

MINUTES
Monday, September 29, 2025

APPROVED
10/6/2025

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.

VII. 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.

III. PROCLAMATION

- A. Recognizing and proclaiming October 5, 2025 as Vascular Access Specialty Day (Clerk's Misc. File No. 20251917)

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.

IV. MINUTES

- A. Board of County Commissioner's Meeting of September 22, 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.

V. UNFINISHED BUSINESS

- A. Bid Awards & Recommendations - Parks:

1. Request for Proposals - Baseball Tournament Operator at O'Brien Park - Deferred
2. Request for Qualifications - Architectural Services for Tulsa County Golf Courses - Deferred

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

B. Amendments:

1. Building Operations - #1 to the agreement with City-County Library, CMF #20251528, to replace Exhibit A (Clerk's Misc. File No. 20251918)
2. District Attorney - of resolution declaring necessary for eminent domain purposes a certain tract of land, to correct scrivener's error in a previously approved resolution of necessity, CMF# 20250415, for Grade, Draining, Bridge & Surface 101st Street Mingo Road to Garnett Road, ODOT Job Piece 29345(04) (Clerk's Misc. File No. 20251919)

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.

- C. Public Hearing - (Board of County Commissioners) - Regarding the Proposed Project Clydesdale Economic Development Project Plan and its four supporting Incentive Districts, for the purpose of giving members of the public an opportunity to be heard prior to any vote on the proposed Project Plan and Incentive Districts (Clerk's Misc. File No. 20251920)

Motion made by Kelly Dunkerley, seconded by Stan Sallee, to enter into public hearing at 9:37 a.m. Upon roll call, Yes - Stan Sallee, Kelly Dunkerley, Lonnie Sims. No - None. Abstain - None. Motion carried.

Members of the public who wished to speak regarding the project were present. Speaking against approval of the project were Sarah Gray, Joe Hart, Felicia Russell, Susan O'Neal and Nancy Moran. Speaking in favor of the project were Jeremy Griffin, JJ Dossett, Justin McLaughlin, Chelsea Feary, Margaret Coates and Wes Mitchell. Speaking for the developer or answering questions were Taylor Brown, Jeff Sabin, Lauren Harvey and Joan Gausvik.

Motion made by Kelly Dunkerley, seconded by Stan Sallee, to close the public hearing at 10:23 a.m. Upon roll call, Yes - Stan Sallee, Kelly Dunkerley, Lonnie Sims. No - None. Abstain - None. Motion carried.

VI. ACTION ITEMS

A. Requests for Approval

1. Board of County Commissioners - Oklahoma Cooperative Circuit Engineering Districts, 2026 grant award for District #3 in the amount of \$4,200 for illegal dump site clean-up and/or dump roll-offs (Clerk's Misc. File No. 20251921)
2. Budget Division - of consolidation of Four-2-Fix II Program: funds remaining from the Courtrooms for the Faulkner Building, (PJ1663), CMF #20250139, in the amount of \$196,117.90 with the Courthouse Improvement Project (PJ1013-CF505) (Clerk's Misc. File No. 20251922)
3. Building Operations - to rescind the award for High Pursuit Tires to David's Tires, Inc., CMF #20251605, because the tires did not meet the High Pursuit V-rated specification (Clerk's Misc. File No. 20251923)
4. County Clerk - of the signature card for the Clerk's Depository Account (Clerk's Misc. File No. 20251924)
5. Engineers:
 - a. Advance Alarms streamlined Sales Tax Certificate of Exemption related to security alarm and monitoring system purchased for the Jenks Levy office building, CMF #20250976 (Clerk's Misc. File No. 20251925)
 - b. ECS Southwest, LLP, to complete geotechnical borings in county right-of-way along S. 209th W. Ave. (Clerk's Misc. File No. 20251926)

