

(Amended Agenda of meeting was posted outside of the Tulsa County Headquarters Building and on the Tulsa County website at [www.tulsacounty.org](http://www.tulsacounty.org) on August 16, 2024 at 8:30 a.m.)

MINUTES  
Monday, August 19, 2024

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 James Rea, representing Commissioner Karen Keith, Commissioner Kelly Dunkerley and Commissioner Stan Sallee. Others present: County Clerk Chief of Staff Kenneth Yates, representing Michael Willis.

Stan Sallee, Chairman, called the meeting to order at 9:30 a.m., and the following business was transacted:

II. 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, Social Services, Procurement, Assessor, County Clerk, Court Clerk, Sheriff, Treasurer, District Attorney, Drainage District #12, Expo Square, Juvenile Justice, 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. MINUTES

A. Board of County Commissioner's Meeting of August 12, 2024

Motion made by Kelly Dunkerley, seconded by James Rea, to approve and authorize execution by the Chairman. Upon roll call, Yes - James Rea, Kelly Dunkerley, Stan Sallee. No - None. Abstain - None. Motion carried.

IV. REPORTS

A. Elected Officials:

1. Assessor - Revolving Fee for 7/2024 (Clerk's Misc. File No. 20241544)
2. Treasurer - Depository Summary of Daily Analysis for 7/2024 (Clerk's Misc. File No. 20241545)

B. County Department - (Election Board) - Monthly for 7/2024 (Clerk's Misc. File No. 20241546)

C. Employees' Retirement System of Tulsa County - Treasurer's Report for 6/30/2024 (Clerk's Misc. File No. 20241547)

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

V. UNFINISHED BUSINESS

A. Bid Awards & Recommendations:

1. Board of County Commissioners - Request for Proposals: Demolition Contractors for Voluntary Buyout Program - Deferred

Motion made by Kelly Dunkerley, seconded by James Rea, to defer the award. Upon roll call, Yes- James Rea, Kelly Dunkerley, Stan Sallee. No - None. Abstain - None. Motion carried.

## B. Amendments

1. Sheriff - #3 to the award for Inmate Electronic Cigarettes to Custom Technologies, LLC, CMF #20212006, the most recent renewal, CMF #20231394, to exercise the option to renew the award for an additional one-year period beginning 9/7/2024 (Clerk's Misc. File No. 20241548)
2. TC Departments - #4 to the award for Plumbing Supplies to Heatwave Supply, CMF #20202590, the most recent renewal CMF #20231524, to exercise the option to renew the award for an additional one-year period beginning 10/25/2024 (Clerk's Misc. File No. 20241549)

Motion made by James Rea, seconded by Kelly Dunkerley, to approve and authorize execution by the Chairman. Upon roll call, Yes - James Rea, Kelly Dunkerley, Stan Sallee. No - None. Abstain - None. Motion carried.

## VI. ACTION ITEMS

- A. Resolution on Disposition of Funds/Cash Fund Estimate of Needs (Clerk's Misc. File No. 20241550)

Motion made by James Rea, seconded by Kelly Dunkerley, to approve and authorize execution by the Chairman. Upon roll call, Yes - James Rea, Kelly Dunkerley, Stan Sallee. No - None. Abstain - None. Motion carried.

## B. Requests for Approval

1. Board of County Commissioners:
  - a. of final scope and direction for the Courthouse repairs from ADG/Blatt, P.C., as presented

Madison Schultz, Program Management, Director of Engineering for ADG Blatt, introduced Chris Lilly, representing Lilly Architects, who gave this summary of the scope of work:

Exterior Renovation Includes: Marble Panel Replacement: All marble panels will be replaced with durable metal panels. The existing marble panels are experiencing fundamental failure and are susceptible to cracking and falling from the building. Brick Replacement: The full extent of the brick on the tallest sections of the North and South facades will be replaced. This is where the brick has cracked and dislodged itself from the facade. Window Replacement: All windows will be replaced with modern, energy-efficient, operable units.

