

MINUTES
Monday, April 7, 2025

APPROVED
4/14/2025

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 Stan Sallee, Commissioner Kelly Dunkerley and Commissioner Lonnie Sims. Others present: County Clerk Michael Willis

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

II. ROLL CALL

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

III. PLEDGE OF ALLEGIANCE

Chief Deputy Michael Craddock 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, Social Services, Procurement, Assessor, County Clerk, Court Clerk, Sheriff, Treasurer, District Attorney, Drainage District #12, Expo Square, Juvenile Justice, 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. Management Conference Meeting Minutes of February 13, 2025

B. Board of County Commissioner's Meeting of March 31, 2025

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

VI. REPORTS TO ACCEPT & FILE

A. Elected Officials - (County Clerk) - Monthly for 3/2025 (Clerk's Misc. File No. 20250540)

B. County Department - (Election Board) - Monthly for 3/2025 (Clerk's Misc. File No. 20250541)

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

VII. UNFINISHED BUSINESS

A. Bid Awards & Recommendations:

1. Administrative Services - Paperstock for Printing to Midland Paper Company, the lowest and best bid received (Clerk's Misc. File No. 20250542)

B. Addendum - (Parks) - Cintas Cooperation, CMF #20241862, to add 8 locations as an option for services (Clerk's Misc. File No. 20250543)

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

VIII. ACTION ITEMS

A. Requests for Approval

1. Engineers:

- a. to extend an offer of compensation to James H. Roberts and Kelly D. Roberts in the amount of \$30,225 to acquire right of way of 1.52 acres for Tulsa County; Parcel: 1 and 0.04 acres for Tulsa County; Parcel: 15.1 plus damages affected by the project at 91st St. US 75 to Elwood Avenue (Clerk's Misc. File No. 20250544)
- b. to extend a second offer of compensation to Luis Manuel Acosta and Rebeca Gutierrez in the amount of \$23,000 for Tulsa County; Parcel: 14 to acquire a permanent right of way of 0.25 acres plus damages affected by the project at 41st Street 137th to Coyote Trail #TC06303820 (Clerk's Misc. File No. 20250545)
- c. Oklahoma Department of Transportation, for payment of right of way acquisition services required for the 121st Street from US 75 to Elwood Ave. project, State Project JP 33567(04), assigned to Meshek & Associates in the amount of \$4,425 (Clerk's Misc. File No. 20250546)
- d. to accept the counteroffer of compensation from Robert A. Gastel Revocable Trust in the amount of \$4,700 for Tulsa County; Parcel: 15 to acquire permanent right of way of 0.05 acres plus damages affected by the project at 41st Street 137th to Coyote Trail #TC06303820 (Clerk's Misc. File No. 20250547)

2. Human Resources - of the Workers' Compensation Multiple Injury Trust Fund Quarterly assessment for the quarter ending 3/31/2025 (Clerk's Misc. File No. 20250548)

3. INCOG - for the creation of a Local Development Act Review Committee for consideration of creating a Tax Incentive District for a project to be located in an unincorporated area of north Tulsa County, appointing Commissioner Stan Sallee as BOCC representative and Chairman (Clerk's Misc. File No. 20250549)

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

- ### B. Request to Accept and File - (Board of County Commissioners) - Warranty Deed filed by First American Title Insurance Company conveying the property located at 1150 West 51 Highway South, Sand Springs, OK 74063 to Tulsa County, Oklahoma along with the previously approved Voluntary Flood Acquisition Program Deed Restrictions. This deed is part of the Voluntary Flood Acquisition Program run by the County. The contract for the purchase of this land was approved on 9/16/2024, CMF #20241749 and closing, CMF #20242172 on 11/25/2024 (Clerk's Misc. File No. 20250550)

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

C. Resolutions

1. Board of County Commissioners - authorizing the redistribution of Vision Tulsa County Use Tax proceeds for improving Tulsa County Highway/Roadway improvement projects, to construction projects, 171st St. S. Improvements from Hwy 64 to 161st E. Ave. (H171S/PJ1027 CMF# 2025099) in the amount of \$310,000 and 161st E. Ave. Improvements from 171st St. S. to 181st. St. S. (H161/PJ1026 CMF# 20242354) in the amount of \$264,000 (Clerk's Misc. File No. 2025051)

