

(Agenda of meeting was posted outside of the Tulsa County Headquarters Building and on the Tulsa County website at www.tulsacounty.org on December 26, 2024 at 3:23 p.m.)

MINUTES
Monday, December 30, 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 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 Special Meeting of December 23, 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. Employees' Retirement System of Tulsa County - Treasurer's Report for 10/31/2024
(Clerk's Misc. File No. 20242333)

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

V. UNFINISHED BUSINESS

A. Request for Qualification Openings

1. Election Board - for Construction Management At-Risk Services for the Tulsa County Election Board Buildout
 - a. Stava Building, LLC, dba Lyle Building Group (Clerk's Misc. File No. 20242334)
 - b. Magnum Construction, Inc. (Clerk's Misc. File No. 20242335)
 - c. The Ross Group Construction Corporation LLC, dba The Ross Group Construction Corporation (Clerk's Misc. File No. 20242336)
 - d. Timberlake Construction Co., Inc. (Clerk's Misc. File No. 20242337)

Motion made by Kelly Dunkerley, seconded by James Rea, to refer the bids to the Election Board and Procurement for analysis, review and recommendation on 1/6/2025. Upon roll call, Yes - James Rea, Kelly Dunkerley, Stan Sallee. No - None. Abstain - None. Motion carried.

- B. Amendment - (Board of County Commissioners) - for ARPA Beneficiary Family Caregiver Assistance, LLC, CMF #20230887 and #20241790, to extend the performance period through 12/31/2026 (Clerk's Misc. File No. 20242338)

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. Appointments/Removal of Appointee

1. Commissioner Keith:
 - a. of Commissioner Stan Sallee to serve as Chairman of the Tulsa County Public Facilities Authority Board for 2025 (Clerk's Misc. File No. 20242339)
 - b. of Commissioner Stan Sallee as the Board of County Commissioner's representative to the Tulsa's Future Board, effective 1/1/2025 (Clerk's Misc. File No. 20242340)
 - c. of Commissioner Stan Sallee as the Board of County Commissioner's representative to the Tulsa Regional Chamber's Regional Tourism Board for 2025 (Clerk's Misc. File No. 20242341)
 - d. Removal of Appointee Carly Griffith Hotvedt from the Greater Tulsa Area Indian Affairs Commission due to her lack of attendance, as requested by the current chairman in keeping with the commission by-laws (Clerk's Misc. File No. 20242342)

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

2. Commissioner Sallee:

- a. of Commissioner Kelly Dunkerley to serve as Chairman of the Tulsa County Criminal Justice Authority for 2025 (Clerk's Misc. File No. 20242343)
- b. of Commissioner Kelly Dunkerley to the Tulsa County Criminal Justice Planning and Policy Council effective 1/1/2025 (Clerk's Misc. File No. 20242344)

Motion made by James Rea, seconded by Kelly Dunkerley, to approve the appointments. 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 - on behalf of The Metropolitan Tulsa Home Consortium, to remise, release and forever quit claim all of its right, title and interest, in and to the below mentioned property by virtue of said mortgage and promissory note to Michael and Onengiye Oyebanji, the Mortgagors, and the heirs or assigns of Mortgagors forever for Physical Address: 25426 E. 92nd Ct, Broken Arrow, OK 74014, and more particularly known as: Lot Two (2), Block Three (3), TURTLE CREEK II AT MIDWAY, AMENDED, a subdivision in Wagoner County, State of Oklahoma, according to the recorded Plat thereof (Clerk's Misc. File No. 20242345)
2. Budget Division - TCIA Juvenile Justice Capital Improvement 16 Construction Fund Payment (Clerk's Misc. File No. 20242346)

Creditor: DCI Communications Inc.; Fund: 505; Item: Invoice #620794; Purpose: Material and labor for 12 strand single mode fiber; Amount Paid: \$5,668.85

