

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

scheduled for Wednesday, April 2, 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 28, 2025, at 4:28 P.M.

**CALL TO ORDER**

Chair Lakin called the meeting to order at 5:05 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  
Chris Baughman, Council Staff

**1. RECEIPT & FILING OF MINUTES**

- a. Minutes of Regular Meeting held at 4:00 PM on March 12, 2025. [CC 4/2/25] 25-237-1
- b. Minutes of Regular Meeting held at 5:00 PM on March 12, 2025. [CC 4/2/25] 25-237-2

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 5:06 P.M.

**2. APPOINTMENTS & REAPPOINTMENTS**

- a. Louis (Louie) Napoleone – Appointment to the Tulsa Performing Arts Center Trust, replacing Carlye Jimerson; term expires June 30, 2028. (CD-9) [UED 3/26/25; CC 4/2/25] 25-198-1

- b. Joshua Walker – Reappointment to the Tulsa Metropolitan Area Planning Commission; term expires January 18, 2028. (Attended 60/71 meetings.) (CD-4) [UED 3/26/25; CC 4/2/25] 25-197-1

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

Councilor Gilbert moved to approve 2.a – 2.b. Councilor Archie 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.

Councilor Decter Wright returned at 5:08 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.

4.b was read and voted on separately.

- b. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution of the City Council of the City of Tulsa, Oklahoma, approving the issuance and sale by the Trustees of the Tulsa Municipal Airport Trust (TMAT) of one or more series of revenue bonds in an aggregate principal amount not to exceed five hundred million dollars (\$500,000,000.00) to be designated as "Trustees of the Tulsa Municipal Airport Trust Revenue Bonds, Series 2025 (American Airlines, Inc. Project)"; approving execution of the Second Amendment to the Amended and Restated Sublease, to be entered into by and between the Trustees and American Airlines, Inc., amending the Amended and Restated Sublease dated February 15, 2022, by and between such parties; approving the waiver of competitive bidding. **(Emergency Clause)** *(Note: Emergency Clause requires 2/3 of entire Council for passage; waiver of competitive bidding requires 3/4 of entire Council for passage.)* [PW 3/26/25; CC 4/2/25] 25-207-2

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.			
<b><u>ROLL CALL:</u></b>			
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 Housing and Urban Development (HUD) Grant funding recommendations from the HUD Community Development Committee for Program Year 2026. In accordance with Title 12, Chapter 8, Section 804, Paragraph F, the HUD Community Development Committee drafted a Priority Needs Statement for the Program Year 2026 HUD Annual Action Plan. [PW 2/26/25; CC 4/2/25] 25-116-2		
d.	Consideration and possible approval, adoption, denial, amendment or revision of a Resolution declaring property located at the corner of E. 35th Pl. and Riverside Dr., Rayvern Park 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-9) [PW 3/26/25; CC 4/2/25] 25-201-2		
e.	Consideration and possible approval, adoption, denial, amendment or revision of a Sanitary Sewer Easement Donation by Fair Oaks Ranch, LLC of property located in Wagoner County, Parcel 10A, Unplatted, required for ES 2022-15, for the Spunky Creek East Branch C1 Project. [CC 4/2/25] 25-196-1		
f.	Consideration and possible approval, adoption, denial, amendment or revision of a Sanitary Sewer Easement Donation by Inland Truck Parts Company of property located at 13502 E. Admiral Pl., Parcel 708, Inland Truck Parts Addition, required for LLA 634, for the LDF Park Project. (CD-3) [CC 4/2/25] 25-233-1		
g.	Consideration and possible approval, adoption, denial, amendment or revision of a Compensatory Storage Easement Donation by S & K Aero Flex Park, LLC of property located at 1630 N. Mingo Rd., Parcel 686, Unplatted, required for BLDC 184915, for the Aeroflex III Project. (CD-3) [CC 4/2/25] 25-232-1		
h.	Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from International Association of Fire Chiefs (IAFC) Missouri Valley division in the amount of one thousand, fourteen dollars and eleven cents (\$1,014.11) for Chief Baker to travel to Rogers, AR on March 25-27, 2025, to attend the FORCE Conference. [CC 4/2/25] 25-230-1		
i.	Consideration and possible approval, adoption, denial, amendment or revision of a donation from Oxley Nature Center Association (ONCA) to Oxley Nature Center for two (2) track chairs for ADA access on the trails, valued at thirty thousand, seven hundred forty-four dollars. (\$30,744.00) [CC 4/2/25] 25-231-1		

- j. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Tulsa Farmers' Market scheduled for April 5, 12, 19, 26, 2025, at 1 S. Lewis Ave. (CD-4) [CC 4/2/25] 25-216-1
- k. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: ONEOK Field April Events scheduled for April 4-30, 2025, at 201 N. Elgin Ave. (CD-4) [CC 4/2/25] 25-217-1
- l. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Kelsea Ballerini Street Party scheduled for April 5, 2025, at 300 S. Denver Ave. (CD-1,4) [CC 4/2/25] 25-218-1
- m. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Guthrie Green April Events 2025 scheduled for April 2-30, 2025, at 111 E. Reconciliation Way. (CD-1) [CC 4/2/25] 25-219-1
- n. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: BOK Center April 2025 Events scheduled for April 4-28, 2025, at 300 S. Denver Ave. (CD-1,4) [CC 4/2/25] 25-220-1
- o. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Downtown Midweek Market scheduled for April 16, 23, 30, 2025, at Chapman Green, 600 S. Main St. (CD-4) [CC 4/2/25] 25-221-1
- p. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Drillers Opening Day Parade scheduled for April 4, 2025, starting at 535 N. Greenwood Ave. (CD-4) [CC 4/2/25] 25-222-1

Public Comments:  
James Alexander, Jr. – 4.c.  
John Huffines – 4.h, 4.i, 4.j, 4.m, 4.o.

