

(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 June 27, 2024 at 5:35 p.m.)

MINUTES  
Monday, July 1, 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 Darren Gantz, representing Commissioner Kelly Dunkerley, Commissioner Karen Keith, 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. PLEDGE OF ALLEGIANCE

Commissioner Sallee led the Pledge of Allegiance.

III. 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.

IV. MINUTES

A. Board of County Commissioner's Meeting of June 24, 2024

B. Board of County Commissioners Special Meeting of June 27, 2024

Motion made by Karen Keith, seconded by Darren Gantz, to approve and authorize execution by the Chairman. Upon roll call, Yes - Darren Gantz, Karen Keith, Stan Sallee. No - None. Abstain - None. Motion carried.

V. UNFINISHED BUSINESS

A. Bid Awards & Recommendations:

1. Administrative Services - Envelope & Flatbed Printers to Advantage Graphics, Inc., the lowest and best bid received (Clerk's Misc. File No. 20241243)

Motion made by Darren Gantz, seconded by Karen Keith, to approve the award. Upon roll call, Yes - Darren Gantz, Karen Keith, Stan Sallee. No - None. Abstain - None. Motion carried.

- B. Amendment - (Engineers) - #5 to the agreement with Guy Engineering Services, Inc., for the plans to improve East 51st Street South from South 177th East Avenue to South 193rd East Avenue, CMF #241435, for a compensation increase of \$15,795 for moving a city owned sewer manhole to outside the proposed roadways curb line - Deferred from 6/17 and 6/24/2024 (Clerk's Misc. File No. 20241244)

Motion made by Karen Keith, seconded by Darren Gantz, to approve and authorize execution by the Chairman. Upon roll call, Yes - Darren Gantz, Karen Keith, Stan Sallee. No - None. Abstain - None. Motion carried.

VI. ACTION ITEMS

- A. Requests to Accept and File - (Board of County Commissioners) - of Warranty Deeds filed by First American Title Insurance Company:

1. conveying the property located at 2711 Nassau Avenue, Sand Springs, OK 74063 to Tulsa County, Oklahoma. This deed is part of the Voluntary Flood Acquisition Program (Clerk's Misc. File No. 20241245)
2. conveying the property described as the North Half of the East Half of Lot two, Block three, GLEN ACRES SUBDIVISION, Tulsa County, State of Oklahoma, according to the recorded Plat No. 225, Tax ID: 16250-92-05-00810 to Tulsa County, Oklahoma. This deed is part of the Voluntary Flood Acquisition Program (Clerk's Misc. File No. 20241246)

Motion made by Karen Keith, seconded by Darren Gantz, to accept and authorized execution by the Commission. Upon roll call, Yes - Darren Gantz, Karen Keith, Stan Sallee. No - None. Abstain - None. Motion carried.

B. Requests for Approval

1. Board of County Commissioners - (INCOG) - to adopt the Tulsa County HOME Consortium and Tulsa County CDBG Urban County FY2024 Annual Action Plan and required Certifications, and authorize submittal to HUD (Clerk's Misc. File No. 20241247)
2. Engineers:
  - a. of release of Utility Permits for AAON, Inc.:
    - 1) following payment for private easement for the crossings of W. 23rd St. S. and S. Union Ave., approximately 0.17 mi. S. of S. Union Ave. and W. 21st St. S. junction, CMF #20240286 (Clerk's Misc. File No. 20241248)
    - 2) following payment for private easement for the paralleling and crossing(ramp) of W. 23rd St. S., approximately 0.11 mi. W. of S. Union Ave. and W. 21st St. S. junction, CMF #20240287 (Clerk's Misc. File No. 20241249)
  - b. Offer of compensation to acquire permanent right of way affected by the project at 121st Street, #33567(4) to:
    - 1) 121 Elwood LLC, in the amount of \$72,180 for Tulsa County; Parcel: 21 to acquire permanent right of way of 0.65 acres plus damages (Clerk's Misc. File No. 20241250)
    - 2) B&G Property, LLC, in the amount of \$4,675 for Tulsa County; Parcel: 7 to acquire permanent right of way of 0.11 acres plus damages (Clerk's Misc. File No. 20241251)
    - 3) B&G Property, LLC, in the amount of \$56,700 for Tulsa County; Parcel: 8 to acquire permanent right of way of 0.85 acres plus damages (Clerk's Misc. File No. 20241252)
    - 4) Cathern A. Hazelwood, a/k/a Cathey Hazelwood, in the amount of \$17,250 for Tulsa County; Parcel: 18, to acquire right of way of 0.17 acres plus damages (Clerk's Misc. File No. 20241253)
    - 5) Centurion Land Development, Inc., in the amount of \$2,550 for Tulsa County; Parcel: 1 to acquire permanent right of way of 0.06 acres plus damages (Clerk's Misc. File No. 20241254)
    - 6) Clarence Calvin Combs and Bernice E. Combs, in the amount of \$17,425 for Tulsa County; Parcel: 6, to acquire right of way of 0.41 acres plus damages (Clerk's Misc. File No. 20241255)

