

MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE CITY OF
TULSA, OKLAHOMA,

scheduled for Wednesday, July 23, 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, July 18, 2025, at 4:36 P.M.

CALL TO ORDER

Chair Lakin called the meeting to order at 5:12 P.M.

ROLL CALL:

Hall-Harper	Present	Bengel	Present
Archie	Present	Decter Wright	Present
Dutton	Present	Lakin	Present
Bellis	Absent	Bush	Present
Gilbert	Present		
	Present:	8	
	Absent:	1	

STAFF PRESENT
Jack Blair, City Attorney
Lori Doring, Secretary to the Council
Kathryn Aung, Council Staff

1. RECEIPT & FILING OF MINUTES

- a. Minutes of Regular Meeting held at 4:00 PM on June 25, 2025. [CC 7/23/25] 25-590-1
- b. Minutes of Regular Meeting held at 5:00 PM on June 25, 2025. [CC 7/23/25] 25-590-2

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

ROLL CALL:

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

Motion carried.

2. APPOINTMENTS & REAPPOINTMENTS

- a. Beverly Carmichael – Appointment to the Tulsa Airport Authority replacing Kent Harrell; term expires April 30, 2029. (CD-8) [PW 7/16/25; CC 7/23/25] 25-554-1
- b. Tyler Duncan – Appointment to the Tulsa Authority for Economic Opportunity replacing Martha Zapata; term expires June 30, 2027. (CD-1) [UED 7/16/25; CC 7/23/25] 25-553-1

- c. Jeff Dunn – Reappointment to the Tulsa Utility Board and the Tulsa Metropolitan Utility Authority; term expires April 30, 2029. (Attended 73/93 meetings.) (CD-8) [UED 7/16/25; CC 7/23/25] 25-555-1

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

Councilor Decter Wright moved to approve 2.a – 2.c. Councilor Bengel seconded the motion.

ROLL CALL:

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

Yeas: 8 Nays: 0 Absent: 1 Abstentions: 0

Motion carried.

Tyler Duncan addressed the Council.

3. PUBLIC HEARINGS

- a. Public Hearing for the purpose of providing information, including an analysis of potential positive or negative impacts, and answering questions regarding the proposed Pearl District Neighborhood Economic Development Project Plan. The purpose of the Project Plan is to provide an economic structure and funding mechanism to support growth and investment in the Pearl District neighborhood by encouraging multiple types of private investment, including substantial new housing units at various levels of affordability, commercial, and mixed-use developments. The public funding that will be generated within the proposed increment district would be used to fund authorized project costs described in the Project Plan. The Project Plan establishes one new ad valorem increment district and designates the boundaries of the Project Area and increment district. (The increment district will be named and created at a future date.) The Project Area is generally located east of US Highway 75 and the Inner Dispersal Loop; south of the I-244 Expressway; west of South Utica Avenue and north of East 11th Street South. (Public Hearings: 7/23/25; 8/6/25) [UED 7/16/25; CC 7/23/25; CC 8/6/25] 25-572-3

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

ROLL CALL:

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

Yeas: 8 Nays: 0 Absent: 1 Abstentions: 0

Motion carried.

Council entered Public Hearing on 3.a at 5:15 P.M.

Jeff Sabin from the Center for Economic Development Law addressed the Council.