Councilor Decter Wright moved to approve 4.c – 4.p. 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.

Ashley Webb presented the report.

Public Comments:  
John Huffines – 5.a.

5.b and 5.c were each read and voted on separately.

- b. Consideration and possible approval, adoption, denial, amendment, or revision of a vacation of the Retreat at Brookside South Plat, consisting of Twenty-Five (25) Lots, in Four (4) Blocks on ± 1.97 acres located east of the SE/c of E. 41st Pl. S.

and S. Peoria Ave. (TMAPC voted 9-0-0 to recommend approval of the Plat vacation.) (CD-9) [CC 4/2/25] 25-236-1

Public Comments:  
John Huffines – 5.b.

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.

- c. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7799 from RS-3 and AG to OL for property located at the SE/c of E. 101st St. S. and S. Florence Ave. requested by Cottle Engineering Company, PLLC. (Property owner: Life Tabernacle UPC) (CD-2,8) (TMAPC voted 8-0-0 to recommend **APPROVAL** of OL zoning.) [UED 3/26/25; CC 4/2/25; CC 4/16/25] 25-7-5

Nathan Foster from the Tulsa Planning Office addressed the Council.

Jared Cottle, representing the developer, addressed the Council.

Public Comments:  
Vinton Knarr – 5.c.  
Sally Reynolds – 5.c.  
Kent Oellien – 5.c.  
Anthony Bertotti – 5.c.

Nick Lombardi, the developer, addressed the Council.

There was Council discussion.

Councilor Decter Wright moved to continue 5.c. to the 5:00 P.M. City Council meeting on Wednesday, April 30, 2025, in the Council Chamber. Councilor Bush 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 amending the fiscal year 2024-2025 budget to make supplemental

- appropriations of three hundred thousand dollars (\$300,000.00) recognized from unappropriated fund balance within the General Fund. (Interest earnings to cover Arbitrage Obligation) [UED 4/2/25; CC 4/2/25; CC 4/16/25] 25-225-2
- 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 one hundred fifty-four thousand, one hundred eighty-nine dollars (\$154,189.00) recognized from unappropriated fund balance within the Vensel Creek Detention SubFund. (Fee in Lieu Funds - Vensel Creek) [UED 4/2/25; CC 4/2/25; CC 4/16/25] 25-226-2
- 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 seventeen million, one hundred thousand dollars (\$17,100,000.00) from revenue received from the sale of Water Revenue Bonds within the TMUA 2025A Water Revenue Bond SubFund. (Citywide Automated Meter Reading) [UED 4/2/25; CC 4/2/25; CC 4/16/25] 25-227-2
- 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 nineteen million, six hundred twenty thousand dollars (\$19,620,000.00) from revenue received from the sale of Sewer Revenue Bonds within the 2025B Sewer Revenue Bond SubFund. (Northside Wastewater Treatment Plant, Area Wide Sewer Rehabilitation) [UED 4/2/25; CC 4/2/25; CC 4/16/25] 25-228-2
- 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 two hundred thousand dollars (\$200,000.00) recognized from unappropriated fund balance within the Golf Course Fund. (Golf Appropriations) [UED 4/2/25; CC 4/2/25; CC 4/16/25] 25-229-2

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 an Ordinance amending Title 11-B, Tulsa Revised Ordinances, titled "Solid Waste Management"; Chapter 5, "Solid Waste Rates and Deposits", Section 502B, "Green Waste Disposal Site Rate", making necessary amendments to green waste disposal fee for nonresidents and commercial customers, and other governmental agencies or entities; providing for severability; establishing an effective date of May 1, 2025. **(Emergency Clause)** [PW 3/26/25; CC 3/26/25; CC 4/2/25] 25-208-2
- b.

Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of a Public Way requested by Heather Brauer Orvis, Orvis Law Firm, PLLC to close a portion of the right of way located at 9907 S. 100th E. Pl., Millicent Crossing Addition. The requested closing of the right of way is for an existing retaining wall. (CD-7) (Public Hearing: 3/26/25) [PW 3/26/25; CC 3/26/25; CC 4/2/25] 25-199-2

Councilor Decter Wright moved to approve 7.a – 7.b with the emergency clause on 7.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		

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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 Decter Wright encouraged applicants for Tulsa Public School crossing guards and Union Public School bus drivers. Councilor Archie announced that there would be a neighborhood meeting regarding Graham Park on April 8, 2025. Councilor Gilbert reminded everyone that there would be a District 5 Town Hall meeting on April 8, 2025.

**9. NEW BUSINESS**

- a. No items this week.

**10. HEARING OF APPEALS**

- a. No items this week.

**11. HEARING OF PUBLIC COMMENTS**

- a. Mark Dunn – Concerns regarding the Green Waste site hours, cost changes, and landscaping changes. [CC 4/2/25] 25-223-1

Mark Dunn addressed the Council.

- b. Linda Jones – Concerns regarding Animal Control response times. [CC 4/2/25] 25-224-1

Linda Jones was not present to address the Council.

**12. ADJOURNMENT**

- a. Adjournment.

Chair Lakin adjourned the meeting at 6:37 P.M.

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Phil Lakin, Jr., Chair of the Council

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Lori Doring, Secretary to the Council