 30°40'32" E a distance of 669.62 feet to the Point of Beginning, and containing 51.378 acres, more or less.

BOARD VOTE: 5-0

Hendrix motioned to open Public Hearing, second Burrows; Roll call – DeLozier-aye, Hendrix-aye, Burrows-aye – Motion carried to open Public Hearing at 9:57am

Presented by Brittany Senters, Deputy Director of Rogers County Planning Commission. No one present in opposition

Hendrix motioned to close Public Hearing, second Burrows; Roll call – DeLozier-aye, Hendrix-aye, Burrows-aye – Motion carried to close Public Hearing at 10:00am

Hendrix motioned to approve zoning change as submitted, second Burrows; Roll call – DeLozier-aye, Hendrix-aye, Burrows-aye – motion carried

**BIDS:**

**REVIEW/LET**

1. Bid #21-22 8 Asphalt Overlay District 1

DeLozier motioned to let Bid #21-22 8, second Burrows; Roll call – DeLozier-aye, Hendrix-aye, Burrows-aye – motion carried

**ROADS & BRIDGES:**

1. Discussion and possible action regarding Cooperative Agreement with Virginia A. Sherrer to enter private property pursuant to OKLA. STAT. tit. 69 § 643.1 to maintain drainage in order to diminish erosion and siltation of the County's right-of-way (Burrows)

Burrows motioned to approve, second DeLozier; Roll call – DeLozier-aye, Hendrix-aye, Burrows-aye – motion carried

2. Discussion and possible action regarding renewal of project fund ETRCR1-66(08)20 Flint Road utility Relocation project (Burrows)

Burrows motioned to approve, second Hendrix; Roll call – DeLozier-aye, Hendrix-aye, Burrows-aye – motion carried

**TRANSFER OF FUNDS:**

1. From Sheriff Service Fee Capital Outlay (1226-2-0400-4110) into Highway District 1 Maintenance & Operations (1102-6-4100-2005) in the amount of \$1,860.00 for reimbursement for shop supplies used to maintain Sheriff's vehicles from January-June 2021

Burrows motioned to approve, second DeLozier; Roll call – DeLozier-aye, Hendrix-aye, Burrows-aye – motion carried

2. From JAG LLE Grant (1508-2-0400-2005) into Sheriff Service Fee Capital Outlay (1226-2-0400-4110) in the amount of \$9,936.00 for repayment of transfer for taser purchase

Burrows motioned to approve, second Hendrix; Roll call – DeLozier-aye, Hendrix-aye, Burrows-aye – motion carried

3. From Excess Resale – Fund 7402 into Resale Property Maintenance & Operations (1220-1-0600-2005) in the amount of \$26,186.88 for residual transfer per O.S. 68 § 3131

Hendrix motioned to approve, second Burrows; Roll call – DeLozier-aye, Hendrix-aye, Burrows-aye – motion carried

**AGENDA ITEMS:**

1. Discussion/possible action regarding Detention Services Agreement between Sac and Fox Nation and the Board of County Commissioners of Rogers County (ADA Wagner)

Burrows motioned to approve, second Hendrix; Roll call – DeLozier-aye, Hendrix-aye, Burrows-aye – motion carried

2. Discussion/possible action to execute Power of Attorney authorizing United Safety & Claims to correspond with the Oklahoma Tax Commission for the purpose of reporting and other compliance matters relating to the Oklahoma Multiple Injury Trust Fund

Burrows motioned to approve, second Hendrix; Roll call – DeLozier-aye, Hendrix-aye, Burrows-aye – motion carried

3. Discussion/Possible action on entering into an agreement with Rose Washington of TEDC on the American Recovery Plan (DeLozier)

No Action

4. Presentation and quarterly update from Claremore Industrial and Economic Development Authority (CIEDA) (DeLozier)

No Action

5. Discussion/possible action regarding renewal of projects agreement between Rogers County and the Rogers County Industrial Development Authority for FY 21-22 (ADA Wagner)

DeLozier motioned to Table until July 1, 2021, second Burrows; Roll call – DeLozier-aye, Hendrix-aye, Burrows-aye – motion carried

6. Discussion/possible action regarding a presentation by Kimley-Horn over the City of Claremore - Rogers County Metropolitan Area Comprehensive Plan (DeLozier)

No Action

7. Discussion/possible action regarding proposal by Summit Financial for HR Consulting services for Fiscal Year 2021-2022 (DeLozier)

No Action

8. Discussion and possible action pursuant to OKLA. STAT. tit. 60, § 180(a) to approve or reject the Rogers County Public Health Facilities Authority vote to terminate the Rogers County Public Health Facilities Authority Trust as of June 30, 2021 (ADA Wagner)

Burrows motioned to approve, second Hendrix; Roll call – DeLozier-aye, Hendrix-aye, Burrows-aye – motion carried

9. Discussion/possible action regarding temporary appropriations for FY 21/22 for Rogers County (DeLozier)

Burrows motioned to approve appropriating 50% of the FY20/21 budgeted amounts, second Hendrix; Roll call – DeLozier-aye, Hendrix-aye, Burrows-aye – motion carried

10. Resolution 2021-179 directing reimbursed funds from the Election Board to be deposited into the General Fund Election Board Maintenance & Operations (0001-1-2200-2005) in the amount of \$1,255.77 and into the General Fund Election Board Travel (0001-1-2200-1310) in the amount of \$27.44 for election expenses for April 6, 2021 election

DeLozier motioned to approve, second Burrows; Roll call – DeLozier-aye, Hendrix-aye, Burrows-aye – motion carried

11. Resolution 2021-180 directing reimbursed funds from the Election Board to be deposited into the General Fund Election Board Salaries (0001-1-2200-1110) in the amount of \$2,615.30 and into General Fund Election Board Maintenance & Operations (0001-1-2200-2005) in the amount of \$495.21 for election expenses from the April 6, 2021 election

DeLozier motioned to approve, second Burrows; Roll call – DeLozier-aye, Hendrix-aye, Burrows-aye – motion carried

**PAYMENT OF PURCHASE ORDERS FROM ALL DEPARTMENTS:** Resolution 2021-185

Burrows motioned to approve, second Hendrix; Roll call – DeLozier-aye, Hendrix-aye, Burrows-aye – motion carried

**RECESS OR ADJOURNMENT:** Hendrix motioned to adjourn, second Burrows; Roll call – DeLozier-aye, Hendrix-aye, Burrows-aye – Motion carried to adjourn at 10:23am

BOARD OF COUNTY COMMISSIONERS  
ROGERS COUNTY, OKLAHOMA

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Dan DeLozier, Chairman

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Steve Hendrix, Commissioner

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Ron Burrows, Commissioner

SEAL

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Jeanne M. Heidlage, Rogers County Clerk

Audio available at:

<https://rogerscounty.org/coclerk/Minutes%20Archive/>