

THURSDAY, JULY 11, 1991, CONTINUED

DeJarnette said that since they have now received the financing necessary, they would form a new corporation if necessary to build the facility rather than be held in breach of contract by the County. He stated he would prefer to build it as Long Ball, Inc. The new group financing the project has agreed to use Long Ball, Inc. as a vehicle to complete the complex as originally proposed and will begin immediately.

The Board determined that since Long Ball, Inc. has not yet been constructed and they have not developed a revenue stream, the Board is hesitant to accept the \$3,000, particularly since the contract is still in place. The Board agreed to forgive the \$3,000 and allow the refund of the money to stand.

The Board will continue the agreement with Long Ball, Inc. with an amended contract calling for construction to begin no later than November 1, 1991 and completion no later than March 1, 1992. The facility must be completely operational at that time. Blakeley should have an amended contract for Board action at the July 29, 1991 BOCC meeting.

Bales, Edwards and Ray Jordan were directed to monitor the progress of the project.

Dr. Gae Wilson appeared to discuss the future of the County School Superintendent's office. Her presentation was meant to be informative only and to apprise the Board of certain services her office performs which she feels should be kept operational by the County. Wilson recommended that the entire subject be studied at a later date after the October 15 vote on HB 1017. Harris directed the subject be placed on a Management Conference in about 60 days.

Harris asked for suggestions from the Board on a way to honor Dr. Robert Featherston. Dr. Featherston has declined reappointment as a member of the City-County Board of Health after 30 years of service. The Board agreed that Dr. Featherston has made an outstanding contribution to the community and should receive recognition for his many years of service. Harris and Edwards will develop a way to honor Dr. Featherston.

Harris also noted the resignation of Dr. Featherston creates a vacancy for a new County appointee to that Board. Harris asked for suggestions on the selection of a new appointee. It was discussed and agreed upon that the appointee does not necessarily have to come from the medical community and this will give the Board a broader base from which to select a new appointee. They will each be thinking of names to submit for appointment to that Board.

Edwards briefed the Board on the contents of his May 30, 1991 memorandum regarding tenant lease rates at Franklin Plaza. Edwards explained the sole non-Tulsa County tenant's initial lease expires November 30, 1991, yet there is a two-year renewal option. The tenant has required the Board to suspend three months' rent and reduce the per square foot rate from \$7.50 to \$5.86 for the period December 1, 1991 through November 30, 1992, and \$6.51 for the period December 1, 1992 - November 30, 1993. Edwards recommended the Board not suspend any rent payments and requested Board approval to offer the tenant \$7.00/square foot for the entire two-year period beginning December 1, 1991. Also, if tenant chooses not to exercise the two year option, Edwards wishes to seek a new tenant to occupy no more than 5,000 square feet of the Franklin Plaza building at the appropriate time.

Motion by Selph, seconded by Dick, to authorize Edwards to advise the tenant of the \$7.00/square foot rate for the two year period beginning December 1, 1991 and when appropriate, begin a search for a replacement tenant at a rate to be determined later. Upon roll call: Selph, yes; Dick, yes; Harris, yes. Motion carried.

Edwards also discussed employee mileage reimbursement rates as outlined in his memorandum of June 25th. The Board concurred that further information of financial impact to the budget is needed before a decision can be made. The Board directed Edwards to place the subject on a future Budget Board agenda for discussion.

Terry Tallent was present in response to a letter from Timothy Clancy regarding the medical benefits of his mother, Teresa Clancy. Mr. Clancy had suggested the County explore new programs for insurance or at least modify existing programs to provide conversion features until the insured is eligible for Medicare.

Tallent explained that our current health program does not offer a conversion plan. Tallent noted that to modify our current self-insured health plan to allow individuals to remain in the health plan beyond COBRA regulation would have a potentially devastating effect on the program. He added we are experiencing a loss ratio of 36% with our retiree group and a loss ratio of 23% for the COBRA group. To extend the length of coverage would increase our losses and the net results of a provision of extended COBRA benefits to COBRA participants would be that everyone's premiums would have to be increased to absorb the negative claims experience of this small sub group of individuals.