

05/03/2024 02:48 PM

**Office of the
City Clerk**

NOTICE AND AGENDA

TULSA CITY COUNCIL - Regular Meeting

5:00 PM, Wednesday, May 8, 2024

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 4:00 PM on April 17, 2024. [CC 5/8/24] 24-463-1
[Supporting Documentation](#)
- b. Minutes of Regular Meeting held at 5:00 PM on April 17, 2024. [CC 5/8/24] 24-463-2
[Supporting Documentation](#)

2. APPOINTMENTS & REAPPOINTMENTS

- a. Lisa Albers – Reappointment to the Housing Authority of the City of Tulsa; term expires January 20, 2026. (Attended 11/11 meetings.) (CD-4) [UED 5/1/24; CC 5/8/24] 24-392-1
- b. Maria Carlota Palacios – Reappointment to the Tulsa Women's Commission; term expires May 31, 2027. (Attended 7/7 meetings.) (CD-9) [PW 5/1/24; CC 5/8/24] 24-393-1
- c. Megan Weinkauff – Appointment to the Ethics Advisory Committee replacing Michael Keester; term expires December 1, 2026. (CD-8) [PW 5/1/24; CC 5/8/24] 24-394-1

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.
- b. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution relating to the incurring of indebtedness by the Trustees of Tulsa's Port of Catoosa Facilities Authority in an aggregate principal amount of not to exceed eighteen million dollars (\$18,000,000.00) to be evidenced by a Clean Water SRF Promissory Note to the Oklahoma Water Resources Board, approving documents as may be necessary or required. **(Emergency Clause)** [UED 5/1/24; CC 5/8/24] 24-423-2
[Supporting Documentation](#)
- c. Consideration and possible approval, adoption, denial, amendment, or revision of a Resolution approving the Program Year (PY) 2024 Annual Action Plan and projected use of funds beginning July 1, 2024, to be funded by Community Development Block Grant (CDBG) funds, Home Investment Partnership Act (HOME) funds, Emergency Solutions Grant (ESG) funds, Housing Opportunities for Persons with AIDS (HOPWA) funds; authorizing the Mayor to submit a final statement and to sign all assurances, understandings, and contracts associated with said grants from the United States Department of Housing and Urban Development, and in accordance with all requirements. **(Emergency Clause)** [UED 5/1/24; CC 5/8/24] 24-397-2
[Supporting Documentation](#)
- d. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution approving the allocation of Affordable Housing Trust Fund (AHTF) dollars to We Are Society, Inc. for the Maplewood Village Project in an amount not to exceed one million dollars (\$1,000,000.00) to assist in the construction of affordable housing pursuant to the agreement between the City of Tulsa and Tulsa Authority for Economic Opportunity (TAEO) in accordance with the Affordable Housing Trust Fund Policy of the City of Tulsa. (CD-3) **(Emergency Clause)** [PW 5/1/24; UED 5/8/24; CC 5/8/24] 24-419-2
[Supporting Documentation](#)
- e. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution approving the allocation of Affordable Housing Trust Fund (AHTF) dollars to 61:4 Properties & Management, LLC, for 61:4 Properties Project in an amount not to exceed five hundred forty thousand dollars (\$540,000.00) to assist in the construction of affordable housing pursuant to the agreement between the City of Tulsa and Tulsa Authority for Economic Opportunity (TAEO) in accordance with the Affordable Housing Trust Fund Policy of the City of Tulsa. (CD-1) **(Emergency Clause)** [PW 5/1/24; CC 5/8/24] 24-420-2
[Supporting Documentation](#)
- f. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution approving the allocation of Affordable Housing Trust Fund (AHTF) dollars to Continental Capital, LLC, for Avera Living-Midtown Project in an amount not to exceed four hundred sixty-six thousand dollars (\$466,000.00) to assist in the construction of affordable housing pursuant to the agreement between the City of Tulsa and Tulsa Authority for Economic Opportunity (TAEO) in accordance with the Affordable Housing Trust Fund Policy of the City of Tulsa. (CD-5) **(Emergency Clause)** [PW 5/1/24; CC 5/8/24] 24-421-2
[Supporting Documentation](#)