- 7) Coyer Family Revocable Trust in the amount of \$12,750 for Tulsa County; Parcel: 2, to acquire right of way of 0.30 acres plus damages (Clerk's Misc. File No. 20241256)
- 8) Cozetta, LLC, in the amount of \$77,000 for Tulsa County; Parcel: 23 to acquire permanent right of way of 0.70 acres plus damages (Clerk's Misc. File No. 20241257)
- 9) David Scott Freeland & Teddi Lynette Freeland, in the amount of \$50,200 for Tulsa County; Parcel: 16 to acquire permanent right of way of 0.09 acres plus damages (Clerk's Misc. File No. 20241258)
- 10) Douglas F. Fickett & Sandra L. Fickett, in the amount of \$4,075 for Tulsa County; Parcel: 13, to acquire permanent right of way of 0.07 acres plus damages (Clerk's Misc. File No. 20241259)
- 11) Gregory D. Morrisett, in the amount of \$46,550 for Tulsa County; Parcel: 15 to acquire permanent right of way of 0.10 acres plus damages (Clerk's Misc. File No. 20241260)
- 12) Harold D. Nichols & April A. Nichols, in the amount of \$14,700 for Tulsa County; Parcel: 10 to acquire permanent right of way of 0.08 acres plus damages (Clerk's Misc. File No. 20241261)
- 13) Harold G. Powell and Georgene G. Powell, in the amount of \$35,800 for Tulsa County; Parcel: 19 to acquire permanent right of way of 0.28 acres plus damages (Clerk's Misc. File No. 20241262)
- 14) John W. Tanner & Lisa S. Tanner, in the amount of \$23,375 for Tulsa County; Parcel: 3 to acquire permanent right of way of 0.55 acres plus damages (Clerk's Misc. File No. 20241263)
- 15) John W. Tanner & Lisa S. Tanner, in the amount of \$52,650 for Tulsa County; Parcel: 5 to acquire permanent right of way of 0.31 acres plus damages (Clerk's Misc. File No. 20241264)
- 16) Jose D. Moguel Marital Trust, in the amount of \$5,100 for Tulsa County; Parcel: 11, to acquire permanent right of way of 0.06 acres plus damages (Clerk's Misc. File No. 20241265)
- 17) Joseph Anthony Wagego Medicaid Qualifying Trust in the amount of \$3,325 for Tulsa County; Parcel: 12, to acquire permanent right of way of 0.05 acres plus damages (Clerk's Misc. File No. 20241266)
- 18) Mark Watkins & Anita Gordy-Watkins, in the amount of \$3,250 for Tulsa County; Parcel: 20 to acquire permanent right of way of 0.02 acres plus damages (Clerk's Misc. File No. 20241267)
- 19) MidFirst Bank, in the amount of \$2,725 for Tulsa County; Parcel: 24 including 168 sf of concrete (Clerk's Misc. File No. 20241268)
- 20) the Robert E. Parker Family Revocable Trust Agreement, in the amount of \$77,200 for Tulsa County; Parcel: 22, to acquire right of way of 0.70 acres plus damages (Clerk's Misc. File No. 20241269)
- 21) Ronnie Sue Arnold, in the amount of \$8,300 for Tulsa County; Parcel: 9 to acquire permanent right of way of 0.16 acres plus damages (Clerk's Misc. File No. 20241270)

- 22) Sean Garell & Chelsea Garell, in the amount of \$8,500 for Tulsa County; Parcel: 14 to acquire permanent right of way of 0.20 acres plus damages (Clerk's Misc. File No. 20241271)
- 23) Williams Pipe Line Company, LLC, f/k/a Magellan Pipeline Company, LLC., in the amount of \$14,000 for Tulsa County; Parcel: 17 to acquire permanent right of way of 0.21 acres plus damages (Clerk's Misc. File No. 20241272)

Motion made by Darren Gantz, seconded by Karen Keith, to approve and authorize execution by the Chairman. Upon roll call, Yes - Darren Gantz, Karen Keith, Stan Sallee. No - None. Abstain - None. Motion carried.

