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**Office of the
City Clerk**

NOTICE AND AGENDA

TULSA CITY COUNCIL - Regular Meeting

5:00 PM, Wednesday, September 10, 2025

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 August 20, 2025. [CC 9/10/25] 25-763-1
[Supporting Documentation](#)
- b. Minutes of Regular Meeting held at 5:00 PM on August 20, 2025. [CC 9/10/25] 25-763-2
[Supporting Documentation](#)

2. APPOINTMENTS & REAPPOINTMENTS

- a. Parisa Pilehvar – Reappointment to the Human Rights Commission; term expires July 1, 2026. (Attended 6/9 meetings.) (CD-4) [UED 8/27/25; CC 9/10/25] 25-708-1

3. PUBLIC HEARINGS

- a. Public Hearing for the purpose of providing information, including an analysis of potential positive or negative impacts, and answering questions regarding the proposed Southern Villa District Economic Development Project Plan. The purpose of the Project Plan is to provide an economic structure and funding mechanism to support the development of a multi-phase vertical mixed-use project that will include new housing, commercial, retail, office and restaurant uses. The public funding that will be generated within the proposed increment district would be used to fund authorized project costs described in the Project Plan. The Project Plan establishes three new ad valorem and sales tax increment districts and designates the boundaries of the Project Area and increment districts. (Each increment district will be named and created at a future date.) The Project Area is generally located east of Riverside Parkway, west of South Lewis Avenue between East 87th Street and East 89th Street. (Public Hearings: 9/10/25; 10/8/25) [UED 9/10/25; CC 9/10/25; CC 10/8/25] 25-735-3

[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 Resolution requesting Quality Event designation for the 2025 Arabian Horse Association U.S. Nationals to be held October 16-25, 2025, identifying the City of Tulsa as the event's host community. **(Emergency Clause)** [PW 8/27/25; CC 9/10/25] 25-704-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of Change Order No. 1 to Contract No. 137002 between the City of Tulsa and Magnum Construction, Inc. for Project No. SP22-12A and SP22-12B in the amount of zero dollars (\$0.00), adding one hundred fifty-one (151) calendar days due to delays for product selection and lead time on fabric wrapped panels. (CD-1,4) [PW 8/27/25; CC 9/10/25] 25-686-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of a License Agreement between the City of Tulsa and Saint Francis Hospital South, LLC for property located at 10501 E. 91st St., Saint Francis South Addition, to install and maintain a concrete raised curb directional median within the street right-of-way. (CD-7) [PW 8/27/25; CC 9/10/25] 25-687-2
- e. Consideration and possible approval, adoption, denial, amendment or revision of a License Agreement between the City of Tulsa and Utica Plaza Company, LLC for property located at 2108 S. Utica Ave., Lots One through Four (1-4), Terwilleger Terrace and Terwilleger Heights Additions, to install and maintain a decorative pattern and stained sidewalk within the street right-of-way. (CD-4) [PW 8/27/25; CC 9/10/25] 25-688-2

[Supporting Documentation](#)

