

MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE CITY OF
TULSA, OKLAHOMA,
scheduled for Wednesday, June 17, 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, June 12, 2026, at 4:31 P.M.

CALL TO ORDER

Chair Gilbert called the meeting to order at 5:04 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
Bailee Rogers, Council Staff

1. RECEIPT & FILING OF MINUTES

- a. No items this week.

2. APPOINTMENTS & REAPPOINTMENTS

- a. Rick Hudson – Reappointment to the Tulsa Utility Board/Tulsa Metropolitan
Utility Authority; term expires April 28, 2030. (Attended 30/33 meetings.) (CD-8)
[UED 6/10/26; CC 6/17/26] 26-509-1

Public Comments:
John Huffines – 2.a.

Councilor Decter Wright moved to approve 2.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.

3. PUBLIC HEARINGS

- a. No items this week.

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 approving an Economic Development Incentive, not to exceed five million dollars (\$5,000,000.00), for a portion of the costs eligible for reimbursement related to the acquisition, alteration, remodeling, and improvement of an existing retail shopping facility pursuant to the terms of an Economic Development Agreement to be negotiated between the City of Tulsa and Direct Retail Partners (DRP) Tulsa Hills Property Owner, LLC. **(Emergency Clause)** [UED 6/10/26; CC 6/17/26] 26-505-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution as part of the FY 2026-2027 annual budget ratifying and affirming a certain Capital Improvement Projects Agreement, dated April 1, 2021, between the City of Tulsa and the Tulsa Public Facilities Authority (TPFA), whereby the Authority issued four million, three hundred fifteen thousand dollars (\$4,315,000.00) in parking bonds to refund Tulsa Parking Authority (TPA) revenue bonds. **(Emergency Clause)** [BUD/SP 6/3/26; CC 6/10/26; CC 6/17/26] 26-467-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution as part of the FY 2026-2027 annual budget ratifying and affirming a certain Capital Improvement Projects Agreement, dated August 24, 2017, between the City of Tulsa and the Tulsa Public Facilities Authority (TPFA) whereby the Authority issued fifty-nine million, six hundred fifty thousand dollars (\$59,650,000.00) in bonds for purchase and improvement of One Technology Center for the purpose of relocating City Hall. **(Emergency Clause)** [BUD/SP 6/3/26; CC 6/10/26; CC 6/17/26] 26-468-2
- e. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution as part of the FY 2026-2027 annual budget ratifying and affirming a certain Capital Improvement Projects Agreement, dated April 22, 2008, between the City of Tulsa and the Tulsa Public Facilities Authority (TPFA) whereby the Authority issued sixteen million dollars (\$16,000,000.00) for improvement of the BOK Arena. **(Emergency Clause)** [BUD/SP 6/3/26; CC 6/10/26; CC 6/17/26] 26-469-2
- f. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution as part of the FY 2026-2027 annual budget ratifying and affirming a certain Capital Improvement Projects Agreement, dated June 1, 2017, between the City of Tulsa and the Tulsa Public Facilities Authority (TPFA) whereby the Authority issued one hundred fifteen million, three hundred thousand dollars (\$115,300,000.00) in revenue bonds for the 2016 Tulsa Economic Vision Advance Fund - Issue 1. **(Emergency Clause)** [BUD/SP 6/3/26; CC 6/10/26; CC 6/17/26] 26-470-2
- g. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution as part of the FY 2026-2027 annual budget ratifying and affirming a certain Capital Improvement Projects Agreement, dated October 9, 2018, between the City of Tulsa and the Tulsa Public Facilities Authority (TPFA) whereby the Authority issued one hundred eighteen million, one hundred thousand dollars (\$118,100,000.00) in revenue bonds for the 2016 Tulsa Economic Vision Advance Fund - Issue 2. **(Emergency Clause)** [BUD/SP 6/3/26; CC 6/10/26; CC 6/17/26] 26-471-2
- h. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution as part of the FY 2026-2027 annual budget ratifying and affirming a

certain Capital Improvement Projects Agreement, dated May 1, 2020, between the City of Tulsa and the Tulsa Public Facilities Authority (TPFA) whereby the Authority issued twenty-four million, one hundred fifty thousand dollars (\$24,150,000.00) in revenue bonds for Stormwater Management Projects. **(Emergency Clause)** [BUD/SP 6/3/26; CC 6/10/26; CC 6/17/26] 26-472-2

