

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

scheduled for Wednesday, August 27, 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, August 22, 2025, at 4:05 P.M.

CALL TO ORDER

Chair Lakin called the meeting to order at 5:24 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:	8	
	Absent:	1	

STAFF PRESENT

Jack Blair, City Attorney
Lori Doring, Secretary to the Council
Bailee Rogers, Council Staff

1. RECEIPT & FILING OF MINUTES

- a. No items this week.

2. APPOINTMENTS & REAPPOINTMENTS

- a. Sarah Gilpin – Appointment to the River Parks Authority replacing Marvin Jones as the Tulsa Metropolitan Area Planning Commission appointee; term expires April 8, 2028. (CD-4) [UED 8/20/25; CC 8/27/25] 25-670-1
- b. Bruce Niemi – Appointment to the Metropolitan Tulsa Transit Authority replacing Adam Doverspike; term expires July 31, 2028. (CD-4) [UED 8/20/25; CC 8/27/25] 25-667-1

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

Councilor Decter Wright moved to approve 2.a – 2.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.

3. **PUBLIC HEARINGS**

- a. Public Hearing to receive comments from citizens regarding the proposed closing of 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] 25-666-3

Councilor Decter Wright moved to enter Public Hearing on 3.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		

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

Motion carried.

Council entered Public Hearing on 3.a at 5:27 P.M.

Public Comments:
James Alexander, Jr. – 3.a.

Without objection, Council exited Public Hearing on 3.a at 5:29 P.M.

- b. Public Hearing for the purpose of giving members of the public an opportunity to be heard prior to any vote on the proposed Crutchfield Neighborhood Economic Development Project Plan. The purpose of the Project Plan is to provide an economic structure and funding mechanism to support growth and investment in the Crutchfield neighborhood by encouraging multiple types of private investment, including substantial new housing units at various levels of affordability, commercial, and mixed-use developments. 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 six new ad valorem and sales tax increment districts and designates the boundaries of the Project Area and each increment district. (Increment District A will be created and named Increment District Number 25, City of Tulsa; the remaining five increment districts will be named and created at a future date.) The Project Area is generally located east of US Highway 75 and the Inner Dispersal Loop, south of East Pine Street, west of North Wheeling Ave. and North Utica Ave. and north of the I-244 Expressway. (Public Hearings: 7/30/25; 8/27/25) [UED 7/23/25; CC 7/30/25; CC 8/27/25] 25-584-4

Councilor Decter Wright moved to enter Public Hearing on 3.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.

Council entered Public Hearing on 3.b at 5:30 P.M.

Public Comments:
James Alexander, Jr. – 3.b.
Bernice Alexander – 3.b.

Without objection, Council exited Public Hearing on 3.b at 5:37 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.

4.b was read and voted on separately.

- b. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution authorizing the sale of bonds, fixing the amount of bonds to mature each year, fixing the time and place the bonds are to be sold and authorizing the Clerk to give notice of said sale as required by law for General Obligation Bonds Series 2025A, in the amount of one hundred seven million, seven hundred five thousand dollars (\$107,705,000.00). **(Emergency Clause)** [PW 8/27/25; CC 8/27/25] 25-698-2

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.

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 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. [UED 8/20/25; CC 8/27/25]

25-585-2

- d. Consideration and possible approval, adoption, denial, amendment or revision of a License Agreement between the City of Tulsa and The City Lights Foundation of Oklahoma for property located at 1410 E. 46th St. N. and 1506 E. 46th St. N., City Lights Addition, for installation of light poles within the street right-of-way. (CD-1) [PW 8/20/25; CC 8/27/25] 25-655-2
- e. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from Bloomberg Harvard City Leadership Initiative in the amount of one thousand, two hundred dollars (\$1,200.00) for Dana Walton to travel to New York City, NY on August 10-15, 2025, to attend the Bloomberg Harvard City Leadership Initiative. [CC 8/27/25] 25-700-1
- f. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from City of Amiens, France in the amount of seven hundred fifty dollars (\$750.00) for Krystal Reyes to travel to Amiens, France on July 2-6, 2025, to participate in the 20th Anniversary of the City of Amiens Sister City Partnership. [CC 8/27/25] 25-701-1
- g. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from City of Amiens, France in the amount of seven hundred fifty dollars (\$750.00) for Dana Walton to travel to Amiens, France on July 2-6, 2025, to participate in the 20th Anniversary of the City of Amiens Sister City Partnership. [CC 8/27/25] 25-702-1
- h. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from City of Amiens, France in the amount of seven hundred fifty dollars (\$750.00) for Aron York to travel to Amiens, France on July 2-6, 2025, to participate in the 20th Anniversary of the City of Amiens Sister City Partnership. [CC 8/27/25] 25-703-1
- i. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from IDEMIA Public Security in the amount of two thousand, seven hundred fifty-eight dollars and five cents (\$2,758.05) for Kathryn Casper to travel to Miami, FL on September 8-12, 2025, to speak at the 2025 IDEMIA Public Security Users Conference. [CC 8/27/25] 25-705-1
- j. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from Promega in the amount of one thousand, one hundred one dollars and twelve cents (\$1,101.12) for Catharine Worthen to travel to Baton Rouge, LA on September 22-24, 2025, to speak at the 2025 Promega Tech Tour. [CC 8/27/25] 25-706-1
- k. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: 10th Annual Lift Every Baby Event scheduled for August 30, 2025, at 100 N. Greenwood Ave. (CD-1) [CC 8/27/25] 25-712-1
- l. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Rock the Block scheduled for September 7, 2025, at 3500 S. Indianapolis Ave. (CD-9) [CC 8/27/25] 25-711-1
- m. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: ONEOK Field September Events scheduled for September 6-14, 2025, at 101 N. Elgin Ave. (CD-1) [CC 8/27/25] 25-713-1
- n. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: 2025 Tulsa Race for the Cure scheduled for September 27, 2025, starting at 8330 S. Riverside Pkwy. (CD-2) [CC 8/27/25] 25-714-1