3. Building Operations - of Bridgestone ultimate purchaser certificate as a tax-exempt entity (Clerk's Misc. File No. 20242347)
4. Engineers - for transfer of funds received from the City of Tulsa to the Tulsa County Industrial Authority to be applied to the Waterline Relocation on E. 51st St. S. between 177th & 193rd E. Ave., Vision Project H51SO, CMF #20210067, to be used for payment to the awarded contractor for the waterline relocation portion of this project once constructed and complete (Clerk's Misc. File No. 20242348)
5. Tulsa Area Emergency Management Agency (TAEMA):
 - a. Dr. Kary Stackelbeck, State Archaeologist, Oklahoma Archaeological Survey, University of Oklahoma - Section 106 Consultation for Tulsa County Voluntary Buy-Out Program (VBP), for 1101 Package and 1166 Package (Clerk's Misc. File No. 20242349)
 - b. State Historic Preservation Office of the Oklahoma Historical Society - of Section 106 Consultation for Tulsa County Voluntary Buy-out Program (VBP), for 1101 Package and 1166 Package (Clerk's Misc. File No. 20242350)
 - c. Turner Hunt, Tribal Historic Preservation Officer of Muscogee Nation - Section 106 Consultation for Tulsa County Voluntary Buy-out Program (VBP), for 1101 Package and 1166 Package (Clerk's Misc. File No. 20242351)

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

- C. Notice to Proceed - JE Dunn, for the Tulsa County Courthouse Renovation, CMF #20240200 and #20242324 (Clerk's Misc. File No. 20242352)

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

- D. Request for Public Hearing - (INCOG) - to be held on Monday, January 6, 2025 at 9:30 a.m. in Room 132 of the Tulsa County HQ Building, 218 W. 6th Street, Tulsa, OK, for recommendations in developing an application to be submitted to Oklahoma Department of Commerce (ODOC), for supplemental Community Development Block Grant funding from a special allocation of FY2020 CDBG CV Round 2 funds in the amount of \$300,000 to conduct a rental assistance program to assist households at risk of eviction (Clerk's Misc. File No. 20242353)

Motion made by Kelly Dunkerley, seconded by James Rea, to approve the request for public hearing. Upon roll call, Yes - James Rea, Kelly Dunkerley, Stan Saltee. No - None. Abstain - None. Motion carried.

E. Resolutions

1. Board of County Commissioners - to authorize the redistribution of bond proceeds from 161st E. Ave. Improvements between 171st St. S. and 181st St. S. (H161E/PJ1026), in the amount of \$28,760.39 to 171st St. S. Improvements between US Hwy. 64 and 161st E. Ave. (H171S/PJ1027) for construction (Clerk's Misc. File No. 20242354)
2. Drainage District #12
 - a. To Correct the 2024 Tax Roll:
 - 1) Parcel #06025-92-04-00250 Item #5023190 Assessed Value \$11,897 Tax Amount \$107 Amount to Assess \$107 to correct owner: Sargent, Katie and Iris M. Gonzalez (Clerk's Misc. File No. 20242355)
 - 2) Parcel #37150-92-04-09070 Item #5029200 Assessed Value \$5,712 Tax Amount \$51 Amount to Assess \$51 to correct owner: Kyle & Dawn White (Clerk's Misc. File No. 20242356)

- b. To Strike Assessments from the 2024 Tax Roll:
 - 1) WOMPA Parcel #00000-52-40-00334 Tax ID 5040190 Assessed Value \$37,971 Tax Amount \$341 Amount to Strike \$311 (Clerk's Misc. File No. 20242357)
 - 2) Hemp Victory Garden Tulsa Parcel #00000-52-40-0036 Tax ID 5040180 Assessed Value \$8,261 Tax Amount \$74 Amount to Strike \$74 (Clerk's Misc. File No. 20242358)
- c. To Correct the 2024 Tax Roll and Certify an Omitted Assessment - Business Personal Accounts for Drainage District #12, gross Assessments of \$30,609, certified with tax amount of \$274 for: D & L Manufacturing, P00000592001735, Net Taxable \$2,271, Tax Charges \$20 and P00000589002757, AAON, INC., Net Taxable \$28,338, Tax Charges \$254 (Clerk's Misc. File No. 20242359)

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.

