

(Agenda of meeting was posted outside of the Tulsa County Headquarters Building and on the Tulsa County website at www.tulsacounty.org on October 23, 2025 at 3:46 p.m.)

MINUTES
Monday, October 27, 2025

APPROVED
11/3/2025

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

Chief Deputy Darren Gantz 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 20, 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.

VI. REPORTS TO ACCEPT & FILE

A. County Department - (Election Board) - Monthly for 9/2025 (Clerk's Misc. File No. 20252077)

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.

VII. UNFINISHED BUSINESS

A. Bid Awards & Recommendations:

1. Request for Proposals - Baseball Tournament Operator at O'Brien Park, to Strike Three, LLC (Clerk's Misc. File No. 20252078)

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

B. Amendments

1. Court Services - #3 to the agreement for Alcohol Monitoring Systems, Inc., dba SCRAM Systems, for the rental and servicing of alcohol and GPS monitoring equipment, CMF #20242250, to describe the monitoring center services and service limitations (Clerk's Misc. File No. 20252079)
2. Sheriff - #1 to the award for Correctional-Institutional Supplies to ACME Supply Co LTD, Victory Supply LLC, Bob Barker Company, Charm-Tex, Mini Wings USA, and Pyramid Schools Products, CMF #20251169. Mini Wing USA is unable to supply specified items within the 10-day delivery timeframe outlined in the Conditions and Specifications of the bid. The vendor stated that they do not keep materials in stock to produce the items, which has caused significant delay in delivery. As such, the next lowest and best vendor, Charm-Tex, will be utilized to fulfill the items (Clerk's Misc. File No. 20252080)
3. TC Departments - to the award for Food Services to Ben E. Keith Foods, CMF #20203015, the most recent renewal, CMF #20241778, to exercise the option to renew the award for an additional one-year period beginning 12/10/2025 (Clerk's Misc. File No. 20252081)

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

- C. 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 10/13/2025 (Clerk's Misc. File No. 20252082)

Motion made by Kelly Dunkerley, to approve the application if amended to reflect rezoning from AG to AG-R, for 1 acre lots. 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. Grant Application - (Court Services) - District Attorneys Council, Justice Assistance Grant (JAG) in the amount of \$4,102.91 for body armor (Clerk's Misc. File No. 20252083)

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

B. Requests for Approval

1. Court Services - of Tulsa County Policy Carrying of Duty Weapons by Court Services Certified Officers (TCP 2103) (Clerk's Misc. File No. 20252084)
2. Engineers:
 - a. Acceptance of Right-of-Way Easement in Tulsa County from Mark and Carol Dobbs (CLLA-59) (Clerk's Misc. File No. 20252085)
 - b. to extend the offer of compensation to Samuel Gaytan in the amount of \$44,210 for Tulsa County; Parcel: 1 to acquire a permanent right of way, plus damages affected by the project at 86th St. N. Memorial Drive to US 75, J/P: 19TCO01 (Clerk's Misc. File No. 20252086)
3. Tulsa Area Emergency Management Agency (TAEMA) - of settlement statement for property involved in Voluntary Flood Acquisition Program, for property located at

2710 Bermuda Avenue, Sand Springs, OK 74063 Lot 6, CMF# 20251775, VBP #1023, Briscoe (Clerk's Misc. File No. 20252087)

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

C. Tort Claims - District Attorney

1. TC-2025-41 Claimant: Florence Payne, in the amount of \$3,443.96 in connection with incident on 5/28/2025 (Clerk's Misc. File No. 20252088)
2. TC-2025-42 Claimant: Kevin Eidson, in the amount of \$2,919.09 in connection with incident on 9/4/2025 (Clerk's Misc. File No. 20252089)

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

D. Agreements

1. Administrative Services - JD Young Technologies, for service and maintenance of VP 6250TP, serial number 900230311, listed in the original Agreement, CMF #242048 (Clerk's Misc. File No. 20252090)

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.