- o.

Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: 6th Annual Step Up to The Grill on Greenwood Grill scheduled for September 1, 2025, at 100 N. Greenwood Ave. (CD-1) [CC 8/27/25] 25-715-1
- p.

Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Downtown Midweek Market scheduled for September 3, 10, 17, 24, 2025, at Chapman Green, 600 S. Main St. (CD-4) [CC 8/27/25] 25-716-1
- q.

Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Tulsa Farmers' Market scheduled for September 6, 13, 20, 27, 2025, at 1 S. Lewis Ave. (CD-4) [CC 8/27/25] 25-717-1
- r.

Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Wirth Law Office Annual PLP scheduled for September 5, 2025, at 500 W. 7th St. (CD-4) [CC 8/27/25] 25-718-1
- s.

Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Breakfast on Boston scheduled for September 7, 2025, at 700 S. Boston Ave. (CD-4) [CC 8/27/25] 25-719-1
- t.

Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: BOK Center September 2025 Events scheduled for September 1-30, 2025, at 300 S. Denver Ave. (CD-1,4) [CC 8/27/25] 25-720-1

Public Comments:
James Alexander, Jr. – 4.c.
Bernice Alexander – 4.c.
John Huffines – 4.g, 4.l, 4.p, 4.s, 4.t.

Councilor Bellis left the meeting at 5:50 P.M.

Councilor Decter Wright left the meeting at 5:50 P.M. and returned at 5:51 P.M.

Councilor Decter Wright moved to approve 4.c – 4.t. Councilor Bengel seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Archie	Yea	Decter Wright	Yea
Dutton	Yea	Lakin	Yea
Bellis	Absent	Bush	Yea
Gilbert	Yea		
Yeas: 8	Nays: 0	Absent: 1	Abstentions: 0

Motion carried.

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 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

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- b. 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
 - 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 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
 - d. 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
 - 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 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
 - f. 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; CC 9/10/25] 25-697-2
 - g. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance making the application of ordinances protecting Individual Human Rights more consistent across various provisions of the code of ordinances; amending Tulsa Revised Ordinances, Title 5, Chapter 1 – “Human Rights Commission”; amending Title 11, Chapter 12 – “Rights-of-Way Occupancy Management”, Section 1220 – “Cable and Open Video Systems Provisions”; amending Title 12, Chapter 7 – “Tulsa Government Television”, Section 701 – “TGOV Policies”; amending Title 25, Chapter 4 – “Municipal Labor-Management Relations”, Section 401 – “Definitions”. (Bellis) [UED 6/11/25; CC 6/11/25; UED 6/18/25; CC 6/18/25; UED 8/27/25; CC 8/27/25; CC 9/10/25] 25-475-2

Without objection, items 6.a – 6.g were forwarded to the next Council meeting.

7. ORDINANCES - SECOND READING

7.g was read and voted on separately.

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance approving and adopting the Crutchfield Neighborhood Economic Development Project Plan, pursuant to the Oklahoma Local Development Act with certain minor amendments; identifying and establishing six new ad valorem and sales tax increment districts temporarily identified in the Project Plan as Increment Districts “A,” “B,” “C,” “D,” “E,” and “F”; designating and adopting project area and increment district boundaries; naming Increment District “A” as

Increment District Number 25, City of Tulsa, and establishing a date for the creation thereof; deferring the naming and the date for the creation of Increment Districts “B,” “C,” “D,” “E,” and “F”; 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: 7/30/25; 8/27/25) [UED 7/23/25; CC 7/30/25; CC 8/27/25] 25-584-2

- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2025-2026 budget to make supplemental appropriations of forty-five thousand dollars (\$45,000.00) recognized from grant revenues to be received from the Dick's Sporting Goods Foundation and the Oklahoma Tobacco Settlement Endowment Trust within the Culture and Recreation Non-Federal Grants SubFund. (Oklahoma Tobacco Settlement Endowment Trust Health Incentives) [UED 8/20/25; CC 8/20/25; CC 8/27/25] 25-653-2
- c. **PULLED:** 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] 25-657-2
- 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 one thousand dollars (\$1,000.00) recognized from Tulsa Community Foundation Donation received within the General Government Non-Federal Grants SubFund. (Council Apparel and Promotional Items) [UED 8/20/25; CC 8/20/25; CC 8/27/25] 25-658-2
- 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 two hundred thirty-one thousand, five hundred dollars (\$231,500.00) recognized from unappropriated fund balance within the PD Equitable Sharing Justice SubFund. (Analog X-Ray system with Digital X-Ray for Bomb Squad Technicians) [UED 8/20/25; CC 8/20/25; CC 8/27/25] 25-659-2
- f. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending and correcting Ordinance No. 25607, approved by the Tulsa City Council on June 18, 2025, and approved by the Mayor on June 25, 2025, which named Increment District “A” as “Increment District No. 23, City of Tulsa” which was incorrect; replacing “23” with the correct number “24”, correcting and clarifying that Increment District “A” is named “Increment District No. 24, City of Tulsa”; correcting each reference to the name of said district in Ordinance No. 25607 to state “Increment District No. 24”; identifying each section of Ordinance No. 25607 affected; repealing those parts of Ordinance No. 25607 in conflict herewith. **(Emergency Clause)** [PW 8/20/25; CC 8/20/25; CC 8/27/25] 25-665-2

Councilor Decter Wright moved to approve 7.a – 7.f, except 7.c, with the emergency clause on 7.f. Councilor Bengel seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Archie	Yea	Decter Wright	Yea
Dutton	Yea	Lakin	Yea
Bellis	Absent	Bush	Yea
Gilbert	Yea		
Yeas: 8	Nays: 0	Absent: 1	Abstentions: 0

Motion carried.

- g. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Tulsa Revised Ordinances, Title 37, titled “Tulsa Revised Traffic Code”, Chapter 11, titled “Pedestrians—Rights and Duties”, renaming Section 1105, “Sitting, Lying Upon or Standing In or Adjacent to a Roadway”; establishing minimum horizontal clearance; establishing safety measures; amending Title 37, Chapter 2, titled “Traffic Administration,” Section 203, titled “Forms, Warrants, Bonds and Penalties” to reflect the amended title of Section 1105. **(Emergency Clause)** (Archie, Gilbert, Lakin, Bush) [PW 8/20/25; CC 8/20/25; PW 8/27/25; CC 8/27/25] 25-673-2

Public Comments:
Evan Taylor – 7.g.
Alison Dalton – 7.g.
Christy Rawlings – 7.g.
Erin Benuzzi – 7.g.

Without objection, the meeting recessed at 6:06 P.M. and will reconvene in the Council Chamber, One Technology Center, on Wednesday, August 27, 2025, after 6:11 P.M.

The meeting reconvened at 6:11 P.M. and Public Comments continued.

Councilor Bellis returned at 6:12 P.M. and left the meeting at 6:13 P.M.

Public Comments:
Kari Suttee – 7.g.
Toni Bethel – 7.g.
Ellen Ray – 7.g.
Samuel Robson – 7.g.

Councilor Gilbert moved to approve 7.g. Councilor Bengal seconded the motion.

There was Council discussion.

Councilor Decter Wright moved to amend 7.g to remove “adjacent to” from Section 1.a, add “roadway, median” to Section 2, and lower the penalty from one hundred fifty dollars (\$150.00) to fifty dollars (\$50.00). Councilor Dutton seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Nay
Archie	Nay	Decter Wright	Yea
Dutton	Yea	Lakin	Nay
Bellis	Absent	Bush	Nay
Gilbert	Nay		
Yeas: 3	Nays: 5	Absent: 1	Abstentions: 0

Motion denied.

The original motion was voted on.

ROLL CALL:

Hall-Harper	Nay	Bengel	Yea
Archie	Yea	Decter Wright	Nay
Dutton	Nay	Lakin	Yea
Bellis	Absent	Bush	Yea
Gilbert	Yea		
Yeas: 5 Nays: 3 Absent: 1 Abstentions: 0			

The motion for the ordinance carried.

Councilor Gilbert moved to approve the emergency clause on 7.g. Councilor Bengal seconded the motion.

ROLL CALL:

Hall-Harper	Nay	Bengel	Yea
Archie	Yea	Decter Wright	Nay
Dutton	Nay	Lakin	Yea
Bellis	Absent	Bush	Yea
Gilbert	Yea		
Yeas: 5 Nays: 3 Absent: 1 Abstentions: 0			

The motion for the emergency clause was denied.

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 Bengal announced that there would be a District 6 Town Hall meeting on September 15, 2025.

Councilor Dutton left the meeting at 7:06 P.M.

9. NEW BUSINESS

- a. No items this week.

10. HEARING OF APPEALS

- a. No items this week.

11. HEARING OF PUBLIC COMMENTS

- a. Grant Miller – Concerns regarding the drowning danger in Zink Lake white water flume. [CC 8/27/25] 25-707-1

Grant Miller addressed the Council.

12. ADJOURNMENT

- a. Adjournment.

Chair Lakin adjourned the meeting at 7:11 P.M.

Phil Lakin, Jr., Chair of the Council

Lori Doring, Secretary to the Council