

**MINUTES
TOWN OF SLAUGHTERVILLE
BOARD OF TRUSTEES
REGULAR MEETING
May 19th, 2026**

1. CALL TO ORDER

Mayor Steve Easom called the meeting of the Town of Slaughtererville Board of Trustees to order at 7p.m. on May 19, 2026. The meeting was held at the Slaughtererville Town Hall at 10701 Highway 77 and was conducted pursuant to the State Open Meeting Law with due and proper notice provided. Notice of the meeting was given by posting an agenda on May 14,2026.

2. ROLL CALL, DECLARATION OF A QUORUM BEING PRESENT

LEAH GRADY	PRESENT
STEVE EASOM	PRESENT
BRAD LUBY	PRESENT
KATHY SNELLBAKER	PRESENT
HERB ROUSEY	PRESENT

A quorum was established. Also present were Town Administrator Carol Lance, Town Attorney Bryce Kennedy, Treasurer Chris Edwards, Town Clerk Linda Butts and Planning & Development Specialist Josh Reagan.

3. CITIZENS COMMENTS

Anyone who has an item of business to present to the Slaughtererville Board of Trustees is requested to sign in prior to the meeting and will be called upon to speak by the mayor or presiding officer. Those addressing the Trustees are to come to the podium to speak. Presentations are limited to three (3) minutes. Due to Open Meeting Act regulations, remarks should be made to the Board of Trustees as a whole. All comments must directly pertain to an agenda item. If no such item appears on the agenda, it cannot be discussed.

Robin Jones spoke on agenda item number nine.

4. CONSENT AGENDA

All items listed under the Consent Agenda are deemed to be non-controversial and routine in nature by the governing body. Items will be approved by one motion of the governing body. Items listed will not be discussed. Any member of the governing body desiring to discuss an item on the Consent Agenda may request it be removed from the Consent Agenda and placed in its proper order on the regular agenda for consideration.

- A. Approval of Board of Trustee Meeting Minutes from April 21st, 2026.**
- B. Approval of the April 2026 Financial Reports.**

- C. Approval of an Interlocal Agreement regarding roads between the Cleveland County Board of Commissioners and the Town of Slaughterville.**
- D. Approval of an Agreement for Household Hazardous Waste Disposal between the City of Midwest City and the Town of Slaughterville.**

Herb Rousey made a motion, and Brad Luby seconded the motion to approve agenda items A-D.

YEA: Grady, Easom, Luby, Snellbaker, Rousey

NAY: None

Motion carried.

5. CONSIDERATION OF ITEMS REMOVED FROM CONSENT AGENDA

No items were removed.

6. REPORTS

A. Report from the Cleveland County Sheriff's Office.

- Master Sargent Harrison reported 342 calls for the month of April.
- More attention has been given to the 120th and Slaughterville Rd area.
- Current campaign is "Click it or Ticket"

B. Report from the Fire Department, Chief Chris Tolson

- Chief Tolson reported 46 runs, 2 with mutual aid and 1 with auto aid
- The department will attend an annual EMS refresher course with Wadley EMS
- All current firefighters will be First Responder trained by next year.

C. Report from the Planning and Development Dept., Josh Reagan

- Josh reports there are 32 active permits
- For the month of April: 4 were opened, 3 finalized and 2 use permits on review

D. Report from the Town Administrator, Carol Lance

- REAP grant funds have been received and is complete
- ARPA grant is complete. Interest earned is \$57,390.
- Grants from OEC, Firehouse and T Mobil are in process.
- Met with Cleveland County Mr. Ronnie Fulks regarding the responsibilities for the roads, bridges, mowing etc. the town will have once the census count reaches 5,000. Further discussion will be held with Commissioner Grissom.
- 4th of July fireworks is tentatively planned to be held at Canadian River Winery.

7. PUBLIC HEARING

Public Hearing, consideration, and possible action regarding the Proposed Budget Fiscal Year 2026-2027, including possible reallocation of funds between the departments, or modification of each department's budget.

Steve Easom made a motion, and Brad Luby seconded the motion to enter Public Hearing at 7:34.

YEA: Grady, Easom, Luby, Snellbaker, Rousey
NAY: None
Motion carried.

Robin Jones expressed opinion on State vs Federal grants.

Steve Easom made a motion, and Kathy Snellbaker seconded the motion to return to open meeting at 7:42pm.

YEA: Grady, Easom, Luby, Snellbaker, Rousey
NAY: None
Motion carried.

8. GENERAL BOARD BUSINESS

A. Consideration, discussion, and possible action regarding the Proposed Budget Fiscal Year 2026-2027, including possible reallocation of funds between the departments, or modification of department's budget.