Interior Renovation Includes: Life Safety Improvements: Key updates will enhance the life safety of the building. These include limiting the migration of smoke, isolating unprotected shaft openings that connect corridors on multiple floors, and isolating the three-story atrium volume. Additionally, sprinklers will be installed to fully cover Level 01 and the Basement, ensuring these egress paths remain uncompromised during a fire. HVAC Upgrades: New equipment will be installed in the basement to improve the heating and cooling system's dependability, efficiency, and safety. On Levels 05 and 06, the old air handling units will be replaced to enhance air circulation, and the air return system will be upgraded on Levels 03, 05, 06, and 07. On Level 09, 26 air control boxes will be replaced to improve airflow. These improvements will enhance indoor air quality and overall building safety. Interior Space Reconfiguration: Approximately 2,400 square feet on Level 01 will be reworked, including updates to the Misdemeanor Courtroom, Clerk Open Office, New Jury Room, and a New Restroom. The Basement Level will also see the reconfiguration of approximately 3,800 square feet, including updates to the Waiting Area, Multipurpose Room, Bailiff, Meeting Rooms, and Offices.

Excluded but Recommended Improvements Two critical elements did not make it within the project budget but are highly recommended by the design team for inclusion: Limestone Improvements: Cleaning, repointing, and sealing the limestone are essential updates, especially considering the broader facade improvements.

Repointing will address voids in the mortar joints, while a breathable sealer will help prevent water intrusion, ensuring the long-term integrity of the building's cladding material. Fluting of the Brick: The vertical stacking of bricks to create distinctive fluted banding is a key historical feature of the Tulsa County Courthouse.

Preserving this design element is crucial for maintaining the building's historical character and safeguarding the potential to pursue historic incentives in the future. Motion made by James Rea, seconded by Kelly Dunkerley,

to approve the scope of work with the addition of limestone improvements and fluting of the brick, estimated additional cost of \$500,000. Upon roll call, Yes - James Rea, Kelly Dunkerley, Stan Sallee. No - None. Abstain - None. Motion carried. (Clerk's Misc. File No. 20241551)

- b. of letter of support for Legal Aid Services of Oklahoma (LASO) Request for the Department of Housing and Urban Development's Grant Renewal for the Eviction Prevention Application (Clerk's Misc. File No. 20241552)

Motion made by James Rea, seconded by Kelly Dunkerley, to approve and authorize execution by the Chairman. Upon roll call, Yes - James Rea, Kelly Dunkerley, Stan Sallee. No - None. Abstain - None. Motion carried.

2. Engineers:

- a. to extend the revised offer of compensation to Cedar Ridge Country Club, Inc., in the amount of \$31,950 for Tulsa County; Parcels: 19 and 19.A to acquire a permanent right of way of .12 acres on parcel 19 and a perpetual utility easement of .06 acres on parcel 19.A for a total of .18 acres plus damages affected by the project at 101st St., Memorial to Garnett # 29345(04) (Clerk's Misc. File No. 20241553)
- b. to accept funding from the Oklahoma Cooperative Circuit Engineering Districts Board (OCCEDB), for District 2 through the Solid Waste Program for FY 2024-2025 in the amount of \$4,200, for illegal dump clean up on county road right-of-way or for trash roll-off charges (Clerk's Misc. File No. 20241554)
- c. of the updated Tulsa County Stormwater Management Plan which will be submitted to ODEQ. This plan satisfies ODEQ's recommended changes and compliance needed to meet the 2021 OKR04 stormwater permit requirements (Clerk's Misc. File No. 20241555)

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

- 3. Human Resources - of donations of gift cards from Southern Agriculture valued at \$120 for annual United Way Fundraiser for the Cutest Pets Contest (Clerk's Misc. File No. 20241556)

4. Tulsa Area Emergency Management Agency (TAEMA):

- a. Tulsa County Voluntary Buyout Program FMA Budget for the Total Project and the Management Cost with an 83.33% and 16.67% share (Clerk's Misc. File No. 20241557)
- b. Dr. Kary Stackelbeck, State Archaeologist, Oklahoma Archaeological Survey, University of Oklahoma - Section 106 Consultation for Tulsa County Voluntary Buy-Out Program (VBP) (Clerk's Misc. File No. 20241558)
- c. State Historic Preservation Office of the Oklahoma Historical Society - of Section 106 Consultation for Tulsa County Voluntary Buy-out Program (VBP) (Clerk's Misc. File No. 20241559)
- d. Turner Hunt, Tribal Historic Preservation Officer of Muscogee Nation - Section 106 Consultation for Tulsa County Voluntary Buy-out Program (VBP) (Clerk's Misc. File No. 20241560)