Without objection, Council exited Public Hearing on 3.a at 5:22 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 License Agreement between the City of Tulsa and Patrick S. and Lauren A. Collins for property located at 3120 E. 33rd St., Ranch Acres Addition, for installation and maintenance of a black colored concrete driveway approach with a curvilinear etched pattern within the street right-of-way. (CD-9) [PW 7/16/25; CC 7/23/25] 25-556-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of a License Agreement between the City of Tulsa and Martin L. and Maurine T. Lantz for property located at 2940 E. 26th St., Lakeview Terrace Addition, for installation and maintenance of two (2) colored, stained concrete driveways within the street right-of-way. (CD-4) [PW 7/16/25; CC 7/23/25] 25-557-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of a License Agreement between the City of Tulsa and Brian and Vera Auge for property located at 3190 E. 33rd St., Ranch Acres Addition, for installation and maintenance of a drain hole at roadway curb. (CD-9) [PW 7/16/25; CC 7/23/25] 25-558-2
- e. Consideration and possible approval, adoption, denial, amendment or revision of a License Agreement between the City of Tulsa and HIV Consortium, Inc. (d/b/a Tulsa C.A.R.E.S. or Tulsa Cares) for property located at 3712 E. 11th St., Mayo Addition, for installation and maintenance of two (2) parking spaces within the street right-of-way. (CD-4) [PW 7/16/25; CC 7/23/25] 25-559-2
- f. Consideration and possible approval, adoption, denial, amendment or revision of a Public Property Use/Occupancy Agreement and Permit between the City of Tulsa and Owen Park Neighborhood Association, for the installation and maintenance of Owen Park Neighborhood Association historical signs in the City's right-of-way in various locations across Park Hill Addition Amended and Irving Place subdivisions. (CD-1) [PW 7/16/25; CC 7/23/25] 25-560-2
- g. Consideration and possible approval, adoption, denial, amendment or revision of a donation from multiple donors to the City of Tulsa for various items provided over FY 2024-2025 to Tulsa Parks for specific projects, programs, and events as noted in backup documentation, valued at one million, nine hundred ninety-three thousand, thirty-three dollars (\$1,993,033.00). [CC 7/23/25] 25-586-1

Public Comments:
John Huffines – 4.g.

Councilor Decter Wright moved to approve 4.b – 4.g. Councilor Bengel seconded the motion.

ROLL CALL:

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

Yeas: 8	Nays: 0	Absent: 1	Abstentions: 0
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Motion carried.

5. **AUTHORITIES, BOARDS & COMMISSIONS**

- a. Consideration and possible approval, adoption, denial, amendment, or revision of a Final Plat for North Tulsa Community Building Addition, consisting of One (1) Lot, One (1) Block on ± 4.03 acres located west of the NW/c of E. 46th St. N. and N. Peoria Ave. (TMAPC staff administratively **APPROVED** the final plat on behalf of TMAPC.) (CD-1) [CC 7/23/25] 25-580-1
- b. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7818 from RS-3 to IL for property located south and east of the SE/c of W. 39th St. S. and S. Tacoma Ave. requested by Zac Lindsey. (Property owners: CANT Holdings LLC, JARWOP LLC) (CD-2) (TMAPC voted 8-0-0 to recommend **APPROVAL** of IL zoning) [UED 7/16/25; CC 7/23/25; CC 7/30/25] 25-573-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7819 from RS-3 to RS-5 for property located at the NW/c of E. King St. and N. Winston Ave. requested by Raul Cisneros. (Property owner: Marcela Homes LLC) (CD-3) (TMAPC voted 7-0-0 to recommend **APPROVAL** of RS-5 zoning) [UED 7/16/25; CC 7/23/25; CC 7/30/25] 25-575-2

Councilor Decter Wright moved to approve 5.a – 5.c. Councilor Bengel seconded the motion.

ROLL CALL:

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

Motion carried.

6. **ORDINANCES - FIRST READING**

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance ZCA-33 amending the City of Tulsa Zoning Code, Title 42, Tulsa Revised Ordinances includes amendments to the City of Tulsa Zoning Code related to adding exemptions to the Historic Preservation (HP) permit requirement and amending the 30-day approval timeline for HP permits in the following sections: Section 70.070, HP Permits, Section 70.070-B, Exemptions, and Section 70.070-E, Meeting and Final Decision-Preservation Commission. [UED 7/16/25; CC 7/23/25; CC 7/30/25] 25-574-2
- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2025-2026 budget to transfer unencumbered and unexpended appropriation balances of one million, one hundred fifty-five thousand, one hundred eighty-six dollars and thirty-five cents (\$1,155,186.35) between projects within the 2014 Sales Tax Fund. (Residual Balances to Small Area Planning) [UED 7/23/25; CC 7/23/25; CC 7/30/25] 25-581-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2025-2026 budget to make supplemental appropriations of twenty thousand dollars (\$20,000.00) recognized from grant

revenues to be received from Oklahoma Department of Homeland Security within the Homeland Security Programs SubFund. (Three (3) new rescue boats for Tulsa Urban Search and Rescue) [UED 7/23/25; CC 7/23/25; CC 7/30/25] 25-582-2