The proposed budget was submitted by Town Administrator Carol Lance with additional information requested by the Board of Trustees. Discussion regarding the fuel budgets for all departments was held and Trustee Snellbaker made a recommendation to double the proposed fuel amount for each department.

Steve Easom made a motion, and Herb Rousey seconded the motion to accept the budget with the proposed change.

YEA: Grady, Easom, Luby, Snellbaker, Rousey
NAY: None
Motion carried.

B. Consideration, discussion, and possible action regarding Resolution No. 2026-0521 adopting the Fiscal Year 2026-2027 Budget and establishing Budget Amendment Authority.

Steve Easom made a motion, and Brad Luby seconded to amend "Chief Executive Officer" to "Town Administrator" and accept Resolution No. 2026-0521 as amended.

YEA: Grady, Easom, Luby, Snellbaker, Rousey
NAY: None
Motion carried.

9. PRESENTATION BY TOWN ATTORNEY

**PRESENTATION BY CITY ATTORNEY ON THE TOPIC OF ONG-ONE GAS FRANCHISE AGREEMENT;
DIRECT ACTION AS DEEMED APPROPRIATE.**

Bryce Kennedy, Town Attorney, stated there would be no mandate for citizens to use ONG. A franchise must have a public vote. Currently there are 154 households with ONG, which would bring in some revenue. Having a franchise agreement would be regulated, while a gross receipt tax is not. The agreement would not last more than 25 years.

10. REMARKS BY BOARD MEMBERS AND STAFF

Steve Easom thanked Kathy Snellbaker for recommending participation in the Stop the Bleed training program.

Herb Rousey showed interest in the Women's Auxiliary reinstating the spaghetti dinner fund raiser to support the Fire Department.

11. ADJOURNMENT

Steve Easom adjourned the meeting at 9:12pm

Approved on the 16th day of June 2026

ATTEST:

Mayor Steve Easom

Linda Butts, Town Clerk



Western Surety Company

CONTINUATION CERTIFICATE

Western Surety Company hereby continues in force Bond No. 64752051 briefly described as TREASURER TOWN OF SLAUGHTERVILLE

for CHRISTINE D. EDWARDS

_____, as Principal, in the sum of \$ TWENTY-FIVE THOUSAND AND NO/100 Dollars, for the term beginning August 01, 2026, and ending August 01, 2027, subject to all the covenants and conditions of the original bond referred to above.

This continuation is issued upon the express condition that the liability of Western Surety Company under said Bond and this and all continuations thereof shall not be cumulative and shall in no event exceed the total sum above written.

Dated this 23rd day of April, 2026.

WESTERN SURETY COMPANY

By Larry Kasten
Larry Kasten, Vice President



THIS "Continuation Certificate" MUST BE FILED WITH THE ABOVE BOND.

Western Surety Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That WESTERN SURETY COMPANY, a corporation organized and existing under the laws of the State of South Dakota, and authorized and licensed to do business in the States of Alabama, Alaska, Arizona, Arkansas, California, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Hawaii, Idaho, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, Montana, Nebraska, Nevada, New Hampshire, New Jersey, New Mexico, New York, North Carolina, North Dakota, Ohio, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Carolina, South Dakota, Tennessee, Texas, Utah, Vermont, Virginia, Washington, West Virginia, Wisconsin, Wyoming, and the United States of America, does hereby make, constitute and appoint

Larry Kasten of Sioux Falls,
State of South Dakota, its regularly elected Vice President,
as Attorney-in-Fact, with full power and authority hereby conferred upon him to sign, execute, acknowledge and deliver for and on its behalf as Surety and as its act and deed, the following bond:

One TREASURER TOWN OF SLAUGHTERVILLE

bond with bond number 64752051

for CHRISTINE D. EDWARDS

as Principal in the penalty amount not to exceed: \$25,000.00

Western Surety Company further certifies that the following is a true and exact copy of Section 7 of the by-laws of Western Surety Company duly adopted and now in force, to-wit:

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys-in-Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

In Witness Whereof, the said WESTERN SURETY COMPANY has caused these presents to be executed by its Vice President Larry Kasten with the corporate seal affixed this 23rd day of April, 2026

ATTEST

L. Bauder

L. Bauder, Assistant Secretary



WESTERN SURETY COMPANY

Larry Kasten

Larry Kasten, Vice President

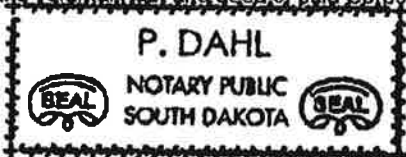
STATE OF SOUTH DAKOTA

COUNTY OF MINNEHAHA

} ss

On this 23rd day of April, 2026, before me, a Notary Public, personally appeared Larry Kasten and L. Bauder

who, being by me duly sworn, acknowledged that they signed the above Power of Attorney as Vice President and Assistant Secretary, respectively, of the said WESTERN SURETY COMPANY, and acknowledged said instrument to be the voluntary act and deed of said Corporation.



