

MINUTES
Monday, May 5, 2025

APPROVED
5/12/2025

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

Commissioner Sims led the pledge of allegiance.

IV. PROCLAMATION

- A. Proclaiming May 4th through May 10th, 2025 as Oklahoma Home and Community Education Week (Clerk's Misc. File No. 20250722)

The Proclamation was read and presented. 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.

V. 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.

VI. MINUTES

- A. Board of County Commissioner's Meeting of April 28, 2025

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.

VII. UNFINISHED BUSINESS

- A. Bid Openings

1. Juvenile Detention Home - RFQ for Architectural and Engineering Services for Juvenile Door Replacement
 - a. BKL, Inc. (Clerk's Misc. File No. 20250723)
 - b. CJC Architects, Inc. (Clerk's Misc. File No. 20250724)
 - c. Level 5 Architecture Arkansas (Clerk's Misc. File No. 20250725)

d. Lily Architects (Clerk's Misc. File No. 20250726)

Motion made by Stan Sallee, seconded by Kelly Dunkerley, to refer the bids to Juvenile Detention and Procurement for analysis, review and recommendation on 5/12/2025. Upon roll call, Yes - Stan Sallee, Kelly Dunkerley, Lonnie Sims. No - None. Abstain - None. Motion carried.

2. Parks - O'Brien Park Baseball Scoreboards

a. ACS Playground Adventures, Inc. (Clerk's Misc. File No. 20250727)

b. Youth Scoreboards, LLC (Clerk's Misc. File No. 20250728)

Motion made by Kelly Dunkerley, seconded by Stan Sallee, to refer the bids to Parks and Procurement for analysis, review and recommendation on 5/12/2025. Upon roll call, Yes - Stan Sallee, Kelly Dunkerley, Lonnie Sims. No - None. Abstain - None. Motion carried.

3. Parks - O'Brien Park LED Baseball Lighting - Strike

Motion made by Kelly Dunkerley, seconded by Stan Sallee, to strike the bid opening. This bid will be rescinded under requests for approval further in the agenda and readvertised with modified specifications. Upon roll call, Yes - Stan Sallee, Kelly Dunkerley, Lonnie Sims. No - None. Abstain - None. Motion carried.

4. Tulsa Area Emergency Management Agency (TAEMA) - Demolition Contractors for Voluntary Buyout

a. Robin Hausner Demolition, LLC (Clerk's Misc. File No. 20250729)

Motion made by Stan Sallee, seconded by Kelly Dunkerley, to refer the bids to Tulsa Area Emergency Management Agency (TAEMA) and Procurement for analysis, review and recommendation on 5/12/2025. Upon roll call, Yes - Stan Sallee, Kelly Dunkerley, Lonnie Sims. No - None. Abstain - None. Motion carried.

B. Bid Awards & Recommendations:

1. TC Departments - Office Supplies, to Admiral Express, the lowest and best bid received, offering competitive average pricing across all categories (Clerk's Misc. File No. 20250730)

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

C. Addendums

1. Building Operations - #1 to the request to advertise for Janitorial Services, set to open 5/27/2025, to provide answers to vendor questions (Clerk's Misc. File No. 20250731)
2. Highways - #1 to the request to advertise for Reflective Sheeting & Pavement Tape, set to open on 5/12/2025, to provide answers to vendor questions (Clerk's Misc. File No. 20250732)

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

D. Amendments

1. Engineers - #1 to the 2024-2025 Paving Plan, CMF #20250413 (Clerk's Misc. File No. 20250733)
2. Sheriff - #5 to the transportation agreement with the Cherokee Nation, CMF #20210798, most recent renewal, CMF #20240400, to update the regular and overtime hourly rates per guard and renew the agreement for an additional term for FY 2025-2026 (Clerk's Misc. File No. 20250734)
3. TC Departments - #3 to the award for Safety Supplies to Hard Hat Safety and Glove, CMF #20221213, the most recent renewal, CMF #20240669, to exercise the option to renew for an additional one-year beginning 6/27/2025, with no changes to the terms (Clerk's Misc. File No. 20250735)

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.

VIII. ACTION ITEMS

- A. New or Replacement Procurement Officer - (District Attorney) - designating Naam Chand as Requisitioning Officer for Cost Center CC3400 and CC3410 (Clerk's Misc. File No. 20250736)

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.