- f. Consideration and possible approval, adoption, denial, amendment or revision of a License Agreement between the City of Tulsa and Utica Plaza Company, LLC for property located at 2108 S. Utica Ave., Lot Nine (9), Terwilleger Terrace and Terwilleger Heights Additions, to install and maintain a decorative pattern and stained sidewalk within the street right-of-way. (CD-4) [PW 8/27/25; CC 9/10/25] 25-689-2
[Supporting Documentation](#)
- g. Consideration and possible approval, adoption, denial, amendment or revision of a License Agreement between the City of Tulsa and Utica Plaza Company, LLC for property located at 2108 S. Utica Ave., Lots Four and Five (4,5), Terwilleger Terrace and Terwilleger Heights Additions, to install and maintain a decorative pattern and stained sidewalk within the street right-of-way. (CD-4) [PW 8/27/25; CC 9/10/25] 25-690-2
[Supporting Documentation](#)
- h. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from Fox Valley Technical College in the amount of one thousand, nine hundred twenty-five dollars (\$1,925.00) for Kyra Carby to travel to Boston, MA on July 23-26, 2025, to participate in the Gathering the Red Record: Linking Racial Violence Archives Conference. [CC 9/10/25] 25-726-1
[Supporting Documentation](#)
- i. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from National Fire Academy in the amount of three hundred thirty-six dollars and thirty-six cents (\$336.36) for Justin Lemery to travel to Emmitsburg, MD on January 24-31, 2026, to participate in the R5202 Exercise of Executive Leadership Organization Course. [CC 9/10/25] 25-727-1
[Supporting Documentation](#)
- j. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from Tulsa FOP93 Health and Welfare Trust in the amount of seven thousand dollars (\$7,000.00) for Kathleen Underwood to travel to Honolulu, HI on November 6-13, 2025, to attend the International Foundation of Employee Benefit Plans (IFEBP) Conference for New Trustee Level 1: Core Concepts Training. [CC 9/10/25] 25-728-1
[Supporting Documentation](#)
- k. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from National Real Time Crime Center Association in the amount of two thousand, eight hundred fifty-nine dollars and ninety-seven cents (\$2,859.97) for Alexia Benson to travel to Atlanta, GA on September 20-26, 2025, to attend the National Real Time Crime Center Association Conference. [CC 9/10/25] 25-730-1
[Supporting Documentation](#)
- l. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from Route to Market (RTM) Business Group in the amount of one thousand, four hundred ten dollars (\$1,410.00) for John Galchik to travel to Somerset, NJ on September 8-10, 2025, to participate in the AI & Cyber Labs and Data Center Factory Executive Experience at the SHI Executive Briefing and Workshop. [CC 9/10/25] 25-740-1
[Supporting Documentation](#)

- m. Consideration and possible approval, adoption, denial, amendment or revision of an Emergency Services and Public Access Easement Donation by Perfect Food and Gas 1, Inc. of property located at 320 S. 129th E. Ave., Parcel 518, Skelly-Mayo Industrial Development Addition, required to facilitate a new commercial development. (CD-3) [CC 9/10/25] 25-741-1
[Supporting Documentation](#)
- n. Consideration and possible approval, adoption, denial, amendment or revision of a Storm Sewer Easement Donation by Perfect Food and Gas 1, Inc. of property located at 320 S. 129th E. Ave., Parcel 519, Skelly-Mayo Industrial Development Addition, required to facilitate a new commercial development. (CD-3) [CC 9/10/25] 25-742-1
[Supporting Documentation](#)
- o. Consideration and possible approval, adoption, denial, amendment or revision of a Sanitary Sewer Easement Donation by Perfect Food and Gas 1, Inc. of property located at 320 S. 129th E. Ave., Parcel 520, Skelly-Mayo Industrial Development Addition, required to facilitate a new commercial development. (CD-3) [CC 9/10/25] 25-743-1
[Supporting Documentation](#)
- p. Consideration and possible approval, adoption, denial, amendment or revision of a Detention Easement Donation by Perfect Food and Gas 1, Inc. of property located at 320 S. 129th E. Ave., Parcel 521, Skelly-Mayo Industrial Development Addition, required to facilitate a new commercial development. (CD-3) [CC 9/10/25] 25-744-1
[Supporting Documentation](#)
- q. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Guthrie Green September Events 2025 scheduled for September 3-26, 2025, at 111 E. Reconciliation Way. (CD-1) [CC 9/10/25] 25-725-1
[Supporting Documentation](#)
- r. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Tulsa Fire Department 9/11 Memorial Stair Climb scheduled for September 11, 2025, at 400 S. Main St. (CD-4) [CC 9/10/25] 25-751-1
[Supporting Documentation](#)
- s. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Tailgate 5K scheduled for September 13, 2025, starting at 1700 E. 6th St. (CD-1,4) [CC 9/10/25] 25-752-1
[Supporting Documentation](#)
- t. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: La Fiesta de Tulsa 2025: Festival and Parade scheduled for September 13, 2025, starting at 1808 S. 123rd E. Ave. (CD-5,6) [CC 9/10/25] 25-753-1
[Supporting Documentation](#)
- u. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Bike MS: Oklahoma scheduled for September 13-14, 2025, starting at BMX USA Headquarters, 490 N. Lansing Ave. (CD-1) [CC 9/10/25] 25-754-1
[Supporting Documentation](#)