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

C. Agreements

1. Administrative Services - Global Parcel Service, for annual subscription to SQBX and maintenance services for covered equipment for FY 2024-2025; cost \$4,483 (Clerk's Misc. File No. 20241561)
2. Board of County Commissioners:
  - a. District Court of Oklahoma, to assist the District Court with its Alternative Court Programs by providing employment-related services for the Tulsa County Alternative Court Programs staff. The agreement is effective upon approval and will continue until 6/30/2025 (Clerk's Misc. File No. 20241562)
  - b. Good Samaritan Health Services, Inc., for lease space located within Social Services building located at 2401 Charles Page Blvd., Tulsa, OK, 74127, from 8/19/2024 through 6/30/2025, to provide limited medical services to indigent citizens of Tulsa County (Clerk's Misc. File No. 20241563)

Motion made by James Rea, seconded by Kelly Dunkerley, to approve and authorize execution by the Chairman. Upon roll call, Yes - James Rea, Kelly Dunkerley, Stan Sallee. No - None. Abstain - None. Motion carried.

3. Building Operations - Leidos Security Enterprise Solutions, Inc., for the customer support estimate of the annual PMI and Rad Survey; cost \$944.98 (Clerk's Misc. File No. 20241564)
4. Engineers - Oklahoma Department of Transportation - CIRB Projects:
  - a. CIRB #38502-04, for improvements on bridge and approaches over Horsepen Creek on 156th Street North, 0.25 miles east of Sheridan Avenue Local ID #019 NBI 08667 D1; cost not to exceed \$1,775,640 (Clerk's Misc. File No. 20241565)
  - b. CIRB #38502-04, for improvements on bridge and approaches over Cherry Creek on East 156th Street North, 0.97 miles North Memorial Road Local ID #21 NBI 02887 D1; cost not to exceed \$150,000 (Clerk's Misc. File No. 20241566)
  - c. CIRB #38504-04, for improvements on bridge and approaches over Bird Creek on 106th Street, 0.3 miles West of North Lewis Avenue Local ID #49 NBI 00331 D1; cost not to exceed \$7,012,880 (Clerk's Misc. File No. 20241567)
  - d. CIRB #38502-04, for improvements on bridge and approaches over Bird Creek on 96th Street North, 0.35 miles East of State Highway 11 Local ID #57 NBI 05039 D1; cost not to exceed \$9,144,480 (Clerk's Misc. File No. 20241568)
  - e. CIRB #38506-04, for improvements on bridge and approaches over Bird Creek on 56th Street North, 0.2 miles East of North Memorial Drive Local ID #83 NBI 17945 D1; at a cost not to exceed \$2,016,272 (Clerk's Misc. File No. 20241569)
  - f. CIRB #38507-04, for improvements on bridge and approaches over Unnamed Creek on S. 161st East Avenue, 0.2 miles South of East 161st Street Local ID #200 NBI 14754 D3; cost not to exceed \$1,011,360 (Clerk's Misc. File No. 20241570)
  - g. CIRB #38502-04, for improvements on bridge and approaches over Bigheart Creek on North 72nd West Avenue, 0.2 miles South of West Edison Street Local ID #226 NBI 00909 D2; cost not to exceed \$949,280 (Clerk's Misc. File No. 20241571)

5. Juvenile Bureau - Gold Star Security and Investigations, Inc., for a courtesy patrol and related services at the Tulsa County Juvenile Bureau, 500 W. Archer St., Tulsa, OK 74103, for FY 2024-2025 (Clerk's Misc. File No. 20241572)
6. Parks:
  - a. Owasso Independent Schools, for the East Regional Cross Country Meet at O'Brien Park trail and parking lot on 10/25-26/2024 from 12:00 p.m. to 3:00 p.m.; fee \$900 (Clerk's Misc. File No. 20241573)
  - b. Robert Spears, for use of all Tulsa County Parks to hold Country Western Dance classes through 6/6/2025, fee 20% of paid enrollment (Clerk's Misc. File No. 20241574)
  - c. Valeria Martin, for use of all Tulsa County Parks to instruct Senior Fitness Group classes beginning 9/1/2024 through 5/1/2025; fee 20% of paid enrollment (Clerk's Misc. File No. 20241575)

Motion made by Kelly Dunkerley, seconded by James Rea, to approve and authorize execution by the Chairman. Upon roll call, Yes - James Rea, Kelly Dunkerley, Stan Sallee. No - None. Abstain - None. Motion carried.