- B. Memorandums of Understanding - Sheriff:

1. INCOG - for maintenance duties of the NG9-1-1 electronic map street layer, address point layer, ESN, Fire, Law, Ambulance, Public Service Answering Point boundaries and the master street and address guide to assist with locating callers and directing emergency personnel to the correct location. Tulsa County agrees to pay INCOG twelve equal payments that total \$37,954, effective 7/1/2025 through 6/30/2026 (Clerk's Misc. File No. 20250737)
2. U.S. Department of Veterans Affairs and the Eastern Oklahoma VA Health Care System (EOVAHCS) to establish a general working relationship with the EOVAHCS police service (Clerk's Misc. File No. 20250738)

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.

- C. Requests for Approval

1. Building Operations - to Rescind the Request for Qualifications for Architectural and Engineering Services for the Tulsa County Courthouse Fire Protection System (Clerk's Misc. File No. 20250739)
2. Human Resources - Community Care:
 - a. of Large Employer Group Application for group coverage for FY 2025-2026 (Clerk's Misc. File No. 20250740)
 - b. for insurance coverage of Tulsa County Active Employees for FY 2025-2026 (Clerk's Misc. File No. 20250741)
 - c. for insurance coverage of Tulsa County Retirees for FY 2025-2026 (Clerk's Misc. File No. 20250742)
3. Parks - to rescind the Invitation to bid for the O'Brien Park LED Baseball Lighting, to modify specifications and resubmit as a request for proposals (Clerk's Misc. File No. 20250743)
4. Sheriff - Oklahoma Tobacco Settlement Endowment Trust, Subcontractor Certification of Non-Acceptance of Tobacco Funds, (TSET), affirming that during the term of the agreement, the organization will not have any direct or indirect ties, (Clerk's Misc. File No. 202507) through affiliation, contracts, or funding, with any company or foundation involved in the manufacture or funding of tobacco products or electronic nicotine delivery systems (Clerk's Misc. File No. 20250744)
5. Tulsa Area Emergency Management Agency (TAEMA):
 - a. of revised closing date on final settlement statement for property involved in Voluntary Flood Acquisition Program, located at 1601 S. 168th West Avenue,

Sand Springs, OK 74063, CMF #20250425 and CMF #20250685, VBP #924 Cutnose (Clerk's Misc. File No. 20250745)

- b. of final settlement statement for property involved in Voluntary Flood Acquisition Program, for property located at 2703 South Maple Drive, Sand Springs, OK 74063, CMF #20250427, VBP #1061 Orcutt (Clerk's Misc. File No. 20250746)
- c. of final settlement statement for property involved in Voluntary Flood Acquisition Program for the property located at 5333 W. 11th Pl. S., Tulsa, OK 74127, CMF#20250428, VBP #1092 Martin (Clerk's Misc. File No. 20250747)

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

- D. Resolution - (Board of County Commissioners) - approving and adopting the amended and restated Tulsa International Airport Economic Development Project Plan, following public hearings held on 4/14/2025 and 4/28/2025 (Clerk's Misc. File No. 20250748)

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.

- E. Tort Claim - (District Attorney) - Claim: TC-2025-16 Claimant: Danney Edwards, for incident on 3/12/2025, to approve in the amount of \$1,400 (Clerk's Misc. File No. 20250749)

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

F. Agreements

- 1. Assessor - Trepp, Inc. for licenses to grant access to TreppCRE software to assist with the demand to value commercial properties in the state of Oklahoma, for FY 2025-2026; cost \$4,326.66/month (Clerk's Misc. File No. 20250750)
- 2. Employees' Retirement System of Tulsa County - Labaton Keller Sucharow, LLP for Global Portfolio Monitoring Services (Clerk's Misc. File No. 20250751)
- 3. Human Resources:
 - a. Delta Dental:
 - 1) for administration of claims under the Tulsa County self-insured benefit plan for FY 2025-2026 (Clerk's Misc. File No. 20250752)
 - 2) of plan for fully-insured benefit plans for FY 2025-2026 (Clerk's Misc. File No. 20250753)
 - b. Salary.com, for CompAnalyst Plus; a software service which provides data and/or analytics for compensation projects, from 6/1/2025 through 5/31/2026; cost \$13,650 (Clerk's Misc. File No. 20250754)
 - c. Sun Life Assurance Company of Canada:
 - 1) for Employer FICA Match with W-2 tax reporting services for long-term disability benefits for tax year 2024 and thereafter (Clerk's Misc. File No. 20250755)
 - 2) for W-2 tax reporting services for short-term disability benefits for the 2024 tax year and thereafter (Clerk's Misc. File No. 20250756)