- g. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution approving the allocation of Affordable Housing Trust Fund (AHTF) dollars to Continental Capital, LLC for Avera Living-Central Project in an amount not to exceed seven hundred thirty-two thousand dollars (\$732,000.00) to assist in the construction of affordable housing pursuant to the agreement between the City of Tulsa and Tulsa Authority for Economic Opportunity (TAE0) in accordance with the Affordable Housing Trust Fund Policy of the City of Tulsa. (CD-8) **(Emergency Clause)** [PW 5/1/24; CC 5/8/24] 24-422-2
[Supporting Documentation](#)
- h. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution authorizing payment of twenty-one thousand, one hundred forty-one dollars and twelve cents (\$21,141.12) to Leroy and Norvella Checotah, Plaintiffs, from the Sinking Fund as a payment of a judgment award in Case No. CJ-2024-01476, Leroy and Norvella Checotah v. City of Tulsa et al. **(Emergency Clause)** [UED 5/8/24; CC 5/8/24] 24-455-2
[Supporting Documentation](#)
- i. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution approving the Metropolitan Tulsa Transit Authority to increase their fares on the Fixed Route System from one dollar and seventy-five cents (\$1.75) to two dollars (\$2.00) per trip and the Paratransit Service from three dollars and fifty cents (\$3.50) to four dollars (\$4.00) per trip, effective July 1, 2024. [UED 3/27/24; CC 4/10/24; UED 5/8/24; CC 5/8/24] 24-259-4
[Supporting Documentation](#)
- j. Consideration and possible approval, adoption, denial, amendment or revision of a Waterline Easement Donation by JMDH Real Estate of Tulsa, LLC of property located at 4538 S. Sheridan Rd., Parcel 543, South Sheridan Plaza Addition, required for infrastructure improvements and storm water mitigation at the Restaurant Depot Development in Tulsa for the Restaurant Depot Project. (CD-5) [CC 5/8/24] 24-452-1
[Supporting Documentation](#)
- k. Consideration and possible approval, adoption, denial, amendment or revision of a Detention Easement Donation by JMDH Real Estate of Tulsa, LLC of property located at 4538 S. Sheridan Rd., Parcel 544, South Sheridan Plaza Addition, required for infrastructure improvements and storm water mitigation at the Restaurant Depot Development in Tulsa for the Restaurant Depot Project. (CD-5) [CC 5/8/24] 24-453-1
[Supporting Documentation](#)
- l. Consideration and possible approval, adoption, denial, amendment or revision of a Storm Sewer Easement Donation by Marle Production Company, LLC of property located at 2527 E. 67th St. S., Parcel 4A, Muzingo Hill Addition, required for 67th St. and Birmingham Drainage Improvements Project. (CD-9) [CC 5/8/24] 24-456-1
[Supporting Documentation](#)
- m. Consideration and possible approval, adoption, denial, amendment or revision of a Sanitary Sewer Easement Donation by Interak Corporation of property located at 340 N. Main St., Parcel 535, Tulsa-Original Town Addition, required for construction of the True Turn Building Project (aka 311 N. Boulder). (CD-1) [CC 5/8/24] 24-457-1
[Supporting Documentation](#)

- n. Consideration and possible approval, adoption, denial, amendment or revision of a Sanitary Sewer Easement Donation by Interak Corporation of property located at 421 N. Boulder Ave. W., Parcel 536, Tulsa-Original Town Addition, required for construction of the True Turn Building Project (aka 311 N. Boulder). (CD-1) [CC 5/8/24] 24-458-1
[Supporting Documentation](#)
- o. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from the Fire Marshals Association of Oklahoma (FMAO) and National Fire Protection Association (NFPA) in the amount of three thousand, twenty-five dollars (\$3,025.00) for Cody Banks to travel to Orlando, FL on June 15-19, 2024, to attend the International Fire Marshals Association Annual Conference. [CC 5/8/24] 24-461-1
[Supporting Documentation](#)

5. AUTHORITIES, BOARDS & COMMISSIONS

- a. No items this week.

6. ORDINANCES - FIRST READING

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to transfer unencumbered and unexpended appropriation balances of two hundred fifty-four thousand, seven hundred ninety-four dollars and forty-one cents (\$254,794.41) between projects within the Long Range Capital Projects Fund and to make supplemental appropriations of one million, five hundred thousand dollars (\$1,500,000.00) recognized from unappropriated fund balance within the Long Range Capital Projects Fund. (Zink Lake Amenities and Infrastructure) [UED 5/8/24; CC 5/8/24; CC 5/15/24] 24-454-2
[Supporting Documentation](#)
- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to recognize and make supplemental appropriations of one million dollars (\$1,000,000.00) recognized from unappropriated fund balance within the Tulsa Public Facilities Authority (TPFA) One Technology Center Building Operations Fund. (Thermal Energy OTC Fund) [UED 5/8/24; CC 5/8/24; CC 5/15/24] 24-459-2
[Supporting Documentation](#)
- c. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of three hundred thirty-one thousand, nine hundred eighty-six dollars and eighty-four cents (\$331,986.84) recognized from unappropriated fund balance within the Facility Maintenance Fund. (Citywide HVAC Replacement and Repair, Real Estate Services) [UED 5/8/24; CC 5/8/24; CC 5/15/24] 24-460-2
[Supporting Documentation](#)

