

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

scheduled for Wednesday, June 25, 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 Monday, June 23, 2025, at 3:30 P.M.

**CALL TO ORDER**

Chair Lakin called the meeting to order at 5:08 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  
Chris Baughman, Council Staff

**1. RECEIPT & FILING OF MINUTES**

- a. Minutes of Regular Meeting held at 4:00 PM on June 4, 2025. [CC 6/25/25]  
25-534-1
- b. Minutes of Regular Meeting held at 5:00 PM on June 4, 2025. [CC 6/25/25]  
25-534-2

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. No items this week.

**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.

Councilor Lakin recused at 5:09 P.M.

- b. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution authorizing payment of thirty thousand dollars (\$30,000.00) to Oklahoma Watch, Inc. and Whitney Bryen, Plaintiffs, Doerner, Saunders, Daniel, and Anderson, LLP, Attorneys at Law from the Sinking Fund as a payment of a judgment and attorney fee award in Case No. CV-2022-2584, Oklahoma Watch, Inc. and Whitney Bryen v. City of Tulsa et al. **(Emergency Clause)** [PW 6/25/25; CC 6/25/25] 25-505-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution authorizing payment of three hundred seventy-five thousand dollars (\$375,000.00) to Michael Delaney, Plaintiff, Smolen and Roytman, Attorneys at Law from the Sinking Fund as a payment of a judgment and attorney fee award in Case No. 21-CV-544, Michael Delaney v. City of Tulsa et al. **(Emergency Clause)** [PW 6/25/25; CC 6/25/25] 25-506-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution authorizing payment of seven hundred thousand dollars (\$700,000.00) to Sheila Buck, Plaintiff, Smolen and Roytman, Attorneys at Law from the Sinking Fund as a payment of a judgment and attorney fee award in Case No. 21-CV-295, Sheila Buck v. City of Tulsa et al. **(Emergency Clause)** [PW 6/25/25; CC 6/25/25] 25-507-2
- e. Consideration and possible approval, adoption, denial, amendment or revision of a License Agreement between the City of Tulsa and Scout 323, LLC and MidFirst Bank for property located at 321 E. Reconciliation Way N., Tulsa-Original Town Addition, for installation of a MidFirst Bank ATM on a concrete foundation within the street right-of-way. (CD-1) [PW 6/18/25; CC 6/25/25] 25-482-2
- f. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution declaring a 20' width remnant tract of land on approximately ± .475 acres running diagonally through an existing mobile home park in the Gilcrease Mobile Home Courts Subdivision, 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-3) [PW 6/18/25; CC 6/25/25] 25-485-2
- g. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from World Insurance Associates, LLC in the amount of one thousand dollars (\$1,000.00) for Tonya Cromwell, Ashley Cunningham, Lori Jeffers, and Russell Kidd to travel to Rogers, AR on August 8, 2025, to attend in the 2025 Arkansas Healthcare & Retirement Plan Summit. [CC 6/25/25] 25-512-1
- h. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from Major Cities Chiefs Association in the amount of nine hundred eighty-seven dollars (\$987.00) for Chief Dennis Larsen to travel to San Antonio, TX on June 24-27, 2025, to attend the 2025 Major Cities Chiefs Association Chiefs Leadership Development Meeting. [CC 6/25/25] 25-513-1
- i. Consideration and possible approval, adoption, denial, amendment or revision of a Sanitary Sewer Easement Donation by Martin and Martin Properties, LLC of property located at 19014 E. Admiral Pl., Parcel 267-2020, Rolling Hills Center Addition, required for the extension of the existing public sanitary sewer to serve an existing commercial building. (CD-6) [CC 6/25/25] 25-532-1

