

MINUTES
Tuesday, February 17, 2026

APPROVED
2/23/2026

I. CALL TO ORDER

The Board of County Commissioners (BOCC) met at the hour of 9:30 a.m., with the following members present: Commissioner Lonnie Sims, Commissioner Stan Sallee and Commissioner Kelly Dunkerley. Others present: County Clerk Michael Willis.

Kelly Dunkerley, Chairman, called the meeting to order at 9:30 a.m., and the following business was transacted:

II. ROLL CALL

Commissioner Sims, present; Commissioner Sallee, present; Commissioner Dunkerley, present.

III. PLEDGE OF ALLEGIANCE

Commissioner Dunkerley led the Pledge of Allegiance.

IV. ANNOUNCEMENTS

County Events and Status Updates for Comment and Discussion from: Administrative Services, Building Operations, Court Services, Early Settlement, Election Board, Engineers, Highways, Human Resources, Information Technology, Inspections, Parks, Public Information Officer, Office of Government Efficiency & Transparency, Social Services, Procurement, Assessor, County Clerk, Court Clerk, Sheriff, Treasurer, District Attorney, Drainage District #12, Expo Square, Juvenile Bureau, Juvenile Detention, OSU Extension, Presiding Judge, River Parks Authority, Tulsa Area Emergency Management Agency, Public Defender, Chief Deputies and County Commissioners

Chairman advised the announcements and County Events and Status updates were open for comment and discussion. The departments with information gave a report.

V. MINUTES

A. Board of County Commissioner's Meeting of February 9, 2026

Motion made by Lonnie Sims, seconded by Stan Sallee, to approve and authorize execution by the Chairman. Upon roll call, Yes - Lonnie Sims, Stan Sallee, Kelly Dunkerley. No - None. Abstain - None. Motion carried.

VI. REPORTS TO ACCEPT & FILE

A. Elected Officials:

1. Assessor - Monthly for 1/2026 (Clerk's Misc. File No. 20260253)
2. Court Clerk:
 - a. Monthly for 1/2026 (Clerk's Misc. File No. 20260254)
 - b. Records Management and Preservation for 1/2026 (Clerk's Misc. File No. 20260255)
3. Treasurer - Depository Summary of Daily Analysis for 1/2026 (Clerk's Misc. File No. 20260256)

B. County Department - (Election Board) - Monthly for 1/2026 (Clerk's Misc. File No. 20260257)

Motion made by Stan Sallee, seconded by Lonnie Sims, to approve and authorize execution, as needed. Upon roll call, Yes - Lonnie Sims, Stan Sallee, Kelly Dunkerley. No - None. Abstain - None. Motion carried.

VII. UNFINISHED BUSINESS

A. Bid Openings

1. Engineers - Bridge Structure Painting
 - a. JK Industries, Inc. (Clerk's Misc. File No. 20260258)
 - b. The Inspired Group, LLC (Clerk's Misc. File No. 20260259)
 - c. Thomas Industrial Coatings, Inc. (Clerk's Misc. File No. 20260260)
 - d. Timco Blasting & Coatings, Inc. (Clerk's Misc. File No. 20260261)

Motion made by Lonnie Sims, seconded by Stan Sallee, to refer the bids to Engineers and Procurement for analysis, review and recommendation on 2/23/2026. Upon roll call, Yes - Lonnie Sims, Stan Sallee, Kelly Dunkerley. No - None. Abstain - None. Motion carried.

- ### B. Addendum - TC Emergency Management - #1 to the Request for Proposals for Demolition Contractors Voluntary Buyout Program, set to open 2/23/2026, to provide answers to vendor questions (Clerk's Misc. File No. 20260262)

Motion made by Stan Sallee, seconded by Lonnie Sims, to approve the addendum. Upon roll call, Yes - Lonnie Sims, Stan Sallee, Kelly Dunkerley. No - None. Abstain - None. Motion carried.

C. Amendments

1. Engineers - #4 to the Fiscal Year 2024-2025 Paving Plan, CMF #20250413, to change from Patch & Overlay to Patch & Single Chip on N. Sheridan Rd. - 126th St. N. to 136th St. N. (Clerk's Misc. File No. 20260263)
2. TC Departments - #7 to the award for Lumber and Building Materials to Economy Lumber Co., Inc., CMF #247562, to exercise the option to renew the award for an additional one-year beginning 4/16/2026 with no changes to the terms (Clerk's Misc. File No. 20260264)

Motion made by Lonnie Sims, seconded by Stan Sallee, to approve and authorize execution, as needed. Upon roll call, Yes - Lonnie Sims, Stan Sallee, Kelly Dunkerley. No - None. Abstain - None. Motion carried.