7. ORDINANCES - SECOND READING

- a. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7761 from RS-4 to RS-5 for property located east of the NE/c of E. 41st St. S. and S. 145th E. Ave. requested by Mark Capron. (Property owner: Glenwood Homes, LP) (CD-6) (TMAPC voted 7-0-0 to recommend **APPROVAL** of RS-5 zoning.) [UED 4/10/24; CC 4/17/24; CC 5/8/24] 24-338-3
[Supporting Documentation](#)
- b. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7762 from RS-1 to RS-1 with an Optional Development Plan for property located west of the NW/c of S. Evanston Ave. and E. 75th St. S. requested by Tanner Consulting, LLC. (Property owner: Noah Corporation) (CD-2) (TMAPC voted 7-0-0 to recommend **APPROVAL** of RS-1 zoning with an Optional Development Plan.) [UED 4/17/24; CC 5/1/24; CC 5/8/24] 24-355-3
[Supporting Documentation](#)
- c. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7763 from RS-2 to AG-R for property located at the SE/c of E. 14th St. S. and S. 119th E. Ave. requested by Raul Saldivar. (Property owner: Raul Saldivar) (CD-6) (TMAPC voted 8-1-0 to recommend **APPROVAL** of AG-R zoning.) [UED 4/17/24; CC 5/1/24; CC 5/8/24] 24-378-3
[Supporting Documentation](#)
- d. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7765 from MX1-U-45 and MX2-U-45 to RS-5 for property located at the NE/c of N. Main St. and E. Latimer St. requested by Capital Homes Residential Group. (Property owner: Capital Homes Residential Group) (CD-1) (TMAPC voted 9-0-0 to recommend **APPROVAL** of RS-5 zoning.) [UED 4/17/24; CC 5/1/24; CC 5/8/24] 24-379-3
[Supporting Documentation](#)
- e. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Tulsa Revised Ordinances, Title 27, Section 1206, prohibiting obstruction of any street, alley, crosswalk, driveway or trail used for the passage of pedestrians; establishing a penalty and affirmative defense. (Cue, Decter Wright, Lakin) [UED 5/1/24; CC 5/1/24; CC 5/8/24] 24-380-2
[Supporting Documentation](#)
- f. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of twenty-six thousand dollars (\$26,000.00) from revenues received within the Special Revenue Non-Federal Grants SubFund. (Community Response Team 2024) [UED 5/1/24; CC 5/1/24; CC 5/8/24] 24-389-2
[Supporting Documentation](#)
- 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 forty-nine thousand, eight hundred dollars (\$49,800.00) from grant revenues to be received from the U.S. Department of Justice within the Internet Crimes Against Children Grants SubFund. (Cyber Crimes Unit equipment and training) [UED 5/1/24; CC 5/1/24; CC 5/8/24] 24-390-2
[Supporting Documentation](#)

- 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 three hundred fifty-nine thousand, four hundred dollars (\$359,400.00); two hundred sixty-nine thousand, five hundred fifty dollars (\$269,550.00) from grant revenues to be received from the Federal Emergency Management Agency and local match funding of eighty-nine thousand, eight hundred fifty dollars (\$89,850.00) transferred from the Stormwater Capital Projects SubFund. (Fry Ditch Hazard Mitigation Grant) [UED 5/1/24; CC 5/1/24; CC 5/8/24] 24-391-2
[Supporting Documentation](#)
- i. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to recognize and make supplemental appropriations of forty-three million, three hundred thousand dollars (\$43,300,000.00) from revenue received from the sale of Water Revenue Bonds within the 2024A Water Revenue Bond SubFund. (Eucha Dam Anchoring, Utica Ave. Transmission Line Rehab and Replace) [UED 5/1/24; CC 5/1/24; CC 5/8/24] 24-395-2
[Supporting Documentation](#)
- j. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to recognize and make supplemental appropriations of fifteen million, five hundred twenty-four thousand dollars (\$15,524,000.00) from revenue received from the sale of Sewer Revenue Bonds within the 2024B Sewer Revenue Bond SubFund. (Sludge Dewatering Alternatives) [UED 5/1/24; CC 5/1/24; CC 5/8/24] 24-396-2
[Supporting Documentation](#)
- k. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to transfer unencumbered and unexpended appropriation balances of seven hundred forty-nine thousand, one hundred eighty-three dollars and seventy cents (\$749,183.70) between accounts within the Cares Act Community Development Block Grant SubFund. (CDBG-CV Fund Balance Transfer) [UED 5/1/24; CC 5/1/24; CC 5/8/24] 24-415-2
[Supporting Documentation](#)
- l. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to transfer available appropriations of five hundred thousand dollars (\$500,000.00) between account groups within the Equipment Management Service Fund. (Outside Vehicle Repair Service for Asset Management) [UED 5/1/24; CC 5/1/24; CC 5/8/24] 24-416-2
[Supporting Documentation](#)
- m. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of a Utility Easement, requested by Jaime Skipper, for property located at 4045 N. Garnett Rd., Mingo Valley Industrial Park, for future development. (CD-3) [PW 5/1/24; CC 5/1/24; CC 5/8/24] 24-411-2
[Supporting Documentation](#)