- j. Consideration and possible approval, adoption, denial, amendment or revision of a Detention Easement Donation by DXD SOS Tulsa Propco, LLC of property located at 1619 N. David Patrick Ave. E., Parcel 691, Unplatted, required for infrastructure at DXD Tulsa. (CD-3) [CC 6/25/25] 25-531-1
- k. Consideration and possible approval, adoption, denial, amendment or revision of a Deed of Dedication by DXD SOS Tulsa Propco, LLC of property located at 1619 N. David Patrick Ave. E., Parcel 691, Unplatted, required for infrastructure at DXD Tulsa. (CD-3) [CC 6/25/25] 25-530-1
- l. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Folds of Honor FreedomFest presented by QuikTrip scheduled for July 4, 2025, at 2300 S. Jackson Ave. (CD-2,4) [CC 6/25/25] 25-517-1
- m. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: New Haven UMC 4th of July Bike Parade scheduled for July 4, 2025, starting at 5600 S. New Haven Ave. (CD-9) [CC 6/25/25] 25-518-1
- n. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Firecracker 5K scheduled for July 4, 2025, starting at 200 S. Elgin Ave. (CD-4) [CC 6/25/25] 25-519-1
- o. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: BOK Center July 2025 Events scheduled for July 1-31, 2025, at 300 S. Denver Ave. (CD-1,4) [CC 6/25/25] 25-520-1
- p. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: ONEOK Field July Events scheduled for July 1-27, 2025, at 201 N. Elgin Ave. (CD-4) [CC 6/25/25] 25-521-1
- q. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: All American Fireworks scheduled for July 2, 2025, starting at 1905 W. 51st St. (CD-2) [CC 6/25/25] 25-522-1
- r. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Jenks Fourth of July Boomfest scheduled for July 4, 2025, starting at 9600 S. Riverside Pkwy. (CD-2) [CC 6/25/25] 25-523-1
- s. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Tulsa Farmers' Market scheduled for July 2, 5, 9, 12, 16, 19, 23, 26, 30, 2025, at 1 S. Lewis Ave. (CD-4) [CC 6/25/25] 25-524-1
- t. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Downtown Midweek Market scheduled for July 2, 9, 16, 23, 30, 2025, at Chapman Green, 600 S. Main St. (CD-4) [CC 6/25/25] 25-525-1

Public Comments:  
John Huffines – 4.h, 4.l, 4.m, 4.q.  
Evan Taylor – 4.b.

Councilor Decter Wright moved to approve 4.b – 4.t with the emergency clause on 4.b – 4.d. Councilor Bengel seconded the motion.

**ROLL CALL:**

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

Gilbert	Yea		
Yeas: 7	Nays: 0	Absent: 2	Abstentions: 0
Motion carried.			
Councilor Lakin returned at 5:17 P.M.			

5. AUTHORITIES, BOARDS & COMMISSIONS

- a. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7815 from RS-3 with an Optional Development Plan to RS-5 with an Optional Development Plan for property located north and west of the NW/c of E. 11th St. S. and S. 193rd E. Ave. requested by Tanner Consulting. (Property owners: Hensley Development Group, LLC ) (CD-6) (TMAPC voted 9-1-0 to recommend **APPROVAL** of RS-5 zoning with an Optional Development Plan) [UED 6/18/25; CC 6/25/25; CC 7/16/25] 25-487-2

Councilor Decter Wright moved to approve 5.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.

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 amending Tulsa Revised Ordinances, Title 27, titled “Penal Code”, Chapter 28, titled “Curfew Hours for Juveniles”, adding Downtown Curfew Hours applicable in the Central Business District from June 26, 2025 to midnight, March 31, 2026; providing for severability; repealing conflicting ordinances. **(Emergency Clause) (REQUESTING WAIVER OF CITY CHARTER, COUNCIL RULES & ORDER OF BUSINESS, AND REQUESTING APPROVAL AND ADOPTION ON FIRST READING)** [UED 6/25/25; CC 6/25/25] 25-539-2

Councilor Bengel moved to waive City Charter, Council Rules & Order of Business on 6.a. Councilor Gilbert seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Archie	Yea	Decter Wright	Nay
Dutton	Nay	Lakin	Yea
Bellis	Absent	Bush	Yea
Gilbert	Yea		
Yeas: 6	Nays: 2	Absent: 1	Abstentions: 0

Motion carried.

