

MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE CITY OF TULSA, OKLAHOMA,
scheduled for Wednesday, March 5, 2025, at 5:00 P.M. in the City Council Chamber, One Technology Center, 175 E. 2nd St., Second Floor, Tulsa, OK, to transact all business as set out in Notice and Agenda posted in the Office of City Clerk, Room 260, One Technology Center, 175 E. 2nd St., Second Floor, Tulsa, OK on Friday, February 28, 2025, at 3:04 P.M.

An addendum was posted on Tuesday, March 4, 2025, at 10:04 A.M.

CALL TO ORDER

Chair Lakin called the meeting to order at 5:06 P.M.

ROLL CALL:

Hall-Harper	Present	Bengel	Present
Archie	Present	Decter Wright	Present
Dutton	Present	Lakin	Present
Bellis	Present	Bush	Present
Gilbert	Present		
	Present:	9	
	Absent:	0	

STAFF PRESENT
Jack Blair, City Attorney
Lori Doring, Secretary to the Council
Brandon Worley, Council Staff

1. RECEIPT & FILING OF MINUTES

- a. Minutes of Regular Meeting held at 4:00 PM on February 12, 2025. [CC 3/5/25] 25-153-1
- b. Minutes of Regular Meeting held at 5:00 PM on February 12, 2025. [CC 3/5/25] 25-153-2

Councilor Decter Wright moved to approve 1.a – 1.b. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Archie	Yea	Decter Wright	Yea
Dutton	Yea	Lakin	Yea
Bellis	Yea	Bush	Yea
Gilbert	Yea		
Yeas: 9	Nays: 0	Absent: 0	Abstentions: 0

Motion carried.

2. APPOINTMENTS & REAPPOINTMENTS

- a. **PULLED BY ADDENDUM:** Stacey Woolley – Appointment to the Ethics Advisory Committee replacing Amanda Zuniga; term expires December 1, 2027. (CD-4) [PW 2/12/25; CC 3/5/25]
- b. Jordan Rodich – Appointment to the Tulsa Stadium Trust, replacing William Peevey; term expires March 5, 2028. (CD-9) [PW 2/26/25; CC 3/5/25] 25-136-1

- c.

Maybelle Wallace – Reappointment to the Greater Tulsa Area African-American Affairs Commission; term expires May 1, 2028. (Attended 8/10 meetings.) (CD-1) [PW 2/26/25; CC 3/5/25] 25-141-1
- d.

Maia Treleven – Reappointment to the Sales Tax Overview Committee; term expires December 31, 2028. (Attended 7/12 meetings.) (CD-6) [UED 2/26/25; CC 3/5/25] 25-113-1
- e.

Jim Provenzano – Reappointment to the Ethics Advisory Committee; term expires December 1, 2027. (Attended 12/13 meetings.) (CD-7) [PW 2/26/25; CC 3/5/25] 25-114-1
- f.

Brian Humphrey – Reappointment to the Greater Tulsa Area African-American Affairs Commission; term expires May 1, 2026. (Attended 9/10 meetings.) (CD-9) [PW 2/26/25; CC 3/5/25] 25-139-1
- g.

Marquess Dennis – Reappointment to the Greater Tulsa Area African-American Affairs Commission; term expires May 1, 2027. (Attended 7/10 meetings.) (CD-5) [PW 2/26/25; CC 3/5/25] 25-140-1

Public Comments:
John Huffines – 2.b – 2.g.

Councilor Decter Wright moved to approve 2.b – 2.g. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Archie	Yea	Decter Wright	Yea
Dutton	Yea	Lakin	Yea
Bellis	Yea	Bush	Yea
Gilbert	Yea		

Yeas: 9 Nays: 0 Absent: 0 Abstentions: 0

Motion carried.

3. PUBLIC HEARINGS

- a.

Public Hearing to receive comments from citizens regarding a proposed Ordinance amending Title 28, “The Municipal Employees' Retirement Plan,” amending Chapter 1, “Introduction and Definitions,” Section 101, to clarify definition of actuarially determined employer contribution, remove optional employee contributions, clarify interest calculations, define full time employee, adjust final average earning to exclude months with less than 3/4 earnings, and clarify the final average earnings calculation process; amending Chapter 2, “Participation,” Sections 200-202, to clarify participation commencement and reinstatement of participation; amending Chapter 3, “Contributions,” Sections 300-301, to freeze employer contributions at no less than 17 percent until the plan's funded ratio reaches 100 percent, with provisions to increase contributions if funding falls below 100 percent, remove optional employee contribution, clarify timing for participant contributions; amending Chapter 4, “Eligibility for Vesting,” Section 402, to add a mandatory cash-out provision for small amounts held by non-vested terminated participants; amending Chapter 5, “Measurement of Years of Credited Service,” Sections 500, 503-504, to update in accordance with the updated definition of final average earnings and align with leave of absence personnel policies and to update reemployment after termination provision to take into account mandatory cash outs; amending Chapter 6, “Eligibility for and Calculation of Various Types of Retirement Income,” Sections 601-603, to clarify current practice and policy for non-contributing time periods and participants; remove supplemental retirement income from optional