- D. Inventory Resolution - (Sheriff) - Asset disposal: junked - computer equipment (Clerk's Misc. File No. 20241576)

Motion made by James Rea, seconded by Kelly Dunkerley, to approve and authorize execution by the Chairman. Upon roll call, Yes - James Rea, Kelly Dunkerley, Stan Sallee. No - None. Abstain - None. Motion carried.

- E. Utility Permits - Engineers:

1. AAB Engineering, for the crossing of N. Memorial Dr., approximately 0.5 mi. N. of the Memorial Dr. and 106th St. N. junction (Clerk's Misc. File No. 20241577)

Motion made by Kelly Dunkerley, seconded by James Rea, to amend the item to replace AAB Engineering with RWD #3, Washington County due to scrivener's error. Upon roll call, Yes - James Rea, Kelly Dunkerley, Stan Sallee. No - None. Abstain - None. Motion carried.

Motion made by Kelly Dunkerley, seconded by James Rea, to approve as amended, and authorized execution by the Chairman. Upon roll call, Yes - James Rea, Kelly Dunkerley, Stan Sallee. No - None. Abstain - None. Motion carried.

2. ONE Gas, Inc., for the crossing of N. Willow Road, approximately 1.46 mi. W. and 0.77 mi. N. of the US 412 and SH 97 junction (Clerk's Misc. File No. 20241578)

Motion made by Kelly Dunkerley, seconded by James Rea, to approve and authorize execution by the Chairman. Upon roll call, Yes - James Rea, Kelly Dunkerley, Stan Sallee. No - None. Abstain - None. Motion carried. .

- F. Travel/Training

1. Human Resources - Mollie Hackworth to Oklahoma Workers' Compensation Commission Conference on 10/24-25/2024 in Stillwater, OK; cost \$892.50 (Clerk's Misc. File No. 20241579)
2. IT - Ryan Hamilton, Issac Foster, Beau Blackford and Wayne Robinson, to the Tanium Converge Conference on 11/18-21/2024 in Orlando, FL; cost \$8,000 (Clerk's Misc. File No. 20241580)

Motion made by James Rea, seconded by Kelly Dunkerley, to approve the travel/training. Upon roll call, Yes - James Rea, Kelly Dunkerley, Stan Sallee. No - None. Abstain - None. Motion carried.

G. Claims

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

H. Payroll claims - Biweekly for 7/27 - 8/9/2024

Motion made by James Rea, seconded by Kelly Dunkerley, to approve and authorize execution by the Chairman. Upon roll call, Yes - James Rea, Kelly Dunkerley, Stan Sallee. No - None. Abstain - None. Motion carried.

I. Blanket Purchase Orders and Emergency Purchase Orders

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

J. Consideration and Approval of Construction Program Payments

1. Vision 2025 (Clerk's Misc. File No. 20241581)

Creditor: Program Management; Trust # 244097-59; Item: 10,536-Vision 2025  
Program Management; Purpose: Program Administration; Amount Paid: \$20,632.60

Creditor: Guy Engineering; Trust # 094026-J1; Item: 10,535-PJ1031- E. 51st St. S.  
Btw 177th & 193rd E. Ave.; Purpose: Design/Engineering; Amount Paid: \$511.28

2. Vision Tulsa County (Clerk's Misc. File No. 20241582)

Sales Tax/Bond Funded Projects Recommended for Payment

Creditor: Barnes Construction Solutions, Inc.; Fund #H171S/PJ1027; Item: 171st St.  
S. Improvements US Hwy 64 to 161st E. Ave.; Purpose: Materials; Amount Paid  
\$1,312.50

Creditor: OneOK, Inc.; Fund#: H193E/PJ1028; Item: 31st, 41st, 51st Roundabouts on  
193rd (County Line); Purpose: Utility Relocation; Amount Paid: \$682,499.36

Sales Tax Funded Projects Recommended for Payment

Creditor: Program Management Group, LLC; Fund #ADMIN/PJ1001; Item: Vision  
Tulsa County Administration; Purpose: Administration; Amount Paid: \$8,994.30

Motion made by Kelly Dunkerley, seconded by James Rea, to approve and authorize execution by the Chairman. Upon roll call, Yes - James Rea, Kelly Dunkerley, Stan Sallee. No - None. Abstain - None. Motion carried.