3. Human Resources - of BOK Financial web portal user access for Kimberley Pitchford to the Tulsa County Post Employment Health Plan (Clerk's Misc. File No. 20241273)

Motion made by Karen Keith, seconded by Darren Gantz, to approve and authorize execution by the Chairman. Upon roll call, Yes - Darren Gantz, Karen Keith, Stan Sallee. No - None. Abstain - None. Motion carried.

#### C. Resolutions

1. Board of County Commissioners - authorizing deed restrictions on Voluntary Flood Acquisition Program Properties to ensure the acquired properties remain as green space in compliance with the requirements and guidelines provided by the Oklahoma Department of Commerce and the Code of Federal Regulations (Clerk's Misc. File No. 20241274)
2. Drainage District #12 - to Strike Assessment from the 2021 Tax Roll: NKO Processing, LLC - Parcel #00000-52-10-01363; Tax ID: 5001740; Assessed Value: \$33,664; Tax Amount: \$343; Amount to Strike: \$343 (Clerk's Misc. File No. 20241275)
3. Tulsa County Industrial Authority - Consider and adopt the following resolutions ratifying and affirming the following agreements:
  - a. Projects Agreement dated September 1, 2010 relating to the Authority's Capital Improvement Revenue Bonds, Refunding Series 2010 and other obligations of the Authority therein described as therein provided (Clerk's Misc. File No. 20241276)
  - b. Projects Agreement dated July 1, 2014 relating to the Authority's Capital Improvement Revenue Bonds, Series 2014 and other obligations of the Authority therein described as therein provided (Clerk's Misc. File No. 20241277)
  - c. Projects Agreement dated October 1, 2015 relating to the Authority's Subordinate Capital Improvement Revenue Bonds, Series 2015 and other obligations of the Authority therein described as therein provided (Clerk's Misc. File No. 20241278)
  - d. Projects Agreement dated April 1, 2016 relating to the Authority's Capital Improvement Revenue Bonds, Series 2016 and other obligations of the Authority therein described as therein provided (Clerk's Misc. File No. 20241279)
  - e. Projects Agreement dated December 1, 2017 relating to the Authority's Capital Improvement Revenue Bonds, Series 2017 and other obligations of the Authority therein described as therein provided (Clerk's Misc. File No. 20241280)

- f. Lease Agreement dated December 1, 2019 relating to the Authority's Health Facilities Revenue Bonds, Refunding Series 2019 and other obligations of the Authority therein described as therein provided (Clerk's Misc. File No. 20241281)

Motion made by Karen Keith, seconded by Darren Gantz, to approve and authorize execution by the Chairman. Upon roll call, Yes - Darren Gantz, Karen Keith, Stan Sallee. No - None. Abstain - None. Motion carried.

