

MINUTES
Monday, July 7, 2025

APPROVED
7/21/2025

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 Chief of Staff Kenneth Yates, representing 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 Mark Vancuren 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. PROCLAMATION

- A. Recognizing July as Parks and Recreation month, and encouraging our residents to enjoy all the amenities our parks offer (Clerk's Misc. File No. 20251376)

The proclamation was read and presented to Parks Director Matt Hancock and Parks staff. 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.

VI. MINUTES

- A. Board of County Commissioner's Meeting of June 30, 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.

VII. REPORTS TO ACCEPT & FILE

- A. Elected Official - (Court Clerk) - Amended reports:

1. Monthly for December 2024 (Clerk's Misc. File No. 20251377)
2. Monthly for January 2025 (Clerk's Misc. File No. 20251378)
3. Monthly for February 2025 (Clerk's Misc. File No. 20251379)
4. Monthly for March 2025 (Clerk's Misc. File No. 20251380)

5. Monthly for April 2025 (Clerk's Misc. File No. 20251381)

6. Monthly for May 2025 (Clerk's Misc. File No. 20251382)

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. Reappointments - Board of County Commissioners:

1. Commissioner Dunkerley - of Mayor Debra Wimpee to the Tulsa County Criminal Justice Authority, for term to expire 7/31/2026 (Clerk's Misc. File No. 20251383)
2. Commissioner Sallee - of Mayor Larry Shafer to the Tulsa County Criminal Justice Authority, for term to expire 7/31/2026 (Clerk's Misc. File No. 20251384)
3. Commissioner Sims - of Mayor Cory Box to the Tulsa County Criminal Justice Authority, for term to expire 7/31/2026 (Clerk's Misc. File No. 20251385)

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

B. Request for Approval - (Social Services) - to accept donations of medications and various items for the month of June 2025 (Clerk's Misc. File No. 20251386)

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

C. Request to Accept and File - (Tulsa Area Emergency Management Agency - TAEMA) - the Warranty Deed filed by First American Title Insurance Company conveying the property located at 1956 East 106th Street North, Skiatook, OK 74070 to Tulsa County, along with the previously approved Voluntary Flood Acquisition Program Deed Restrictions, CMF #20250767 and CMF#20251322, VBP #938, Buckner (Clerk's Misc. File No. 20251387)

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

D. Resolutions - Tulsa County Industrial Authority:

1. Consider and adopt the following resolutions ratifying and affirming the following agreements:
 - a. Projects Agreement dated July 1, 2014 relating to the Authority's Capital Improvement Revenue Bonds, Series 2014 and other obligations of the Authority therein described as therein provided (Clerk's Misc. File No. 20251388)
 - b. Projects Agreement dated October 1, 2015 relating to the Authority's Subordinate Capital Improvement Revenue Bonds, Series 2015 and other obligations of the Authority therein described as therein provided (Clerk's Misc. File No. 20251389)
 - c. Projects Agreement dated April 1, 2016 relating to the Authority's Capital Improvement Revenue Bonds, Series 2016 and other obligations of the Authority therein described as therein provided (Clerk's Misc. File No. 20251390)
 - d. Projects Agreement dated December 1, 2017 relating to the Authority's Capital Improvement Revenue Bonds, Series 2017 and other obligations of the Authority therein described as therein provided (Clerk's Misc. File No. 20251391)

- e. Lease Agreement dated December 1, 2019 relating to the Authority's Health Facilities Revenue Bonds, Refunding Series 2019 and other obligations of the Authority therein described as therein provided (Clerk's Misc. File No. 20251392)
- f. Projects Agreement dated September 1, 2024 relating to the Authority's Capital Improvement Revenue Note, Series 2025 and other obligations of the Authority therein described as therein provided (Clerk's Misc. File No. 20251393)
- 2. Consider and take action to adopt, amend, or reject a resolution relating to the incurring of indebtedness by the trustees of the Tulsa County Industrial Authority for the benefit of Independent School District No. 13, Tulsa County, Oklahoma (Glenpool Public Schools); authorizing the sale of revenue obligations; waiving competitive bidding with respect thereto and related matters (Clerk's Misc. File No. 20251394)

