

(Amended agenda of meeting was posted outside of the Tulsa County Headquarters Building and on the Tulsa County website at www.tulsacounty.org on April 23, 2026 at 5:13 p.m.)

MINUTES
Monday, April 27, 2026

APPROVED
5/4/2026

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 County Emergency Management, 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. PROCLAMATION

- A. Recognizing Karrie Shust for her leadership and dedication to strengthening communities through responsible civic collaboration (Clerk's Misc. File No. 20260753)

The proclamation was read and presented. 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.

VI. MINUTES

- A. Board of County Commissioner's Meeting of April 20, 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.

VII. UNFINISHED BUSINESS

- A. Bid Awards & Recommendations:

1. Engineers - 51st Street Roadway Improvements, to BECCO Contractors, Inc., in the total amount of \$9,578,000, the lowest and best bid received (Clerk's Misc. File No. 20260754)

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

2. Engineers - Installation of Reinforced Shotcrete #154, to IMPACT Contractors, LLC, the lowest and best bid received (Clerk's Misc. File No. 20260755)

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

3. Sheriff - Request for Proposals for Food Service for David L. Moss (DLM) Criminal Justice Center, to Benchmark Government Solutions, the highest-ranked based on the evaluation criteria prescribed (Clerk's Misc. File No. 20260756)

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

- B. Addendum - (Highways) - #1 to the Request for Qualifications for Architectural & Engineering Services for Highway District 2 Maintenance Facility, set to open on 5/4/2026, to provide answers to vendor questions (Clerk's Misc. File No. 20260757)

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. Administrative Services - #1 to the agreement with Quadient Leasing USA, Inc., for lease and servicing of a USPS digital mailing system, CMF #20251524, to add several Innovolt and POE Blocker devices (Clerk's Misc. File No. 20260758)
2. Highways - #4 to the award for Rental of Construction Signs, Lights, and Barricades, to Advanced Workzone Services, CMF #20230860, the most recent renewal, CMF #20250803, to exercise the option to renew the id award for an additional one-year period beginning 6/18/2026, with no changes to the terms (Clerk's Misc. File No. 20260759)

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.

VIII. ACTION ITEMS

- A. New or Replacement Procurement Officer - (Tulsa County Emergency Management) - designating Karen Marshall as Requisitioning Officer to replace Toni Kizer for Cost Center CC7975 (Clerk's Misc. File No. 20260760)

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.

- B. Appointment - (Board of County Commissioners) - Commissioner Sallee - of Kent Inouye to the Tulsa County Criminal Justice Authority Sales Tax Overview Committee, replacing Richard Waite, for a five-year term to expire 12/1/2031 (Clerk's Misc. File No. 20260761)

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

C. Requests for Approval

1. Election Board - of Certificate of Substantial Completion from Magnum Construction, Inc., as approved by the architect, Dewberry Architects, Inc. for the Election Board Renovation located at 12000 East Skelly Drive, Tulsa, OK 74128. The date of substantial completion for this project was reached by the architect on 3/10/2026 (Clerk's Misc. File No. 20260762)
2. Engineers - of Stormwater Annual Report to be submitted to Oklahoma Department of Environmental Quality (ODEQ) (Clerk's Misc. File No. 20260763)

3. TC Emergency Management:

- a. of final settlement statement for property involved in Voluntary Flood Acquisition Program, for the property located at 1609 Ledbetter Drive, Sand Springs, OK 74063, CMF# 20250837; VBP #1175, Klare (Clerk's Misc. File No. 20260764)
- b. of final settlement statement for property involved in Voluntary Flood Acquisition Program, for the property located at 2604 Bermuda Ave., Sand Springs, OK 74063, CMF #20251897; VBP #1204, Glen (Clerk's Misc. File No. 20260765)

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.

