

MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE CITY OF
TULSA, OKLAHOMA,
scheduled for Wednesday, March 12, 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, March 7, 2025, at 4:35 P.M.

CALL TO ORDER

Chair Lakin called the meeting to order at 5:24 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
Bailee Rogers, Council Staff

1. RECEIPT & FILING OF MINUTES

- a. Minutes of Regular Meeting held at 4:00 PM on February 26, 2025. [CC 3/12/25] 25-173-1
- b. Minutes of Regular Meeting held at 5:00 PM on February 26, 2025. [CC 3/12/25] 25-173-2

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. Rosalind Williams – Appointment to the Board of Adjustment, replacing Austin Bond; term expires May 10, 2025. (CD-1) [UED 3/5/25; CC 3/12/25] 25-156-1
- b. Linda Jenkins – Reappointment to the Sales Tax Overview Committee; term expires December 31, 2028. (Attended 11/12 meetings.) (CD-1) [UED 3/5/25; CC 3/12/25] 25-157-1

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

Councilor Decter Wright moved to approve 2.a – 2.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.

3. PUBLIC HEARINGS

- a. Public Hearing for the purpose of giving members of the public an opportunity to be heard prior to any vote on the proposed Amended and Restated Tulsa International Airport Economic Project Plan. The proposed Ordinance approving and adopting Amended and Restated Tulsa International Airport Economic Project Plan, designates and adopts revised increment district boundaries by adding an expansion area to each of the following increment districts: Increment District No. 9, City of Tulsa, to the Increment District temporarily identified in the Project Plan as Increment District "A", and to the Increment District temporarily identified in the Project Plan as Increment District "E". The Amended and Restated Tulsa International Airport Economic Project Plan also revises the natures of Increment District No. 19, City of Tulsa, of the Increment District temporarily identified in the Project Plan as Increment District "A", and of the Increment District temporarily identified in the Project Plan as Increment District "E" to be ad valorem, sales and hotel tax increment districts. The Amended and Restated Tulsa International Airport Economic Project Plan also amends the budget of estimated project costs to be financed by apportioned tax increments based on updated expected investment in the project. **(Emergency Clause)** (Public Hearings: 2/26/25; 3/12/25) [UED 2/12/25; CC 2/26/25; CC 3/12/25] 25-91-4

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 5:27 P.M.

There were no speakers.

Without objection, Council exited Public Hearing on 3.a at 5:27 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.

- b. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution authorizing payment of seventy-five thousand dollars (\$75,000.00) to Kristy Shepherd, Plaintiff, and Robert Smith, Attorney at Law, from the Sinking Fund as a payment of a judgment and attorney fee award in Case No. CJ-2021-2830, Kristy Shepherd v. City of Tulsa et al. **(Emergency Clause)** [UED 3/12/25; CC 3/12/25] 25-176-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution authorizing payment of one hundred thousand dollars (\$100,000.00) to Reuben Gant, Plaintiff, and Mike Manning, Attorney at Law and Smolen & Roytman, Attorneys at Law, from the Sinking Fund as a payment of a judgment and attorney fee award in Case No. CJ-2021-2930, Reuben Gant v. City of Tulsa et al. **(Emergency Clause)** [UED 3/12/25; CC 3/12/25] 25-175-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution authorizing payment of twenty-five thousand dollars (\$25,000.00) to Maria Morales-Godoy, Plaintiff, and Biby Law Firm, Attorneys at Law, from the Sinking Fund as a payment of a judgment and attorney fee award in Case No. CJ-2025-663, Maria Morales-Godoy v. City of Tulsa et al. **(Emergency Clause)** [UED 3/12/25; CC 3/12/25] 25-177-2
- e. **PULLED:** Consideration and possible approval, adoption, denial, amendment or revision of a Resolution amending Resolution No. 20301 regarding the intent to consider approval of one or more project plans and creation of Tax Increment Districts under the Local Development Act; amending area to be included in Project Plan – Crutchfield District. [UED 2/12/25; CC 2/26/25; UED 3/12/25; CC 3/12/25] 25-88-4
- f. Consideration and possible approval, adoption, denial, amendment or revision of a Sanitary Sewer Easement Donation by Green Country Salvage, Inc. of property located at 432 S. 193rd E. Ave., Parcel 673, Unplatted, required for IDP 184725, for the Hidden Meadows Project. [CC 3/12/25] 25-182-1
- g. Consideration and possible approval, adoption, denial, amendment or revision of a Sanitary Sewer Easement Donation by Vive Investments, LLC of property located at 1148 S. Atlanta Pl., Parcel 680, Tulsa Square Addition Amended, required for LS 21570, for the Sanitary Main Extension - 1148 Atlanta Pl. Project. [CC 3/12/25] 25-181-1
- h. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: McNellie's 2025 St. Patrick's Day Celebration scheduled for March 15-17, 2025, at 100 S. Elgin Ave. (CD-1) [CC 3/12/25] 25-172-1
- i. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Kilkenny's Irish Pub Block Party scheduled for March 17, 2025, at 1400 E. 15th St. (CD-4) [CC 3/12/25] 25-166-1
- j. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Tulsa Juneteenth 5K and 1 Mile Run scheduled for June 21, 2025, starting at 200 N. Boston Ave. (CD-1) [CC 3/12/25] 25-167-1