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. Agreements

- 1. Juvenile Bureau - Catherine O'Leary, PLLC, for legal review and research regarding all assigned adoption cases and other matters assigned pursuant to the contract providing quality control measures necessary prior to adoptions being scheduled for hearings, through June 30, 2026; monthly rate \$2,000 (Clerk's Misc. File No. 20251395)
- 2. Parks - Curtis Hale, Just Gotta Dance, for clogging and line dancing classes at Buddy LaFortune, South County, Chandler, and O'Brien Rec Centers, from 7/7/2025 through 12/31/2025; fee 40% of enrollment (Clerk's Misc. File No. 20251396)

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.

F. Agreement Renewals - Board of County Commissioners:

- 1. INCOG - Renewal of FY 2024 CDBG Urban County Project - City of Broken Arrow, College Addition Street Rehab and Emergency Home Repairs, CMF# 20250191, extended to 06/30/2026 (Clerk's Misc. File No. 20251397)
- 2. Norman Wohlgemuth, for renewal of CMF #20241086 for FY 2025-2026 (Clerk's Misc. File No. 20251398)

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. Inventory Resolution - (Parks) - Asset registration: Nature Works donation of Tulsa's Herd First Family Batch #2, bull, cow and baby bison (Clerk's Misc. File No. 20251399)

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. Utility Permits - Engineers:

- 1. Cox Communications, for the parallel of Charles Page Blvd., approximately 0.47 miles SW of the Gilcrease Expressway (Clerk's Misc. File No. 20251400)

2. One Gas, Inc., for the cross of Loop Drive, approximately 0.23 mi. E. & 0.17 N. of the US 412 & SH 97 junction in Maintenance District 2 (Clerk's Misc. File No. 20251401)

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.

- I. Travel/Training - (OSU Extension) - Hannah Hough, to Oklahoma Ag Extension Agents Association Annual Meeting/Conference, 7/7-9/2025 in Stillwater, OK and 7/10/2025 in OKC, OK; cost \$915 (Clerk's Misc. File No. 20251402)

Motion made by Kelly Dunkerley, seconded by Stan Sallee, 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 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.

- K. Payroll claims - Biweekly for 6/14-27/2025

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 Tulsa County (Clerk's Misc. File No. 20251403)

- a. Use Tax Funded Projects Recommended for Payment

Creditor: B&H Engraving (BG Specialties); Fund H171S/PJ1027; Item: 171st St. S. Improvements US Hwy 64 to 161st E. Ave.; Purpose: Materials; Amount Paid \$850

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.

- N. Juvenile Detention Home Update to Accept & File for June 25 - July 1, 2025 (Clerk's Misc. File No. 20251404)

David Parker provided the following update:

- Transport: Custody and Control did not conduct any transport, as there was no need for transport services during this period.
- License: We have received our License from the Office of Juvenile Affairs.

Number of Residents 29 as of July 1, 2025 Charge/Number of Residents Charged:

First Degree Murder – 4; Robbery by 2 or more persons – 2; Threatening Violent Act-Misd – 1; A/B w/Deadly Weapon – 1; Shooting with intent to kill – 2; Poss Firearm Minor Misd – 3; Bench Warrant – 2; Domestic Asslt w/Dang Weapon – 4; Assault and Battery – 1; Trafficking Illegal Drugs – 1; Burglary II – 2; Pointing a Firearm – Felony – 2; Robbery I (by fear of harm) – 1; Defraud Hotels, Inns, Restaurant – 1; Possession of Stolen Vehicle – 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. Zoning Application Hearing and Possible Action - (Tulsa Metropolitan Area Planning Commission) - CZ-565 and PUD-871 - Applicant Lou Reynolds, Owner: Bird Creek Ranch Limited Partnership, et al., Location: West of North Sheridan Road between East 76th Street North and East 86th Street North. The request is to rezone $\pm$ 399 acres from AG to light industrial development, as allowed in PUD-871. On meeting date of June 4, 2025, the TMAPC voted 10-0-0 to recommend the County Commissioners approve rezoning of $\pm$ 399 acres but only with the provision of PUD-871

Motion made by Kelly Dunkerley, seconded by Stan Sallee, to enter into public hearing at 9:46 a.m. Upon roll call, Yes - Stan Sallee, Kelly Dunkerley, Lonnie Sims. No - None. Abstain - None. Motion carried.