- D. Request to Accept & File - (TC Emergency Management) - of Warranty Deed filed by First American Title Insurance Company conveying the property located at 2802 Bermuda Avenue, Sand Springs, OK 74063 to Tulsa County, Oklahoma along with the previously approved Voluntary Flood Acquisition Program Deed Restrictions, CMF #20251895 and CMF #20260404; VBP #1181 Shaw & Kelly (Clerk's Misc. File No. 20260766)

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

- E. Request for Public Hearing - (Drainage District #12) - to be held on Tuesday, May 26, 2026 at 9:30 a.m. in Room 132 of the TC Headquarters Building, 218 W. 6th Street., Tulsa, OK, to discuss report and budget request for FY 2026-2027 (Clerk's Misc. File No. 20260767)

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

F. Resolutions

1. Board of County Commissioners - authorizing the partial distribution of Use Tax Funds in the amount of \$500,000 for 51st St. Improvements from S. Lynn Lane to County Line (177th to 193rd), H51SO/PJ1031 CMF# 20242348

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

2. Engineers - designating the portion of West 21st Street South from Highway 151 to Swift Park as Swift Park Road, effective immediately (Clerk's Misc. File No. 20260768)
3. Inspections - adopting the updated Flood Insurance Rate Maps (FIRM) and Flood Insurance Studies (FIS) floodplain management regulations to comply with FEMA's National Flood Insurance Program, replacing and repealing the regulations adopted 8/3/2009, CMF #215322, and all subsequent amendments, CMF# 225904, CMF# 239228 and CMF# 20241697 and submitting this resolution to the Oklahoma Water Resources Board (Clerk's Misc. File No. 20260769)

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.

G. Agreements

1. Board of County Commissioners - City of Tulsa, for the dissolution of the Tulsa Area Emergency Management Agency (TAEMA) and distribution of assets. Approval of this item will also constitute a repeal of CMF #20260116, which was a prematurely submitted draft of the agreement (Clerk's Misc. File No. 20260770)

2. Court Clerk - Tulsa County Public Facilities Authority, for booth rental at the SageNet Center Lower Level during the Tulsa State Fair, October 1-11, 2026; cost \$2,580 (Clerk's Misc. File No. 20260771)
3. INCOG:
 - a. Greenworks Lending, LLC, (capital provider) and MF Legacy Holdings, LLC, (property owner) for C-PACE financing for the Sheffield Crossing retail development located at 530 S. Huskey Blvd., Sand Springs, Oklahoma for investments in energy efficiency and water conservation upgrades to the property in the amount of \$7,699,999.99 (Clerk's Misc. File No. 20260772)
 - b. Vintage Housing, Inc., for the rehabilitation and capital improvements of the West Oak Village Elderly Apartments, located at 1002 South Fairfax Avenue, Skiatook, OK 74070 through the HOME Investment Partnership Program (Clerk's Misc. File No. 20260773)
4. Parks - Cox Business, to provide the Cox Contour TV Package for South Lakes Golf located at 9253 S. Elwood Ave, Jenks, OK 74037; cost \$123/month (Clerk's Misc. File No. 20260774)

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.

H. Agreement Renewals

1. Engineers - Public Service Company of Oklahoma, for renewal of CMF #20251103 for 2026-2027 (Clerk's Misc. File No. 20260775)
2. Human Resources:
 - a. Bank of Oklahoma:
 - 1) for renewal of CMF #20250701 for FY 2026-2027 (Clerk's Misc. File No. 20260776)
 - 2) for renewal of CMF #20250702 for FY 2026-2027 (Clerk's Misc. File No. 20260777)
 - 3) for renewal of CMF #20250699 for FY 2026-2027 (Clerk's Misc. File No. 20260778)
 - 4) for renewal of CMF #20250704 for FY 2026-2027 (Clerk's Misc. File No. 20260779)
 - 5) for renewal of CMF #20250700 for FY 2026-2027 (Clerk's Misc. File No. 20260780)
 - 6) for renewal of CMF #20250703 for FY 2026-2027 (Clerk's Misc. File No. 20260781)
 - 7) for renewal of CMF #20250772 for FY 2026-2027 (Clerk's Misc. File No. 20260782)
 - 8) for renewal of CMF #20250698 for FY 2026-2027 (Clerk's Misc. File No. 20260783)
 - b. VSP, for renewal of CMF #20250845 for FY 2026-2027 (Clerk's Misc. File No. 20260784)
3. Sheriff:
 - a. Fraternal Order of Police, for renewal of CMF #20250518 for FY 2026-2027 (Clerk's Misc. File No. 20260785)

- b. Hall Estill, for renewal of CMF #20251352, CMF #20251929 and CMF #20251954 for FY 2026-2027 (Clerk's Misc. File No. 20260786)

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. Requests to Advertise for Bids

1. Facilities and Fleet Operations - Janitorial Services (Clerk's Misc. File No. 20260787)
2. Highways - Reflective Sheeting & Pavement Tape (Clerk's Misc. File No. 20260788)

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. Inventory Resolutions

1. Facilities and Fleet Operations - Request to surplus: door security and computer software (Clerk's Misc. File No. 20260789)
2. Juvenile Detention - Asset transfer to Human Resources: sterilizer (Clerk's Misc. File No. 20260790)
3. Sheriff - Asset disposal: fingerprint machines, firearms, chair, 12-lead ECG machine (Clerk's Misc. File No. 20260791)

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.

