

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

scheduled for Wednesday, January 10, 2024, 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, January 5, 2024, at 3:00 P.M.

**CALL TO ORDER**

Chair Cue called the meeting to order at 5:15 P.M.

**ROLL CALL:**

Hall-Harper	Present	Bengel	Present
Cue	Present	Decter Wright	Present
Patrick	Present	Lakin	Present
Bellis	Present	Fowler	Present
Miller	Present		
	Present:	9	
	Absent:	0	

**STAFF PRESENT**  
Jack Blair, City Attorney  
Sarah Davis, Council Administrator  
Brandon Worley, Council Staff

**1. RECEIPT & FILING OF MINUTES**

- a. Minutes of Special Meeting held at 1:00 PM on December 13, 2023. [CC 1/10/24] 24-47-1
- b. Minutes of Regular Meeting held at 4:00 PM on December 13, 2023. [CC 1/10/24] 24-42-1
- c. Minutes of Regular Meeting held at 5:00 PM on December 13, 2023. [CC 1/10/24] 24-42-2
- d. Minutes of Regular Meeting held at 4:00 PM on December 20, 2023. [CC 1/10/24] 24-43-1
- e. Minutes of Regular Meeting held at 5:00 PM on December 20, 2023. [CC 1/10/24] 24-43-2

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

**ROLL CALL:**

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		

Yeas: 9      Nays: 0      Absent: 0      Abstentions: 0

Motion carried.

2. **APPOINTMENTS & REAPPOINTMENTS**

2. a was read and voted on separately.

Councilor Decter Wright recused at 5:17 P.M.

- a. Brian Shore – Appointment to the Tulsa Performing Arts Center Trust replacing Lori Decter Wright; term expires June 30, 2024. (CD-9) [UED 12/20/23; CC 1/10/24] 23-1088-1

Public Comments:  
John Huffines – 2.a.

Councilor Bengel moved to approve 2.a. Councilor Patrick seconded the motion.

**ROLL CALL:**

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Absent
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		

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

Motion carried.

Councilor Decter Wright returned at 5:19 P.M.

- b. Charisa Jacobs – Appointment to the Tulsa Women's Commission replacing Carmela Hill; term expires May 31, 2025. (CD-4) [UED 12/20/23; CC 1/10/24] 23-1086-1
- c. Marshall Lord – Appointment to the Infrastructure Development Advisory Board - Labor Trades Seat #2; term expires September 30, 2026. (CD-6) [UED 12/20/23; CC 1/10/24] 23-1087-1
- d. Shella Bowlin – Appointment to the HUD Community Development Committee; term expires June 30, 2025. (CD-6) [PW 12/20/23; CC 1/10/24] 23-1089-1
- e. Marlon Hall – Appointment to the Human Rights Commission replacing Andrew Carlson; term expires July 1, 2027. (CD-4) [PW 12/20/23; CC 1/10/24] 23-1090-1

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

Councilor Decter Wright moved to approve 2.b – 2.e. Councilor Bengel seconded the motion.

**ROLL CALL:**

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		

Yeas: 9      Nays: 0      Absent: 0      Abstentions: 0

Motion carried.

3. **PUBLIC HEARINGS**

- a. Public Hearing for the Council to receive and consider proposed Charter amendments. [CC 1/10/24] 23-1119-1

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

**ROLL CALL:**

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		

Yeas: 9      Nays: 0      Absent: 0      Abstentions: 0

Motion carried.

Council entered Public Hearing on 3.a at 5:20 P.M.

There were no speakers.

Without objection, Council exited Public Hearing on 3.a at 5:20 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 Resolution authorizing payment of one hundred sixty-five thousand dollars (\$165,000.00) to Edison M. and Grace N. Oliva, Plaintiff, and Carr & Carr, Attorneys at Law, TeamCare, TDI, OKPT, OKMSS, Drs. Traub and Sparks, Cate Chiropractic, and TOC/Tri-Mod from the Sinking Fund as a payment of a judgment and attorney fee award in Case No. CJ-2021-1386, Edison M. and Grace N. Oliva v. City of Tulsa et al. **(Emergency Clause)** [PW 1/10/24; CC 1/10/24] 23-1118-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution authorizing payment of four hundred fifty thousand dollars (\$450,000.00) to Nicholas Gillespie, Plaintiff, and Joel Wohlgemuth, Attorney at Law, from the Sinking Fund as a payment of a judgment and attorney fee award in Case No. CJ-2022-2235, Nicholas Gillespie v. City of Tulsa et al. **(Emergency Clause)** [PW 1/10/24; CC 1/10/24] 24-12-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of a License Agreement between the City of Tulsa and Tulsa Public Schools for property located at S. 110th E. Ave. and E. 19th St., in the vicinity of Cowen Park and Robert E. Peary Elementary School, to install and maintain a 5 ft. tall chain link security fence with gates. (CD-5) [PW 12/20/23; CC 1/10/24] 23-1094-2
- e. Consideration and possible approval, adoption, denial, amendment or revision of a License Agreement between the City of Tulsa and Phil 413, LLC for property located at 3646 S. Peoria Ave., Peoria Gardens Addition, to install AstroTurf within the street right-of-way. (CD-9) [PW 12/20/23; CC 1/10/24] 23-1095-2
- f. Consideration and possible approval, adoption, denial, amendment or revision of Change Order No. 1 to Contract No. 135036 between the City of Tulsa and Grade