Dwayne Wilkerson presented the zoning application.

The applicant, Lou Reynolds, 2727 E. 21st Street, Suite 200, Tulsa, OK, presented the application on behalf of the property owners.

Kim Wilmes, Senior Vice President of Economic Development for the Tulsa Regional Chamber, spoke in support of the zoning, citing the impact of 200 tech sector jobs and the potential of \$3 Billion in capital investment. Eric Lemley, 14716 E. Pine, Tulsa, OK, Business Manager representing Iron Workers Local 584, also spoke in favor due to the number of jobs it would bring over the year and a half of construction.

Randall Barnett, 11826 N. Yale, Sperry, OK, Cody Walter, 11114 N. 118 E. Ave., Owasso, OK, Kennedy Laplante, 5603 E. 96th St. N., Sperry, OK, Spencer Meier, 1204 S. 111th E. Ave., Tulsa, OK, Sabrina Ingram, 11860 N. 68th W. Ave., Sperry, OK, Eneka Garza, 5603 E. 96th St. N., Sperry, OK, Kortnää Krogen, 11470 N. 68th West Ave, Sperry, OK and Kelly Reedy, 8850 57th St., Skiatook, OK all spoke in opposition to the zoning change, citing the impact on public safety, the need to consult experts in the field regarding the demand it will make on water & electricity, the possibility of toxic waste water, affecting ranch lands, crops and food sources, notification of surrounding property owners, contamination issues from other similar sites, and an extended period for public comment.

Lou Reynolds responded with assurances that the Oklahoma statutes for notification were followed, and neighborhood meetings held prior to the application being submitted for zoning change. He also noted that the platting process requires the Oklahoma Department of Environmental Quality (ODEQ) to evaluate these issues to ensure public safety and any recommendations they made will be addressed and incorporated into the final plans. He stressed that this phase is simply land use approval.

Motion made by Stan Sallee, seconded by Kelly Dunkerley, to close the public hearing at 10:47 a.m. Upon roll call, Yes - Stan Sallee, Kelly Dunkerley, Lonnie Sims. No - None. Abstain - None. Motion carried.

Motion made by Kelly Dunkerley to defer the Board's decision until the last meeting in August. Lou Reynolds commented that he does not have that much time to wait. He must place orders next week. There was no second. Motion amended by Kelly Dunkerley, seconded by Stan Sallee, to defer the Board's decision to the 7/14/2025 agenda. Upon roll call, Yes - Stan Sallee, Kelly Dunkerley, Lonnie Sims. No - None. Abstain - None. Motion carried. (Subsequently, the members discovered that Commissioner Sallee will be out of town on the 14th. A Special Meeting was then scheduled to take place on 7/16/2025 at 10:00 a.m. at which the Board may hear public comment and possibly render its decision.)

- P. Executive Session - (Commissioner Sims) - Pursuant to 25 O.S. § 307(B)(3), I am requesting an Executive Session to discuss the purchase or appraisal of real property

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 10:48 a.m.

Motion made by Kelly Dunkerley, seconded by Stan Sallee, to reconvene the regular meeting at 11:21 a.m. Upon roll call, Yes - Stan Sallee, Kelly Dunkerley, Lonnie Sims. No - None. Abstain - None. Motion carried.

Q. Discussion and Possible Action Regarding Executive Session Item

There was no action taken.

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

by Kenneth Yates, Chief of Staff