2. Board of County Commissioners - The University of Oklahoma, acting for and on behalf of its Cooperative Extension Service and the United States Department of Agriculture, for FY 2025-2026 Cooperative Extension Services (Clerk's Misc. File No. 20252091)

Motion made by Kelly Dunkerley, seconded by Stan Sallee, to amend to read The Oklahoma State University. Upon roll call, Yes - Stan Sallee, Kelly Dunkerley, Lonnie Sims. No - None. Abstain - None. Motion carried.

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

3. IT - Workday, Inc.
 - a. to acquire training credits for Kody Burns; cost \$3,200 (Clerk's Misc. File No. 20252092)
 - b. to acquire training credits for Toni Kizer; cost \$3,200 (Clerk's Misc. File No. 20252093)

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.

4. Parks - The Metropolitan Environmental Trust, for lease space at LaFortune Park parking area for recycling drop-off center, from 11/1-14/2025; fee \$25 (Clerk's Misc. File No. 20252094)

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. Request to Advertise - (Sheriff) - Uniforms and Accessories (Clerk's Misc. File No. 20252095)

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

F. Inventory Resolutions

1. Building Operations:
 - a. Asset disposal: sold - Chevy Malibu (Clerk's Misc. File No. 20252096)
 - b. Request to Surplus: Dodge Charger & Chevy 12 passenger van (Clerk's Misc. File No. 2025297)
2. County Clerk - Asset transfer to IT - computer Equipment (Clerk's Misc. File No. 20252098)
3. Juvenile Bureau - Asset transfer to Juvenile Detention - computer equipment, pistol lockers, desks, tables, chairs, file cabinets, bookcases, miscellaneous office furniture, washers & dryers, fingerprint reader, security items, key cabinet, sterilizers, dishwasher, freezer, refrigerator, miscellaneous machinery, snow cone machine, Samsung TV, AED machine, Robot Coupe Food Processor, Badger Extinguisher, Heating/Cooling systems, commercial coffee brewer, ice maker, computer software, floor scrubber, miscellaneous kitchen equipment and sneeze guard (Clerk's Misc. File No. 20252099)
4. Sheriff - Asset disposal: sold - Dodge Durango, 2-Dodge Chargers, 3-Chevy Tahoes; junked - paper shredder (Clerk's Misc. File No. 20252100)

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.

G. Utility Permits - (Engineers) - One Gas, Inc.:

1. for the cross of E. 164th Pl. S., approximately 1.28 mi. S. & 1.37 E. of the US 75 & SH 67 junction (Clerk's Misc. File No. 20252101)
2. for the cross of E. 161st Street S., approximately 0.88 mi. S. & 2.36 E. of the US 75 & SH 67 junction (Clerk's Misc. File No. 20252102)
3. for the cross of W. Wekiwa Rd., approximately 0 .63 mi S. & 2.25 E. of the US 412 & SH 151 junction (Clerk's Misc. File No. 20252103)

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.

H. Travel/Training

1. Election Board - Gwen Freeman, Tommy Neal and Casey Reynolds to OKC, OK on 10/27-28/2025 to testify before Senate Committee on election business; cost \$768 (Clerk's Misc. File No. 20252104)
2. Human Resources - Cheryl King, for mileage reimbursement for in-county travel up to \$600 and out-of-county travel up to \$400 for Workers' Compensation incidents, accidents, hearings and meetings for FY 2025-2026 (Clerk's Misc. File No. 20252105)
3. IT - Dan Pease, Alan Vanderburg and Ryan Hamilton, to the Oklahoma Digital Government Summit in OKC, OK on 12/3/2025; cost \$485 (Clerk's Misc. File No. 20252106)

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.