6. Parks - of donation from the United States Tennis Association, in the amount of \$150,000 for the Case Tennis Center - Furniture, Fixtures and Equipment, PJ1683 (Clerk's Misc. File No. 20251927)
7. Sheriff:
 - a. of donation of a 2004 Cherokee Cargo Trailer from the Oklahoma City Police Department, valued at \$10,000 (Clerk's Misc. File No. 20251928)
 - b. of letter of retention from Hall, Estill, Hardwick, Gable, Golden & Nelson, PC, for representation in the Harris v Regalado, et al. case CJ-2025-0755 filed in Tulsa County District Court, for FY 2025-2026 (Clerk's Misc. File No. 20251929)
8. Tulsa Area Emergency Management Agency (TAEMA) - Final Settlement Statement for Properties Involved in Voluntary Flood Acquisition Program:
 - a. for the property located at 702 West 29th St., Sand Springs, OK 74063, CMF# 20251534, VBP #933, Barnes (Clerk's Misc. File No. 20251915)
 - b. for the property located at 13533 North Hartford Ave., Skiatook, OK 74070, CMF# 20251536, VBP #1011, Pittman (Clerk's Misc. File No. 20251916)

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.

- B. Request to Accept and File: City of Bixby - Annual Report for Tax Increment Financing Districts No. 1, 2, 3, and 4, as required by the Local Development Act Title 62 Okla. Statute Section 867, for any revenues collected and received and disbursed for fiscal year 2024-2025 (Clerk's Misc. File No. 20251930)

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

C. Resolutions:

1. Board of County Commissioners - Approving and Adopting The Project Clydesdale Economic Development Project Plan Pursuant to The Oklahoma Local Development Act; Identifying and Establishing Four Incentive Districts Temporarily Identified in The Project Plan as Incentive Districts "A," "B," "C," and "D"; Designating and Adopting Project Area and Incentive District Boundaries; Deferring Numerical Designations and Effective Dates for The Incentive Districts; Adopting Certain Findings; Authorizing Tulsa County to Carry Out and Administer The Project Plan; Ratifying and Confirming The Actions, Recommendations and Findings of The Review Committee and The Tulsa Metropolitan Area Planning Commission; Approving and Adopting a Tax Incentive Agreement; and Providing for Severability (Clerk's Misc. File No. 20251931)

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.

2. Engineers - to select one of the ODOT's pre-qualified engineering firms, Garver, LLC., for bridge maintenance and safety inspections from 4/1/2026 to 3/31/2028 (Clerk's Misc. File No. 20251932)

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.

D. Agreements

1. Assessor - Pro-West & Associates, to migrate the current parcel geodatabase to the latest ArcGIS Pro Parcel Fabric platform for editing and automating parcel history preservation; cost \$24,750 (Clerk's Misc. File No. 20251933)
2. Board of County Commissioners:
 - a. INCOG, for the 2024 Rural Economic Action Plan (REAP) grant award in the amount of \$57,612, for the purchase and installation of a storm siren for the funding period of 1/19/2024 - 9/30/2025, CMF #20240276 (Clerk's Misc. File No. 20251934)
 - b. Quartz Mountain Properties, LLC, Local Development Act Tax Incentive Agreement, for the Tax Incentive District Exemptions for the Project Clydesdale Economic Development Project Plan (Clerk's Misc. File No. 20251935)
3. Engineers - State of Oklahoma Department of Transportation, for permission to engineer and construct a Lake Access Project, PROJECT NO. SAP-272D(448)LG J/P NO. 38856(04), the Swift Park Boat Launch, and be reimbursed by the Department of Transportation upon satisfactory completion, in the amount of \$265,000 (Clerk's Misc. File No. 20251936)
4. Juvenile Bureau - Cheri Lindle, to provide training on Emotional Intelligence in one, four-hour block on 11/14/2025; cost \$1,800 (Clerk's Misc. File No. 20251937)
5. Parks:
 - a. Grace Community Church, for the use of South County Recreation Center for Sunday services on 10/5 and 10/12/2025 (Clerk's Misc. File No. 20251938)
 - b. Paw Prints, Ltd., to provide concessions at LaFortune Park from 6:00 to 9:00 p.m. on 10/24/2025 (Clerk's Misc. File No. 20251939)
6. Sheriff:
 - a. City of Tulsa, for the 2024 Edward Byrne Memorial Justice Assistance Program Subrecipient Grant in the amount of \$16,441, to provide additional personnel, equipment, supplies, contractual support, training, technical assistance, and information systems for Law enforcement programs (Clerk's Misc. File No. 20251940)
 - b. Oklahoma Highway Safety Office, for Speed Abatement Grant funds in the amount of \$139,500, to support 1,900 or more hours of overtime high-visibility enforcement, with an emphasis on speed enforcement and other allowable countermeasure activities, from 10/1/2025-9/30/2026 (Clerk's Misc. File No. 20251941)
7. Tulsa Area Emergency Management Agency (TEAMA) - Purchase Contract for Property Involved in Voluntary Flood Acquisition Program, for the property described as The Southwest Quarter of the Northeast Quarter of the Northeast Quarter (SW/4 NE/4 NE/4) of Section Thirty-one (31), 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, VBP #921, Wilson (Clerk's Misc. File No. 20251942)