P. Dahl

Notary Public

My Commission Expires June 18, 2031

To validate bond authenticity, go to www.cnasurety.com > Owner/Obligee Services > Validate Bond Coverage.





Western Surety Company

The State of Oklahoma requires we notify you of the following:

WARNING: Any person who knowingly, and with intent to injure, defraud or deceive any insurer, makes any claim for the proceeds of an insurance policy containing any false, incomplete or misleading information is guilty of a felony.

CERTIFICATE AND ORDER TO COUNTY CLERK AND COUNTY TREASURER

Slaughterville Oklahoma, June 16th, 20 26

To the County Clerk and County Treasurer of Cleveland County, Oklahoma.

We, the undersigned, presiding officer and Clerk of the Governing Board of (City, Town, Multi-County, Library, Board of Education, School District, (state which) Town of Slaughterville of Slaughterville ("Public Body") in said County, State of Oklahoma, hereby authorize you, from and after the date hereof, for the current term or for the remainder of such current term in case of appointment to fill vacancy, such authority to continue until the end of such term, and no longer, unless sooner revoked, to pay over any public funds collected for the aforesaid Public Body in accordance with the provisions of 68 Okl.St. Ann. § 2923, to Christine Edwards Address 10701 US HWY 77, Lexington, OK 73051, Oklahoma as TREASURER of said Public Body for the term stated; and his legal qualifications for said office are hereby certified to be truly and correctly stated as follows:

- (1) Date Elected or Re-elected April 15th 20 2025;
(2) Date Appointed or Re-Appointed, 20 (Note 1);
(3) Filed Surety Bond in sum of Twenty-five Thousand Dollars and No Cents Dollars (\$25,000.00) with Western Surety Company as Surety;
(4) Bond Terms begins August 1st, 20 26, and Expires/Renews August 1st, 20 27;
(5) Number of Bond 64752051;
(6) Date Bond was approved by Governing Board June 16th, 20 26 (if applicable); and
(7) Said new Bond is in custody and control of Town Clerk (Note 2), or was deposited with N/A for safekeeping.

Approved on June 16th, 20 26 by endorsement made.

Signed and Certified at Slaughterville, Oklahoma, this OK day of June 16th, 20 26.

Presiding Officer

Mayor

Official Title

ATTESTING OFFICER'S SEAL

ATTEST:

Attesting Officer

Clerk

Official Title

Note 1: Where Treasurer is appointed for an indefinite term, provide the original date of appointment. This form must be submitted annually even if Treasurer is appointed for an indefinite term, and must be submitted at any time a bond renews or the named Surety changes.

Note 2: Treasurer should not have custody of his own bond. If Financial Secretary of City serves both as Clerk and Treasurer, Mayor or other chief officer should have custody.

Note 3: See 11 Okl.St. Ann. § 8-105, requiring bond for Treasurer of a municipality; 70 Okl.St. Ann §§ 5-114 & 5-115 requiring bond for Treasurer of a Board of Education; and 65 Okl.St. Ann. § 4-105 requiring bond for Multi-County Library.

**CERTIFICATE AND
ORDER**

OF Town of Slaughterville
Name of Public Body
County of Cleveland

State of Oklahoma, to the County Clerk and
County Treasurer

Qualifying Christine Edwards

Slaughterville Okla.,
as Treasurer of said Public Body.

Received and Filed this _____ day of
_____ 20 _____

County Clerk- County Treasurer

Deputy

Amount of Bond \$25,000.00

Date of Bond August 1st 20 26

Bond Expires/Renews August 1st 20 27

SURETIES

Western Surety Company

May 2026 Fire Runs

4 Lift Assists

1 Public Event

27 Medical Calls

4 Good Intent

2 Grass Fires

2 Fire Alarms

1 Lock Out

1 Vehicle Fire

1 MVA

1 Unauthorized Control Burn

1 RV Fire

Total 45 Runs

4 Mutual Aid Provided

2 Mutual Aid Received

0 Auto Aid Calls

Monthly Report

Permits

Permits Granted 2

Permits Closed 3

Permits Active 32

Code Cases

Open Cases: 58

High Grass and Weeds: 35

Trash And Debris :38

Inoperable Vehicles: 27

Other: 13

FARM AND RANCH LEASE

Property: 68.19 Acres Farm Land
NE Corner of Slaughterville Road and 72nd Street

THIS LEASE, made and entered into as of the 1st day of JULY, 2026, by and between the Town of Slaughterville, Oklahoma (hereinafter called "Lessor") and Judy B. Bugher, Edna Manning, and Hayhook Limousin (hereinafter collectively called "Lessee").