2. Drainage District #12 - directing Drainage Commissioner to view drains and levee and make estimate of money necessary to repair and maintain improvements for FY 2025-2026 (Clerk's Misc. File No. 2025052)

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

D. Agreements

1. Building Operations - Gold Star Security and Investigations, Inc., to provide a visitor's screening area and related services at the Dave Faulkner Building, from 4/1 through 6/30/2025 (Clerk's Misc. File No. 20250553)
2. Court Services - Siemens Healthcare Diagnostics, Inc., for the lease of an AU480-02 Chemistry Analyzer, at an annual commitment amount of \$66,440.61 (Clerk's Misc. File No. 20250554)
3. Parks:
 - a. Bear Agency Group, for the strategic guidance and recommendations of branding across all Tulsa County Parks; estimated cost \$6,450 (Clerk's Misc. File No. 20250555)
 - b. Defy Gravity Inflatables, LLC, to provide concessions at all Tulsa County parks from 4/7 through 6/30/2025 (Clerk's Misc. File No. 20250556)
 - c. Kirkpatrick & Kinslow Productions, LLC, for the Howling Crane Filming at Chandler Park on 4/13/2025, from 5:00 a.m. to 10:00 p.m.; fee \$150 (Clerk's Misc. File No. 20250557)
 - d. National Interscholastic Cycling Association (NICA), to provide training for cycling at Chandler Park from 4/1-13/2025; fee \$855 (Clerk's Misc. File No. 20250558)
 - e. Signal 88, LLC, to provide security patrol services at Chandler Park from 4/7/2025 through 6/30/2026; cost \$1,007.13 per month (Clerk's Misc. File No. 20250559)

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

E. Agreement Renewals

1. Assessor:
 - a. Just Appraised, Inc., for renewal of CMF #20240919 for FY 2025-2026 (Clerk's Misc. File No. 20250560)
 - b. J. Wayne Moore, PhD, LLC, for renewal of CMF #20240454 for FY 2025-2026 (Clerk's Misc. File No. 20250561)
 - c. West Publishing Corporation, dba Thomson Reuters, for renewal of CMF #20241130 for FY 2025-2026 (Clerk's Misc. File No. 20250577)

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

2. Parks - The Metropolitan Environmental Trust (M.e.t.), for renewal of CMF #20240911 for FY 2025-2026

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

3. Treasurer - Pitney Bowes, for renewal of CMF #20240991 for FY 2025-2026 (Clerk's Misc. File No. 20250562)

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

F. Inventory Resolutions

1. Election Board - Asset disposal: junked - IBM/Lexmark typewriter (Clerk's Misc. File No. 20250563)
2. Parks:
 - a. Asset disposal: junked - Suzuki Mini Truck Dump Bed unit (Clerk's Misc. File No. 20250564)
 - b. Asset registration: Terra 28B Wide Area Vacuum (Clerk's Misc. File No. 20250565)
3. Treasurer - Asset disposal: junked - Epson scanner (Clerk's Misc. File No. 20250566)

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

G. Sole Sources

1. Assessor - APEX Software, for standalone copies of their building sketch and area calculation software products, the Apex GeoViewPort Suite and subsequent year Software Maintenance, legacy sketch data conversion and related professional services to create, generate or otherwise modify Apex sketch file data (Clerk's Misc. File No. 20250567)
2. Building Operations - Fluke Corporation, dba eMaint Enterprises, LLC, for the SaaS based Computerized Maintenance Management Software (CMMS) used by Building Operations and Fleet Maintenance (Clerk's Misc. File No. 20250568)

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

- H. Utility Permit - (Engineers) - Tulsa County Sheriff's office, to install an LPR camera on Charles Page Blvd. approximately 70 ft NW of the Charles Page Blvd. and S. 79th W. Ave. junction (Clerk's Misc. File No. 20250569)

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

- I. Travel/Training - (Building Operations) - Darren Hensley and Nathan Krotzer to attend CLEET continuing education training in April 2025; cost \$300 (Clerk's Misc. File No. 20250570)