- k.

Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Tulsa Firehouse 5K Run scheduled for May 31, 2025, starting at 102 E. 18th St., Fire Station 5. (CD-4) [CC 3/12/25] 25-168-1
- l.

Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Tour de Tulsa scheduled for May 3, 2025, starting at 2100 S. Jackson Ave. (CD-2) [CC 3/12/25] 25-169-1
- m.

Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Cinco de Mayo Run scheduled for May 2, 2025, starting at 1875 S. Boulder Park Dr. (CD-4) [CC 3/12/25] 25-170-1
- n.

Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: T-Town Half Marathon scheduled for March 29, 2025, starting at 200 S. Frankfort Ave. (CD-1,4) [CC 3/12/25] 25-171-1

Public Comments:
John Huffines – 4.h, 4.k.
Matt Alison – 4.i.
Nathalie Cornett – 4.i.

Skipper Bain, Special Events Coordinator, addressed the Council regarding 4.i.

There was Council discussion.

Councilor Decter Wright moved to approve 4.b – 4.n, except 4.e, with the emergency clause on 4.b – 4.d. 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.

Consideration and possible approval, adoption, denial, amendment, or revision of a Final Plat for Brookside Marketplace Addition, consisting of Four (4) Lots, One (1) Block on ± 3.47 acres located south of the SE/c of E. 41st St. S. and S. Peoria Ave. (TMAPC staff administratively **APPROVED** the final plat on behalf of TMAPC.) (CD-9) [CC 3/12/25] 25-183-1

Public Comments:
John Huffines – 5.a.

Councilor Decter Wright moved to approve 5.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.

6. ORDINANCES - FIRST READING

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a Utility Easement, requested by Mark Capron, Wallace Design Collective for property located at 909 W. 23rd St., Lots Six (6) Through Thirteen (13), Block Forty (40) of the amended West Tulsa Addition. The easement closure request is for future development. (CD-2) [PW 3/12/25; CC 3/12/25; CC 3/26/25] 25-178-2

- g. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance to adopt a revision and general code of ordinances for the City of Tulsa, Oklahoma, to be known as the "Tulsa Revised Ordinances," including ordinances defining offenses and prescribing penalties for the violation of the same; repealing all other ordinances except certain ordinances herein excepted; providing the effective date of the Tulsa Revised Ordinances; saving all pending proceedings and existing rights and remedies. **(Emergency Clause)** [UED 3/12/25; CC 3/12/25; CC 3/26/25] 25-174-2

Without objection, items 6.a and 6.g were forwarded to the next Council meeting.

6.b – 6.f were voted on separately.

- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a Utility Easement, requested by Attorney William L. Eagleton, Pray Walker, P.C., on behalf of Board of Regents for the Oklahoma Agricultural and Mechanical College, for property located at 440 S. Houston Ave., Lot Seven (7), Block One Hundred Twenty-Seven (127) of Original Townsite. The easement closure request is for future expansion of the VA Hospital. (CD-4) [PW 3/12/25; CC 3/12/25; CC 3/26/25] 25-189-2

- c. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of a Public Way, requested by Attorney William L. Eagleton, Pray Walker, P.C., on behalf of Board of Regents for the Oklahoma Agricultural and Mechanical College, for property located at 440 S. Houston Ave., Lot Three (3), Block One Hundred Fifty-Six (156) of Original Townsite. The public way closure request is for future expansion of the VA Hospital. (CD-4) [PW 3/12/25; CC 3/12/25; CC 3/26/25] 25-190-2

- d. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of an Alleyway, requested by Attorney William L. Eagleton, Pray Walker, P.C., on behalf of Board of Regents for the Oklahoma Agricultural and Mechanical College, for property located at 440 S. Houston Ave., Lot Seven (7), Block One Hundred Twenty-Seven (127) of Original Townsite. The alleyway closure request is for future expansion of the VA Hospital. (CD-4) [PW 3/12/25; CC 3/12/25; CC 3/26/25] 25-191-2