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. Notices to Proceed - Parks:

1. Youth Scoreboards, LLC, to proceed with the scope of work for O'Brien Park Baseball Scoreboards, CMF #20251427 (Clerk's Misc. File No. 20251943)
2. Third Generation Electrical, Inc., to proceed with the scope of work for O'Brien Park LED Baseball Lighting, CMF #20251480 (Clerk's Misc. File No. 20251944)

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

F. Inventory Resolutions

1. Building Operations - Request to surplus: computer equipment (Clerk's Misc. File No. 20251945)
2. Sheriff - Asset disposal: junked - 32" Black Creek Monitor (Clerk's Misc. File No. 20251946)

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. Utility Permits - Engineers:

1. Cox Communications, for the cross of E. 133rd St., approximately 2.3 mi W. of SH 64 (Clerk's Misc. File No. 20251947)
2. One Gas, Inc., for the cross of N. 87th E. Ave., approximately 1.32 mi S. & 2.38 E. of the US 75 & SH 20 junction (Clerk's Misc. File No. 20251948)

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. Travel/Training

1. Board of County Commissioners:
 - a. Darren Gantz, to Bixby Chamber monthly meeting on 10/1/2025 to be held in the Community Room at the Bixby High School; cost \$25 (Clerk's Misc. File No. 20251949)
 - b. David Tackett, to Oklahoma Legislative Interim Study on 9/30/2025 in OK City, OK; cost \$192.02 (Clerk's Misc. File No. 20251950)
2. Human Resources - Kathy Burrows, to the Oklahoma Workers Compensation Education Association (OWCEA) annual conference & expo in OKC, OK, on 10/23-24/2025; cost \$570 (Clerk's Misc. File No. 20251951)

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.

I. 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.

J. Payroll claims

1. Monthly for 9/2025
2. Biweekly for 9/6-19/2025

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.

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 (Clerk's Misc. File No. 20251952)

1. TCIA Capital Improvements Construction - 2024 Bond Funded Projects
Recommended for Payment/Reimbursement:

- a. Creditor: Tulsa County Public Facilities Authority; Project: PJ1655-Tower Arena with Storage Structure; Amount Paid: \$912,873.85
- b. Creditor: Tulsa County Public Facilities Authority; Project: PJ1657-Bedding and Feed Office; Amount Paid: \$452,890.17

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 September 17 - 24, 2025 (Clerk's Misc. File No. 20251953)

David Parker presented the following update:

- Transport: Custody and Control successfully conducted two medical transports.
- Staffing: Five interviews were conducted during this period of which three will be moving forward with the pre-hire process, three terminations, and six new hires.
- Operational: Tulsa County Juvenile Detention Home successfully passed its fire inspection with no violations reported.
- Mental Health: We conducted three family therapy sessions with our Qualified Mental Health Professional.

Number of Residents 29 as of September 24, 2025: Charge/Number of Residents Charged:

First Degree Murder – 4; Robbery by 2 or more persons – 2; Robbery w/firearm – 1; Bench Warrant – 2; Trafficking Illegal Drugs – 1; Assault and Battery – 2; A&B by Means likely to Produce Death – 1; Poss Firearm Minor Misd – 3; Shooting w/Intent to Kill – 1; Minor in Poss of Weapon after Adjud. – 3; Burglary II – 2; Burglary III – 3; Possession of Stolen Vehicle – 2; Aggravated Assault/Battery-Fe – 1; Probation Violation – 1

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.

VIII. 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.

IX. 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

 Pro Tem
Lonnie Sims, Chairman

ATTEST:



Michael Willis, Tulsa County Clerk