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- Line Construction, LLC, for Project No. TMUA-W 21-08, in the amount of sixty-four thousand, eight hundred thirty-three dollars and twenty-four cents (\$64,833.24) and adding zero (0) calendar days for the addition of two (2) 16" OS&Y valves, 16" tilted disc check valve and fittings, and 4" post indicator valve and fittings at Spirit Aerosystems, 3300 N. Mingo Rd. (CD-3) [PW 12/20/23; CC 1/10/24] 23-1107-2
- g. Consideration and possible approval, adoption, denial, amendment or revision of a Deaccession of Ancestral remains and associated cultural objects to their lineal descendants from the Gilcrease Museum in accordance with the Native American Graves and Repatriation Act (NAGPRA) and federal regulations. [CC 1/10/24] 24-25-1
- h. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from the Best Friends Animal Society in the amount of one thousand, three hundred five dollars (\$1,305.00) for Colton Jones to travel to Houston, TX on August 9-12, 2023, to attend the National Best Friends Conference. [CC 1/10/24] 24-1-1
- i. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from the Best Friends Animal Society in the amount of one thousand, five hundred dollars (\$1,500.00) for Sherri Carrier to travel to Houston, TX on August 9- 12, 2023, to attend the National Best Friends Conference. [CC 1/10/24] 24-2-1
- j. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from Pierce Manufacturing in the amount of seven hundred fifty dollars (\$750.00) for Micah Seibel to travel to Appleton, WI on December 19-22, 2023, to do the final inspection of ladder trucks as part of the ordering process. [CC 1/10/24] 24-7-1
- k. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from Pierce Manufacturing in the amount of seven hundred fifty dollars (\$750.00) for Lorenzer Holmes to travel to Appleton, WI on December 19-22, 2023, to do the final inspection of ladder trucks as part of the ordering process. [CC 1/10/24] 24-8-1
- l. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from Pierce Manufacturing in the amount of seven hundred fifty dollars (\$750.00) for Julie Lynn to travel to Appleton, WI on December 19-22, 2023, to do the final inspection of ladder trucks as part of the ordering process. [CC 1/10/24] 24-9-1
- m. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from Pierce Manufacturing in the amount of seven hundred fifty dollars (\$750.00) for Garrett Reed to travel to Appleton, WI on December 19-22, 2023, to do the final inspection of ladder trucks as part of the ordering process. [CC 1/10/24] 24-10-1
- n. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: BOK Center January 2024 Events scheduled for January 1-31, 2024, at 300 S. Denver Ave. (CD-1,4) [CC 1/10/24] 24-17-1
- o. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Dr. Martin Luther King, Jr. Parade scheduled for January 15, 2024, starting at 700 N. Detroit Ave. (CD-1) [CC 1/10/24] 24-18-1
- p. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Dr. Martin Luther King, Jr. Walk in Peace scheduled for January 14, 2024, starting at 700 S. Cincinnati Ave. (CD-4) [CC 1/10/24] 24-19-1

- q. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Sweetheart Run scheduled for February 10, 2024, starting at 418 E. 2nd St. (CD-1,4) [CC 1/10/24] 24-20-1
- r. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Cannady Ceremony scheduled for March 16, 2024, at 200 N. Boston Ave. (CD-1) [CC 1/10/24] 24-21-1
- s. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Get Your Rear in Gear - Tulsa scheduled for April 13, 2024, starting at 200 N. Boston Ave. (CD-1) [CC 1/10/24] 24-22-1

Public Comments:  
Pleas Thompson – 4.o, 4.p.  
John Huffines – 4.d, 4.o, 4.p.