K. Discussion and possible action approving the appropriation and use of funds received from the U.S. Department of Treasury under the “Coronavirus Response and Relief Supplemental Appropriations Act of 2021”, the “Emergency Rental Assistance Program”, and/or the “American Rescue Plan Act of 2021” and the “Coronavirus State and Local Fiscal Recovery Fund” contained therein (Clerk's Misc. File No. 20241583)

Motion made by Kelly Dunkerley, seconded by James Rea, to approve the appropriation. Upon roll call, Yes - James Rea, Kelly Dunkerley, Stan Sallee. No - None. Abstain - None. Motion carried.

L. Juvenile Detention Home Update (Clerk's Misc. File No. 20241584)

Juvenile Detention Home Manager, David Parker, gave the following update:

- Supervision of Main Control staff was placed under the shift supervisor for the affected shift.
- No shift supervisor has the authority to cancel school or authorize a resident's absence. The need to cancel or reduce a resident's time in school will only be authorized in exigent circumstances by myself or my assistant in the event of my absence.

- The shift supervisors cannot authorize meals being served on the housing unit. The directive provided the instances where this service is authorized, or accommodations made.
- Detention staff uniforms have been selected. The uniform color and style were selected with sensitivity to the appearance of authority but provides a consistent look of professionalism in the workplace. It is important in this work environment that individual personality is removed, creating a team environment.
- A protocol has been implemented where staff are provided education on state statute, administrative code and how we incorporate operational procedures from those regulatory guidelines.
- Resident grievances policy has been updated and operational shift regarding addressing those grievances expeditiously.
- Relationship building with oversight agencies initiated immediately. Close out discussion have been occurring, providing for opportunities for immediate action on our part.
- The Core Correctional Practices Program, through the University of Cincinnati Corrections Institute, training is being implemented for detention staff to provide cognitive behavioral training to residents each week. As a part of the training program, staff will demonstrate behavior through role playing to reinforce positive/ acceptable behavior.
- The Education staff received training on operational expectations and process changes. The 2024-2025 school year operational hours will include 9:00 a.m. - 2:30 p.m., with 30 minutes for lunch and again from 4:00 p.m. - 8:00 p.m. for augmented educational opportunities and to provide a classroom environment for residents with behavioral concerns.

There was no action requested or taken.

- 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, Jay McAtee, for the purpose of confidential communications concerning a pending claim, to-wit: *Cody Sixkiller, Worker's Compensation Commission file CM3-2023-07067T (represented claim)*, 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 Kelly Dunkerley, seconded by James Rea, to go into Executive Session. Upon roll call, Yes - James Rea, Kelly Dunkerley, Stan Sallee. No - None. Abstain - None. Motion Carried.

Executive Session commenced at 10:00 a.m.

Motion made by James Rea, seconded by Kelly Dunkerley, to reconvene the regular meeting at 10:13 a.m. Upon roll call, Yes - James Rea, Kelly Dunkerley, Stan Sallee. No - None. Abstain - None. Motion carried.

- N. Discussion and Possible Action Regarding Executive Session Item

Motion made by James Rea, seconded by Kelly Dunkerley, to pay as ordered the amount as discussed in Executive Session, to-wit: *Cody Sixkiller, Worker's Comp. Commission file CM3-2023-07067T*. Upon roll call, Yes - James Rea, Kelly Dunkerley, Stan Sallee. No - None. Abstain - None. Motion carried. (Clerk's Misc. File No. 20241585)

## VII. 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.

VIII. ADJOURN

Motion made by Kelly Dunkerley, seconded by James Rea, to adjourn the meeting. Upon roll call, Yes - James Rea, Kelly Dunkerley, Stan Sallee. No - None. Abstain - None. Motion carried.

BOARD OF COUNTY COMMISSIONERS

Stan Sallee, Chairman

ATTEST:

Michael Willis, Tulsa County Clerk