VIII. ACTION ITEMS

- ### A. Resolution on Disposition of Funds/Cash Fund Estimate of Needs from January 15, 2026 - February 11, 2026 (Clerk's Misc. File No. 20260265)

B. Requests for Approval

1. Assessor - of the Claim for Reimbursement for Additional Homestead Exemption Allowed Certain Classes of Taxpayers for Tax Year 2025 (Clerk's Misc. File No. 20260266)
2. Engineers:
 - a. of acceptance of Right-of-Way Easement in Tulsa County from Kenneth Michael Denney and the Kenneth Michael Denney Revocable Living Trust (CLS-119) (Clerk's Misc. File No. 20260267)
 - b. of acceptance of Right-of-Way Easement in Tulsa County from Peggy Ann Kannady and the Peggy Ann Kannady Revocable Trust (CLS-117) (Clerk's Misc. File No. 20260268)
3. Social Services - of Greenhouse project to enhance our community services by providing a sustainable and educational space (Clerk's Misc. File No. 20260269)

C. Request to Accept & File

1. City County Health Department - State of Texas Department of Information Resources Cooperative Contract Program to purchase information technology commodity items (Clerk's Misc. File No. 20260270)
2. Tulsa County Emergency Management:
 - a. the final settlement statement for property involved in the Voluntary Flood Acquisition Program, for property located at 705 West 28th Court, Sand Springs, OK 74063, CMF# 20252299, VBP #1051, Gardner (Clerk's Misc. File No. 20260271)
 - b. the final settlement statement for property involved in the Voluntary Flood Acquisition Program, for the property located at 2205 East 73rd Street North, Tulsa, OK 74130, CMF# 20260178, VPB #921, Wilson (Clerk's Misc. File No. 20260272)
 - c. the final settlement statement for property involved in Voluntary Flood Acquisition Program, for the property located at 2712 Bermuda Avenue, Sand Springs, OK 74063, CMF# 20252207, VBP #1213, Carder (Clerk's Misc. File No. 20260273)

D. Resolutions - Board of County Commissioners:

1. Authorizing the 2026 Chairman of the Board of County Commissioners to execute closing documents for the sale of the former Tulsa County Juvenile Detention Center located at 315 S. Gilcrease Museum Road, Tulsa, OK. At the time of the agreement on 12/10/2025, Commissioner Sims was the Chairman and was authorized to sign, CMF #20252250. However, when the actual closing took place on 1/12/2026, the Chairmanship had changed to Commissioner Dunkerley (Clerk's Misc. File No. 20260274)
2. Jointly with the City of Tulsa, authorizing the City-County Library to sell and dispose of property to Power Group Community Development Corporation for the sum of \$1,400,000 and authorizing the Chairman of the City-County Library to execute all deeds and conveyances required (Clerk's Misc. File No. 20260275)

Motion made by Stan Sallee, seconded by Lonnie Sims, to approve and authorize execution, as needed. Upon roll call, Yes - Lonnie Sims, Stan Sallee, Kelly Dunkerley. No - None. Abstain - None. Motion carried.

E. Agreements

1. Assessor:
 - a. Pro-West & Associates, Inc., for migration and training of ArcGIS Pro; cost \$11,443.79, to be purchased through GSA contract number 47QTCA18D00AS (Clerk's Misc. File No. 20260276)
 - b. Zoellner Media Group, LLC, for booth rental at the Exchange Center at Expo Square during the 2026 Green Ask the Experts Expo on 7/17-19/2026; cost \$1,500 (Clerk's Misc. File No. 20260277)
2. Board of County Commissioners:
 - a. City of Collinsville, for waterline improvements on 12th St. from Maple St. to Pearl St. in the amount of \$122,370.50 to be allocated from Fiscal Year 2025 Tulsa County Community Development Block Grant Urban County funds through 6/30/2026 (Clerk's Misc. File No. 20260278)
 - b. HCGC, LLC, to provide soil investigation services for 475 North Elgin Avenue in Tulsa, Oklahoma beginning 2/23/2026; cost not to exceed \$7,500 (Clerk's Misc. File No. 20260279)