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

**ROLL CALL:**

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	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.
- b. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7747 from RS-4 to RS-5 for property located northeast of the NE/c of E. 41st St. S. and S. 145th E. Ave. requested by Nathan Cross. (Property owner: RC Battlecreek, LLC) (CD-6) (TMAPC voted 8-0-0 to recommend **APPROVAL** of RS-5 zoning.) [UED 12/20/23; CC 1/10/24; CC 1/24/24] 23-1111-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7684-1 abandoning the Optional Development Plan, retaining RS-5 zoning for property located northeast of the NE/c of E. 41st St. S. and S. 145th E. Ave. requested by Nathan Cross. (Property owner: RC Battlecreek, LLC) (CD-6) (TMAPC voted 8-0-0 to recommend **APPROVAL** of abandoning the Optional Development Plan and retaining RS-5 zoning.) [UED 12/20/23; CC 1/10/24; CC 1/24/24] 23-1116-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7749 from RS-3 to RM-1 for property located on multiple lots north and south of W. 56th Pl. between S. 43rd W. Ave. and S. 41st W. Ave. requested by Marc Ruiz. (Property owner: NextGen Capital) (CD-2) (TMAPC voted 8-0-0 to recommend **APPROVAL** of RM-1 zoning.) [UED 12/20/23; CC 1/10/24; CC 1/24/24] 23-1112-2

- e. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application SA-7 to apply Neighborhood Infill Overlay 2 (NIO-2) zoning for multiple properties located within the Dawson Neighborhood bounded by East Apache Street on the north, East Pine Street on the south, North Yale Avenue on the west, and South Sheridan Road on the east, requested by Tulsa City Council. (Property owner: Multiple Owners) (CD-3) (TMAPC voted 6-2-0 to recommend **APPROVAL** of the proposed Neighborhood Infill Overlay 2 map amendment.) [UED 12/20/23; UED 1/10/24; CC 1/10/24; CC 1/24/24] 23-1115-2
- f. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7752 from RS-1 and AG to RS-3 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 Mike Thedford, Wallace Design. (Property owner: Hensley Development Group, LLC) (CD-6) (TMAPC voted 8-0-0 to recommend **APPROVAL** of RS-3 zoning with an Optional Development Plan.) [UED 12/20/23; UED 1/10/24; CC 1/10/24; CC 1/24/24] 23-1113-2
- g. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application PUD-514-C from PUD-514 to PUD-514-C for property located north of the NE/c of S. Yale Ave. and E. 33rd St. S. requested by Lou Reynolds. (Property owner: Beyond Good, LLC) (CD-5) (TMAPC voted 9-0-0 to recommend **APPROVAL** of PUD-514-c zoning.) [UED 12/13/23; CC 12/20/23; CC 1/10/24; CC 1/24/24] 23-1078-4
- h. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7746 from RS-2 and CS to CS for property located north of the NE/c of S. Yale Ave. and E. 33rd St. S. requested by Lou Reynolds. (Property owner: Beyond Good, LLC) (CD-5) (TMAPC voted 9-0-0 to recommend **APPROVAL** of CS zoning.) [UED 12/13/23; CC 12/20/23; CC 1/10/24; CC 1/24/24] 23-1077-4

Councilor Decter Wright moved to approve 5.b – 5.h with the following additional language on 5.g, adding to the development standards of PUD 514-C: Each vacuum station will have an individual switch so that each vacuum station is switched on to operate and if not switched off by the operator, automatically switches off promptly when no longer being operated. Councilor Bengel seconded the motion.

**ROLL CALL:**

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	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 Tulsa Revised Ordinances, Title 24, “Nuisances”, Chapter 1, “Nuisances Classified”, Section 103, “Nuisances Affecting Peace and Safety”, by clarifying and adding types of Public Nuisances that affect the peace and safety of Tulsa residents, providing for severability. (**Emergency Clause**) [PW 1/10/24; CC 1/10/24; CC 1/24/24] 24-3-2
- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Tulsa Revised Ordinances, Title 24, “Nuisances”, Chapter 1, “Nuisances Classified”, by adding Section 107, “Application to Private

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Property Abutting a Right-of-Way”, which clarifies a property owner's responsibility as to property abutting a public right-of-way, providing for severability. **(Emergency Clause)** [PW 1/10/24; CC 1/10/24; CC 1/24/24] 24-4-2