F. Agreements

- 1. Assessor - Thomas Y. Pickett & Company, Inc., for analyses and appraisals beginning 1/1/2025; cost \$41,000 (Clerk's Misc. File No. 20242360)
- 2. Court Clerk - Tulsa Wedding Show, for booth space at no charge during The Tulsa Wedding Show located at Central Park Hall on 1/5/2025 (Clerk's Misc. File No. 20242361)
- 3. Parks:
 - a. Greg Goodman, dba Break Time Vending, to install and maintain vending machines at multiple Tulsa County Parks from 1/1/2025 through 2/1/2025; fee 20% commission on all sales (Clerk's Misc. File No. 20242363)
 - b. Cheryl Capps Roach, for painting classes at Buddy LaFortune Rec, South County Rec, Chandler Rec, and O'Brien Rec from 1/1/2025 through 12/31/2025; fee 20% of paid enrollment (Clerk's Misc. File No. 20242362)
 - c. K Life Ministries, for twice a month K Life PE events at LaFortune Gym, on Thursdays beginning 1/16/2025 through 4/24/2025 from 3:00 to 5:00 p.m.; fee \$640 (Clerk's Misc. File No. 20242364)
 - d. Oklahoma Soccer Association/Blitz United, for soccer practice and games at Haikey Creek Softball Fields 1 and 2, Monday - Friday from 5:00 - 8:30 p.m. and Saturday and Sunday from 8:00 a.m. to 8:00 p.m., beginning 1/1/2025 through 12/31/2025; fee \$1,200 per month (Clerk's Misc. File No. 20242365)
- 4. Tulsa Area Emergency Management Agency - of closing statement for VBP #915, Feather Investments, LLC, for purchase of real property located at 14211 W. 17th Street, Sand Springs, OK 74063, CMF #20241896, as part of the Voluntary Flood Acquisition Program (Clerk's Misc. File No. 20242366)

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.

G. Inventory Resolutions

- 1. Building Operations:
 - a. Asset disposal: sold - vehicles (Clerk's Misc. File No. 20242367)

- b. Request to surplus: heating/cooling systems (Clerk's Misc. File No. 20242368)
- 2. Juvenile Bureau - Asset disposal: junked - totaled 2022 Ford Explorer (Clerk's Misc. File No. 20242369)
- 3. Sheriff - Asset disposal: junked - light bars and sirens (Clerk's Misc. File No. 20242370)

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.

- H. Utility Permit - (Engineers) - Washington County Rural Water District #3, for the crossing of N. Delaware Ave., approximately 0.5 mi. N. of the E. 86th St. N. and N. Delaware Ave. junction (Clerk's Misc. File No. 20242371)

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.

I. Claims

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. Payroll claims - Monthly for 12/2024

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.

K. Blanket Purchase Orders and Emergency Purchase Orders

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.

L. Consideration and Approval of Construction Program Payments

- 1. Vision Tulsa County (Clerk's Misc. File No. 20242372)

Sales Tax/Bond Funded Projects Recommended for Payment

Creditor: Floyd Michael Fielding; Fund #HW86N/PJ1047; Item: 86th St. N. Improvements Memorial to HWY 75; Purpose: ROWs; Amount Paid: \$12,321

Creditor: Cozetta, LLC; Fund #H121E/PJ1024; Item: 121st St. Improvements US HWY 75 to Elwood; Purpose: ROWs; Amount Paid: \$77,000

Creditor: Guy Engineering; Fund #H193E/PJ1028; Item: 31st, 41st, 51st Roundabouts on 193rd (County Line); Purpose: Design; Amount Paid: \$6,600.05

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.