3. Engineers - City of Bixby, to enable cooperation and combine existing resources between the County and the City for continuing maintenance and repair on roads and bridges under these jurisdictions, through 6/30/2026 (Clerk's Misc. File No. 20260280)
4. Highway Construction - Advance Alarms, Inc., to install a cellular communicator for alarm system at 6601 N. 115th E. Ave, Owasso, OK; cost of \$265 plus \$10/mo. beginning 2/5/2026 (Clerk's Misc. File No. 20260281)
5. Parks:
 - a. Broadcast Music, Inc., (BMI), to grant a non-exclusive license to perform, present or cause the live and/or recorded public performance at Tulsa County premises and events (Clerk's Misc. File No. 20260282)
 - b. Eastern Technical Associates, to hold a smokeschool event at Chandler Park baseball parking lot from 8:00 a.m. to 2:00 p.m. on 4/1-2/2026 and 9/30-10/1/2026; fee \$300 (Clerk's Misc. File No. 20260283)
 - c. Greg Goodman, dba Break Time Vending, to provide and maintain vending machines at Tulsa County parks through 6/30/2026; fee 20% of sales (Clerk's Misc. File No. 20260284)
 - d. Loco Lemon LLC, to provide concessions at Chandler Park on 3/28/2026; fee \$100 (Clerk's Misc. File No. 20260285)
 - e. Pretty Pup, to provide concessions at all Tulsa County parks from 3/2/2026 through 12/31/2026; fee \$25 per event (Clerk's Misc. File No. 20260286)
6. Procurement - Opus 2 International Limited, for eighty hosted enterprise licenses for Annotate software to support in-document collaboration during contract review, from 3/1/2026 for twelve months; cost \$28,481 (Clerk's Misc. File No. 20260287)
7. Tulsa County Emergency Management - for property involved in Voluntary Flood Acquisition Program, for the property with the following legal description: Lot Ten (10), Block Four (4), TOWN AND COUNTRY ACRES NO. 2, a Subdivision in Tulsa County, State of Oklahoma, according to the recorded Plat No. 3013, VBP #1221, Henderson (Clerk's Misc. File No. 20260288)
8. Treasurer:
 - a. Home Builders Association of Greater Tulsa, Inc., for booth rental at the SageNet Center at Expo Square for the Greater Tulsa Home and Garden Show on 3/5-8/2026; cost \$1,275 (Clerk's Misc. File No. 20260289)
 - b. Tulsa County Public Facilities Authority, for booth rental at the SageNet Center during the 2026 Tulsa State Fair from 10/1-11/2026; cost of \$2,580 (Clerk's Misc. File No. 20260290)

Motion made by Lonnie Sims, seconded by Stan Saltee, to approve and authorize execution by the Chairman. Upon roll call, Yes - Lonnie Sims, Stan Saltee, Kelly Dunkerley. No - None. Abstain - None. Motion carried.

F. Requests to Advertise for Bids

1. Engineers - Installation of Reinforced Shotcrete #154 (Clerk's Misc. File No. 20260291)
2. Sheriff - Request for Proposals - Sheriff - Food Services for David L. Moss (DLM) Criminal Justice Center (Clerk's Misc. File No. 20260292)

Motion made by Stan Saltee, seconded by Lonnie Sims, to approve the requests to advertise. Upon roll call, Yes - Lonnie Sims, Stan Saltee, Kelly Dunkerley. No - None. Abstain - None. Motion carried.

G. Inventory Resolutions

1. District Attorney - Asset disposal: junked - computer equipment (Clerk's Misc. File No. 20260293)
2. Engineers - Asset transfer to IT: computer equipment (Clerk's Misc. File No. 20260294)

Motion made by Lonnie Sims, seconded by Stan Sallee, to approve and authorize execution by the Commission. Upon roll call, Yes - Lonnie Sims, Stan Sallee, Kelly Dunkerley. No - None. Abstain - None. Motion carried.

H. Sole Sources - Engineers:

1. O.M.T. Enterprises, Inc., the only company in this area that owns machines that will grind rock, road materials and recycle waste concrete with one machine, giving a finished ground useable product on site (Clerk's Misc. File No. 20260295)
2. Professional Coating Technologies, Inc., the manufacturer and sole supplier of Fastphalt FP Primepatch (also referred to as PHPM-50) which is a tack oil ready to apply with no heating required, compatible with all asphalt patch mixes, liquid stable, and is compatible with the County's PB Loader truck-mounted asphalt patcher with hydraulic emulsion pump (Clerk's Misc. File No. 20260296)

Motion made by Stan Sallee, seconded by Lonnie Sims, to approve and authorize execution by the Chairman. Upon roll call, Yes - Lonnie Sims, Stan Sallee, Kelly Dunkerley. No - None. Abstain - None. Motion carried.