WITNESSETH:

1. **DESCRIPTION.** Lessor, for and in consideration of the rents, covenants and conditions hereinafter mentioned to be paid, performed, kept, and observed by Lessee, has this day rented, leased and let and by these presents does rent, lease and let unto Lessee the surface only of real estate located:

in CLEVELAND COUNTY, OKLAHOMA, described the South Half (S/2) of the Southwest Quarter (SW/4) of Section Eight (8), Township Seven (7) North, Range One (1) West of the Indian Meridian in Cleveland County, Oklahoma, hereinafter referred to as the "Premises". Less and except approximately 9 acres within fenced area on the east side of property which is designated land for Slaughterville Park and Recreational Trails.

hereinafter referred to as "Premises". Lessee acknowledges that they have previously leased the above-described property and have inspected and accepts it in "as is" condition.

2. **TERM.** The term of this Lease shall be for a twelve (12) month period which shall commence on the 1st day of JULY 2026, and end on the 30th day of JUNE 2027, unless terminated by either party. (Reference paragraph 24.)

3. **RENT.** For the use of the Premises, Lessee shall and covenants and agrees to pay to Lessor at:

Town of Slaughterville
10701 US Hwy 77
Lexington, OK 73051

As a rental for the term hereof the total sum of Three Thousand Four Hundred Nine Dollars and Fifty Cents (\$3,409.50), which sum is payable July 1, 2026.

Lessee agrees to comply with the U.S. Department of Agriculture programs now in force and hereafter adopted pertaining to crop allotments and base preservation, conservation compliance and further agrees to maintain the full Crop allotment and Lessee will receive all government payments. It is understood that crop allotments run with the land and are not the property of Lessee.

4. **INSURANCE BY LESSEE** During the term of this Lease, or any extension allowed under the terms of this Lease, Lessee, at her sole cost and expense, shall carry and maintain liability

insurance with insurance companies admitted in the state where the policy is written. Such insurance shall be comprehensive 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 Leased Premises or arising out of the ownership, maintenance, use or occupancy thereof. Said insurance shall specify a single occurrence policy limit of at least one million dollars (\$1,000,000) and shall name the Lessor as a loss payee on the same.

Lessee shall furnish Lessor copies of said insurance policies upon the execution of this Lease. Such policies shall provide that coverage may not be canceled or reduced without at least fifteen (15) days prior written notice first given to Lessor. Lessee shall have the privilege of procuring and obtaining all such insurance through its own sources; provided, however, that if Lessee fails to produce and maintain said insurance, Lessor may purchase the same at Lessee's cost, and the cost thereof shall be additional rent which shall be immediately due and payable to Lessor. Lessor, however, may elect not to purchase such insurance for Lessee's behalf and, in lieu thereof, declare Lessee's default hereunder.

5. USE OF PREMISES. Lessee shall use the Premises for grazing and general dryland farming and shall use the Premises for no other purposes whatsoever without the prior written consent of Lessor. Lessee shall not be permitted to cut or remove any trees from the Premises without the written consent of Lessor, and if such consent shall be given, the proceeds of any sale of severed timber shall belong to Lessor. Hunting and fishing rights are reserved unto Lessor.

6. CARE OF PREMISES. Lessee shall and covenants and agrees:

- (a) To keep and maintain the Premises in as good condition and repair as when received hereunder, ordinary wear and tear and damage by fire or other casualty excepted.
- (b) Pastures shall not be grazed to the extent that stands of desirable grasses and forbs are depleted. The animal stocking rate shall be reduced immediately if so directed by the Lessor.
- (c) All farming operations conducted on the Premises by the Lessee shall be in accordance with the best course of husbandry practiced in the geographical vicinity of the Premises.
- (d) To tend the Premises in such a manner as will prevent, to the fullest extent possible, any possible erosion, washing or ditching thereof; to follow the conservation plan as applied to the Premises, maintain terraces, waterways, roads and other conservation practices installed by Lessor; not to burn crop, residue or stubble.
- (e) Not to permit weeds or noxious plants or grasses to grow where the same may be kept down or eradicated by reasonable diligence or sound conservation practices.
- (f) To spray and mow the Premises as necessary in accordance with good weed control practice.