Public Comments: In Support  
Casey Bradford – 6.a.  
Jack Seawright – 6.a.  
J. Elliot Nelston – 6.a.  
Brian Kurtz – 6.a.

Public Comments: Neutral  
James Alexander, Jr. – 6.a.  
Bernice Alexander – 6.a.  
Angelie Barnett – 6.a.

Public Comments: In Opposition  
Justin Brauchie – 6.a.  
Michelle Lara – 6.a.  
Shelley Free – 6.a.  
Nathaniel Morris – 6.a.  
James L. Johnson – 6.a.

There was Council discussion.

Councilor Dutton left the meeting at 6:26 P.M. and returned at 6:28 P.M.

Councilor Bush left the meeting at 6:37 P.M. and returned at 6:39 P.M.

Councilor Decter Wright moved to approve 6.a with the sunset date of October 22, 2025, amending the downtown curfew hours to 9:00 P.M. on Thursday, Friday, and Saturday to 6:00 A.M. on the following day, with the emergency clause. Councilor Archie seconded the motion.

Council discussion continued.

Casey Bradford and Brian Kurtz addressed the Council.

Laurel Roberts, Commissioner of Public Safety, addressed the Council.

**ROLL CALL:**

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

Yeas: 7      Nays: 1      Absent: 1      Abstentions: 0

Motion carried.

- b. Consideration and possible approval, adoption, denial, amendment or revision of a Ordinance ZCA-35 amending the City of Tulsa Zoning Code, Title 42, Tulsa Revised Ordinances includes amendments to the City of Tulsa Zoning Code, Chapter 20 Overlay Districts, to add new Section 20.110, NCO-2, Neighborhood Character Overlay 2. The Board of the Florence Park Neighborhood Association formally voted to request the initiation of an NCO for their neighborhood. In addition to addressing scale and ADUs like the Renaissance NCO, the association requested additional regulations to prescribe roof pitches and building orientations. Florence Park Neighborhood can be generally described as the residentially zoned property within the area surrounded by E. 15th St. S.; E. 21st St. S.; S. Harvard Ave.; and the Broken Arrow Expressway. The first step in adopting the overlay is to amend the City of Tulsa Zoning Code to establish the regulations of an NCO specific to Florence Park, then adopt a zoning map amendment to apply the NCO to the Florence Park Neighborhood. (Bellis) [UED 6/18/25; CC 6/25/25; CC 7/16/25] 25-488-2

- 
- c. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Tulsa Revised Ordinances, Title 1, titled "Airports and Aircraft" in its entirety; adopting amendments to Chapter 1, titled "Purpose and Definitions"; adopting amendments to Chapter 2, titled "General Regulations"; adopting amendments to Chapter 3, titled "Airport Operational Rules and Regulations"; adopting amendments to Chapter 4, titled "Aviation Fuel Flow Fee"; adopting amendments to Chapter 5, titled "Airport Commercial Business Exterior Sign Policy"; adopting amendments to Chapter 6, titled "Fine Schedule"; providing for severability. [UED 6/25/25; CC 6/25/25; CC 7/16/25] 25-514-2
  - d. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a Utility Easement, requested by Jaime Skipper, Wallace Design on behalf of Tulsa Technology Center for property located at 3720 S. Memorial Dr., Tulsa Technology Center Lemley Campus Subdivision, for future expansion. (CD-5) [PW 6/25/25; CC 6/25/25; CC 7/16/25] 25-515-2
  - e. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2025-2026 budget to transfer available appropriations of six hundred sixty-eight thousand dollars (\$668,000.00) between departments within the CVS Oklahoma Settlement SubFund. (Alternative Response Team (ART) II Expansion) [UED 6/25/25; CC 6/25/25; CC 7/16/25] 25-516-2

