

06/23/2023 04:21 PM

**Office of the
City Clerk**

NOTICE AND AGENDA

TULSA CITY COUNCIL - Regular Meeting

5:00 PM, Wednesday, June 28, 2023

Council Chamber, 2nd Floor - 175 E. 2nd St., Tulsa, OK 74103

Persons who require a special accommodation to participate in this meeting should contact Secretary to the Tulsa City Council Lori Doring, 175 East Second Street, Fourth Floor, Tulsa, Oklahoma, 918-596-1990 or via Email: loridoring@tulsacouncil.org, as far in advance as possible and preferably at least 48-hours before the date of the meeting. Persons using a TDD may contact OKLAHOMA RELAY at 1-800-722-0353 and voice calls should be made to 1-800-522-8506 to communicate via telephone with hearing telephone users and vice versa.

INTRODUCTION AND NOTICE TO THE PUBLIC

At this Regular Meeting of the City Council, in accordance with and pursuant to applicable Council Rules and Robert's Rules of Order, the Council will consider, discuss, and may take action on, adopt, amend, reject, or defer action on any item listed on this Agenda. In accordance with the City Charter and state law, the Council may approve and adopt a budget and/or amendments to the budget, including adding, deleting, increasing, or decreasing any appropriations, expenditures, and amounts thereof.

1. RECEIPT & FILING OF MINUTES

- a. Minutes of Regular Meeting held at 5:00 PM on May 17, 2023. [CC 6/28/23] 23-546-1
- b. Minutes of Regular Meeting held at 4:00 PM on May 24, 2023. [CC 6/28/23] 23-547-1
- c. Minutes of Regular Meeting held at 5:00 PM on May 24, 2023. [CC 6/28/23] 23-547-2

2. APPOINTMENTS & REAPPOINTMENTS

- a. Wendy Garrett – Reappointment to the Tulsa Performing Arts Center Trust; term expires June 30, 2026. (Attended 8/9 meetings.) (CD-4) [PW 6/21/23; CC 6/28/23] 23-525-1
- b. Dana Day – Reappointment to the Board of Appeals; term expires June 30, 2026. (CD-4) [PW 6/21/23; CC 6/28/23] 23-526-1

3. **PUBLIC HEARINGS**

- a. Public Hearing to receive comments regarding a proposed Ordinance adopting the annual assessment roll for Kendall Whittier Improvement District No. 1; assessing those certain parcels of real property generally located along the Lewis Ave. Corridor between E. Archer St. and E. 6th St. S. and along E. Admiral Blvd., between Yorktown Ave. and Birmingham Ave. for the purpose of providing improvements and services set forth in 11 O.S. Section 39-103 and 39-103.1(A); providing the time and method for payment of said assessments and the penalty for non-payment. **(Emergency Clause)** (Public Hearing 6/28/23) [PW 6/14/23; CC 6/14/23; CC 6/28/23] 23-491-3
[Supporting Documentation](#)

4. **MAYOR'S ITEMS**

- a. Mayor's report on community events, briefing on City activities, City efforts, and new business.
- b. Consideration and possible approval, adoption, denial, amendment or revision of a License Agreement between the City of Tulsa and TTCU Federal Credit Union, for property located at 3720 E. 31st St., Albert Pike Subdivision, for a monument sign. (CD-9) [PW 6/21/23; CC 6/28/23] 23-514-2
[Supporting Documentation](#)
- c. Consideration and possible approval, adoption, denial, amendment or revision of Change Order No. 1 to Contract No. 135010 between the City of Tulsa and R&L Construction, LLC., for Project No. 2036N4030Z, in the amount of eighty-six thousand, twenty-eight dollars (\$86,028.00) and adding thirty (30) calendar days due to waterline design changes to alignment from green space to the street in order to avoid the need for excessive boring costs on S. Gary Ave. between 27th St. and 31st St. (CD-4) [PW 6/21/23; CC 6/28/23] 23-515-2
[Supporting Documentation](#)
- d. Consideration and possible approval, adoption, denial, amendment or revision of Change Order No. 1 to Contract No. 137240 between the City of Tulsa and Tri-Star Construction, LLC., for Project No. 144950, TMUA-W 16-20 in the amount of forty-four thousand, one hundred eighty-four dollars and forty-five cents (\$44,184.45) and adding forty-one (41) calendar days for Non-Arterial Street Rehabilitation and Waterline Replacement on Delaware Ave. to Harvard Ave., 51st St. to 61st St. (CD-9) [PW 6/21/23; CC 6/28/23] 23-516-2
[Supporting Documentation](#)
- e. Consideration and possible approval, adoption, denial, amendment or revision of a request to waive the Electrical Service, Weather Head Repair Fee which totals ninety-three dollars and eleven cents (\$93.11) (minimum permit fee) retroactive from June 21, 2023, through July 7, 2023, to assist community recovery efforts and those impacted by the June 18, 2023, high windstorm and electrical outage and damage, Title 49, Section 100, 103, 107, 111, and 117. [UED 6/28/23; CC 6/28/23] 23-545-2
[Supporting Documentation](#)