- d. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2025-2026 budget to make supplemental appropriations of six million, one hundred sixty-three thousand, seven hundred twenty-four dollars (\$6,163,724.00) recognized from grant revenues to be received from the U.S. Department of Housing and Urban Development within the HOME American Rescue Plan SubFund. (THA Hilltop) [UED 7/23/25; CC 7/23/25; 7/30/25] 25-583-2
- e. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance approving and adopting the Pearl District Neighborhood Economic Development Project Plan, pursuant to the Oklahoma Local Development Act with certain minor amendments; identifying and establishing a new ad valorem increment district temporarily identified in the Project Plan as Increment District “A”; designating and adopting project area and increment district boundaries; deferring the naming and the date for the creation of Increment District “A”; adopting certain findings; authorizing the City of Tulsa and the Tulsa Authority for Economic Opportunity as the entities to carry out and administer the Project Plan; establishing a tax apportionment fund; declaring apportioned funds to be special funds of the Tulsa Authority for Economic Opportunity; authorizing the use of increment revenues for the payment of certain project costs; ratifying and confirming the actions, recommendations and findings of the Review Committee and the Tulsa Metropolitan Area Planning Commission. (Public Hearings: 7/23/25; 8/6/25) [UED 7/16/25; CC 7/23/25; CC 8/6/25] 25-572-2

Without objection, items 6.a – 6.e 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-7816 from RS-3 to AG for property located south of the SW/c of W. 68th St. S. and S. Houston Ave. requested by Charles and Cheryl Wood. (Property owners: The Splinters' Trust - Charles and Cheryl Wood) (CD-2) (TMAPC voted 10-0-0 to recommend **APPROVAL** of AG zoning) [UED 6/25/25; CC 7/16/25; CC 7/23/25] 25-502-3
- b. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7817 from RM-1 to MX2-V-55 for property located at the SE/c of W. Apache St. and the L.L. Tisdale Parkway requested by William Tisdale. (Property owners: Twenty 20 Management, Inc.) (CD-1) (TMAPC voted 9-1-0 to recommend **APPROVAL** of MX2-V-55 zoning) [UED 6/25/25; CC 7/16/25; CC 7/23/25] 25-503-3
- c. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2025-2026 budget to make supplemental appropriations of three hundred fifty thousand dollars (\$350,000.00) recognized from revenues to be received from Tulsa Community Foundation within the Public Safety and Protection Non-Federal Grants SubFund. (Tulsa Animal Services Facility) [UED 7/16/25; CC 7/16/25; CC 7/23/25] 25-544-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2025-2026 budget to make supplemental appropriations of two hundred two thousand dollars (\$202,000.00) recognized from grant revenues to be received from Office of the District Attorney within the Public Safety and Protection Non-Federal Grants SubFund. (Tulsa Police Department DA Drug Fund) [UED 7/16/25; CC 7/16/25; CC 7/23/25] 25-545-2
- e. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2025-2026 budget to make supplemental

appropriations of twenty-five thousand dollars (\$25,000.00) recognized from unappropriated fund balance within the Social and Economic Development Non-Federal Grant Programs SubFund. (Urban Leaders Fellowship - Tulsa Mayoral Initiative) [UED 7/16/25; CC 7/16/25; CC 7/23/25] 25-546-2