I. 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.

J. Payroll claims

1. Biweekly for 10/47-17/2025
2. Monthly for 10/2025

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

1. Vision Tulsa County (Clerk's Misc. File No. 20252107)

a. Sales Tax/Bond Funded Projects Recommended for Payment

- 1) Creditor: Meshek & Assoc., LLC; Fund #: HW86N/PJ1047; Item: 86th St. N. Improvements Memorial to HWY 75; Purpose: ROWs; Amount Paid: \$724.50
- 2) Creditor: Meshek & Assoc., LLC; Fund #: H91SO/PJ1033; Item: 91st S. Improvements HWY 75 to Elwood Ave.; Purpose: ROWs; Amount Paid \$189
- 3) Creditor: Meshek & Assoc., LLC; Fund #: H41SO/PJ1030; Item: 41st St. S. 137th W. Ave. to 193rd W. Ave.; Purpose: ROWs; Amount Paid: \$409.50
- 4) Creditor: Guy Engineering; Fund #: H193E/PJ1028; Item: 31st, 41st, 51st Roundabouts on 193rd (County Line); Purpose: Design; Amount Paid \$5,266.60

b. Use Tax Funded Projects Recommended for Payment

- 1) Creditor: HCGC, LLC; Fund #: HW86N/PJ1047; Item: 86th St. N. Improvements Memorial to HWY 75; Purpose: Construction; Amount Paid: \$18,278
2. TCIA Juvenile Justice Capital Improvement 16 Construction Fund Payment (Clerk's Misc. File No. 20252108)
- a. Creditor: CDW; Fund: 505; Item: Invoice no: AG37A7A, AG4NA6D, AG4BK5N.; Purpose: Network Surveillance Cameras and mounts; Amount Paid: \$14,222.94
3. TCIA Capital Improvements Construction - 2024 Bond Funded Projects Recommended for Payment/Reimbursement: TCPFA (Clerk's Misc. File No. 20252109)
- a. Creditor: Tulsa County Public Facilities Authority; Project: PJ1655-Tower Arena with Storage Structure. Amount Paid: \$227,736.03

- b. Creditor: Tulsa County Public Facilities Authority: Project: PJ1657-Bedding and Feed Office. Amount Paid: \$665,571.88

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 October 15-22, 2025 (Clerk's Misc. File No. 20252110) David Parker presented the following update:

- Transport: Custody and Control successfully completed one medical transport during this reporting period.
- Staffing: Four candidate interviews were conducted; no new hires were made, and two staff terminations.
- OPI CIC Annual Review: The annual OPI CIC review was completed with zero findings.
- Staff Engagement: A pancake breakfast event was held in recognition of staff appreciation.

Number of Residents 27 as of October 21, 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 – 3

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

- N. Zoning Application Hearing and Possible Action - (Tulsa Metropolitan Area Planning Commission) - CZ-567 Applicant/Owner: Monty Bradford - Location: North of the Northwest corner of South Elwood Ave and West 161st Street South. The request is to rezone $\pm$ 5 acres from AG to CS to permit for Commercial Shopping (Clerk's Misc. File No. 20252111)

Motion made by Kelly Dunkerley, seconded by Stan Sallee, to enter into public hearing at 9:47 a.m. Upon roll call, Yes - Stan Sallee, Kelly Dunkerley, Lonnie Sims. No - None. Abstain - None. Motion carried.

Dwayne Wilkerson, representing TMAPC, presented the application. There were no members of the public who wished to speak.

Motion made by Kelly Dunkerley, seconded by Stan Sallee, to close the public hearing at 9:49 a.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 and authorize execution by the Chairman. Upon roll call, Yes - Stan Sallee, Kelly Dunkerley, Lonnie Sims. No - None. Abstain - None. Motion carried.

- O. Executive Sessions - District Attorney:

1. Requested by Andrew Mihelich:

- a. Pursuant to 25 O.S. § 307(B)(4), I am requesting this matter be discussed in Executive Session between the Board and its attorney. Jay McAtee, for the purpose of confidential communications concerning a pending claim, to-wit; *Kimber Take*, Workers' Compensation claim No. CM3-2024-0435 IX, disclosure of the details of which its attorney advises would seriously impair the ability of the Board to proceed in the public interest