- e. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of a Utility Easement, requested by Attorney William L. Eagleton, Pray Walker, P.C., on behalf of Board of Regents for the Oklahoma Agricultural and Mechanical College, for property located at 440 S. Houston Ave., Lots Four and Five (4-5) and Lots Nine and Ten (9-10), Block One Hundred Twenty-Eight (128) of Original Townsite. The easement closure request is for future expansion of the VA Hospital. (CD-4) [PW 3/12/25; CC 3/12/25; CC 3/26/25] 25-192-2

- f. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of a Utility Easement, requested by Attorney William L. Eagleton, Pray Walker, P.C., on behalf of Board of Regents for the

Oklahoma Agricultural and Mechanical College, for property located at 440 S. Houston Ave. The easement closure request is for future expansion of the VA Hospital. (CD-4) [PW 3/12/25; CC 3/12/25; CC 3/26/25] 25-193-2

Councilor Decter Wright moved to waive City Charter, and Council Rules & Order of Business on 6.b – 6.f. 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 6.b – 6.f on First Reading. 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.

7. ORDINANCES - SECOND READING

- a. 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
- b. 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
- c. 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

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- d. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Ordinance No. 23475, as previously amended and supplemented by Ordinance No. 24693 and Ordinance No. 24694; approving and adopting the Amended and Restated Tulsa International Airport Economic Development Project Plan; designating and adopting Revised Increment District Boundaries for Increment District No. 9, City of Tulsa, by adding an expansion area to the existing boundaries; designating and adopting Revised Increment District boundaries for the Increment District tentatively labeled "Increment District A" by adding an expansion area to the existing boundaries; designating and adopting Revised Increment District boundaries for Increment District tentatively labeled "Increment District E" by adding an expansion area to the existing boundaries; revising the natures of Increment District No. 19, City of Tulsa, and the Increment Districts tentatively labeled "Increment District A" and "Increment District E" to be Ad Valorem, Sales, and Hotel Tax Increment Districts and determining Sales Tax Increment formulas; amending the budget of estimated project costs to be financed by apportioned tax increments based on updated expected investment in the Project; making other minor amendments regarding personnel responsible for implementing the Project Plan and incorporating new financial and economic impact analysis; maintaining and retaining all other aspects of Ordinance No. 23475, as previously amended and supplemented by Ordinance No. 24693 and Ordinance No. 24694; adopting and confirming the actions, recommendations and findings of the Tax Increment District Review Committee and the Tulsa Metropolitan Area Planning Commission. **(Emergency Clause)** (Public Hearings: 2/26/25; 3/12/25) [UED 2/12/25; CC 2/26/25; CC 3/12/25] 25-91-2
- e. 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

Councilor Decter Wright moved to approve 7.a – 7.e with the emergency clause on 7.d – 7.e. 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 Lakin wished everyone a great Spring Break.

9. NEW BUSINESS

- a. No items this week.

10. HEARING OF APPEALS

- a. Hearing and possible action upholding or denying an appeal to the City Council requested by Asset Financial Management, LLC contesting the decision of the Nuisance Abatement Hearing Officer in Code Enforcement Case No. 101490-2024, finding that the property located at 8143 E. 11th St., Tulsa, Oklahoma is a public nuisance and ordering its abatement. The City Council may reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from and may make such order, requirement, decision, or determination as ought to be made. (CD-3) [CC 3/12/25] 25-188-1

Courtney Cornelius from Code Enforcement addressed the Council on behalf of the Code Enforcement Lead Inspector, Caleb Gordon.

Samuel Horey, Jr., the appellant, addressed the Council.

Brant Pitchford from Code Enforcement addressed the Council.

There was Council discussion.

Councilor Hall-Harper left the meeting at 6:37 P.M.

Councilor Decter Wright moved to deny the appeal and affirm the decision of the Hearing Officer. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Absent	Bengel	Yea
Archie	Yea	Decter Wright	Yea
Dutton	Yea	Lakin	Yea
Bellis	Yea	Bush	Yea
Gilbert	Yea		
Yeas: 8 Nays: 0 Absent: 1 Abstentions: 0			

Motion carried.

Councilor Hall-Harper returned at 6:40 P.M.

11. HEARING OF PUBLIC COMMENTS

- a. 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; CC 3/12/25] 25-159-2
- Bobbi Drew addressed the Council.

12. ADJOURNMENT

- a. Adjournment.

Chair Lakin adjourned the meeting at 6:45 P.M.

Phil Lakin, Jr., Chair of the Council

Lori Doring, Secretary to the Council