D. Agreements

1. Assessor - Tulsa County Public Facilities Authority - for booth rental at the SageNet Center Lower Level during the Tulsa State Fair from 9/26-10/6/2024; cost \$2,035 (Clerk's Misc. File No. 20241282)
2. Board of County Commissioners - City of Tulsa and River Parks Authority, for the management of the Zink Dam, Flume and Zink Lake (Clerk's Misc. File No. 20241283)
3. Building Operations:
  - a. CC Library - for vehicle maintenance for FY 2024-2025 (Clerk's Misc. File No. 20241284)
  - b. Gold Star Security and Investigations, Inc., for courtesy patrol and related services at Tulsa County Headquarters, 218 W. 6th St., Tulsa, OK 74119 for FY 2024-2025 (Clerk's Misc. File No. 20241285)
4. Court Clerk - JD Young Think Healthy Systems:
  - a. rental and servicing of the water filtration system 3i-2132M83484 located at 500 S. Denver Ave., Tulsa, Oklahoma 74103; cost \$46.95/monthly (Clerk's Misc. File No. 20241286)
  - b. rental and servicing of the water filtration system bluV System, serial number BV2214A13198 located at 123 N. Main St. Suite B, Broken Arrow, Oklahoma 74012; cost \$35.95/monthly (Clerk's Misc. File No. 20241287)
5. District Attorney - JD Young Think Healthy Systems, for the rental and servicing of several water filtration systems located at 500 S. Denver Ave., Tulsa, Oklahoma 74103; cost \$234.75/monthly (Clerk's Misc. File No. 20241288)
6. Election Board - JD Young Think Healthy Systems, for the rental and service of water filtration system PW1R White, Serial #0835109531 for FY 2024-2025; cost \$46.95 monthly (Clerk's Misc. File No. 20241289)
7. Juvenile Bureau - City of Tulsa, to authorize the city's law enforcement to utilize the Community Intervention Center for juveniles who have been taken into custody for alleged violation of municipal ordinances or state laws for whom detention is inappropriate or unavailable and to provide funding to the Community Intervention Center in the amount of \$437,000 (Clerk's Misc. File No. 20241290)
8. Parks:
  - a. HCGC, LLC, for soil survey services at O'Brien Park Baseball Fields, located at 2593 66th Street North in Tulsa, Oklahoma; estimated cost \$8,170 (Clerk's Misc. File No. 20241291)
  - b. Henaco Enterprises, Inc., to provide concessions at Haikey Creek Park and Chandler Park from 7/1-31/2024; fee \$200 (Clerk's Misc. File No. 20241292)

9. Social Services:

- a. Cox Business, for Cox Business Television Services at 2401 Charles Page Blvd., Tulsa, Oklahoma 74127 for FY 2024-2025; cost \$67.94/monthly (Clerk's Misc. File No. 20241293)
- b. Housing Solutions, Inc., for the use of the Homeless Management Information System for FY 2024-2025 (Clerk's Misc. File No. 20241294)

Motion made by Karen Keith, seconded by Darren Gantz, to approve and authorize execution by the Chairman. Upon roll call, Yes - None. No - None. Abstain - None. Motion carried.

E. Agreement Renewals

1. Assessor - Square9 Softworks, for renewal of CMF #20231398 for FY 2024-2025 (Clerk's Misc. File No. 20241311)
2. County Clerk - Open Gov, Inc., for renewal of CMF #20230979 for FY 2024-2025 (Clerk's Misc. File No. 20241295)
3. Treasurer - General Mailing Equipment, for renewal of CMF #20231300 for FY 2024-2025 (Clerk's Misc. File No. 20241296)

Motion made by Darren Gantz, seconded by Karen Keith, to approve and authorize execution by the Chairman. Upon roll call, Yes - Darren Gantz, Karen Keith, Stan Saltee. No - None. Abstain - None. Motion carried.

F. Inventory Resolutions

1. Inspections - Asset disposal: junked - Apple iPad (Clerk's Misc. File No. 20241297)
2. IT - Asset transfer to Parks and Juvenile Bureau: computer equipment (Clerk's Misc. File No. 20241298)
3. OSU - Asset disposal: junked - copy/fax machine (Clerk's Misc. File No. 20241299)
4. Parks - Asset transfer to IT - computer equipment (Clerk's Misc. File No. 20241300)

Motion made by Karen Keith, seconded by Darren Gantz, to approve and authorize execution by the Chairman. Upon roll call, Yes - Darren Gantz, Karen Keith, Stan Saltee. No - None. Abstain - None. Motion carried.

G. Utility Permits - Engineers:

1. Cox Communications, for the parallel of W. 47th St., approximately 0.09 mi. W. of the W. 47th St. and S. 265th W. Ave. junction (Clerk's Misc. File No. 20241301)
2. Creek County Rural Water District #2, for the crossing of W. 161st St. S., approximately 0.28 mi. W. of the W. 161st St. S. and S. Elwood Ave. junction (Clerk's Misc. File No. 20241302)
3. ONE Gas, Inc., for the crossing of S. 1st St., approximately 0.34 mi. W. & 0.18 S. of the US 412 & SH 344 junction (Clerk's Misc. File No. 20241303)
4. Public Service Company of Oklahoma (PSO):
  - a. for the crossing of N. Lakewood Ave., E. 76th St. N., N. 75th E. Ave. and N. Memorial Dr. The first eastern crossing is approximately 0.47 mi. S. of the NE corner of 34-T21N-R13E and the final western crossing is approximately located at the NE corner of 34-T21N-R13E (Clerk's Misc. File No. 20241304)
  - b. for the crossing and parallel of W. 201st St. S., W. 191st St. S., W. 181st St. S., S. Elwood Ave., W. 171st St. S., and W. 161st St. S. The first eastern crossing is approximately 0.38 mi. N. of the SE corner of 11-T16NR12E and the final western crossing is approximately located at the NE corner of 26-T17N-R12E (Clerk's Misc. File No. 20241305)