- n. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of a Storm Water Detention Easement, requested by Nathalie Cornett, Eller & Detrich, P.C. for property located at 10507 E. 91st St., No. 2009013673, for future expansion Saint Francis Hospital South. (CD-7) [PW 5/1/24; CC 5/1/24; CC 5/8/24] 24-408-2
[Supporting Documentation](#)
- o. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of a Storm Water Detention Easement, requested by Nathalie Cornett, Eller & Detrich, P.C. for property located at 10507 E. 91st St., No. 2009013674, for future expansion Saint Francis Hospital South. (CD-7) [PW 5/1/24; CC 5/1/24; CC 5/8/24] 24-409-2
[Supporting Documentation](#)
- p. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of a Storm Sewer Easement, requested by Nathalie Cornett, Eller & Detrich, P.C. for property located at 10507 E. 91st St., No. 2009013669, for future expansion Saint Francis Hospital South. (CD-7) [PW 5/1/24; CC 5/1/24; CC 5/8/24] 24-410-2
[Supporting Documentation](#)
- q. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of a Water Line Easement, requested by Nathalie Cornett, Eller & Detrich, P.C. for property located at 10507 E. 91st St., No. 2009026997, for future expansion Saint Francis Hospital South. (CD-7) [PW 5/1/24; CC 5/1/24; CC 5/8/24] 24-424-2
[Supporting Documentation](#)
- r. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of a Storm Sewer Easement, requested by Nathalie Cornett, Eller & Detrich, P.C. for property located at 10507 E. 91st St., No. 2009013670, for future expansion Saint Francis Hospital South. (CD-7) [PW 5/1/24; CC 5/1/24; CC 5/8/24] 24-425-2
[Supporting Documentation](#)
- s. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of a Storm Sewer Easement, requested by Nathalie Cornett, Eller & Detrich, P.C. for property located at 10507 E. 91st St., No. 2009013672, for future expansion Saint Francis Hospital South. (CD-7) [PW 5/1/24; CC 5/1/24; CC 5/8/24] 24-426-2
[Supporting Documentation](#)
- t. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of a Sanitary Sewer Easement, requested by Nathalie Cornett, Eller & Detrich, P.C. for property located at 10507 E. 91st St., No. 2009026998, for future expansion Saint Francis Hospital South. (CD-7) [PW 5/1/24; CC 5/1/24; CC 5/8/24] 24-427-2
[Supporting Documentation](#)
- u. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of a Sanitary Sewer Easement, requested by Nathalie Cornett, Eller & Detrich, P.C. for property located at 10507 E. 91st St., No. 2009008787, for future expansion Saint Francis Hospital South. (CD-7) [PW 5/1/24; CC 5/1/24; CC 5/8/24] 24-428-2
[Supporting Documentation](#)

- v. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the Tulsa Revised Ordinances, Title 21, Titled "Licenses," Chapter 11, Titled "Pawnbrokers", to amend the ordinances to comply with the state laws in Section 1501 et seq. of Title 59 of the Oklahoma Statutes; repealing any conflicting orders.

(Emergency Clause) [PW 5/1/24; CC 5/1/24; CC 5/8/24] 24-418-2

[Supporting Documentation](#)

- w. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Tulsa Revised Ordinances, Title 11, "Public Works Department", Chapter 12, "Rights-of-Way Occupancy Management", Section 1208, "Rights-of-Way Construction Permits", Subsection B, "Application and Permit Fees", Paragraph 4, "Permit and Licensing Systems Maintenance Fee", Paragraph 5, "Record Retention Fee" and Paragraph 6, "Inspection Fee"; deleting specific dollar amounts from those paragraphs; referring the reader to the appropriate section of (TRO) Title 49, "Administrative, Permit, and License Fee". **(Emergency Clause)** [PW 5/1/24; CC 5/1/24; CC 5/8/24] 24-403-2

[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. Dr. Mohsen Moosavi, DDS – Concerns regarding bike lanes on N. Pine St., between N. Sheridan Rd. and N. Memorial Dr. [CC 5/1/24; CC 5/8/24] 24-448-1
- b. Erika DuBose – Councilor Grant Miller's arrest for domestic violence and fitness for office. [CC 5/8/24] 24-465-1

12. ADJOURNMENT

- a. Adjournment.