

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

scheduled for Wednesday, May 7, 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, May 2, 2025, at 4:33 P.M.

CALL TO ORDER

Chair Lakin called the meeting to order at 5:36 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 April 16, 2025. [CC 5/7/25] 25-347-1
- b. Minutes of Regular Meeting held at 5:00 PM on April 16, 2025. [CC 5/7/25] 25-347-2

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.

Councilor Decter Wright recused at 5:36 P.M.

2. APPOINTMENTS & REAPPOINTMENTS

- a. Nic Annette Miller – Appointment to the Arts Commission of the City of Tulsa replacing Brandon Rule; term expires December 14, 2026. (CD-9) [UED 4/30/25; CC 5/7/25] 25-306-1

- b. Donald Rose, Jr. – Appointment to the Greater Tulsa Area African-American Affairs Commission filling the new Black Wall Street Chamber of Commerce Seat; term expires May 1, 2028. (CD-3) [UED 4/30/25; CC 5/7/25] 25-307-1

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

Councilor Gilbert moved to approve 2.a – 2.b. Councilor Bellis seconded the motion.

ROLL CALL:

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

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

Motion carried.

Donald Rose, Jr. addressed the Council.

Councilor Decter Wright returned at 5:40 P.M.

3. PUBLIC HEARINGS

- a. No items this week.

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 supporting the participation of Kendall Whittier Main Street, Inc., in the 2025-2026 Oklahoma Main Street Center with the goal of revitalizing the Kendall Whittier District community. [UED 4/30/25; CC 5/7/25] 25-315-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution supporting the participation of East Tulsa Main Street, Inc., in the 2025-2026 Oklahoma Main Street Center with the goal of revitalizing the Tulsa Global District community. [UED 4/30/25; CC 5/7/25] 25-316-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution supporting the participation of Tulsa Route 66 Main Street, Inc., in the 2025-2026 Oklahoma Main Street Center with the goal of revitalizing the Historic Route 66 community. [UED 4/30/25; CC 5/7/25] 25-317-2
- e. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution supporting the participation of Historic Greenwood District Main Street, Inc., in the 2025-2026 Oklahoma Main Street Center with the goal of revitalizing the Historic Greenwood District community. [UED 4/30/25; CC 5/7/25] 25-314-2
- f. Consideration and possible approval, adoption, denial, amendment or revision of Change Order No. 1 to Contract No. 136712 between the City of Tulsa and Daris Contractors, LLC for Project No. 2242P00030 in the amount of zero dollars

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- (\$0.00), adding seventy-one (71) calendar days to the contract for the work associated with the removal of the concrete, tree stump, permanent relocation of the lighting contractor to the electrical enclosure, relocation of the electrical enclosure, installation of the PSO transformer pad, and light pole corrections. (CD-4) [PW 4/30/25; CC 5/7/25] 25-320-2
- g. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution declaring property located at 1201 E. 5th St., Central Park Place Addition, as surplus and no longer necessary for any public use or purpose; and requesting the Asset Management Department to effect the sale of said property. (CD-1) [PW 4/30/25; CC 5/7/25] 25-321-2
- h. Consideration and possible approval, adoption, denial, amendment or revision of a Deed of Dedication by Cody Darrough and Rachel Darrough of property located at 14096 E. 56th St. N., Parcel 681, Unplatted, required for lot line adjustments. (CD-3) [CC 5/7/25] 25-342-1
- i. Consideration and possible approval, adoption, denial, amendment or revision of a Deed of Dedication by Jeff and Sara Fox Family, LLC of property located at 3814 E. 111th St. S., Parcel 607B, Unplatted, required for a lot split. (CD-8) [CC 5/7/25] 25-343-1
- j. Consideration and possible approval, adoption, denial, amendment or revision of a Deed of Dedication by Myers Property Management, LLC of property located at 14511 E. 11th St. S., Parcel 685, Unplatted, required for a lot line split. (CD-6) [CC 5/7/25] 25-344-1
- k. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from Tulsa Police Foundation in the amount of eleven thousand, two hundred dollars (\$11,200.00) for Jillian Phippen to travel to Boston, MA on May 31 - June 22, 2025, to attend the Senior Management Institute for Police. [CC 5/7/25] 25-345-1
- l. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Black Wall Street Rally 2025 scheduled for May 16-17, 2025, at 100 N. Greenwood Ave. (CD-1) [CC 5/7/25] 25-352-1
- m. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution authorizing Condemnation of property owned by AG Comstock RE Holdings, LLC, located at S. Union Ave. W., Nickel Creek Phase IV Addition, an existing public necessity requires the acquisition of Fee Simple and Utility Easements for the widening of 81st St. S. - Tacoma Ave. to Maybelle Ave. **(Emergency Clause)** (CD-2) [PW 4/30/25; CC 5/7/25] 25-305-2
- n. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution authorizing payment of one million, one hundred eighty-five thousand, three hundred ninety-nine dollars and forty-six cents (\$1,185,399.46) to Rocket Properties, LLC, Plaintiff, and Anthony P. Sutton, Attorney at Law, from the Sinking Fund as a payment of appeal costs, reimbursement of ad valorem, attorney fees, and post-judgement interest in Case No. CJ-2018-620, Rocket Properties, LLC v. City of Tulsa et al. **(Emergency Clause)** [PW 5/7/25; CC 5/7/25] 25-349-2

Public Comments:

John Huffines – 4.k.