- v. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Race for Victory scheduled for September 13, 2025, starting at 7700 S. Lewis Ave. (CD-2) [CC 9/10/25] 25-755-1
[Supporting Documentation](#)

5. **AUTHORITIES, BOARDS & COMMISSIONS**

- a. Monthly Status Report from the Sales Tax Overview Committee on current activities and efforts.
[Supporting Documentation](#)
- b. Consideration and possible approval, adoption, denial, amendment or revision of a Rezoning Application Z-7821 from RS-3 to CS for property located north and east of the NE/c of N. Martin Luther King, Jr. Blvd. and E. 31st St. N. requested by Robert Bell, Bell Land Use, LLC. (Property owner: Chris Shrout) (CD-1) (TMAPC voted 8-0-0 to recommend **APPROVAL** of CS zoning) [UED 8/27/25; CC 9/10/25; CC 9/17/25] 25-691-2
[Supporting Documentation](#)
- c. Consideration and possible approval, adoption, denial, amendment or revision of Resolution No. 2942:1069 of the Tulsa Metropolitan Area Planning Commission, pursuant to Title 19, Oklahoma Statutes, Section 863.7; amending the Tulsa Comprehensive Plan by adopting an amendment (CPA-120) changing the land use designation from "Neighborhood" to "Local Center" on approximately ± 1.93 acres located north and east of the NE/c of N. Martin Luther King, Jr. Blvd. and E. 31st St. N. (TMAPC voted 8-0-0 to adopt the "Local Center" land use designation and recommend City Council **APPROVE** Resolution No. 2942:1069.) *(NOTE: In accordance with Title 19, Oklahoma Statutes, Section 863.7, the City Council must act on this item within 45 days of receipt. If no action is taken, the amendment will be officially approved.)* [UED 8/27/25; CC 9/10/25] 25-692-2
[Supporting Documentation](#)
- d. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7824 from RS-3 and AG to OL with an Optional Development Plan for property located at the SE/c of E. 101st St. S. and S. Florence Ave. requested by Cottle Engineering Company, PLLC / Rivergate 101, LLC. (Property owner: Life Tabernacle UPC) (CD-2,8) (TMAPC voted 6-2-0 to recommend **APPROVAL** of OL zoning with an Optional Development Plan) [UED 8/27/25; UED 9/10/25; CC 9/10/25; CC 9/17/25] 25-693-2
[Supporting Documentation](#)
- e. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7825 from RS-3 to RS-5 for property located at the SW/c of W. Archer St. and N. 33rd W. Ave. requested by Raul Cisneros. (Property owner: Eduarmig Juarez) (CD-4) (TMAPC voted 8-0-0 to recommend **APPROVAL** of RS-5 zoning) [UED 8/27/25; CC 9/10/25; CC 9/17/25] 25-694-2
[Supporting Documentation](#)