4. Parks:
 - a. Butterfly Aeffect Syndicate, for use of O'Brien Park to hold a Golf Tournament on 8/15-16/2025; fee \$675 (Clerk's Misc. File No. 20250757)
 - b. Cintas Corporation, for the purchase of a ZOLL Automated External Defibrillator for the Tulsa County Case Tennis Center; cost \$2,100 (Clerk's Misc. File No. 20250758)
 - c. D'Cannella Chimney Cake, LLC, for use of LaFortune Park baseball parking lot to provide concessions on 5/5 through 6/4/2025; fee \$100 (Clerk's Misc. File No. 20250759)
 - d. United States Specialty Sports Association, for the use of O'Brien Park Baseball Fields 1-4 on 5/10-18/2025, to hold Baseball Tournaments; fee \$150 per field/per day (Clerk's Misc. File No. 20250760)
5. Sheriff:
 - a. Cox Business:
 - 1) Internet services at 6080 E. 66th St. N. Tulsa, Oklahoma 74117 for FY 2025-2026; cost \$68.99/monthly (Clerk's Misc. File No. 20250761)
 - 2) Internet services at 300 N. Denver Avenue, Tulsa, Oklahoma 74103 for FY 2025-2026; cost \$78.99/monthly (Clerk's Misc. File No. 20250762)
 - 3) CBI 100 services at 300 N. Denver Avenue, Tulsa, Oklahoma 74103 for FY 2025-2026; cost \$78.99/monthly (Clerk's Misc. File No. 20250763)
 - 4) Bulk Video ICB services at 300 N. Denver Ave., Tulsa, Oklahoma 74103, or FY 2025-2026; cost \$259.76/monthly (Clerk's Misc. File No. 20250764)
 - 5) Internet services at 6094 E. 66th St. North Tulsa, Oklahoma 74117, for FY 2025-2026; cost \$1,338/monthly (Clerk's Misc. File No. 20250765)
 - b. ImageNet Consulting, LLC, for the lease and service of HP CLR LJ X57945Z located at 6094 E. 66th N. Tulsa, Oklahoma 74117; cost \$96.52/monthly (Clerk's Misc. File No. 20250766)
6. Tulsa Area Emergency Management Agency (TAEMA):
 - a. for the Purchase of Property Involved in Voluntary Flood Acquisition Program, more specifically described as The West Half of the West Half of the East Half of the Northwest Quarter of the Northeast Quarter (W/2 W/2 E/2 NW/4 NE/4) of Section Eighteen (18), Township Twenty-one (21) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, #938 Buckner (Clerk's Misc. File No. 20250767)
 - b. for Property Involved in Voluntary Flood Acquisition Program, located at 13215 N Cincinnati Ave, Skiatook, OK 74070, #1131, Carter (Clerk's Misc. File No. 20250768)

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.

G. Agreement Renewals

1. Board of County Commissioners - Lamar Companies, for renewal of CMF #20240455 for FY 2025-2026 (Clerk's Misc. File No. 20250769)

2. County Clerk - Indecomm Holdings, Inc., for renewal of CMF #20241487 for FY 2025-2026 (Clerk's Misc. File No. 20250770)
3. Engineers - Purple Wave, Inc., for renewal of CMF #20240456 for FY 2025-2026 (Clerk's Misc. File No. 20250771)
4. Human Resources:
 - a. Bank of Oklahoma, for renewal of CMF #20240723 for FY 2025-2026 (Clerk's Misc. File No. 20250772)
 - b. United Safety & Claims, for renewal of CMF #20240791 for FY 2025-2026 (Clerk's Misc. File No. 20250773)
5. Highways District #1 - ImageNet Consulting, LLC, for renewal of CMF #20240483 for FY 2025-2026 (Clerk's Misc. File No. 20250774)
6. Sheriff:
 - a. Green Country Glass, LLC, for renewal of CMF #20242305 and #20241931 for FY 2025-2026 (Clerk's Misc. File No. 20250775)
 - b. JRW, Inc., dba Financial Equipment Company, for renewal of CMF #20240546 for FY2025-2026 (Clerk's Misc. File No. 20250776)
 - c. JusticeLink, LLC, for renewal of CMF #20240459 for FY 2025-2026 (Clerk's Misc. File No. 20250777)

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.