employee contributions, clarify application of Rule of 80 and Rule of 90 for vested deferred participants, and to clarify that optional forms of benefits are not limited to joint and survivor options; amending Chapter 7, “Normal Forms of Retirement Income,” Sections 700-710, to remove guaranteed period income, clarify effective date and application of joint and survivor income options, clarify retirement benefit conditions apply to all forms of benefits not just optional forms, update level income option to include all social security normal retirement age elections, update withdrawal of contributions by vested deferred participants to align sick leave accrual with personnel policies, clarify method to redetermine benefits, and change small payment threshold; amending Chapter 8, “Death Benefits,” Sections 800-802, to include references to alternate payees, Rule of 80, Rule of 90, and change default beneficiary to spouse with the estate of the deceased participant as contingent beneficiary; amending Chapter 9, “Maximum Benefits and Contributions,” Sections 900-901, to adjust benefit limits to meet IRC Requirements; amending Chapter 10, “Administration of Plan,” Sections 1001 and 1003, to remove obsolete references to Rules and Regulations Manual; amending Chapter 13, “Miscellaneous,” Section 1300, changing title to Adjustments and Offsets for Misstatements, Errors, and Legal Judgments and adding language and addressing process for handling misinformation, errors, judgments and settlements; amending Title 28 to include renaming, renumbering, non-substantive adjustments for alignment, and corrections of scrivener's errors, without altering the intent or meaning; directing that the procedures for amending Chapter 3 as explained in Chapter 3, Section 302 of said Title 28 be fully complied with. **(Emergency Clause)** (Required Press Conference held 2/6/25) (Public Hearings: 2/26/25; 3/5/25) [PW 3/5/25; CC 3/5/25; CC 3/12/25] 25-67-4

Councilor Decter Wright moved to enter Public Hearing on 3.a. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Archie	Yea	Decter Wright	Yea
Dutton	Yea	Lakin	Yea
Bellis	Yea	Bush	Yea
Gilbert	Yea		
Yeas: 9	Nays: 0	Absent: 0	Abstentions: 0

Motion carried.

Council entered Public Hearing on 3.a at 5:09 P.M.

There were no speakers.

Without objection, Council exited Public Hearing on 3.a at 5:09 P.M.

4. MAYOR’S ITEMS

- a.

Mayor's report on community events, briefing on City activities, City efforts, and new business.

There was no report.

4.b was read and voted on separately.
- b.

Consideration and possible approval, adoption, denial, amendment or revision of a Resolution relating to the incurring of indebtedness by the Tulsa Metropolitan Utility Authority (TMUA) for the purpose of funding the costs construction, acquisition, and equipping Capital Improvements for the system by issuing the Tulsa Metropolitan Utility Authority Utility Revenue Bonds, Series 2025A, and

the Utility Revenue Bonds, Series 2025B in an aggregate principal amount of not to exceed thirty-nine million, eight hundred eighty-five thousand dollars (\$39,885,000.00) approving documents as may be necessary or required.
(Emergency Clause) [PW 3/5/25; CC 3/5/25] 25-142-2

Councilor Decter Wright moved to approve 4.b. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Archie	Yea	Decter Wright	Yea
Dutton	Yea	Lakin	Yea
Bellis	Yea	Bush	Yea
Gilbert	Yea		

Yeas: 9 Nays: 0 Absent: 0 Abstentions: 0

Motion carried.

Councilor Decter Wright moved to approve the emergency clause on 4.b. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Archie	Yea	Decter Wright	Yea
Dutton	Yea	Lakin	Yea
Bellis	Yea	Bush	Yea
Gilbert	Yea		

Yeas: 9 Nays: 0 Absent: 0 Abstentions: 0

Motion carried.