- (g) To keep and maintain the fences in a good and orderly state of repair at Lessee's sole expense.
- (h) To keep the premises free and clear of any accumulation of trash, refuse, inoperative vehicles or other equipment, scattering of wire or plastic bale tying material, except for those items already present at time of lease.
- (i) Not more than one crop shall be produced from the same land in the same crop year without the prior written consent of the Lessor.

7. LESSOR TO PAY TAXES. Lessor covenants and agrees to pay before the same become delinquent, all taxes and assessments, general and special, which may be levied and assessed against the Premises.

8. LESSEE TO PAY UTILITIES. All utilities, and utility services used by Lessee in, on or about the Premises, shall be paid for by Lessee and shall be contracted for by Lessee in her name.

9. LESSOR MAY ENTER. Lessor shall have and reserve the right to enter the Premises at all reasonable times during the term of this Lease for the purpose of examining and inspecting the same and for the purpose of surveying, planning, or making such repairs and improvements thereto as Lessor may deem necessary or advisable.

10. LIENS PROHIBITED. Nothing contained in this Lease shall constitute any consent or request by Lessor for the performance of any labor or service or the furnishing of any materials or other property in respect to the Premises, nor as giving Lessee any right, power or authority to contract for or permit the performance of any labor or services or furnishing of any materials or other property in such fashion as would permit the making of any claim against the Premises or Lessor in respect thereof.

11. APPROVAL NEEDED FOR IMPROVEMENTS. Lessee agrees that she will not build, construct or otherwise cause any permanent building, structure, fence, cattle pond, cattle feeder, barn or appurtenances thereto-to be placed upon the Premises without prior written consent of Lessor. Lessee agrees that she will not make any alterations or other improvements upon the Premises without prior written consent of Lessor. Any such changes and improvements made by Lessee shall be at her sole expense and Lessor shall in no way be responsible therefor.

12. FENCE REQUIRED FOR LIVESTOCK. In the event this Lease provides for the grazing of livestock, prior to utilizing all or a portion of the Premises for such grazing and feeding of livestock, Lessee shall at her own expense have fences constructed around the perimeter of the portion of the Premises to be used for the grazing and feeding of livestock as is necessary to restrict the grazing and feeding of livestock to such area.

13. IMPROVEMENTS TO BECOME LESSOR'S PROPERTY. Upon the termination of this Lease, whether by reason of lapse of time, cancellation, forfeiture or otherwise, any fences or other improvements of a permanent nature added to the Premises by the Lessee prior to or during the term of this Lease shall become the property of the Lessor.

14. LESSOR'S EXCLUSIVE MINERAL RIGHTS. Lessor shall have the exclusive right to drill for or mine and remove all oil, gas, gravel, coal and all minerals in, on or underlying the Premises by any method selected by Lessor or its assigns. Lessor also hereby reserves for itself and its assigns the exclusive right to pass through, on or over the premises by any convenient passage or passages in order to remove said minerals, and in order to mine, produce and remove the minerals from any other land or property now owned, leased, or thereafter acquired or leased by Lessor.

Lessor reserves for themselves all rights to collect and to accept or receive payments including surface damages caused by exploring and drilling for oil and gas, and the operation of completed wells. The Lessee hereby waives all claims against Lessor, the pipeline companies, and the Lessor's oil and gas lessee and its assigns, for all damages caused thereby except damages to crops planted. However, in the event Lessor receives surface damages from the operator, then Lessor agrees to deduct from the annual rent, pro-rata, for the land so taken by them or their assigns for said uses when the rental of such land is cash, and to reimburse the said Lessee for any actual damage she may suffer for crops destroyed.

15. LESSOR RESERVES RIGHT TO SELL. Lessor reserves the right from time to time to sell and convey any part or all of the Premises and, if it be a condition upon which such sale is contracted to be made, to cancel this Lease with respect to the part of the Premises so sold and conveyed; provided, however, any such sale contract shall contain a provision continuing the Lease as to any area containing annual growing crops planted by Lessee until such time as Lessee shall have had a reasonable opportunity to harvest such crops upon maturity, if the Lease is still valid.

- (a) That promptly after the full execution and delivery of the real estate sale contract between Lessor, as Seller, and a third party Buyer(s), covering the sale of said part of the Premises, Lessee shall give written notice of sales contract setting forth (i) the date upon which said contract was fully executed and delivered, (ii) the legal description of the real estate thereby contracted to be sold, (iii) the name(s) of the purchaser(s) under said contract, and (iv) the approximate date of closing.
- (b) That promptly after the closing, written notice of the date upon which such closing was affected shall be given by Lessor to Lessee.
- (c) That effective sixty (60) days after the date the written notice of closing provided for in (b) above is provided, this Lease shall be and stand canceled as to the part of said Premises sold (but subject to Lessee's right to harvest growing crops as set forth above), but shall remain in full force and effect as to the remainder of the Premises.

