

(Agenda of meeting was posted outside of the Tulsa County Headquarters Building and on the Tulsa County website at www.tulsacounty.org on October 9, 2025 at 3:06 p.m.)

MINUTES
Monday, October 13, 2025

APPROVED
10/20/2025

I. CALL TO ORDER

The Board of County Commissioners (BOCC) met at the hour of 9:30 a.m., with the following members present: Chief Deputy Michael Craddock, representing 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

Chief Deputy Craddock, 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. MINUTES

A. Board of County Commissioner's Meeting of October 6, 2025

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

VI. REPORTS TO ACCEPT & FILE

A. Elected Officials:

1. County Clerk - Monthly for 9/2025 (Clerk's Misc. File No. 20251992)
2. Court Clerk:
 - a. Monthly for 9/2025 (Clerk's Misc. File No. 20251993)
 - b. Management and Preservation for 9/2025 (Clerk's Misc. File No. 20251994)

B. County Department - (Social Services) - 1st Quarter FY 2025-2026 (Clerk's Misc. File No. 20251995)

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

VII. UNFINISHED BUSINESS

A. Bid Awards & Recommendations:

1. Request for Proposals - Baseball Tournament Operator at O'Brien Park - Deferred Motion made by Kelly Dunkerley, seconded by Michael Craddock, to defer the recommendation. Upon roll call, Yes - Michael Craddock, Kelly Dunkerley, Lonnie Sims. No - None. Abstain - None. Motion carried.

2. Request for Qualifications - Architectural Services for Tulsa County Golf Courses, to Mike Gogel Golf Design, the most qualified and responsive firm (Clerk's Misc. File No. 20251996)

Motion made by Michael Craddock, seconded by Kelly Dunkerley, to approve the recommendation. Upon roll call, Yes - Michael Craddock, Kelly Dunkerley, Lonnie Sims. No - None. Abstain - None. Motion carried.

B. Change Orders - (Board of County Commissioners) - #3 & #4 to the agreement with J.E. Dunn Construction Company, for the Tulsa County Courthouse Renovation project, CMF #20240200, to allow for construction during night hours, increasing the contract by \$289,165 for a new contract total of \$28,952,825 (Clerk's Misc. File No. 20251997)

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

C. Zoning Application Hearing and Possible - (Tulsa Metropolitan Area Planning Commission) - CZ-566 - Applicant: Alan Becham - Owner Spring Hill Farms, LLC - Location: Northwest corner of E. 171st St. S. and S. Lewis Ave. The request is to rezone $\pm$ 38.48 acres from AG to RS-1 for a single family 1/2-acre residential subdivision. At the June 18, 2025 meeting, the Planning Commission voted 6-2- 0 to recommend that the County Commission approve rezoning $\pm$ 38.48 acres from AG to RS-1; previously heard on 8/18/2025 and 9/22/2025; Deferred on 10/6/2025. This item was inadvertently added to the 10/6 agenda as a hearing instead of a decision on the application

Motion made by Kelly Dunkerley, seconded by Michael Craddock, to strike the item. Upon roll call, Yes - Michael Craddock, Kelly Dunkerley, Lonnie Sims. No - None. Abstain - None. Motion carried.

D. Zoning Application Decision - (Tulsa Metropolitan Area Planning Commission) - CZ-566 - Applicant: Alan Becham - Owner Spring Hill Farms, LLC - Location: Northwest corner of E. 171st St. S. and S. Lewis Ave. The request is to rezone $\pm$ 38.48 acres from AG to RS-1 for a single family 1/2-acre residential subdivision. At the June 18, 2025 meeting, the Planning Commission voted 6-2-0 to recommend that the County Commission approve rezoning $\pm$ 38.48 acres from AG to RS-1; heard on 8/18/2025 and 9/22/2025; Deferred from 10/6/2025

Motion made by Kelly Dunkerley, seconded by Michael Craddock, to defer to the 10/27/2025 agenda. Upon roll call, Yes - Michael Craddock, Kelly Dunkerley, Lonnie Sims. No - None. Abstain - None. Motion carried.

VIII. ACTION ITEMS

A. New Procurement Officers - (Tulsa Area Emergency Management Agency - TAEMA) - designating William Smiley as Requisitioning and Requesting Officer to replace Joseph Kralicek (Clerk's Misc. File No. 20251998)

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

B. Requests for Approval

1. Board of County Commissioners - Oklahoma Department of Commerce for additional funding request for the Tulsa County Voluntary Buyout Program (Clerk's Misc. File No. 20251999)

2. Social Service - of donations of medications and various items for 9/2025 (Clerk's Misc. File No. 20252000)
3. Tulsa Area Emergency Management Agency (TAEMA) - of final settlement statement for property involved in the Voluntary Buyout Program, located at 2800 Bermuda Avenue, Sand Springs, OK 74063, CMF# 20251595, VBP #1168, Hamby (Clerk's Misc. File No. 20252001)