I. Utility Permit - (Engineers) - Cox Communications:

1. for the cross and parallel of Whirlpool Dr. and E. 86th St. N., approximately 0.22 mi. E. of Highway 75 (Clerk's Misc. File No. 20260297)
2. for the cross of E. 136th St. N., approximately 0.06 mi. E. of N. Old Hwy 169 (Clerk's Misc. File No. 20260298)

Motion made by Lonnie Sims, seconded by Stan Sallee, to approve and authorize execution by the Chairman. Upon roll call, Yes - Lonnie Sims, Stan Sallee, Kelly Dunkerley. No - None. Abstain - None. Motion carried.

J. Travel/Training - (Board of County Commissioners) - Mark Vancuren:

1. to the Jenks Chamber of Commerce monthly meeting at Jenks Ranch on 2/18/2026; cost \$40 (Clerk's Misc. File No. 20260299)
2. to the National Association of Counties Conference in Washington, D.C. on 2/20-25/2026; cost \$2,506 (Clerk's Misc. File No. 20260300)

Motion made by Lonnie Sims, seconded by Stan Sallee, to approve the travel training. Upon roll call, Yes - Lonnie Sims, Stan Sallee, Kelly Dunkerley. No - None. Abstain - None. Motion carried.

K. Claim to be Disallowed: Fund: #395 PO #: 158017 Vendor Name/Number: Clear Creek Golf Car & Vehicles of Oklahoma, LLC (S501464) Warrant #500086812 Amount Paid: \$379.18 Reason: Duplicate Payment (Clerk's Misc. File No. 202600301)

Motion made by Stan Sallee, seconded by Lonnie Sims, to cancel and disallow the claim. Upon roll call, Yes - Lonnie Sims, Stan Sallee, Kelly Dunkerley. No - None. Abstain - None. Motion carried.

L. Claims

Motion made by Lonnie Sims, seconded by Stan Sallee, to approve and authorize execution by the Commission. Upon roll call, Yes - Lonnie Sims, Stan Sallee, Kelly Dunkerley. No - None. Abstain - None. Motion carried.

M. Payroll claims - Biweekly for 1/24-2/6/2026

Motion made by Stan Sallee, seconded by Lonnie Sims, to approve and authorize execution by the Commission. Upon roll call, Yes - Lonnie Sims, Stan Sallee, Kelly Dunkerley. No - None. Abstain - None. Motion carried.

N. Blanket Purchase Orders and Emergency Purchase Orders

Motion made by Stan Sallee, seconded by Lonnie Sims, to approve and authorize execution by the Chairman. Upon roll call, Yes - Lonnie Sims, Stan Sallee, Kelly Dunkerley. No - None. Abstain - None. Motion carried.

O. Consideration and Approval of Construction Program Payments

1. Vision 2025 (Clerk's Misc. File No. 20260302)
 - a. Creditor: Program Management Group, LLC; Trust # 244097-59; Item: 10588-Vision 2025 Program Management; Purpose: Program Administration; Amount Paid: \$24,169.10
 - b. Creditor: Lilly Architects, PLLC; Trust # 094026-K1; Item: 10590-PJ1392 OSU Extension Office (P3); Purpose: Pre-Design Services/Project Alignment; Amount Paid: \$30,382.99
2. Vision Tulsa County (Clerk's Misc. File No. 20260303)
 - a. Sales Tax/Bond Funded Projects Recommended for Payment
 - 1) Creditor: Guy Engineering; Fund #: H193E/PJ1028; Item: 31st, 41st, 51st Roundabouts on 193rd (County Line); Purpose: Design; Amount Paid: \$1,049.01
 - b. Sales Tax Funded Projects Recommended for Payment
 - 1) Creditor: Program Management Group, LLC; Fund #: ADMIN/PJ1001; Item: Vision Tulsa County Administration; Purpose: Administration; Amount Paid: \$10,998.50
 - c. Use Tax Funded Projects Recommended for Payment
 - 1) Creditor: Marquardt Engineering, PLLC; Fund #: HW86N/PJ1047; Item: 86th St. N. Improvements Memorial to HWY 75; Purpose: Design; Amount Paid: \$20,375
3. TCIA Juvenile Justice Capital Improvement 16 Construction Fund Payment (Clerk's Misc. File No. 20260304)
 - a. Creditor: CDW, LLC; Fund: 505; Item: Invoice #: AH8YM8F; Purpose: Surveillance Camera - dome x 13; Amount Paid: \$12,390.30

Motion made by None, seconded by Lonnie Sims, to approve and authorize execution by the Chairman. Upon roll call, Yes - Lonnie Sims, Stan Sallee, Kelly Dunkerley. No - None. Abstain - None. Motion carried.