Motion made by Darren Gantz, seconded by Karen Keith, to approve and authorize execution by the Chairman. Upon roll call, Yes - Darren Gantz, Karen Keith, Stan Sallee. No - None. Abstain - None. Motion carried.

H. Travel/Training

1. Building Operations:

- a. Ronny Walker and Olivia Graves, for expenses incurred, in addition to travel, expenses for training, conferences, and meetings (including, but not limited to registration, lodging, per diem, airfare, and tolls) which will be used for NAWIC conferences representing Tulsa County; not to exceed \$6,000 (Clerk's Misc. File No. 20241306)
- b. License renewals for employees: Andy Mack, Cameron Matney, Chad Lewis, Shawn Duke, Chester Davis, Daniel Membrila, Donald Jones, Erik Suazo, Jae Wilson, Jeff Dannels, Jeff Mann, Jeff Morrow, Jim Neff, John Comer, Josh Thomas, Layne Anderson, Nathan Krotzer, Patrick McLaughlan, Phillip Rudluff, Ronny Walker, Ryan Schmidt, Trevor Trout, and Bill Cunnane; estimated cost \$7,000 (Clerk's Misc. File No. 20241307)

Motion made by Karen Keith, seconded by Darren Gantz, to approve the travel/training. Upon roll call, Yes - Darren Gantz, Karen Keith, Stan Sallee. No - None. Abstain - None. Motion carried.

2. OSU Extension - for Baylee White for unplanned travel for FY 2024-2025; cost \$300 (Clerk's Misc. File No. 20241308)

Motion made by Karen Keith, seconded by Darren Gantz, to approve the travel/training. Upon roll call, Yes - Darren Gantz, Karen Keith, Stan Sallee. No - None. Abstain - None. Motion carried.

- I. 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. 20241309)

Motion made by Karen Keith, seconded by Darren Gantz, to approve the appropriations. Upon roll call, Yes - Darren Gantz, Karen Keith, Stan Sallee. No - None. Abstain - None. Motion carried.

- J. Executive Session - (District Attorney) - Requested by Douglas Wilson - Pursuant to 25 O.S. § 307(B)(4), 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 a pending claim in the above-referenced case, to wit: *Board of County Commissioners of Tulsa County v. Kenneth Lukasik and Janie McWolf*, 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 Karen Keith, seconded by Darren Gantz, to go into Executive Session. Upon roll call, Yes - Darren Gantz, Karen Keith, Stan Sallee. No - None. Abstain - None. Motion Carried.

Executive Session commenced at 9:42 a.m.

Motion made by Karen Keith, seconded by Darren Gantz, to reconvene the regular meeting at 9:57 a.m. Upon roll call, Yes - Darren Gantz, Karen Keith, Stan Sallee. No - None. Abstain - None. Motion carried.

K. Discussion and Possible Action Regarding Executive Session Item

Motion made by Karen Keith, seconded by Darren Gantz, to authorize counsel to offer Mr. Lukasik release of judgment against him if he and his mother convey this property to the County, to-wit: *Board of County Commissioners of Tulsa County v. Kenneth Lukasik and Janie McWolf*. Upon roll call, Yes - Darren Gantz, Karen Keith, Stan Sallee. No - None. Abstain - None. Motion carried. (Clerk's Misc. File No. 20241310)

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 Darren Gantz, seconded by Karen Keith, to adjourn the meeting. Upon roll call, Yes - Darren Gantz, Karen Keith, Stan Sallee. No - None. Abstain - None. Motion carried.

BOARD OF COUNTY COMMISSIONERS

Karen Keith, Chairman Pro Tem

ATTEST:

Michael Willis, Tulsa County Clerk