- f. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7826 from CS to IL with an Optional Development Plan for property located at the SE/c of E. Skelly Dr. and S. Memorial Dr. requested by Austin Bond o/b/o Hydrasource. (Property owner: CARS-DB10 LP) (CD-5) (TMAPC voted 8-0-0 to recommend **APPROVAL** of IL zoning with an Optional Development Plan) [UED 8/27/25; CC 9/10/25; CC 9/17/25] 25-695-2 [Supporting Documentation](#)
- g. Consideration and possible approval, adoption, denial, amendment or revision of Resolution No. 2942:1072 of the Tulsa Metropolitan Area Planning Commission, pursuant to Title 19, Oklahoma Statutes, Section 863.7; amending the Tulsa Comprehensive Plan by adopting an amendment (CPA-122) changing the land use designation from "Multiple Use" to "Employment" on approximately ± 11.48 acres located at the SE/c of E. Skelly Dr. and S. Memorial Dr. (TMAPC voted 8-0-0 to adopt the "Employment" land use designation and recommend City Council **APPROVE** Resolution No. 2942:1072) (*NOTE: In accordance with Title 19, Oklahoma Statutes, Section 863.7, the City Council must act on this item within 45 days of receipt. If no action is taken, the amendment will be officially approved.*) [UED 8/27/25; CC 9/10/25] 25-696-2 [Supporting Documentation](#)

6. ORDINANCES - FIRST READING

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2025-2026 budget to make supplemental appropriations of three million, eight hundred forty-six thousand, one hundred thirty-six dollars (\$3,846,136.00) within the General Fund, the Short Term Capital Fund, the Equipment Management Services Fund, the One Technology Center Fund, the Stormwater Enterprise Fund, the TMUA Water Operating Fund, and the TMUA Sewer Operating Fund. (FY 2026 Start of Year) [UED 9/10/25; CC 9/10/25; CC 9/17/25] 25-731-2 [Supporting Documentation](#)
- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance approving and adopting the Southern Villa District Economic Development Project Plan, pursuant to the Oklahoma Local Development Act; identifying and establishing three new Ad Valorem and Sales Tax Increment Districts temporarily identified in the Project Plan as Increment Districts "A," "B," and "C"; designating and adopting project area and increment district boundaries; deferring the naming and the date for the creation of Increment Districts "A," "B," and "C"; adopting certain findings; authorizing the City of Tulsa and the Tulsa Authority for Economic Opportunity as the entities to carry out and administer the Project Plan; establishing a Tax Apportionment Fund; declaring apportioned funds to be Special Funds of the Tulsa Authority For Economic Opportunity; authorizing the use of increment revenues for the payment of certain project costs; ratifying and confirming the actions, recommendations and findings of the Review Committee and the Tulsa Metropolitan Area Planning Commission; directing continuing apportionment. (Public Hearings: 9/10/25; 10/8/25) [UED 9/10/25; CC 9/10/25; CC 10/8/25] 25-735-2 [Supporting Documentation](#)

- c. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2025-2026 budget to make supplemental appropriations of four hundred three thousand, two hundred twelve dollars and eighty-six cents (\$403,212.86) recognized from revenues received within the Tourism Improvement District 1 Fund. (Managed Entities Collections) [UED 9/10/25; CC 9/10/25; CC 9/17/25] 25-736-2
[Supporting Documentation](#)
- d. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2025-2026 budget to make supplemental appropriations of thirty-eight thousand, two hundred twenty dollars (\$38,220.00) recognized from grant revenues to be received from District Attorney's Council within the Victims of Crime Act SubFund. (Forensic Nurse Services) [UED 9/10/25; CC 9/10/25; CC 9/17/25] 25-737-2
[Supporting Documentation](#)
- e. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2025-2026 budget to make supplemental appropriations of twenty million dollars (\$20,000,000.00) from revenue received from the sale of Sewer Revenue Bonds within the 2025C Sewer Revenue Bond Fund. (Hailey Creek Wastewater Treatment Plant Fertilizer Production Facility) [UED 9/10/25; CC 9/10/25; CC 9/17/25] 25-739-2
[Supporting Documentation](#)
- f. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance providing for the issuance of General Obligation Bonds Series 2025A in the sum of one hundred seven million, seven hundred five thousand dollars (\$107,705,000.00) by the City of Tulsa, Oklahoma authorized at an election duly called and held for such purpose; prescribing form of bonds; providing for registration thereof; providing for a system of registration for uncertificated registered public obligations; providing levy of an annual tax for payment of principal and interest on the same. **(Emergency Clause)** [PW 9/10/25; CC 9/10/25; CC 9/17/25] 25-738-2
[Supporting Documentation](#)