- b. Pursuant to 25 O.S. § 307(B)(4), I am requesting this matter be discussed in Executive Session between the Board and its attorney, Jay McAtee, for the purpose of confidential communications concerning a pending claim, to-wit: *Ricky Short*, Workers' Compensation claim (unrepresented), disclosure of the details of which its attorney advises would seriously impair the ability of the Board to proceed in the public interest
 - c. Pursuant to 25 O.S. § 307(B)(4), I am requesting this matter be discussed in Executive Session between the Board and its attorney, Jay McAtee, for the purpose of confidential communications concerning a pending claim, to-wit: *Tim Welch*, Workers' Compensation claim (unrepresented), disclosure of the details of which its attorney advises would seriously impair the ability of the Board to proceed in the public interest
 - d. Pursuant to 25 O.S. § 307(B)(4), I am requesting this matter be discussed in Executive Session between the Board and its attorney, Jay McAtee, for the purpose of confidential communications concerning a pending claim, to-wit: *Tanner Chronister*, Workers' Compensation claim No. CM3-2023-03042Y, disclosure of the details of which its attorney advises would seriously impair the ability of the Board to proceed in the public interest
 - e. Pursuant to 25 O.S. § 307(B)(4), I am requesting this matter be discussed in Executive Session between the Board and its attorney, Jay McAtee, for the purpose of confidential communications concerning a pending claim, to-wit: *Carson Surber*, Workers' Compensation claim (unrepresented), disclosure of the details of which its attorney advises would seriously impair the ability of the Board to proceed in the public interest
 - f. Pursuant to 25 O.S. § 307(B)(4), I am requesting this matter be discussed in Executive Session between the Board and its attorney, Jay McAtee, for the purpose of confidential communications concerning a pending claim, to-wit: *Julie Tucker-Trainum*, Workers' Compensation claim (unrepresented), disclosure of the details of which its attorney advises would seriously impair the ability of the Board to proceed in the public interest
2. Requested by Andrew Higginbotham:
- a. Pursuant to 25 O.S. § 307(B)(3), I am requesting that this matter be discussed in Executive Session between the Board and its attorney, for the purpose of confidential communications concerning possible official action regarding the purchase or appraisal of real estate, to wit: *TAEMA Voluntary Flood Acquisition Program – VBP #1212, Jones*
 - b. Pursuant to 25 O.S. § 307(B)(3), I am requesting that this matter be discussed in Executive Session between the Board and its attorney, for the purpose of confidential communications concerning possible official action regarding the purchase or appraisal of real estate, to wit: *TAEMA Voluntary Flood Acquisition Program – VBP #968, McKnight*

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 9:49 a.m.

Motion made by Kelly Dunkerley, seconded by Stan Sallee, to reconvene the regular meeting at 10:04 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 grant settlement authority to Jay McAtee as discussed in Executive Session, to-wit: *Kimber Take, Workers' Compensation claim No. CM3-2024-0435 IX*, (Clerk's Misc. File No. 20252112), *Ricky Short, Workers' Compensation claim (unrepresented)*, (Clerk's Misc. File No. 20252113), *Tim Welch, Workers' Compensation claim (unrepresented)*, (Clerk's Misc. File No. 20252114), *Tanner Chronister, Workers' Compensation claim No. CM3-2023-03042Y*, (Clerk's Misc. File No. 20252115), *Carson Surber, Workers' Compensation claim (unrepresented)*, (Clerk's Misc. File No. 20252116) and *Julie Tucker-Trainum, Workers' Compensation claim (unrepresented)*, (Clerk's Misc. File No. 20252117). Upon roll call, Yes - Stan Sallee, Kelly Dunkerley, Lonnie Sims. No - None. Abstain - None. Motion carried.

Motion made by Stan Sallee, seconded by Kelly Dunkerley, to proceed as discussed in Executive Session, to wit: *TAEMA Voluntary Flood Acquisition Program – VBP #1212, Jones* (Clerk's Misc. File No. 20252118) and *TAEMA Voluntary Flood Acquisition Program – VBP #968, McKnight* (Clerk's Misc. File No. 20252119). 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

Lonnie Sims, Chairman

ATTEST:



Michael Willis, Tulsa County Clerk