- K. Sole Source - (Assessor) - Geo Land Solutions, dba Valuebase, for their Proprietary Ensemble Automated Valuation Modeling which employs nine distinct mass appraisal techniques to determine land, improvement and overall property values, as well as Proprietary Statistical Algorithm for Horizontal Equity Testing and Proprietary AI Zoning Tagging Tool. This system was fully implemented by Valuebase in fiscal year 2025 via SHI. Each year will be added into the algorithm to update value (Clerk's Misc. File No. 20260792)

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.

L. Utility Permits - Engineers:

1. AT&T, to parallel N. Yale Ave., approximately 0.29 mi. N. of E. 86th St. N. (Clerk's Misc. File No. 20260793)
2. Cox Communications:
 - a. for the cross of E. 56th St. N., approximately 0.92 mi. W. of Hwy 75 (Clerk's Misc. File No. 20260794)
 - b. for the cross and parallel of N. Lewis Ave., approximately 0.24 mi. N. of SH 20 (Clerk's Misc. File No. 20260795)
 - c. for the cross and parallel of E. 86th St. N. approximately 0.96 mi. E. of Hwy 11 (Clerk's Misc. File No. 20260796)
 - d. for the parallel of N. Delaware Ave., approximately 1.19 mi. E. of Hwy 75 (Clerk's Misc. File No. 20260797)

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.

M. Claims to be Disallowed

1. Vendor Name/Number: KLS3, LLC (503711) - Warrant #500088828
Fund #365 PO #158527 Amount Paid: \$150
Reason: Payment no longer needed
(Clerk's Misc. File No. 20260798)
2. Vendor Name/Number: Stava Building, LLC (30333) - Warrant #500089228
Fund #100 PO #160942 Amount Paid: \$116,813.37
Fund #395 PO #165328 Amount Paid: \$5,861.21
Reason: An incorrect amount was paid by the bookkeeper
(Clerk's Misc. File No. 20260799)

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.

N. Claims

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.

O. Payroll claims

1. Biweekly for 4/4 - 4/17/2026
2. Monthly for 4/2026

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.

P. Blanket Purchase Orders and Emergency Purchase Orders

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.

Q. Consideration and Approval of Construction Program Payments

1. Vision Tulsa County (Clerk's Misc. File No. 20260800)
 - a. Sales Tax/Bond Funded Projects Recommended for Payment
 - 1) Creditor: Meshek & Assoc., LLC; Fund #: HW86N/PJ1047; Item: 86th St. N. Improvements Memorial to HWY 75; Purpose: ROWs; Amount Paid: \$528
 - 2) Creditor: Stava Building, LLC, dba Lyle Building Group; Fund #: PCP03/PJ1067; Item: O'Brien Park Baseball Fields; Purpose: Construction; Amount Paid \$244,317.02
 - b. Sales Tax Funded Projects Recommended for Payment
 - 1) Creditor: Alaback Design Associates, Inc.; Fund #: H193E/PJ1028; Item: 31st, 41st, 51st Roundabouts on 193rd (County Line); Purpose: Design; Amount Paid: \$4,080
 - c. Use Tax Funded Projects Recommended for Payment
 - 1) Creditor: Apac-Central Inc.; Fund #: H171S/PJ1027; Item: 171st St. S. Improvements US Hwy 64 to 161st E. Ave.; Purpose: Construction; Amount Paid: \$227,820
 - 2) Creditor: Apac-Central Inc.; Fund #: H161E/PJ1026; Item: 161st E. Ave. Improvements 171st St. to 181st St.; Purpose: Construction; Amount Paid: \$181,557

2. TCIA Capital Improvements Construction - 2024 Bond Funded Projects
Recommended for Payment/Reimbursement: (Clerk's Misc. File No. 20260801)

- a. Creditor: Tulsa County Public Facilities Authority; Project: PJ1656 -RV Park Office and Existing Gatehouse Remodel; Amount Paid: \$402,183.17

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.