- f. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from Emergency Services Consulting International in the amount of two thousand, one hundred ninety-seven dollars and one cent (\$2,197.01) for Major Thaddeus Espy to travel to Loudoun County, VA on August 6-10, 2023, to serve as an assessor for the Memphis Police Department Promotional Assessment Center on behalf of Emergency Services Consulting International. [CC 6/28/23] 23-532-1
[Supporting Documentation](#)
- g. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: July 2023 BOK Center Events scheduled for July 1-31, 2023, at 200 S. Denver Ave. (CD-1,4) [CC 6/28/23] 23-531-1
[Supporting Documentation](#)
- h. 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, 2023, at 2300 S. Jackson Ave. (CD-2,4) [CC 6/28/23] 23-533-1
[Supporting Documentation](#)
- i. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: New Haven UMC July 4th Neighborhood Parade scheduled for July 4, 2023, at 5600 S. New Haven Ave. (CD-9) [CC 6/28/23] 23-534-1
[Supporting Documentation](#)
- j. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Rush Fest Music Festival scheduled for July 13-15, 2023, on Admiral Blvd. between Zunis Ave. and Atlanta Ave. (CD-1,4) [CC 6/28/23] 23-535-1
[Supporting Documentation](#)
- k. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Boomfest 2023 scheduled for July 4, 2023, starting at 9600 S. Riverside Drive. (CD-2) [CC 6/28/23] 23-536-1
[Supporting Documentation](#)
- l. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Tulsa Farmers Market scheduled for July 1, 8, 9, 15, 22, 29, 2023, at 1 S. Lewis Ave. (CD-4) [CC 6/28/23] 23-537-1
[Supporting Documentation](#)
- m. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Firecracker scheduled for July 4, 2023, starting at 418 E. 2nd St. (CD-1,4) [CC 6/28/23] 23-530-1
[Supporting Documentation](#)
- n. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: July ONEOK Field Events scheduled for July 4-30, 2023, at 100 N. Elgin Ave. (CD-1) [CC 6/28/23] 23-543-1
[Supporting Documentation](#)

5. **AUTHORITIES, BOARDS & COMMISSIONS**

- a. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7713 from OL to RM-0 for property located north of the NW/c of E. 31st St. S. and S. Sheridan Rd. requested by Steve Benge. (Property owner: Steve Benge) (CD-5) (TMAPC voted 8-0-0 to recommend **APPROVAL** of RM-0 zoning.) [UED 6/21/23; CC 6/28/23; CC 7/19/23] 23-511-2
[Supporting Documentation](#)
- b. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application PUD-722-A abandoning a portion of PUD-722 for property located at the SW/c of E. Pine St. and N. Peoria Ave. requested by Illuminate Real Estate, LLC. (Property owner: YMCA of Greater Tulsa) (CD-1) (TMAPC voted 7-0-0 to recommend **APPROVAL** of PUD-722-A.) [UED 6/21/23; CC 6/28/23; CC 7/19/23] 23-512-2
[Supporting Documentation](#)
- c. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7714 from CS and OL to CS for property located at the SW/c of E. Pine St. and N. Peoria Ave. requested by Illuminate Real Estate, LLC. (Property owner: YMCA of Greater Tulsa) (CD-1) (TMAPC voted 7-0-0 to recommend **APPROVAL** of CS zoning.) [UED 6/21/23; CC 6/28/23; CC 7/19/23] 23-513-2
[Supporting Documentation](#)
- d. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7698 from RS-3 to RM-2 for property located east of the SE/c of S. Harvard Ave. and E. 15th St. S. requested by Blas Gaytan. (Property owner: Blas Gaytan) (CD-4) (TMAPC voted 7-2-0 to recommend **APPROVAL** of RM-2 zoning.) [UED 6/7/23; CC 6/14/23; UED 6/21/23; CC 6/21/23; CC 6/28/23; UED 6/28/23; CC 6/28/23; CC 7/19/23] 23-441-7
[Supporting Documentation](#)
- e. Consideration and possible approval, adoption, denial, amendment or revision of Ordinance ZCA-24, amending the City of Tulsa Zoning Code, Title 42, Tulsa Revised Ordinances, Chapter 20, Overlay Districts, adding Section 20.100, establishing the regulations of a special area overlay district to be titled "Neighborhood Infill Overlay-2" (NIO-2), for properties which may subsequently be supplementally rezoned to NIO-2. The City Council initiated text and map amendments for a Neighborhood Infill Overlay for the Dawson neighborhood on February 22, 2023. (TMAPC voted 5-2-0 to recommend the City Council **ADOPT** the proposed amendments.) [UED 6/21/23; CC 6/28/23; CC 7/19/23] 23-510-2
[Supporting Documentation](#)

6. **ORDINANCES - FIRST READING**

- a. No items this week.

