

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

scheduled for Wednesday, April 1, 2026, 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, March 27, 2026, at 4:06 P.M.

CALL TO ORDER

Chair Gilbert called the meeting to order at 5:13 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:	9	
	Absent:	0	

STAFF PRESENT

Jack Blair, City Attorney
Lori Doring, Secretary to the Council
Brandon Worley, Council Staff

1. RECEIPT & FILING OF MINUTES

- a. No items this week.

2. APPOINTMENTS & REAPPOINTMENTS

2. b was read and voted on separately.

- a. Sylvia Powell – Reappointment to the Sales Tax Overview Committee; term expires December 31, 2028. (Attended 7/12 meetings.) (CD-2) [PW 3/25/26; CC 4/1/26] 26-266-1
- c. Scott Asbjornson – Reappointment to the HUD Community Development Committee; term expires June 30, 2027. (Attended 24/26 meetings.) (CD-2) [UED 3/25/26; CC 4/1/26] 26-264-1

Public Comments:
John Huffines – 2.a, 2.c.
James Alexander, Jr. – 2.c.
Bernice Alexander – 2.c. (yielded time)

Councilor Decter Wright moved to approve 2.a and 2.c. 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: 8	Nays: 0	Absent: 1	Abstentions: 0

Motion carried.

- b. Steve Mitchell – Reappointment to the Tulsa Development Authority; term expires July 31, 2028. (Attended 7/15 meetings.) (CD-4) [UED 3/25/26; CC 4/1/26] 26-263-1

Public Comments:
John Huffines – 2.b.
James Alexander, Jr. – 2.b.
Bernice Alexander – 2.b. (yielded time)

There was Council discussion.

Councilor Hall-Harper moved to deny 2.b. Councilor Decter Wright seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Nay
Archie	Yea	Decter Wright	Yea
Dutton	Yea	Lakin	Nay
Bellis	Yea	Bush	Nay
Gilbert	Nay		
Yeas: 5	Nays: 4	Absent: 0	Abstentions: 0

Motion carried and 2.b was denied.

3. PUBLIC HEARINGS

- a. Public Hearing for the Council to receive and consider proposed Charter amendments. [CC 2/11/26; CC 2/25/26; 3/25/26; 4/1/26] 26-77-1

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 5:41 P.M.

Public Comments:
Karmen Glunt – 3.a.
Nate Morris – 3.a.
Ana Barros – 3.a.

Without objection, Council exited Public Hearing on 3.a at 5:53 P.M.

4. MAYOR’S ITEMS

- a. Report from the Mayor, or his designee, 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 requesting Quality Event designation for the 2026 Black Wall Street Rally to be held May 14-16, 2026, identifying the City of Tulsa as the event's host community. **(Emergency Clause)** [PW 3/25/26; CC 4/1/26] 26-256-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of a License Agreement between the City of Tulsa and Salina Spavinaw Telephone Company for property located on 4330 Rd., 160 ft. north of Cripple Creek, Pryor, OK, to install a four inch (4") PVC duct and fiber optic line underneath raw water flowlines. (Mayes County) [PW 3/25/26; CC 4/1/26] 26-229-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of a License Agreement between the City of Tulsa and Salina Spavinaw Telephone Company for property located 425 ft. north of Driveway to 3456 S. 432 Rd., Pryor, OK, to install a four inch (4") PVC duct and fiber optic line underneath raw water flowlines. (Mayes County) [PW 3/25/26; CC 4/1/26] 26-230-2
- e. Consideration and possible approval, adoption, denial, amendment or revision of Change Order No. 1 to Contract No. 137527 between the City of Tulsa and Magnum Construction, Inc. for Project No. 146120 in the amount of forty-three thousand, eight hundred twenty-nine dollars and forty-eight cents (\$43,829.48), and adding one hundred eighty-five (185) calendar days for the addition of ballistic upgrades for a door, frames, and hardware for the Gilcrease Division, for Tulsa Police Department Uniform Division Renovations: Gilcrease and Riverside Division. (CD-1) [PW 3/25/26; CC 4/1/26] 26-257-2
- f. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution authorizing Condemnation of property owned by Kevin Lamb and Bernadette Lamb located at 4155 S. Zunis Ave. Parcel 12A, Bolewood Acres Addition, an existing public necessity requires the acquisition of a sanitary sewer easement for 46th St. and Lewis Ave. Unsewered Area, Contract 2, Area 2. (CD-9) [PW 3/25/26; CC 4/1/26] 26-258-2
- g. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from Cities for Financial Empowerment (CFE) Fund in the amount of one thousand, eighty-eight dollars and fifty-two cents (\$1,088.52) for Amber Guipttons to travel to New York, NY on February 11-12, 2026, to attend the Financial Empowerment All Cities Convening. [CC 4/1/26] 26-276-1
- h. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from Cities for Financial Empowerment (CFE) Fund in the amount of one thousand, eighty-eight dollars and fifty-two cents (\$1,088.52) for Amber Guipttons to travel to New York, NY on March 4, 2026, to attend the Financial Empowerment All Cities Convening. [CC 4/1/26] 26-277-1

Public Comments:
John Huffines – 4.b, 4.e.