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

C. Resolutions - Engineers:

1. Approving the grant of a levee easement to Tulsa County Drainage District #12 (Clerk's Misc. File No. 20252002)
2. Acknowledging the Declaration of Development Restrictions for the Mid-Continent Concrete Company, Inc. property (Clerk's Misc. File No. 20252003)
3. Authorizing and approving the partial release of specifically described portions of Drainage District easements or rights of way no longer necessary for drainage or flood control levee use (Clerk's Misc. File No. 20252004)

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

D. Agreements

1. Board of County Commissioners:
 - a. INCOG - SSC PACE WAB Originator, LLC (capital provider) and Skelly OK Partners, LLC, (property owner) for C-PACE Assessment Contract in the amount of \$3,009,307.02 for energy efficiency, water conservation, and resiliency improvements, associated with the Dominion Building, 1645 S. 101st E. Avenue, Tulsa, OK (Clerk's Misc. File No. 20252005)
 - b. City-County Health Department, to augment the existing nuisance abatement through 6/30/2026 (Clerk's Misc. File No. 20252006)
2. Engineers - WSB, LLC, to provide professional services for the Tulsa County Total Maximum Daily Load (TMDL) project for waterbody testing, monitoring, and reporting; cost \$56,250 (Clerk's Misc. File No. 20252007)
3. Parks:
 - a. Grace Community Church, for the use of South County Rec Center for Sunday Services on 10/19 and 10/26/2025 (Clerk's Misc. File No. 20252008)
 - b. Howell & Co., to provide concessions at LaFortune Park on 10/24/2025 from 6:00 to 9:00 p.m.; fee \$25 (Clerk's Misc. File No. 20252009)
 - c. India Association of Greater Tulsa, for a Spring Picnic at Haikey Creek Triplex Pavilion on 5/16/2026, from 3:00 to 8:00 p.m.; fee \$100 (Clerk's Misc. File No. 20252010)
 - d. Indian Nation Youth Sports, for use of the O'Brien Park football field on 10/27-11/5/2025, from 5:00 to 9:00 p.m.; fee \$150/day (Clerk's Misc. File No. 20252011)
 - e. Michelle R. Brazzell, for use of Buddy LaFortune, South County, Chandler, and O'Brien Recreation Centers to hold yoga classes from

11/5-12/31/2025; fee 60% of paid enrollment (Clerk's Misc. File No. 20252012)

- f. Sooner Kettle Corn, LLC, to provide concessions at LaFortune Park on 10/24/2025, from 6:00 to 9:00 p.m.; fee \$50 (Clerk's Misc. File No. 20252013)
- g. The Dogfather, to provide concessions at LaFortune Park on 10/24/2025, from 6:00 to 9:00 p.m.; fee \$50 (Clerk's Misc. File No. 20252014)
- h. Willows Homemade Treats, to provide concessions at LaFortune Park on 10/24/2025, from 6:00 to 9:00 p.m.; fee \$25 (Clerk's Misc. File No. 20252015)

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

E. Inventory Resolutions

- 1. Building Operations - Asset disposal: junked - computer equipment (Clerk's Misc. File No. 20252016)
- 2. Parks - Asset Disposal: junked - computer equipment and copier (Clerk's Misc. File No. 20252017)
- 3. Sheriff - Asset Registration: Cherokee Cargo Trailer donation from OKC Police Department (Clerk's Misc. File No. 20252018)

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

F. Utility Permits - Engineers:

- 1. Cimarron Telephone Company, for the cross and parallel of multiple Tulsa County roads, at approximately W. 41st St. and S. 225th W. Ave. (Clerk's Misc. File No. 20252019)
- 2. Cox Communications:
 - a. for the cross of E. 56th Pl. N., approximately 0.86 mi. W. of SH 64 (Clerk's Misc. File No. 20252020)
 - b. for the parallel of E. 177th St. S., approximately 0.64 mi. W. of SH 64 (Clerk's Misc. File No. 20252021)
- 3. Washington County Rural Water District #3, for the crossing of N. Yale Ave., approximately 0.15 mi. S. of E. 86th St. N. and N. Yale Ave. junction (Clerk's Misc. File No. 20252022)

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

G. Travel/Training

- 1. Board of County Commissioners - Mark Vancuren to Jenks Chamber of Commerce monthly meeting on 10/15/2025; cost \$35 (Clerk's Misc. File No. 20252023)
- 2. IT - Dan Pease to the CIO Roundtable in Marco Island, FL, 12/7-10/2025; cost \$360 (Clerk's Misc. File No. 20252024)

