

(A 2nd amended agenda of meeting was posted outside of the Tulsa County Headquarters Building and on the Tulsa County website at www.tulsacounty.org on July 15, 2025 at 8:32 a.m.)

MINUTES
Wednesday, July 16, 2025

APPROVED
7/28/2025

I. CALL TO ORDER

The Board of County Commissioners (BOCC) met at the hour of 10:00 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 10:00 a.m., and the following business was transacted:

II. ROLL CALL

Commissioner Dunkerley, present; Commissioner Sims, present.

Motion made by Kelly Dunkerley, seconded by Lonnie Sims, to recess the meeting until the arrival of Commissioner Sallee who was unavoidably delayed by a flight cancellation and reroute. The meeting recessed at 10:04 a.m. Upon roll call, Yes - Kelly Dunkerley, Lonnie Sims. No - None. Abstain - None. Motion carried.

Motion made by Kelly Dunkerley, seconded by Stan Sallee, to reconvene the regular meeting at 10:27. Upon roll call, Yes - Stan Sallee, Kelly Dunkerley, Lonnie Sims. No - None. Abstain - None. Motion carried.

III. MINUTES

A. Board of County Commissioner's Special Meeting of July 8, 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.

IV. ACTION ITEMS

A. Consideration and Approval of Construction Program Payments

1. TCIA Capital Improvements Construction - 2024 Bond Funded Projects
Recommended for Payment/Reimbursement (Clerk's Misc. File No. 20251446)
 - a. Creditor: Tulsa County Public Facilities Authority; Project: PJ1655-Tower Arena with Storage Structure; Amount Paid: \$903,086.26
 - b. Creditor: Tulsa County Public Facilities Authority; Project: PJ1657-Bedding and Feed Office; Amount Paid: \$89,203.35

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. Zoning Application Public Comment 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 - Deferred from 7/7/2025

Commissioner Sims introduced experts on water issues, electricity and the environment: Lauren Harvey - Beale (data centers, project specifics, technology, community outreach); Logan Craig - Beale (data centers,

project specifics, technology); Devin Randall - Kimley Horn (civil engineering, water and wastewater systems, environmental compliance, regulatory framework, stormwater & run off); Amanda Miller - Kimley Horn (threatened and endangered species, wildlife, sensitive habitats, environmental compliance with US Fish & Wildlife and US Army Corps of Engineers); Craig Wenger - Kimley Horn (engineer, cooling systems); Lou Reynolds - Eller & Detrich (land use law); Eric Lee or Joan Gausvik - City of Tulsa (Tulsa's water and wastewater infrastructure and capacity); Jerry Gammil & David Dollar - Washington County RWD #3 (RWD system, water rates, engineering); Michael Gordon - PSO (power); Whitney Emerick - PSO (power & transmission lines). Dwayne Wilkerson and Kendal Davis, representing TMAPC were also in attendance.

Motion made by Kelly Dunkerley, seconded by Stan Sallee, to enter into public comment at 10:57 a.m. Upon roll call, Yes - Stan Sallee, Kelly Dunkerley, Lonnie Sims. No - None. Abstain - None. Motion carried.

Speaking in favor of the project: Teresa Tosh, Director, Tulsa County Inspections and Floodplain Administrator; Joe Deer, Eric Lemley, Caleb Shuck, Jeremy Griffin, Dustin Phelan, Kristen Carroll, Melissa Bryce, Mike Neal, Michael Couch, JJ Dawson and Chelsea Feary.

Speaking in opposition to the project and/or asking for clarification on questions: Owen Ingram, Melissa McGillen, Eneka Garza, James Black, Sabrina Ingram, Shana Atkinsa, Yocasta Hahn, Cheyenna Morgan, Keley Cooper, Kate Phillippi, Roger Pauls, Leslie Shockley, Carolyn Downing, Sophie Goldstein, Cody Walter, Kennedy Garza, Darren Blanchard, Andrea Scott, Wyatt Reedy, Susan O'Neal, Kortnäa Krogen, Jared Bashaw and Shana Adkins.

Signed up to speak, but waived their right after having questions answered: Randy Gurule, Logan Craig, Laureh Haney, Devin Randall, Casey Reimann, Sarah Gray, Rick Pitts, Sarah Orr, Joe Washington, Johnny Bennett, Jeremy Moore, Tammy Leeseberg, Leigh Astrahlen, Jeremy Ambrose, Matilda Chevallier, Scott Soder and Tashi McKelop.

Motion made by Kelly Dunkerley, seconded by Stan Sallee, to close the public hearing at 1:43 p.m. Upon roll call, Yes - Stan Sallee, Kelly Dunkerley, Lonnie Sims. No - None. Abstain - None. Motion carried.

Motion made by Kelly Dunkerley, seconded by Stan Sallee, to approve zoning application CZ-565 and PUD-871. (Clerk's Misc. File No. 20251502) Upon roll call, Yes - Stan Sallee, Kelly Dunkerley, Lonnie Sims. No - None. Abstain - None. Motion carried.

V. ADJOURN

Motion made by Kelly Dunkerley, seconded by Stan Sallee, 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