Councilor Decter Wright moved to approve 4.b – 4.h with 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.

5. AUTHORITIES, BOARDS & COMMISSIONS

- a. Monthly Status Report from the Sales Tax Overview Committee on current activities and efforts.

There was no report.
- b. Consideration and possible approval, adoption, denial, amendment, or revision of a Final Plat for Villas at Watercrest I, consisting of Seventy-three (73) Lots, Six (6) Blocks on ± 15.5 acres located at the SW/c of 131st St. S. and S. Sheridan Rd. (TMAPC staff administratively **APPROVED** the final plat on behalf of TMAPC.) (CD-8) [CC 4/1/26] 26-287-1
- c. Consideration and possible approval, adoption, denial, amendment, or revision of a Final Plat for Cottages at Watercrest, consisting of Eighty-four (84) Lots, Six (6) Blocks on ± 21.85 acres located at the NW/c of 131st St. S. and S. Sheridan Rd. (TMAPC staff administratively **APPROVED** the final plat on behalf of TMAPC.) (CD-8) [CC 4/1/26] 26-288-1
- d. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7848 from CS to RM-2 for property located west of the SW/c of Charles Page Blvd. and S. 49th W. Ave. requested by Matthew Ward. (Property owner: MKW Properties, LLC) (CD-4) (TMAPC voted 8-0-0 to recommend **APPROVAL** of RM-2 zoning.) [UED 3/25/26; CC 4/1/26; CC 4/15/26] 26-245-2

Councilor Decter Wright moved to approve 5.b – 5.d. 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.

6. ORDINANCES - FIRST READING

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the Tulsa Revised Ordinances, Title 6, "Finance Department, Chapter 6, "Revenue Collection," to include a new Section 607, "Cash Transaction Rounding"; allowing for rounding to the nearest five cents in cash transactions in light of the recent retirement of the penny by the federal government; outlining exceptions to the rounding rules. (**Emergency Clause**) [UED 4/1/26; CC 4/1/26; CC 4/15/26] 26-275-2
- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the Tulsa Revised Ordinances, Title 35, "Infrastructure Development," Chapter 2, "Infrastructure Development Permits," Section 202, "Contracts, Bonds and Insurance," Subsection B(3)(b), "Contractor's Annual Construction Contract, Bonds and Insurance," to eliminate the requirement of a waiver of subrogation endorsement on an owner's protective liability policy; to clarify the requirement of written notice of cancellation for non-payment of premium. [UED 4/1/26; CC 4/1/26; CC 4/15/26] 26-273-2

- 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 million, five hundred thousand dollars (\$2,500,000.00) recognized from unappropriated fund balance within the Sales Tax Redevelopment Loan Repayments Fund. (Developer Incentives - IKEA, Tulsa Hills) [UED 4/1/26; CC 4/1/26; CC 4/15/26] 26-274-2
- 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 nine hundred sixty-seven thousand, seven hundred thirteen dollars (\$967,713.00) recognized from unappropriated fund balance within the General Fund. (Jail Overflow) [UED 4/1/26; CC 4/1/26; CC 4/15/26] 26-225-2

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

7. ORDINANCES - SECOND READING

7.a was read and voted on separately.

- a.

Consideration and possible approval or denial of the **reconsideration** of Rezoning Ordinance MPD-6 from AG to MPD-6 for multiple properties bounded by US Hwy. 412, E. 41st St. S., S.193rd E. Ave., and S. 273rd E. Ave. requested by Fair Oaks Ranch, LLC and Rob-Wal, LLC, c/o Lou Reynolds, Eller & Detrich. (Property owner: Fair Oaks Ranch, LLC and Rob-Wal, LLC) (CD-6) (TMAPC voted 10-0-0 to recommend **APPROVAL** of MPD-6 zoning.) (*Note: The Council approved the Ordinance on March 25, 2026.*) [UED 4/1/26; CC 4/1/26] 26-290-2

Councilor Decter Wright moved to approve 7.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.

7.b was read and voted on separately.

- b.

Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance MPD-6 from AG to MPD-6 for multiple properties bounded by US Hwy. 412, E. 41st St. S., S.193rd E. Ave., and S. 273rd E. Ave. requested by Fair Oaks Ranch, LLC and Rob-Wal, LLC, c/o Lou Reynolds, Eller & Detrich. (Property owner: Fair Oaks Ranch, LLC and Rob-Wal, LLC) (CD-6) (TMAPC voted 10-0-0 to recommend **APPROVAL** of MPD-6 zoning.) (*Note: The Council approved the Ordinance on March 25, 2026. The Council will take possible action on revised language.*) [UED 3/4/26; CC 3/11/26; CC 3/25/26; UED 4/1/26; CC 4/1/26] 26-173-4