16. LESSEE'S ENVIRONMENTAL RESPONSIBILITY. Lessee shall not conduct any activity on the premises which would violate, or cause Lessor to be in violation of applicable laws, statutes, ordinances, rules, regulations, policies, orders and determinations of any governmental authority (collectively the "Applicable Law"), including, but not limited to the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, the Resource Conservation and Recovery Act of 1987, as amended, and the Oklahoma Controlled Industrial Waste Disposal Act, as amended, nor which would cause the presence of any substance or the existence of any condition, or the threatened release of any substance in, on, or under the surface of the Premises, or the occurrence of any event in which any substance has been disposed of or released on, in or from the Premises in any manner not permitted under Applicable Law such that Applicable Law would require (i) a report or other notice of such condition or event to any federal, state, or local governmental agency; (ii) remodel, treatment, remedial action or other procedures, or remedial action with respect to such condition or event in order to bring the Premises into compliance with all Applicable Law; (iii) contribution by any current or former owner or operator of the premises toward removal, treatment, other procedures, or other remedial action required by or that may be brought under Applicable Law with respect to the premises or any other site or location affected by such condition or event; and/or (iv) imposition of a fine or other financial consequence because of the Lessee's actions.

Lessee agrees to complete an environmental checklist on premises provided by Lessor upon request of Lessor. Lessee agrees to allow and assist Lessor with any and all on-site environmental inspections Lessor deem necessary.

Lessee will follow all label restrictions in the use of chemicals and use only chemicals that have been approved by the federal government. All non-organic waste materials will be disposed of off-premises, in a manner as approved by the Environmental Protection Agency Regulations or other appropriate governing body.

17. LESSOR'S EXCLUSIVE WATER RIGHTS. Lessor reserves all rights for the sale of water of or from any and all sources in or on the Premises and the Lessee shall not permit anyone to use said water except on written order from Lessor; and the Lessee hereby waives all claims against the Lessor and purchasers of said water, for all damages caused thereby, provided, however, the right of Lessee to the use of water for livestock which is regularly kept on said "Premises" is permitted. The Lessor shall not remove any water by sale and must provide Lessee with an acceptable reserve of livestock water for the term of the Lease. Lessor shall not be liable or responsible for water supply due to dry weather conditions, that is drought or flood water causing breakage or drainage to any water reservoir.

18. DEFAULT. If Lessee shall fail or neglect to perform or observe any of the covenants or agreements herein contained on Lessee's part to be performed or observed, then thirty (30) days after written notice of such default be given to Lessee by or on behalf of Lessor, then this Lease shall be forfeited at the election of Lessor without further notice to Lessee or any other person.

Provided, however, if any default for which notice has been given as aforesaid is remedied within said thirty (30) day period, at the sole option of the Lessor, this Lease may remain in full force and effect the same as though no such default had occurred.

19. NOTICE. All notices authorized or required between the parties or required by any provisions of this Lease shall be in writing and must be received by the parties or delivered by receipted means to the notification address of the receiving party, or to such other address as the parties may direct by notice given as herein provided. The effective date of any notice given hereunder shall be the date on which such notice is received or delivered as above set forth.

20. LEASE NOT TO BE ASSIGNED. Lessee will not assign or in any manner transfer this Lease or any interest therein or sublet the Premises or any part thereof without the prior written consent of Lessor. The granting of any such consent by the Lessor shall not release or discharge Lessee from the performance of any duties and obligations under this Lease.

21. LESSEE'S INDEMNIFICATION. Lessee covenants at all times to indemnify and to save Lessor and hold Lessor harmless from any and all loss, liability, costs or damages, including but not limited to, attorney's fees, and expenses that may occur or be claimed with respect to any person or persons, corporation, property, or chattels on or about the Premises, or to the property itself, whether resulting from any act done or omission by or through Lessee, her agents, employees, invitees or any other person on the Premises by reason of Lessee's use or occupancy; or resulting from Lessee's nonuse, or possession of the Premises and any and all loss, cost, liability or expense resulting therefrom; and at all times to maintain the Premises in a safe and careful manner.

22. MISCELLANEOUS.

- (a) The descriptive heading of the paragraphs in this Lease are solely for convenience and shall not be relied upon in construing any provisions herein.
- (b) This Lease contains the entire agreement between the parties hereto and no agreement made hereafter will be effective to change, waive, modify, discharge, or terminate this Lease, in whole or in part, unless such agreement is in writing and executed by the party, against whom enforcement of the change, waiver, modification, discharge or termination is sought.
- (c) The failure of either party hereto to seek redress against the other for violation of, or to insist upon strict performance of the terms and provisions of this Lease, will not constitute a waiver of the right to seek redress for any subsequent violation of the terms and provisions hereof, or any right to insist on strict performance hereof.