7. ORDINANCES - SECOND READING

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a certain portion of an Alleyway located at 551 S. Peoria Ave., requested by Jaime Skipper of Wallace Design Collective on behalf of Halona Development LLC, located between 5th Pl. to 6th St. and Peoria Ave. to Quaker Ave., with the utilities having been relocated out of a portion of the alleyway, with the City of Tulsa retaining a utility easement over the south 93 feet of the alleyway during judicial vacation, for future development. (CD-1) (Public Hearing: 8/20/25) [PW 8/20/25; CC 8/20/25; CC 8/27/25; CC 9/10/25] 25-657-2
[Supporting Documentation](#)

- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a certain portion of a Public Way located at 3608 N. Quaker Ave., Comanche Park Addition, requested by Jaime Skipper of Wallace Design Collective on behalf of Housing Authority of the City of Tulsa, for future expansion. (CD-1) (Public Hearing: 8/27/25) [PW 8/27/25; CC 8/27/25; CC 9/10/25] 25-666-2
[Supporting Documentation](#)
- c. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2025-2026 budget to transfer available appropriations of three hundred thousand dollars (\$300,000.00) between account groups within the TARE Refuse Operating Fund. (Green Waste Contract) [UED 8/27/25; CC 8/27/25; CC 9/10/25] 25-683-2
[Supporting Documentation](#)
- d. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2025-2026 budget to make supplemental appropriations of two hundred fifty thousand dollars (\$250,000.00) recognized from unappropriated fund balance within the TMUA Water Operating Fund. (Engineering Services Emergencies) [UED 8/27/25; CC 8/27/25; CC 9/10/25] 25-684-2
[Supporting Documentation](#)
- e. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2025-2026 budget to reduce appropriations of ninety-six thousand, six hundred fifty-one dollars (\$96,651.00) within the Golf Course Fund. (FY26 Budget Alignment) [UED 8/27/25; CC 8/27/25; CC 9/10/25] 25-685-2
[Supporting Documentation](#)
- f. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2025-2026 budget to make supplemental appropriations of one hundred seventy-five thousand dollars (\$175,000.00) recognized from unappropriated fund balance within the Public Safety and Protection Non-Federal SubFund. (Law Enforcement Records Management) [UED 8/27/25; CC 8/27/25; CC 9/10/25] 25-699-2
[Supporting Documentation](#)
- g. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance ZCA-37 amending the City of Tulsa Zoning Code, Title 42, Tulsa Revised Ordinances, for the purpose of clarification and clean-up to the following Chapters 5, Residential Districts, 10, Mixed Use Districts, 15, Office, Commercial and Industrial Districts, 20, Overlay Districts, 25, Special Districts, 35, Building Types and Use Categories, 45, Accessory Uses and Structures, 55, Parking, 60, Signs, 65, Landscaping and Screening, 70, Review and Approval Procedures, 75, Administration, 85, Violations, Penalties, and Enforcement, 90, Measurements, and 95, Definitions, to ensure ease of usability and enforcement of the Zoning Code. [UED 8/27/25; CC 8/27/25; UED 9/10/25; CC 9/10/25] 25-697-2
[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. Quinton Brown – Concerns regarding water bills on property where no service exists. [CC 9/10/25] 25-759-1
[Supporting Documentation](#)
- b. James L. Johnson – Safety concerns on Mohawk Blvd. [CC 9/10/25] 25-760-1
[Supporting Documentation](#)

12. ADJOURNMENT

- a. Adjournment.