Councilor Decter Wright moved to approve 7.b with revised language as presented in the backup documentation. 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 an Ordinance amending the fiscal year 2025-2026 budget to make supplemental appropriations of ten thousand dollars (\$10,000.00) recognized from grant revenues to be received from International Association of Chiefs of Police (IACP) within the Victim Services Technical Assistance Program SubFund. (Set up of two victim interview rooms) [UED 3/25/26; CC 3/25/26; CC 4/1/26] 26-215-2
- 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 fifty thousand dollars (\$50,000.00) recognized from unappropriated fund balance within the PD Equitable Sharing Justice SubFund. (Departmental training) [UED 3/25/26; CC 3/25/26; CC 4/1/26] 26-220-2
- e. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2025-2026 budget to transfer unencumbered and unexpended appropriations of one hundred forty-six thousand, five hundred eleven dollars (\$146,511.00) between account groups within the Sexual Assault Kit Initiative SubFund. (Sexual Assault Kit research) [UED 3/25/26; CC 3/25/26; CC 4/1/26] 26-221-2
- f. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2025-2026 budget to transfer available appropriations of eighty-two thousand, five hundred sixty-seven dollars (\$82,567.00) between projects and account groups within the American Rescue Plan Act (ARPA) SubFund. (Municipal Courts: Community Outreach, Mental Health Initiatives, Organizational Development, and Facility Improvements) [UED 3/25/26; CC 3/25/26; CC 4/1/26] 26-222-2
- g. 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-one thousand, ten dollars (\$41,010.00) recognized from available fund balance and transfer available appropriations of eighteen thousand, six hundred forty-six dollars and forty-nine cents (\$18,646.49) between departments and account groups within the Social and Economic Development Non-Federal Grant Fund. (Animal Shelter Donations) [UED 3/25/26; CC 3/25/26; CC 4/1/26] 26-223-2
- h. 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 ten thousand dollars (\$110,000.00). Twenty thousand dollars (\$20,000.00) recognized from grant revenues to be received from Oklahoma Department of Commerce and a grant match of ninety thousand dollars (\$90,000.00) transfer to be received from the Culture and Recreation Non-Federal Grants SubFund and to transfer unencumbered and unexpended appropriation balances of ninety thousand dollars (\$90,000.00) between departments and account groups within the 2014 Sales Tax Fund. [UED 3/25/26; CC 3/25/26; CC 4/1/26] 26-224-2
- j. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the Tulsa Revised Ordinances, Title 35, "Infrastructure Development," by amending Chapter 2, "Infrastructure Development Permits," Section 200, "Definitions" and amending Section 202, "Contracts, Bonds, and Insurance" to eliminate the requirement for filing the certificate of formal

acceptance in the Office of the County Clerk. [PW 3/25/26; CC 3/25/26; CC 4/1/26] 26-249-2

- k. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2025-2026 budget to make supplemental appropriations of five thousand, three hundred ninety dollars (\$5,390.00) recognized from grant revenues to be received from Oklahoma Department of Homeland Security within the Homeland Security Programs SubFund. (OK DHS Boat Trailers) [UED 3/25/26; CC 3/25/26; CC 4/1/26] 26-250-2
- l. 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-two thousand, five hundred thirty-two dollars (\$22,532.00) recognized from grant revenues to be received from Oklahoma State Bureau of Investigation (OSBI) within the Internet Crimes Against Children SubFund. (Cyber Crimes Unit) [UED 3/25/26; CC 3/25/26; CC 4/1/26] 26-251-2
- m. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2025-2026 budget to transfer unencumbered and unexpended appropriations of one hundred ninety-six thousand, one hundred sixty dollars and nineteen cents (\$196,160.19) between departments within the 2025 Vision Capital Fund. (Route 66 Improvements) [UED 3/25/26; CC 3/25/26; CC 4/1/26] 26-252-2

Public Comments:
James Alexander, Jr. – 7.f.
Bernice Alexander – 7.f.

Councilor Decter Wright moved to approve 7.c – 7.m, except 7.i. 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.

7.i was read and voted on separately.

- i. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the Tulsa Revised Ordinances, Title 5, "Board, Commissions and Committees," Chapter 5, "Greater Tulsa Area Indian Affairs Commission," reorganizing for readability; restructuring Commission Appointees and terms; providing for Tribal Delegates from the Muscogee (Creek) Nation, the Cherokee Nation, and the Osage Nation; providing that the City of Tulsa's Director of Tribal Policy and Partnerships, or similar position in the absence thereof, shall be an ex officio, non-voting member of the Commission. [PW 3/25/26; CC 3/25/26; CC 4/1/26] 26-248-2

Councilor Decter Wright moved to remand 7.i back to Committee for further discussion by the Council and an updated presentation from those who requested the changes.

Without object, 7.i was remanded to a Committee agenda.

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 Dutton announced a joint town hall meeting with Councilor Hall-Harper on April 7, 2026. Councilor Bellis wished an enjoyable Seder to all.

- b. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from Tulsa Regional Chamber in the amount of six hundred dollars (\$600.00) for Council Administrator Sarah Davis to travel to Kansas City, MO on April 6-8, 2026, to attend the Tulsa Regional Chamber InterCity Visit Scout Trip. [CC 4/1/26] 26-289-1

Councilor Decter Wright moved to approve 8.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.

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.

Chair Gilbert adjourned the meeting at 6:15 P.M.

Karen Gilbert, Chair of the Council

Lori Doring, Secretary to the Council