Without objection, items 6.b – 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-7811 from AG to IM for property located at the SW/c of E. 56th St. N. and N. 145th E. Ave. requested by Janet Kohls. (Property owners: Janet L. Kohls and Larry D. Mater) (CD-3) (TMAPC voted 10-0-0 to recommend **APPROVAL** of IM zoning) [UED 6/11/25; CC 6/18/25; CC 6/25/25] 25-476-3
- b. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7813 from IL to AG for property located east of the NE/c of E. Apache St. and N. 129th E. Ave. requested by George Daniel Harris. (Property owners: George Daniel Harris) (CD-3) (TMAPC voted 10-0-0 to recommend **APPROVAL** of AG zoning) [UED 6/11/25; CC 6/18/25; CC 6/25/25] 25-477-3
- c. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7814 from OL and RS-1 to CS with an Optional Development Plan for property located west of the SW/c of E. 41st St. S. and S. Harvard Ave. requested by Jill Ferenc. (Property owners: CGV Holdings, LLC) (CD-9) (TMAPC voted 10-0-0 to recommend **APPROVAL** of CS zoning with an Optional Development Plan) [UED 6/11/25; CC 6/18/25; CC 6/25/25] 25-478-3
- d. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Title 55, Tulsa Revised Ordinances, titled "Property Maintenance Code," Chapter 3, titled "Structure and Premises Standards," Section 302, titled "Exterior Property Areas," by adding new sections 302.9 and 302.10 requiring that mailboxes be properly marked and maintained. (Bellis, Dexter Wright, Lakin, Bush) [UED 6/18/25; CC 6/18/25; CC 6/25/25] 25-497-2
- e. Consideration and possible approval, adoption, denial, amendment or revision of a Ordinance amending Title 24, Chapter 1, Tulsa Revised Ordinances, Section 103, titled "Nuisances Affecting Peace and Safety," declaring that commercial driveways, privately maintained streets, service roads, access roads, and similar areas, which are open to the public, and which present a driving hazard, endanger the safety of the public, or are otherwise constructed or maintained in violation of any ordinance shall be considered a nuisance affecting public peace and safety. (**Emergency Clause**) (Lakin) [UED 6/18/25; CC 6/18/25; CC 6/25/25] 25-500-2

Councilor Decter Wright moved to approve 7.a – 7.e with the emergency clause on 7.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	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 Decter Wright reminded everyone that fireworks are not allowed within Tulsa city limits. Councilor Archie invited everyone to the community conversation at Vernon AME Church on June 26, 2025.

Councilor Hall-Harper recused and left the meeting at 7:13 P.M.

- b. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from The Empowerment Network in the amount of four hundred dollars (\$400.00) for Councilor Hall-Harper to travel to Omaha, NE on May 14-16, 2025, to attend the Annual Rebuilding the Village Conference & Revive Black Business Expo. [CC 6/25/25] 25-538-1

Public Comments:  
James Alexander, Jr. – 8.b.  
Bernice Alexander – 8.b. (yielded time)

Councilor Dutton left the meeting at 7:18 P.M. and returned at 7:19 P.M.

Councilor Decter Wright moved to approve 8.b. Councilor Bengel seconded the motion.

**ROLL CALL:**

Hall-Harper	Absent	Bengel	Yea
Archie	Yea	Decter Wright	Yea
Dutton	Yea	Lakin	Yea
Bellis	Absent	Bush	Yea
Gilbert	Yea		
Yeas: 7	Nays: 0	Absent: 2	Abstentions: 0

Motion carried.

**9. NEW BUSINESS**

- a. No items this week.

**10. HEARING OF APPEALS**

- a. No items this week.

---

**11. HEARING OF PUBLIC COMMENTS**

- a. Bill James – Jobs and Economic Development from solar-powered transport networks. [CC 6/25/25] 25-472-1

Bill James addressed the Council.

**12. ADJOURNMENT**

- a. Adjournment.

Chair Lakin adjourned the meeting at 7:25 P.M.

---

Phil Lakin, Jr., Chair of the Council

---

Lori Doring, Secretary to the Council