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

H. Payroll claims - Biweekly for 9/20-10/3/2025

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

I. Blanket Purchase Orders and Emergency Purchase Orders

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

J. Consideration and Approval of Construction Program Payments

1. Vision 2025 (Clerk's Misc. File No. 20252025)

- a. Creditor: Lyle Building Group; Trust # 094026-K3; Item: 10570-PJ1579 - Chandler Misc. Improvement; Purpose: Pay App #9 (Partial); Amount Paid: \$66,778.33

2. Vision Tulsa County (Clerk's Misc. File No. 20252026)

a. Use Tax Funded Projects Recommended for Payment

- 1) Creditor: Arvest Bank; Fund #: HW86N/PJ1047; Item: 86th St. N. Improvements Memorial to HWY 75; Purpose: ROWs; Amount Paid: \$100
- 2) Creditor: Arvest Bank; Fund #: HW86N/PJ1047; Item: 86th St. N. Improvements Memorial to HWY 75; Purpose: ROWs; Amount Paid: \$8,000
- 3) Creditor: Shawn Dietze; Fund #: HW86N/PJ1047; Item: 86th St. N. Improvements Memorial to HWY 75; Purpose: ROWs; Amount Paid: \$12,150

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

K. Juvenile Detention Home Update to Accept & File for October 1 - 8, 2025 (Clerk's Misc. File No. 20252027)

David Parker presented the following update:

- Transport: Custody and Control successfully conducted one medical transport.
- Staffing: Five interviews were conducted during this period, one new hire and zero terminations.
- Meeting: Continue to meet with city's regarding the CIC local agreement.

Number of Residents 28 as of October 8, 2025: Charge/Number of Residents Charged:

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

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

L. Zoning Application Hearing and Possible Action - (Tulsa Metropolitan Area Planning Commission) - CZ-569 and PUD-873 Applicant: Kevin L. Maevers, AICP, CNU-A Owner: David Moore, et al. Location: SW Corner of S. 157th Ave. E. & E. 169th St. S. (State Highway 64). The request is to rezone ± 29.4 acres from AG to RE to permit a gated,

single-family residential subdivision. At August 20, 2025 meeting, the TMAPC voted 9-0-0 to recommend approval of the rezoning of ± 29.4 acres with PUD overlay (Clerk's Misc. File No. 20252028)

Motion made by Kelly Dunkerley, seconded by Michael Craddock, to enter into public hearing at 9:42 a.m. Upon roll call, Yes - Michael Craddock, Kelly Dunkerley, Lonnie Sims. No - None. Abstain - None. Motion carried.

Dwayne Wilkerson presented the zoning application. The applicant, Keven Maevers, was the only member of the public who signed up to speak. He thanked the Commissioners and the TMAPC for their help and consideration and asked the Commission to approve the application.

Motion made by Michael Craddock, seconded by Kelly Dunkerley, to close the public hearing at 9:49 a.m. Upon roll call, Yes - Michael Craddock, Kelly Dunkerley, Lonnie Sims. No - None. Abstain - None. Motion carried.

Motion made by Michael Craddock, seconded by Kelly Dunkerley, to approve the application. Upon roll call, Yes - Michael Craddock, Kelly Dunkerley, Lonnie Sims. No - None. Abstain - None. Motion carried

- M. Executive Session - (District Attorney) - Requested by Andrew Mihelich: Pursuant to 25 O.S. § 307(B)(4), I am requesting this matter be discussed in Executive Session between the Board and its attorney, Andrew Mihelich, for the purpose of confidential communications concerning a pending claim, to-wit: *potential litigation to recover damages to County property resulting from a May 27, 2025 collision between Yiara Aleman and a Tulsa County Sheriff's Office vehicle*, disclosure of the details of which its attorney advises would seriously impair the ability of the Board to proceed in the public interest

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

Executive Session commenced at 9:48 a.m.

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

N. Discussion and Possible Action Regarding Executive Session Item

Motion made by Kelly Dunkerley, seconded by Michael Craddock, to authorize the District Attorney to authorize the District Attorney to proceed as discussed in Executive Session and to grant Commissioner Sims settlement authority, to-wit: *potential litigation to recover damages to County property resulting from a May 27, 2025 collision between Yiara Aleman and a Tulsa County Sheriff's Office vehicle*. Upon roll call, Yes - Michael Craddock, Kelly Dunkerley, Lonnie Sims. No - None. Abstain - None. Motion carried. (Clerk's Misc. File No. 20252029)

IX. NEW BUSINESS

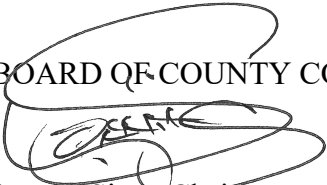
In accordance with the Open Meeting Act, Title 25 O.S. § 311.A.10, new business is defined as any matter not known about or which could not have been reasonably foreseen prior to the time of posting the agenda.

There was no new business.

X. ADJOURN

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

BOARD OF COUNTY COMMISSIONERS


Lonnie Sims, Chairman

ATTEST:


Michael Willis, Tulsa County Clerk