7. ORDINANCES - SECOND READING

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance adopting the annual assessment roll for Kendall Whittier Improvement District No. 1; assessing those certain parcels of real property generally located along the Lewis Ave. Corridor between E. Archer St. and E. 6th St. S. and along E. Admiral Blvd., between Yorktown Ave. and Birmingham Ave. for the purpose of providing improvements and services set forth in 11 O.S. Section 39-103 and 39-103.1(A); providing the time and method for payment of said assessments and the penalty for non-payment. **(Emergency Clause)** (Public Hearing 6/28/23) [PW 6/14/23; CC 6/14/23; CC 6/28/23] 23-491-2
[Supporting Documentation](#)
- b. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7697 from CH, OL, NIO, HNO to RS-4, NIO, HNO for property located at the SW/c of W. Pine St. and N. Main St. requested by Blas Gaytan. (Property owner: Blas Gaytan) (CD-1) (TMAPC voted 9-0-0 to recommend **APPROVAL** of RS-4, NIO, HNO zoning.) [UED 6/14/23; CC 6/21/23; CC 6/28/23] 23-497-3
[Supporting Documentation](#)
- c. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7711 from OM to CG for property located east of the SE/c of S. Memorial Dr. and E. 21st St. S. requested by Carlos Hinojosa. (Property owner: Janice C. Sharp Revocable Trust) (CD-5) (TMAPC voted 9-0-0 to recommend **APPROVAL** of CG zoning.) [UED 6/14/23; CC 6/21/23; CC 6/28/23] 23-498-3
[Supporting Documentation](#)
- d. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7712 from RS-4 to RM-0 with an Optional Development Plan for property located at the NE/c of Martin Luther King, Jr. Blvd. and E. Reading St. requested by Mike Thedford. (Property owner: Habitat Housing, Inc.) (CD-1) (TMAPC voted 9-0-0 to recommend **APPROVAL** of RM-0 zoning with an Optional Development Plan.) [UED 6/14/23; CC 6/21/23; CC 6/28/23] 23-499-3
[Supporting Documentation](#)
- e. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7708 from OL, CG, and RS-3 to CG for property located at the SE/c of E. Apache St. and N. Yale Ave. requested by Deborah Palinskee. (Property owner: Tulsa Commerce Center, LLC) (CD-3) (TMAPC voted 9-0-0 to recommend **APPROVAL** of CG zoning.) [UED 5/24/23; CC 6/7/23; UED 6/21/23; CC 6/21/23; CC 6/28/23] 23-413-3
[Supporting Documentation](#)

- f. Consideration and possible approval, adoption, denial, amendment or revision of Ordinance naming Increment District "F" in the First Amended Downtown Area Economic Development Project Plan as Increment District Number 22, City of Tulsa, and establishing the date for the creation thereof; ratifying and confirming the actions, recommendations and findings of the Review Committee and the Tulsa Metropolitan Area Planning Commission with regard to Increment District "F"; ratifying and confirming the action of the City of Tulsa in enacting Ordinance No. 23832 that approved and adopted the Downtown Area Economic Development Project Plan, established the Project Area, and established Increment District "F"; ratifying and confirming the action of the City of Tulsa in enacting Ordinance No. 24274 that approved and adopted the First Amended Downtown Area Economic Development Project Plan; ratifying and confirming the City of Tulsa and the Tulsa Authority For Economic Opportunity (as the successor to the Tulsa Industrial Authority) as the entities authorized to carry out and administer the First Amended Downtown Area Economic Development Project Plan, including administration of the Tax Apportionment Fund and the use of increment revenues for the payment of certain project costs; and directing continuing apportionment; providing for severability. [UED 6/21/23; CC 6/21/23; CC 6/28/23] 23-517-2

[Supporting Documentation](#)

- g. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Title 6, Tulsa Revised Ordinances, titled, "Finance Department", Chapter 2, "Budget" by adding Section 206, "Economic Development Incentive Policy", defining the scope of the new section as funds derived by sales tax ordinances and offered to third parties with some exceptions; requiring the city to adopt an economic development incentive policy by resolution; providing for severability; and providing for repeal of conflicting ordinances. (Lakin) [UED 6/21/23; CC 6/21/23; CC 6/28/23] 23-518-2

[Supporting Documentation](#)

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.

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.