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

J. Claims

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

K. Blanket Purchase Orders and Emergency Purchase Orders

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

L. Consideration and Approval of Construction Program Payments

1. Vision 2025 (Clerk's Misc. File No. 20250571)
 - a. Creditor: Program Management; Trust #: 244097-59; Item: 10,557-V2025 Program Management; Purpose: Program Administration; Amount Paid: \$27,544.50
2. Vision Tulsa County (Clerk's Misc. File No. 20250572)
 - a. Sales Tax/Bond 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: \$48,450

- 2) Creditor: Hudson Prince Engineering & Inspect; Fund#: H161E/PJ1026; Item: 161st E Ave, Improvements 171st St. to 181st St.; Purpose: Design; Amount Paid: \$9,726
 - 3) Creditor: Arnold, Ronnie Sue; Fund#: H121E/PJ1024; Item: 121st St. Improvements US HWY 75 to Elwood; Purpose: ROW's; Amount Paid: \$10,000
3. TCIA Juvenile Justice Capital Improvement 16 Construction Fund Payment (Clerk's Misc. File No. 20250573)
- a. Creditor: DaVco Heating Cooling and Plumbing LLC; Fund: 505; Item: Invoice #i6796 Purpose: HVAC space controller with humidity, cable; Amount Paid: \$1,560

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

M. Juvenile Detention Home Update to Accept & File for March 26 - April 2, 2025 (Clerk's Misc. File No. 20250574)

David Parker presented the following update:

- Transports: The Custody and Control team has efficiently carried out three successful transports—two for medical purposes and one for dental care.
- OJA Board meeting: 8:1 ratio policy will not be implemented until November.
- Employee of the Month: Employee of the month for April has been selected.
- Operational: The Juvenile Detention Home's probationary license has been extended for an additional 90 days, despite the second audit yielding no findings.
- Weather drills: Tornado drills have been successfully conducted with full participation from residents.
- Interviews: We have successfully conducted a total of ten interviews for the positions of Youth Development Specialist, Recreation Counselor, and Admission Specialist.

Number of Residents 25 as of April 4, 2025: Charge – Number of Residents Charged

First Degree Murder – 2; Robbery with Firearm – 1; Minor in Possession of Weapon after Adjud – 2; Violation of Condition of Release – 3; Probation Violation – 1; Bench Warrant – 5; Robbery by 2 or more persons – 2; Larceny/Burg/Theft of CDS – 1; Domestic Assault & Battery – 1; Assault & Battery w/ deadly weapon – 2;

Threaten Act of Violence – 1; Poss Firearm Minor Misd – 1; Burglary II – 1; Judicial Order to Detain – 2

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

N. Executive Sessions - (District Attorney) - Requested by Andrew Higganbotham:

1. 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: *TAEMA Voluntary Flood Acquisition Program - VBP #1131, Carter*
2. 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: *TAEMA Voluntary Flood Acquisition Program - VBP #1162, Cypert*

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

Executive Session commenced at 9:50 a.m.

Motion made by Stan Sallee, seconded by Kelly Dunkerley, to reconvene the regular meeting at 9:53 a.m. Upon roll call, Yes - Stan Sallee, Kelly Dunkerley, Lonnie Sims. No - None. Abstain - None. Motion carried.

O. Discussion and Possible Action Regarding Executive Session Items

Motion made by Kelly Dunkerley, seconded by Stan Sallee, to authorize the District Attorney to proceed as discussed in Executive Session, to-wit: ITAEMA Voluntary Flood Acquisition Program – VBP #1131, Carter, (Clerk's Misc. File No. 20250575), and TAEMA Voluntary Flood Acquisition Program – VBP #1162, Cypert, (Clerk's Misc. File No. 20250576). Upon roll call, Yes - Stan Sallee, Kelly Dunkerley, Lonnie Sims. No - None. Abstain - None. Motion carried.

IX. NEW BUSINESS

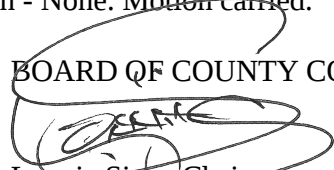
In accordance with the Open Meeting Act, Title 25 O.S. § 311.A.10, new business is defined as any matter not known about or which could not have been reasonably foreseen prior to the time of posting the agenda.

There was no new business.

X. ADJOURN

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

BOARD OF COUNTY COMMISSIONERS


Lonnie Sims, Chairman

ATTEST:


Michael Willis, Tulsa County Clerk