(d) This Lease and the terms and provisions hereof will be binding upon and will insure the benefit of the parties hereto and their respective successors, assigns, heirs and personal representatives.

23. CONDEMNATION. If public authority under the power of eminent domain thereof takes the Premises or any part, Lessor may elect to terminate this Lease and, in such event, any paid out unearned rent, as established on a per month basis, prorata, shall be refunded to Lessee. The Lessor reserves the right to use the property in the future for the town's sole use.

24. SPECIAL TERMS AND CONDITIONS. This Lease shall be automatically extended from year to year, under the same lease terms, unless written notice to terminate is given by either party to the other, at least four (4) months prior to the beginning of the succeeding Lease year, or unless this contract is terminated earlier under the provisions herein contained. (Reference paragraph 2).

IN WITNESS WHEREOF, the parties hereto have executed this Lease, the day and year first above written.

LESSOR:

TOWN OF SLAUGHTERVILLE

Steve Easom, Mayor

ATTEST:

Linda Butts, Town Clerk

LESSEE:

Judy B. Bugher

Edna Manning

Hayhook Limousin:

By: _____
Judy B. Bugher

By: _____
Edna Manning

Lessee's Mail and Delivery Notification Address:
Judy B. Bugher and Edna Manning
9750 Slaughterville Rd
Lexington, OK 73051

TEMPORARY USE AND LICENSE AGREEMENT

THIS TEMPORARY USE AND LICENSE AGREEMENT ("Agreement") is entered into this 16th day of June 2026, by and BETWEEN SIPPIDEE DO-DAH LLC with the address of 7050 Slaughterville Road, Lexington, OK 73051 ("Owner") and the TOWN OF SLAUGHTERVILLE, OKLAHOMA, an Oklahoma municipal corporation, with an address of 10701 US 77, Lexington, Oklahoma 73051 ("Town").

RECITALS

WHEREAS, Owner owns certain real property located at 7050 Slaughterville Road, Lexington, OK 73051 (the "Property"); and

WHEREAS, the Town desires to utilize the Property for its annual Independence Day celebration and related public activities; and

WHEREAS, the owner of Owner is an employee of the Town, Karie Killgore, and she has voluntarily agreed to allow the Town to use the Property without charge as a community service and for the benefit of the citizens of the Town of Slaughterville; and

WHEREAS, no rent, fee, compensation, or other consideration shall be paid to Owner for the use of the Property.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties agree as follows:

1. License of Property. Owner hereby grants to the Town a temporary, non-exclusive license to enter upon and use the Property for the purpose of conducting the Town's Fourth of July celebration, including but not limited to public gatherings, parking, vendor areas, food service, entertainment, staging, setup and teardown activities, fireworks displays, and other activities reasonably associated with the event.
2. Term. The Town's right to use the Property shall commence on _____, 2026, and terminate on _____, 2026. The Town shall be permitted reasonable access to the Property before the event for setup and preparation and after the event for cleanup and removal of equipment, supplies, and debris.
3. No Rent Or Compensation. The parties acknowledge and agree that no rent, fee, reimbursement, or other compensation shall be paid by the Town to Owner for the use of the Property. Owner is providing the Property for this public event voluntarily and without expectation of compensation.
4. Fireworks Display. Owner expressly authorizes the Town and its contractors, vendors, volunteers, agents, and representatives to conduct a fireworks display upon the Property in connection with the Fourth of July celebration. The Town shall be responsible for obtaining any

permits required by law and shall ensure that any fireworks activities are conducted in accordance with applicable federal, state, and local laws and safety regulations.