Linda Jordan Percefull – 4.d.

James Alexander, Jr. – 4.e.

Bernice Alexander – 4.e.

Councilor Decter Wright moved to approve 4.b – 4.n with the emergency clause on 4.m – 4.n. 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.

Linda Jenkins presented the report.

Public Comments:
John Huffines – 5.a.

- b. Consideration and possible approval, adoption, denial, amendment, or revision of a Final Plat for Columbia Point Addition, consisting of Eight (8) Lots, within One (1) Block on ± 9.30 acres located west of the NW/c of S. Evanston Ave. and E. 75th St. S. (TMAPC staff administratively **APPROVED** the final plat on behalf of TMAPC.) (CD-2) [CC 5/7/25] 25-355-1

Councilor Decter Wright moved to approve 5.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.

6. ORDINANCES - FIRST READING

6.a was read and voted on separately.

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance reopening a portion of a Drainage Easement, requested by Brooke Caviness, City of Tulsa, for property located at 5959 S. 94th E. Pl. The easement reopening request is for a drainageway for waters to Mingo Creek. (CD-7) **(REQUESTING WAIVER OF CITY CHARTER, COUNCIL RULES & ORDER OF BUSINESS, AND REQUESTING APPROVAL AND ADOPTION ON FIRST READING)** [PW 4/30/25 (pulled); CC 4/30/25 (pulled); PW 5/7/25; CC 5/7/25] 25-309-4

Councilor Decter Wright moved to approve 6.a with waiver of City Charter, and Council Rules & Order of Business, requesting approval 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.

- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of a Utility Easement, requested by Drew Veitch, for property located at 10820 S. Toledo Ave., Stonebriar Estates. The easement closure request is for future building plans. (CD-8) [PW 5/7/25; CC 5/7/25; CC 5/21/25] 25-341-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Tulsa Revised Ordinances, Title 49, "Administrative, Permit, and License Fees," Chapter 3, "Building Permit Fees," Section 305, "Expediting Fee"; amending Chapter 9, "Infrastructure Development Permit Fees," Section 903, "Plan Review," and Section 904, "Escrow"; amending Chapter 12, "Stormwater Drainage Service Fees," Section 1201, "Watershed Permit Application Fee," amending Chapter 13, "Water and Sanitary Sewer Fees," Section 1301, "Water Meter and Detector Check Installation"; amending Chapter 16, "Utility Coordination Fees," Section 1600, "Closures," Section 1601, "License Agreements," Section 1602, "Construction Agreements," and Section 1603, "Public Property Use/Occupancy Permit". **(Emergency Clause)** [PW 5/7/25; CC 5/7/25; CC 5/21/25] 25-338-2

Without objection, items 6.b – 6.c 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-7808 from RS-3 to RM-2 for property located west of the NW/c of W. Newton St. and N. Union Ave. requested by Craig Immel. (Property owner: Craig Immel) (CD-1) (TMAPC voted 7-0-0 to recommend **APPROVAL** of RM-2 zoning.) [UED 4/16/25; CC 4/30/25; CC 5/7/25] 25-254-3
- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of a Utility Easement, requested by Heather Brauer Orvis, Orvis Law Firm, PLLC, for property located at 9907 S. 100th E. Pl. The easement closure request is for existing encroachments. (CD-7) [PW 4/30/25; CC 4/30/25; CC 5/7/25] 25-304-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of a Public Way located at 12 N. Cheyenne Ave., requested by Jaime Skipper of Wallace Design Collective to allow for existing encroachments. (CD-1) (Public Hearing: 4/30/25) [PW 4/30/25; CC 4/30/25; CC 5/7/25] 25-313-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to transfer available appropriations of one million, three hundred one thousand, four hundred thirteen dollars and seventy-six cents (\$1,301,413.76) between projects within the Tulsa Public Facilities Authority (TPFA) 2023 Stormwater Bonds SubFund. (Stormwater Maintenance and Operations Building) [UED 4/30/25; CC 4/30/25; CC 5/7/25] 25-318-2

Councilor Decter Wright moved to approve 7.a – 7.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.

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 Bush reminded everyone of the Community Conversation on May 15, 2025. Councilor Hall-Harper reminded everyone of the Community Conversation on May 19, 2025. Councilor Gilbert announced that there would be a District 5 Town Hall meeting on May 13, 2025. Councilor Bengel announced that there would be a District 6 Town Hall meeting on May 22, 2025.

9. NEW BUSINESS

- a. No items this week.

10. HEARING OF APPEALS

- a. No items this week.

11. HEARING OF PUBLIC COMMENTS

- a. No items this week.

12. ADJOURNMENT

- a. Adjournment.

Chair Lakin adjourned the meeting at 6:08 P.M.

Phil Lakin, Jr., Chair of the Council

Lori Doring, Secretary to the Council