H. Requests to Advertise for Bids

1. Building Operations - Request for Qualifications for Architectural and Engineering Services for the Tulsa County Courthouse Emergency Alert System (Clerk's Misc. File No. 20250778)
2. Parks - Request for Proposals for O'Brien Park LED Baseball Lighting (Clerk's Misc. File No. 20250779)
3. TC Departments - Correctional-Institutional Supplies (Clerk's Misc. File No. 20250780)

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

I. Inventory Resolutions

1. Building Operations:
 - a. Asset disposal: junked - computer, file cabinet and amplifier (Clerk's Misc. File No. 20250781)
 - b. Surplus: vehicles (Clerk's Misc. File No. 20250782)
2. IT - Asset disposal: junked - Apple Imac computer (Clerk's Misc. File No. 20250783)
3. Parks - Asset disposal: junked - Gator utility vehicles, Buffalo Turbine blower, golf carts, John Deere backhoe, Massey Ferguson tractor; lost - Stihl chainsaw and Mig welder (Clerk's Misc. File No. 20250784)
4. Sheriff - Asset disposal: Black Creek monitor (Clerk's Misc. File No. 20250785)

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.

- J. Utility Permit - (Engineers) - One Gas, Inc., for the cross of S. 85th W. Ave., approximately 0.67 mi. S. & 2.67 S.E. of the US 44 & SH 344 junction in Maintenance District 2 (Clerk's Misc. File No. 20250786)

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.

K. 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.

L. 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.

M. Consideration and Approval of Construction Program Payments

1. Vision 2025 (Clerk's Misc. File No. 20250787)
 - a. Creditor: Diversified Civil Contractors, LLC; Trust # 094026-K8; Item: 10,558-New Orleans Square: BA Elm St. W. New Orleans St.; Purpose: Final Pay Application - Partial Reimbursement; Amt Paid: \$34,453.98
2. Vision Tulsa County (Clerk's Misc. File No. 20250788)
 - a. Use Tax Funded Projects Recommended for Payment
Creditor: Sherwood Construction Co, Inc.; Fund#: H171S/PJ1027; Item: 171st St. S. Improvements US Hwy 64 to 161st E. Ave.; Purpose: Materials; Amount Paid: \$1,237.50

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.

N. Juvenile Detention Home Update to Accept & File for April 23-30, 2025 (Clerk's Misc. File No. 20250789)

David Parker provided the following update:

Transports: The Custody and Control team successfully completed one medical transport. However, one transport encountered an issue due to the juvenile being classified as a Youth Offender. As a result, the transport was rescheduled.

Enhanced Living: Removing beds will prevent unauthorized height access to the sprinklers, enhancing safety measures. Additionally, sanitization will improve, as eliminating cracks will reduce spaces where contraband, trash, and potential weapons can be concealed.

Number of Residents 26 as of April 30, 2025: Charge/Number of Residents Charged:

First Degree Murder – 4; Robbery with Firearm – 2; Minor in Possession of Weapon - after Adjud – 1; Bench Warrant – 2; Robbery by 2 or more persons – 3; Burglary II – 2; Judicial Order to Detain – 1; Burglary III – 1; Threatening Violent Act-Misd – 2; Domestic A/B w/Deadly Weapon – 3; Shooting with intent to kill – 2; Lewd Proposals/Acts w/Child – 1; Violation of Conditions of Release – 2

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

O. Executive Sessions - (District Attorney) - Requested by Andrew Higginbotham

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 a pending claim, to wit: *Tort Claim TC-2025-17, Larry*

Cromwell, disclosure of which will seriously impair the ability of the public body to process the claim in the public interest

2. 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 a pending claim, to wit: *Tort Claim TC-2025-14, St. Michael's Anglican Church*, disclosure of which will seriously impair the ability of the public body to process the claim in the public interest

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 9:54 a.m.

Motion made by Kelly Dunkerley, seconded by Stan Sallee to reconvene the regular meeting at 10:06 a.m. Upon roll call, Yes - Stan Sallee, Kelly Dunkerley, Lonnie Sims. No - None. Abstain - None. Motion carried.

P. 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: *Tort Claim TC-2025-17, Larry Cromwell*, (Clerk's Misc. File No. 20250790) and *Tort Claim TC-2025-14, St. Michael's Anglican Church*, (Clerk's Misc. File No. 20250791). 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


Stan Sallee, Chairman Pro Tem

ATTEST:


Michael Willis, Tulsa County Clerk