5. **Condition Of Property And Cleanup.** The Town accepts the Property in its present condition and acknowledges that the Property is being provided "as is." Following the conclusion of the event, the Town shall promptly clean the Property and remove all trash, debris, temporary structures, equipment, signage, fireworks-related materials, and other event-related items placed upon the Property by the Town, its contractors, vendors, volunteers, or invitees. The Town shall use reasonable efforts to restore the Property to substantially the same condition that existed immediately prior to the event, ordinary wear and tear excepted.
6. **Liability And Governmental Immunities.** Each party shall be responsible for its own acts and omissions. Nothing contained in this Agreement shall be construed as a waiver, limitation, or relinquishment of any rights, defenses, immunities, or liability limitations available to the Town under the Oklahoma Governmental Tort Claims Act or any other applicable law.
7. **Insurance.** The Town shall maintain any insurance coverage customarily carried by the Town for public events of this nature. The Town may require any fireworks contractor, vendor, or other third-party participant to maintain liability insurance and provide proof of such coverage prior to conducting activities on the Property.
8. **Compliance With Law.** The Town shall conduct all activities on the Property in compliance with applicable federal, state, and local laws, ordinances, regulations, and permit requirements.
9. **No Property Interest Created.** This Agreement is a temporary license only. It does not create a leasehold estate, easement, tenancy, or any other property interest in favor of the Town.
10. **Council Approval.** The parties acknowledge that this Agreement shall be subject to approval by the Board of Trustees of the Town of Slaughterville at a public meeting. The Board's approval shall constitute a finding that the use of the Property serves a legitimate public purpose and that no compensation is being paid to Owner for such use.
11. **Entire Agreement.** This Agreement constitutes the entire understanding between the parties concerning the use of the Property and supersedes any prior discussions or agreements relating thereto.
12. **Governing Law.** This Agreement shall be governed by and construed under the laws of the State of Oklahoma.

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates set forth below.

“OWNER”

SIPPIDEE DO-DAH LLO

Karie Kilgore
Karie Kilgore, CEO and Managing Member

Date: June 9th, 2026

“TOWN”

TOWN OF SLAUGHTERVILLE, OKLAHOMA

Steve Easom, Mayor

(Seal) ATTEST:

Approved as to Form and Legality:

Carol Lance, Town Administrator

Bryce S. Kennedy, Jr., Town Attorney

3650 S. Boulevard • Edmond, OK 73013 • omag.org

405.657.1400 • 800.234.9461 • FAX 405.657.1401
AGGREGATE DEDUCTIBLE PLAN

2026-2027 Escrow Use Form for Town of Slaughterville

This form indicates the Escrow Balance in your account. Any interest that has accrued has been added to the Escrow Balance. Use this form to indicate if escrow is to be applied to premium. If Escrow is being used, please include a copy of board/council minutes with this form.

ESCROW (including any interest credit) \$ 16,492.05

Select and initial the appropriate box below and enter the dollar amount to be applied to premium (if one appears).

_____ 1. We will use \$_____ of our Escrow Credit to reduce our 2026-2027 premium for the Workers' Compensation renewal. NOTE: A copy of the board/council minutes is required.

_____ 2. We will not use our Escrow Credit to reduce our 2026-2027 premium for the Workers' Compensation renewal.

If you choose to not use Escrow to reduce your premium, the premium shall be due and payable on or before the first day of the agreement period or within thirty (30) days of the date of invoice, whichever is later. OMAG offers three payment plans: annual, semi-annual, and quarterly.

Failure to pay or for OMAG to receive the premium due on the above stated dates shall result in cancellation and non-coverage for you for the period in which the premium was due, or any extension thereof as a result of your decision to make the installment payments.

Date

Signature of Authorized Representative

Printed Name and Title

NOTE: THIS FORM MUST BE SIGNED AND RETURNED TO OMAG.

Stop the Bleed Program in Oklahoma

The **Stop the Bleed®** program in Oklahoma is a public safety initiative designed to teach people how to control life-threatening bleeding before professional medical help arrives. It's based on the **American College of Surgeons (ACS) Stop the Bleed®** national campaign, which is a U.S. Department of Defense–licensed program [Stop The Bleed +1](#) .

Purpose and Importance

Uncontrolled bleeding is the **#1 cause of preventable death from injuries** worldwide, responsible for about **40% of trauma-related deaths** [City of OKC +1](#) . The program aims to empower bystanders, first responders, and community members with the skills to save lives in emergencies such as accidents, assaults, or disasters.

What the Program Offers

- **Free or low-cost training** in basic bleeding control techniques.
- **Three proven actions** to stop severe bleeding:
 1. **Direct pressure** on the wound.
 2. **Tourniquets** for major limb injuries.
 3. **Wound packing** for deep wounds [Stop The Bleed +1](#) .
- **Licensed kits** containing tools like tourniquets, wound packs, and bandages for home or vehicle [USE Stop The Bleed +1](#) .
- **Community events** such as police department–sponsored classes, often held in partnership with agencies like the Oklahoma City Fire Department and Keep Safe Inc [City of OKC +2](#) .

How It Works in Oklahoma

- **Oklahoma City Fire Department** offers a free Stop the Bleed® course to the public, emphasizing that bleeding can occur anytime and anywhere [City of OKC](#) .
- **Local law enforcement and community organizations** host training sessions, such as the Jones Police Department's free CLEET-level Stop the Bleed class [Oklahoma.gov](#) .
- **Keep Safe Inc** in Oklahoma City provides Stop the Bleed® and CPR/AED training for the metro area [www.keepsafeok.org](#) .