- c. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Tulsa Revised Ordinances, Title 2, “Animals”, Chapter 1, “Definitions; Regulation Generally”, Section 106, “Rabies Suspect”, by clarifying the requirement to surrender any rabies-suspected animal, establishing and clarifying requirements for home quarantine of rabies-suspected animals; updating the name of the relevant City Department from “WIN” to “Department of City Experience”, renumbering for clarity, providing for severability. **(Emergency Clause)** [PW 1/10/24; CC 1/10/24; CC 1/24/24] 24-13-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of thirty-five thousand dollars (\$35,000.00) from the Burnstein Family Foundation donation received within the Social Eco Development Non-Federal SubFund. (Animal Welfare Position Salaries and Benefits) [UED 1/10/24; CC 1/10/24; CC 1/24/24] 24-5-2
- e. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of eighty thousand dollars (\$80,000.00) between departments and accounts within the 2014 Sales Tax Fund. (Downtown Tulsa Partnership (DTP) Long Range Planning) [UED 1/10/24; CC 1/10/24; CC 1/24/24] 24-6-2
- f. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Tulsa Revised Ordinances, Title 33, "General Provisions", Section 101, "Definitions and Rules of Construction", Subsection E, titled "Delegation of Authority", providing severability. [PW 1/10/24; CC 1/10/24; CC 1/24/24] 24-11-2
- g. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of twelve thousand, two hundred thirty dollars (\$12,230.00) from grant revenues to be received within the Violence Against Women Act (VAWA) Education Project SubFund. (Violence Against Women Act (VAWA) Education Project Grant Award) [UED 1/10/24; CC 1/10/24; CC 1/24/24] 24-23-2
- h. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of seventy-eight thousand, three hundred dollars (\$78,300.00) from grant revenues to be received within the Violence Against Women Act (VAWA) Domestic Violence Nurse Examiner SubFund. (Violence Against Women Act (VAWA) DV Nurse Examiner Grant Award) [UED 1/10/24; CC 1/10/24; CC 1/24/24] 24-24-2

Without objection, items 6.a – 6.h 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 the fiscal year 2023-2024 budget to make supplemental appropriations of four hundred thousand dollars (\$400,000.00) from grant revenues to be received from the Oklahoma Attorney General within the Safe OK Grant Program SubFund. (2024 Safe Oklahoma Grant Appropriations) [UED 12/20/23; CC 12/20/23; CC 1/10/24] 23-1092-2

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



**ROLL CALL:**

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	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.

Public Comments:  
Bernice Alexander – 8.a.

Councilor Cue announced that the MLK Parade has been postponed and rescheduled. Councilor Decter Wright encouraged everyone to volunteer at the pop-up emergency shelter. Councilor Bellis reminded everyone of the need for clothing donations. Councilor Patrick announced that there would be a free market at the Equality Center on Saturday, January 13, 2024.

- b. Discussion and possible vote to consider approval, adoption, denial, amendment, or revision of the proposed District 1 2021 Capital Improvements Sales Tax Community Development Priority Project, Concept Plan No. 1, Comanche Park Redevelopment (N36) - Neighborhood Connections, the vicinity for connections is bounded by 46th St. N. to the north, Gilcrease Expressway to the south, Martin Luther King, Jr. Blvd. to the west, and Lewis Ave. to the east, in the amount of one million dollars (\$1,000,000.00). (Hall-Harper) [UED 1/10/24; CC 1/10/24] 24-31-2
- c. Discussion and possible vote to consider approval, adoption, denial, amendment, or revision of the proposed District 7 2021 Capital Improvements Sales Tax Community Development Priority Project, Concept Plan No. 1, Pavement and Street Condition Improvements, in the vicinity of S. Memorial Dr., 71st St. to 81st St. in the amount of seventy-five thousand dollars (\$75,000.00). (Decter Wright) [UED 1/10/24; CC 1/10/24] 24-32-2
- d. Discussion and possible vote to consider approval, adoption, denial, amendment, or revision of the proposed District 8 2021 Capital Improvements Sales Tax Community Development Priority Project, Concept Plan No. 1, Pavement and Street Condition Improvements, in the vicinity of S. Memorial Dr., 71st St. to 81st St. in the amount of seventy-five thousand dollars (\$75,000.00). (Lakin) [UED 1/10/24; CC 1/10/24] 24-35-2

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

Councilor Decter Wright moved to approve 8.b – 8.d. Councilor Bengal seconded the motion.

**ROLL CALL:**

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea



Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		
Yeas: 9	Nays: 0	Absent: 0	Abstentions: 0
Motion carried.			

9. **NEW BUSINESS**

- a. No items this week.

10. **HEARING OF APPEALS**

- a. **PULLED:** Hearing and possible action upholding or denying an appeal to the City Council requested by DiAnna Stevens, contesting the decision of the Nuisance Abatement Hearing Officer in Code Enforcement Case No. 074997-2023, finding that the property located at 3502 E. 6th St., Tulsa, Oklahoma is a public nuisance and ordering its abatement. The City Council may reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from and may make such order, requirement, decision, or determination as ought to be made. (CD-4) [CC 1/10/24] 24-16-1

11. **HEARING OF PUBLIC COMMENTS**

- a. Mark Terhorst – The design of a new Homeless Care Center. [CC 1/10/24] 24-14-1  
  
Mark Terhorst addressed the Council.
- b. Kathy McDonald – The education and safety of Tulsa's children. [CC 1/10/24] 24-15-1  
  
Kathy McDonald was not present to address the Council.

12. **ADJOURNMENT**

- a. Adjournment.

Chair Cue adjourned the meeting at 5:55 P.M.

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Jeannie Cue, Chair of the Council

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Lori Doring, Secretary to the Council