- f. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of a Waterline Easement, requested by Jaime Skipper of Wallace Design on behalf of Housing Authority of the City of Tulsa, for property located at 3608 N. Quaker Ave, Comanche Park Addition. The easement closure request is for future expansion. (CD-1) [PW 7/16/25; CC 7/16/25; CC 7/23/25] 25-548-2
- g. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of a Utility Easement, requested by Robert Lemons, Prestige Trading Co., for property located at 3017 S. Pittsburg Ave., Exposition Gardens Addition. The easement closure request is for future expansion. (CD-4) [PW 7/16/25; CC 7/16/25; CC 7/23/25] 25-549-2
- h. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of two (2) Utility Easements, requested by Jaime Skipper of Wallace Design on behalf of Housing Authority of the City of Tulsa, for property located at 3608 N. Quaker Ave., Comanche Park Addition. The easement closure request is for future expansion. (CD-1) [PW 7/16/25; CC 7/16/25; CC 7/23/25] 25-561-2
- i. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of a Storm Sewer Easement, requested by Jaime Skipper of Wallace Design on behalf of Housing Authority of the City of Tulsa, for property located at 3608 N. Quaker Ave., Comanche Park Addition. The easement closure request is for future expansion. (CD-1) [PW 7/16/25; CC 7/16/25; CC 7/23/25] 25-562-2

Councilor Decter Wright moved to approve 7.a – 7.i. Councilor Bengel seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Archie	Yea	Decter Wright	Yea
Dutton	Yea	Lakin	Yea
Bellis	Absent	Bush	Yea
Gilbert	Yea		
Yeas: 8	Nays: 0	Absent: 1	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 Archie invited everyone to Movie Night in Reed Park on July 25, 2025.

8.b was read and voted on separately.

Councilor Decter Wright recused at 5:27 P.M.

Councilor Lakin recused at 5:28 P.M.

- b. Consideration and possible approval or amendment of the FY 2025-2026 Vision for the Arts Program. [UED 7/23/25; CC 7/23/25] 25-577-2

Councilor Bengel moved to approve 8.b. Councilor Bush seconded the motion.

ROLL CALL:

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

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

Motion carried.

Councilor Decter Wright and Councilor Lakin returned at 5:29 P.M.

Councilor Gilbert recused at 5:29 P.M.

- c. Consideration and possible approval, adoption, denial, amendment or revision of a travel authorization, per Council Rules & Order of Business, in the estimated amount of two thousand, five hundred dollars (\$2,500.00) for Councilor Gilbert to travel to Amiens, France to participate in the 20th Anniversary of the City of Amiens Sister City Partnership on July 2-6, 2025. (Airfare) (Note: Additional expenses were funded through donation.) [PW 7/23/25; CC 7/23/25] 25-597-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of a donation of two (2) nights and two (2) meals from the City of Amiens, France in the amount of five hundred seventy-five dollars (\$575.00) for Councilor Gilbert to participate in the 20th Anniversary of the City of Amiens Sister City Partnership on July 2-6, 2025. [CC 7/23/25] 25-596-1
- e. Consideration and possible approval, adoption, denial, amendment or revision of a donation from HF Sinclair to the City of Tulsa for a movie and concessions for Movie in the Park, valued at one thousand seventeen dollars (\$1,017.00). (Archie) [CC 7/23/25] 25-598-1

Public Comments:
John Huffines – 8.c.

Councilor Decter Wright moved to approve 8.c – 8.e. Councilor Bengel seconded the motion.

ROLL CALL:

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

Yeas: 7 Nays: 0 Absent: 2 Abstentions: 0

Motion carried.

Councilor Gilbert returned at 5:31 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. Emily DelGrosso – Concerns regarding the speed hump application process. [CC 7/23/25] 25-579-1

Emily DelGrosso addressed the Council.

12. ADJOURNMENT

- a. Adjournment.

Chair Lakin adjourned the meeting at 5:37 P.M.

Phil Lakin, Jr., Chair of the Council

Lori Doring, Secretary to the Council