P. Executive Sessions - District Attorney:

1. Requested by Andrew Higginbotham - Pursuant to 25 O.S. §307(B)(3), I am requesting that this matter be discussed in Executive Session between the Board and its attorney, for the purpose of confidential communications concerning possible official action regarding the purchase or appraisal of real estate, to wit: *TCEM Voluntary Flood Acquisition Program - VBP #935, Parks*
2. Requested by Douglas Wilson:
 - a. Pursuant to 25 O.S. § 307(B)(4), I am requesting that this matter be discussed in Executive Session between the Board and its attorney, for the purpose of confidential communications concerning possible official action regarding a pending claim, to wit: Past Due Amounts under Lease Agreement by and between Board of County Commissioners of Tulsa County, Oklahoma, as Landlord, and Tulsa Little League Baseball, Inc., as Tenant, dated March 5, 2015 for monies owed under lease agreement, disclosure of the details of which its attorney advises would seriously impair the ability of the Board to proceed in the public interest

- b. Pursuant to 25 O.S. § 307(B)(4), I am requesting that this matter be discussed in Executive Session between the Board and its attorney, for the purpose of confidential communications concerning possible official action regarding pending investigation, claim, or action to wit: *the contract between the BOCC and J.E. Dunn for the Tulsa County Courthouse Renovation*, disclosure of the details of which its attorney advises would seriously impair the ability of the Board to proceed in the public interest

Motion made by Stan Sallee, seconded by Lonnie Sims, to go into Executive Session. Upon roll call, Yes - Lonnie Sims, Stan Sallee, Kelly Dunkerley. No - None. Abstain - None. Motion Carried.

Executive Session commenced at 9:46 a.m.

Motion made by Lonnie Sims, seconded by Stan Sallee, to reconvene the regular meeting at 10:49 a.m. Upon roll call, Yes - Lonnie Sims, Stan Sallee, Kelly Dunkerley. No - None. Abstain - None. Motion carried.

Q. Discussion and Possible Action Regarding Executive Session Items

Motion made by Stan Sallee, seconded by Lonnie Sims, to authorize the District Attorney to proceed as discussed in Executive Session, to wit: TCEM Voluntary Flood Acquisition Program - VBP #935, Parks Upon roll call, Yes - Lonnie Sims, Stan Sallee, Kelly Dunkerley. No - None. Abstain - None. Motion carried (Clerk's Misc. File No. 20260305)

Motion made by Lonnie Sims, seconded by Stan Sallee, to authorize the District Attorney to proceed as discussed in Executive Session, to wit: *Past Due Amounts under Lease Agreement by and between Board of County Commissioners of Tulsa County, Oklahoma, as Landlord, and Tulsa Little League Baseball, Inc., as Tenant, dated March 5, 2015 for monies owed under lease agreement*, disclosure of the details of which its attorney advises would seriously impair the ability of the Board to proceed in the public interest. Upon roll call, Yes - Lonnie Sims, Stan Sallee, Kelly Dunkerley. No - None. Abstain - None. Motion carried (Clerk's Misc. File No. 20260306)

There was no action taken Executive Session #3.

IX. NEW BUSINESS

In accordance with the Open Meeting Act, Title 25 O.S. § 311.A.10, new business is defined as any matter not known about or which could not have been reasonably foreseen prior to the time of posting the agenda.

There was no new business.

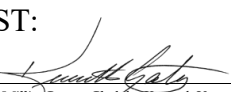
X. ADJOURN

Motion made by Lonnie Sims, seconded by Stan Sallee, to adjourn the meeting. Upon roll call, Yes - Lonnie Sims, Stan Sallee, Kelly Dunkerley. No - None. Abstain - None. Motion carried.

BOARD OF COUNTY COMMISSIONERS


Kelly Dunkerley, Chairman

ATTEST:


Attest: 
Michael Willis, County Clerk by Kenneth Yates, Chief of Staff

Michael Willis, Tulsa County Clerk