- M. 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. 20242373)

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

N. Juvenile Detention Home Update to Accept & File for December 11-25, 2024
Juvenile Detention Home Update to Accept & File for December 11-25, 2024 (Clerk's Misc. File No. 20242374)

- Program for residents during Christmas break: We are pleased to announce that the resident program features several activities during the Christmas days off school. The activities will include: Games, Crafts, extended recreation time and activities.
- Revolving Fund Application: Applied for 85% match from OJA for our renovation of our unit control rooms.
- Mental Health: Penny has met with Child Mental Health Services and Judge Fransein regarding the implementation of mental health assessments upon admission and as needed to stabilize residents.
- Facility Tour: Mayor Monroe Nichols toured the facility
- OJA: OJA has invited input on the rewrite of the administration code.
- Signage: New signage is being placed up that include numbers on each door for emergency purposes, name on doors and state statue signage.

Charge/Number of Residents Charged:

First Degree Murder – 1; Robbery with Firearm – 2; Minor in Possession of Weapon after Adjud – 4; Larceny of a Vehicle – 1; Violation of Condition of Release – 2; Probation Violation – 1; Burglary III – 2; Bench Warrant – 5; Robbery by 2 or more persons – 1; Possession of Stolen Vehicle – 1; Shooting with Intent to Kill – 1; Failure to appear – 1; Threatening violent act misd. – 1

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

- O. Zoning Application Hearing and Possible Action - (Tulsa Metropolitan Area Planning Commission) - CZ-557 - Applicant: Bell Land Use, LLC, (Robert Bell) - Property Owner: Chris and Nicole Bryan, Location: East of the Southeast corner of 126th Street North and North 97th East Avenue. This request is to rezone \pm 1.65 acres from AG to IL for residential use. On meeting date of September 4, 2024, TMAPC voted 8-0-0 to recommend that the County Commission approve rezoning of \pm 1.65 acres from AG to IL

Motion made by James Rea, seconded by Kelly Dunkerley, to enter into public hearing at 9:51 a.m. Upon roll call, Yes - James Rea, Kelly Dunkerley, Stan Sallee. No - None. Abstain - None. Motion carried.

Dwayne Wilkerson, representing the Tulsa Metropolitan Area Planning Commission, presented the zoning application. The Applicant, Robert Bell, 101 E. Aquarium Place, Jenks, OK 74037, was present and addressed the Commission, reiterating what Wilkerson presented.

Motion made by Kelly Dunkerley, seconded by James Rea, to close the public hearing at 9:54 a.m. Upon roll call, Yes - James Rea, Kelly Dunkerley, Stan Sallee. No - None. Abstain - None. Motion carried.

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. (Clerk's Misc. File No. 20242375)

- P. Executive Session - (District Attorney) - Requested by Douglas Wilson: Pursuant to 25 O.S. § 307(B)(4), I am requesting this matter be discussed in Executive Session between the Board and its attorney for the purpose of confidential communications concerning a pending investigation, to-wit: *of the County's right to reimbursement of Social Security Title IV-E allowable costs and the Tulsa County Juvenile Justice Trust Authority's contracts with the Department of Human Services and Justice Benefits Incorporated,*

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 9:55 a.m.

Motion made by Kelly Dunkerley, seconded by James Rea, to reconvene the regular meeting at 10:32 a.m. and to recess until 10:45 a.m. 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 reconvene the regular meeting at 10:45 a.m. Upon roll call, Yes - James Rea, Kelly Dunkerley, Stan Sallee. No - None. Abstain - None. Motion carried.

Motion made by James Rea, seconded by Kelly Dunkerley, 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 10:46 a.m.

Motion made by Kelly Dunkerley, seconded by James Rea, to reconvene the regular meeting at 11:40 a.m. Upon roll call, Yes - James Rea, Kelly Dunkerley, Stan Sallee. No - None. Abstain - None. Motion carried.

Q. Discussion and Possible Action Regarding Executive Session Item

Motion made by James Rea, seconded by Kelly Dunkerley, to authorize Assistant District Attorney Douglas Wilson proceed as discussed in Executive Session, to-wit: *Tulsa County's right to reimbursement for Title IV-E allowable costs*. Upon roll call, Yes - James Rea, Kelly Dunkerley, Stan Sallee. No - None. Abstain - None. Motion carried.(Clerk's Misc. File No. 20242376)

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

Lonnie Sims, Chairman

ATTEST:

Michael Willis, Tulsa County Clerk