- R. Zoning Application Hearing and Possible Action - (Tulsa Metropolitan Area Planning Commission) - CZ-576 Applicant: Cynthia Phillips Owner: Sharon Kercheval - Location: North of 4908 S. 165th W. Ave., Sand Springs, Oklahoma 74063; this request is to rezone 0.62 ± acres from AG to RE to preserve a rural, low-density character with large lots. The proposed lot split CLS-112, contingent on this rezoning action, is to create a 0.62 ± acre tract from the 21.52 ± acre parent tract. At meeting on 3/4/2026, the Tulsa Metropolitan Area Planning Commission voted 10-0-0 to recommend that the County Commission approve per staff recommendation (Clerk's Misc. File No. 20260802)

Motion made by Stan Sallee, seconded by Lonnie Sims, to enter into public hearing at 9:50 a.m. Upon roll call, Yes - Lonnie Sims, Stan Sallee, Kelly Dunkerley. No - None. Abstain - None. Motion carried.

Dwayne Wilkerson presented the details of this zoning request. There were no members of the public who wished to speak.

Motion made by Stan Sallee, seconded by Lonnie Sims, to close the public hearing at 9:52 a.m. Upon roll call, Yes - Lonnie Sims, Stan Sallee, Kelly Dunkerley. No - None. Abstain - None. Motion carried.

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.

S. Executive Sessions - (District Attorney) - Requested by Douglas Wilson:

1. 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: *Contract for the Tulsa County Courthouse Renovation between the Board of County Commissioners of the County of Tulsa, Oklahoma, and J.E. Dunn Construction Company*, disclosure of the details of which its attorney advises would seriously impair the ability of the Board to proceed in the public interest
2. Pursuant to 25 O.S. § 307(B)(1), I am requesting that an Executive Session be held to discuss the employment, hiring, appointment, promotion, demotion, disciplining or resignation of the Director of Information Technology and/or Consulting Manager for Information Technology

Motion made by Lonnie Sims, seconded by Stan Sallee, 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 9:53 a.m.

Motion made by Lonnie Sims, seconded by Stan Sallee, to reconvene the regular meeting at 1:01 p.m. Upon roll call, Yes - Lonnie Sims, Stan Sallee, Kelly Dunkerley. No - None. Abstain - None. Motion carried.

Motion made by Lonnie Sims, seconded by Stan Sallee, to recess the meeting until 2:00 p.m. Upon roll call, Yes - Lonnie Sims, Stan Sallee, Kelly Dunkerley. No - None. Abstain - None. Motion carried.

Motion made by Lonnie Sims, seconded by Stan Sallee, to reconvene the meeting at 2:05 p.m. Upon roll call, Yes - Lonnie Sims, Stan Sallee, Kelly Dunkerley. No - None. Abstain - None. Motion carried.

Motion made by Lonnie Sims, seconded by Stan Sallee, 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 2:06 p.m.

Motion made by Lonnie Sims, seconded by Stan Sallee, to reconvene the regular meeting at 2:35 p.m. Upon roll call, Yes - Lonnie Sims, Stan Sallee, Kelly Dunkerley. No - None. Abstain - None. Motion carried.

T. Discussion and Possible Action Regarding Executive Session Items

There was no action taken on Executive Session #1.

Motion made by Lonnie Sims, seconded by Stan Sallee, to suspend with pay pending investigation of the two individuals identified in Executive Session #2, to-wit: *Request for executive session to discuss the employment, hiring, appointment, promotion, demotion, disciplining or resignation of the Director of Information Technology and/or Consulting Manager for Information Technology*. Upon roll call, Yes - Lonnie Sims, Stan Sallee, Kelly Dunkerley. No - None. Abstain - None. Motion carried. (Clerk's Misc. File No. 20260803)

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.

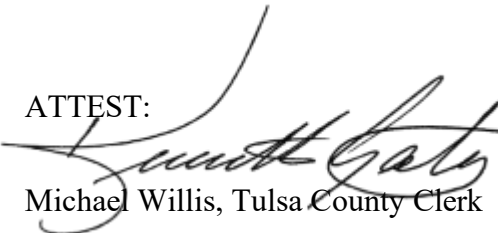
X. ADJOURN

Motion made by Stan Sallee, seconded by Lonnie Sims, 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:


Michael Willis, Tulsa County Clerk

by Kenneth Yates, Chief of Staff