- c. Consideration and possible approval, adoption, denial, amendment or revision of a Contract for a Shared Use Agreement with Goodwill Industries of Tulsa, Inc. for the Howard Park Parking Lot. [PW 2/26/25; CC 3/5/25] 25-134-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of a donation from OSU Fire Service Training to the Tulsa Fire Department for Safe Transportation Training Specialists (STTS) to host a "Train the Trainer" Emergency Response Workshop at the Tulsa Fire Department Training Center on June 23-25, 2025, valued at eleven thousand, four hundred ninety-nine dollars. (\$11,499.00) [CC 3/5/25] 25-149-1
- e. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from Harlem Children's Zone in the amount of one thousand, six hundred sixty-four dollars (\$1,664.00) for Mayor Nichols to travel to New York, NY on February 26, 2025, to attend the Mayors' Neighborhood Academy: One Million Points of Opportunity. [CC 3/5/25] 25-150-1
- f. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from Harlem Children's Zone in the amount of one thousand, six hundred sixty-four dollars (\$1,664.00) for Deputy Mayor Krystal Reyes to travel to New York, NY on February 26, 2025, to attend the Mayors' Neighborhood Academy: One Million Points of Opportunity. [CC 3/5/25] 25-151-1
- g. **ADDENDUM:** Consideration and possible approval, adoption, denial, amendment or revision of a Resolution authorizing payment of three million, forty-five thousand, two hundred nineteen dollars and eighty-one cents (\$3,045,219.81) to Rocket Properties, LLC, Plaintiffs, and Anthony P. Sutton,

Attorney at Law from the Sinking Fund as a payment of a judgment award in Case No. CJ-2018-620, Rocket Properties, LLC v. City of Tulsa et al.
(Emergency Clause) [UED 3/5/25; CC 3/5/25]

Public Comments:
John Huffines – 4.c, 4.d.

Councilor Decter Wright moved to approve 4.c – 4.g with the emergency clause on 4.g. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Archie	Yea	Decter Wright	Yea
Dutton	Yea	Lakin	Yea
Bellis	Yea	Bush	Yea
Gilbert	Yea		

Yeas: 9 Nays: 0 Absent: 0 Abstentions: 0

Motion carried.

5. AUTHORITIES, BOARDS & COMMISSIONS

- a. Monthly Status Report from the Sales Tax Overview Committee on current activities and efforts.

Kathy Sebert presented the report.

Public Comments:
John Huffines – 5.a.

6. ORDINANCES - FIRST READING

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Title 28, “The Municipal Employees' Retirement Plan,” amending Chapter 1, “Introduction and Definitions,” Section 101, to clarify definition of actuarially determined employer contribution, remove optional employee contributions, clarify interest calculations, define full time employee, adjust final average earning to exclude months with less than 3/4 earnings, and clarify the final average earnings calculation process; amending Chapter 2, “Participation,” Sections 200-202, to clarify participation commencement and reinstatement of participation; amending Chapter 3, “Contributions,” Sections 300-301, to freeze employer contributions at no less than 17 percent until the plan's funded ratio reaches 100 percent, with provisions to increase contributions if funding falls below 100 percent, remove optional employee contribution, clarify timing for participant contributions; amending Chapter 4, “Eligibility for Vesting,” Section 402 to add a mandatory cash-out provision for small amounts held by non-vested terminated participants; amending Chapter 5, “Measurement of Years of Credited Service,” Sections 500, 503-504, to update in accordance with the updated definition of final average earnings and align with leave of absence personnel policies and to update reemployment after termination provision to take into account mandatory cash outs; amending Chapter 6, “Eligibility for and Calculation of Various Types of Retirement Income,” Sections 601-603, to clarify current practice and policy for non-contributing time periods and participants; remove supplemental retirement income from optional employee contributions, clarify application of Rule of 80 and Rule of 90 for vested deferred participants, and to clarify that optional forms of benefits are not limited to joint and survivor options; amending Chapter 7, “Normal Forms of Retirement Income,” Sections 700-710, to remove guaranteed period income, clarify effective date and application of joint and survivor income options, clarify retirement benefit conditions apply to all forms of benefits not just optional forms,

update level income option to include all social security normal retirement age elections, update withdrawal of contributions by vested deferred participants to align sick leave accrual with personnel policies, clarify method to redetermine benefits, and change small payment threshold; amending Chapter 8, "Death Benefits," Sections 800-802, to include references to alternate payees, Rule of 80, Rule of 90, and change default beneficiary to spouse with the estate of the deceased participant as contingent beneficiary; amending Chapter 9, "Maximum Benefits and Contributions," Sections 900-901, to adjust benefit limits to meet IRC Requirements; amending Chapter 10, "Administration of Plan," Sections 1001 and 1003, to remove obsolete references to Rules and Regulations Manual; amending Chapter 13, "Miscellaneous," Section 1300, changing title to Adjustments and Offsets for Misstatements, Errors, and Legal Judgments and adding language and addressing process for handling misinformation, errors, judgments and settlements; amending Title 28 to include renaming, renumbering, non-substantive adjustments for alignment, and corrections of scrivener's errors, without altering the intent or meaning; directing that the procedures for amending Chapter 3 as explained in Chapter 3, Section 302 of said Title 28 be fully complied with. **(Emergency Clause)** (Required Press Conference held 2/6/25) (Public Hearings: 2/26/25; 3/5/25) [PW 3/5/25; CC 3/5/25; CC 3/12/25] 25-67-2

- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of fifty thousand dollars (\$50,000.00) recognized from unappropriated fund balance within the 2020 Sales Tax Fund. (Kendall Whittier Main Street Improvements) [UED 3/5/25; CC 3/5/25; CC 3/12/25] 25-143-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to recognize and make supplemental appropriations of ten million dollars (\$10,000,000.00) from revenue received from the sale of Stormwater Revenue Bonds, within the TPFA 2025 Stormwater Bonds SubFund. (Hager Creek Storm Sewer Relief, Stormwater Maintenance Building) [UED 3/5/25; CC 3/5/25; CC 3/12/25] 25-144-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of five million, eight hundred fifty-three thousand, nine hundred forty-two dollars (\$5,853,942.00) from unappropriated fund balance in the TMUA Sewer Operating Fund and to transfer unencumbered and unexpended appropriation balances of four million, two hundred nine thousand, six hundred thirty-five dollars and twenty-one cents (\$4,209,635.21) between projects within the TMUA Sewer Capital Projects SubFund and to transfer unencumbered and unexpended appropriation balances of nine hundred sixty-four thousand, seventy-five dollars and sixty-three cents (\$964,075.63) between projects in the 2024B Sewer Revenue Bond SubFund. [UED 3/5/25; CC 3/5/25; CC 3/12/25] 25-148-2

Without objection, items 6.a – 6.d were forwarded to the next Council meeting.

7. ORDINANCES - SECOND READING

- a. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7805 from RS-3 to CS for property located north of the NE/c of E. Admiral Pl. N. and N. 91st E. Ave. requested by Roy Cordoba. (Property owner: Bertoldo and Roy J. Cordoba) (CD-3) (TMAPC voted 9-1-0 to recommend **APPROVAL** of CS zoning.) [UED 2/12/25; UED 2/26/25; CC 2/26/25; CC 3/5/25] 25-81-3
- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of five hundred twenty-seven thousand, four hundred seventy-six dollars and twenty cents (\$527,476.20) recognized from unappropriated fund balance with the Public Works Non-Federal Grants SubFund. (Turkey Mountain Urban Wilderness) [UED 2/26/25; CC 2/26/25; CC 3/5/25] 25-117-2

- c.

Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to transfer unencumbered and unexpended appropriation balances of four hundred fifty-eight thousand, five hundred thirty-two dollars and forty cents (\$458,532.40) between projects within the TMUA Water Capital Projects SubFund. (Maintenance on the road to the City's Grand River Pump Station) [UED 2/26/25; CC 2/26/25; CC 3/5/25] 25-119-2
- d.

Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to transfer unencumbered and unexpended appropriation balances of forty-six thousand, seven hundred twenty-eight dollars and seventy-eight cents (\$46,728.78) between projects within the Stormwater Capital Projects SubFund and two hundred fifty-four thousand, seven hundred forty-one dollars and thirty-two cents (\$254,741.32) between projects within the TMUA Water Capital Projects SubFund. (Flood Control, Stormwater Improvements, Owen Park, Detention Pond Rehabilitation) [UED 2/26/25; CC 2/26/25; CC 3/5/25] 25-120-2
- e.

Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of one hundred sixteen thousand, three hundred seventy-four dollars and fifty-three cents (\$116,374.53) recognized from unappropriated fund balance within the Short Term Capital Fund. (Public Works Vehicle Replacement) [UED 2/26/25; CC 2/26/25; CC 3/5/25] 25-138-2
- f.

Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of one million, nine hundred ninety thousand dollars (\$1,990,000.00) from grant revenues to be received from the United States Department of Justice within the Community-Based Violence Intervention and Prevention Initiative SubFund. (Dept. of Justice Community-Based Violence Intervention and Prevention Initiatives Program) [UED 2/26/25; CC 2/26/25; CC 3/5/25] 25-118-2
- g.

Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of one hundred fifteen thousand dollars (\$115,000.00) between departments and account groups within the General Fund. (Office of Children, Youth, and Families) [UED 2/12/25; UED 3/5/25; CC 2/12/25; CC 2/26/25; CC 3/5/25] 25-86-4

Public Comments:
John Huffines – 7.b, 7.c.

Councilor Decter Wright moved to approve 7.a – 7.g. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Archie	Yea	Decter Wright	Yea
Dutton	Yea	Lakin	Yea
Bellis	Yea	Bush	Yea
Gilbert	Yea		
Yeas: 9	Nays: 0	Absent: 0	Abstentions: 0

Motion carried.

8. COUNCIL ITEMS

- a. Councilors’ announcements and reports on current community events, activities, efforts, and concerns. Other than announcements and reports, no discussion will ensue.

Councilor Gilbert announced that there would be a District 5 Town Hall meeting on March 11, 2025. Councilor Archie reminded everyone about the Big 12 Wrestling Championship this weekend.

8.b and 8.c were read and voted on separately.

- b. Consideration and possible approval of City Council initiation of proposed Zoning Code Amendments to allow Roof Signs in the Central Business District. (Bellis) [UED 2/26/25; CC 3/5/25] 25-130-2
- c. Consideration and possible approval of City Council initiation of proposed Zoning Code Amendments to add specific provisions for Farmers Markets. (Hall-Harper) [UED 2/26/25; CC 3/5/25] 25-131-2

Councilor Decter Wright moved to approve 8.b – 8.c. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Archie	Yea	Decter Wright	Yea
Dutton	Yea	Lakin	Yea
Bellis	Yea	Bush	Yea
Gilbert	Yea		

Yeas: 9 Nays: 0 Absent: 0 Abstentions: 0

Motion carried.

8.d – 8.f were read and voted on separately.

Councilor Archie, Councilor Bengel, and Councilor Bush recused at 5:30 P.M.

- d. Consideration and possible approval, adoption, denial, amendment or revision of a travel authorization, per Council Rules & Order of Business, in the estimated amount of three thousand, three hundred fifteen dollars (\$3,315.00) for Councilor Archie to travel to Washington D.C. to attend the OneVoice Washington D.C. Fly-In, to be held on May 12-14, 2025. (Registration, Hotel, and Per Diem) [PW 3/5/25; CC 3/5/25] 25-160-2
- e. Consideration and possible approval, adoption, denial, amendment or revision of a travel authorization, per Council Rules & Order of Business, in the estimated amount of three thousand, three hundred fifteen dollars (\$3,315.00) for Councilor Bengel to travel to Washington D.C. to attend the OneVoice Washington D.C. Fly-In, to be held on May 12-14, 2025. (Registration, Hotel, and Per Diem) [PW 3/5/25; CC 3/5/25] 25-161-2
- f. Consideration and possible approval, adoption, denial, amendment or revision of a Travel authorization, per Council Rules & Order of Business, in the estimated amount of three thousand, three hundred fifteen dollars (\$3,315.00) for Councilor Bush to travel to Washington D.C. to attend the OneVoice Washington D.C. Fly-In 2025, to be held on May 12-14, 2025. (Registration, Hotel, and Per Diem) [PW 3/5/25; CC 3/5/25] 25-162-2

Public Comments:
John Huffines – 8.d.

James Alexander, Jr. – 8.f.
Bernice Alexander – 8.f.

Councilor Decter Wright moved to approve 8.d – 8.f. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Absent
Archie	Absent	Decter Wright	Yea
Dutton	Yea	Lakin	Yea
Bellis	Yea	Bush	Absent
Gilbert	Yea		

Yeas: 6 Nays: 0 Absent: 3 Abstentions: 0

Motion carried.

Councilor Archie, Councilor Bengal, and Councilor Bush returned at 5:40 P.M.

9. NEW BUSINESS

- a. No items this week.

10. HEARING OF APPEALS

- a. No items this week.

11. HEARING OF PUBLIC COMMENTS

- a. Shihab Ahmed – Invitation for the Community to attend the mosque during the month of Ramadan and for the grand Eid Fair April 5, 2025. [CC 3/5/25]
25-154-1

Shihab Ahmed addressed the Council.

- b. Bobbi Drew – Concerns regarding installation and placement of sidewalks on E. Newton St., including lack of notification and lack of speed humps. [CC 3/5/25]
25-159-1

Bobbi Drew was not present to address the Council.

12. ADJOURNMENT

- a. Adjournment.

Chair Lakin adjourned the meeting at 5:44 P.M.

Phil Lakin, Jr., Chair of the Council

Lori Doring, Secretary to the Council