- i. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution as part of the FY 2026-2027 annual budget ratifying and affirming a certain Capital Improvement Projects Agreement, dated March 1, 2023, between the City of Tulsa and the Tulsa Public Facilities Authority (TPFA) whereby the Authority issued eight million, three hundred twenty-five thousand dollars (\$8,325,000.00) in revenue bonds for Stormwater Management Projects. **(Emergency Clause)** [BUD/SP 6/3/26; CC 6/10/26; CC 6/17/26] 26-473-2
- j. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution as part of the FY 2026-2027 annual budget ratifying and affirming a certain Capital Improvement Projects Agreement, dated April 1, 2024, between the City of Tulsa and the Tulsa Public Facilities Authority (TPFA) whereby the Authority issued six million, nine hundred twenty-five thousand dollars (\$6,925,000.00) in revenue bonds for Stormwater Management Projects. **(Emergency Clause)** [BUD/SP 6/3/26; CC 6/10/26; CC 6/17/26] 26-474-2
- k. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution as part of the FY 2026-2027 annual budget ratifying and affirming a certain Capital Improvement Projects Agreement, dated March 1, 2025, between the City of Tulsa and the Tulsa Public Facilities Authority (TPFA) whereby the Authority issued ten million, seventy-five thousand dollars (\$10,075,000.00) in revenue bonds for Stormwater Management Projects. **(Emergency Clause)** [BUD/SP 6/3/26; CC 6/10/26; CC 6/17/26] 26-475-2
- l. Consideration and possible approval, adoption, denial, amendment or revision of a License Agreement between the City of Tulsa and Julie M. Nickel for property located at 2525 E. 30th St., South Lewis Park Addition, to install, use, and maintain a decorative concrete driveway with Bomanite exposed aggregate finish and a brick paver sidewalk within the street right-of-way. (CD-4) [PW 6/10/26; CC 6/17/26] 26-494-2
- m. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from Columbus Fire Department in the amount of eight hundred dollars (\$800.00) for Fire District Chief Kenneth Gunn to travel to Columbus, OH on June 14-18, 2026, to be one of the assessors for the Columbus Fire Department promotion process. [CC 6/17/26] 26-516-1
- n. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from Columbus Fire Department in the amount of eight hundred dollars (\$800.00) for Fire District Chief Kenneth Gunn to travel to Columbus, OH on July 13-17, 2026, to be one of the assessors for the Columbus Fire Department promotion process. [CC 6/17/26] 26-517-1
- o. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from Pierce Manufacturing in the amount of two thousand dollars (\$2,000.00) for Julie Lynn, Josh Lamb, Garrett Reed, and Gary Tarver to travel to Bradenton, FL on June 7-10, 2026, to perform the complete final inspection for Air/Light trucks and pre-construction for Hazmat Air truck. [CC 6/17/26] 26-518-1
- p. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Tulsa Juneteenth 5K and 1 Mile Run scheduled for June 20, 2026, starting at 200 N. Boston Ave. (CD-1) [CC 6/17/26] 26-522-1

- q. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Tulsa Juneteenth Festival scheduled for June 19-20, 2026, at 100 N. Greenwood Ave. (CD-1) [CC 6/17/26] 26-523-1

Public Comments:
John Huffines – 4.d, 4.m, 4.p, 4.q.

Councilor Decter Wright moved to approve 4.b – 4.q with the emergency clause on 4.b – 4.k. 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. Consideration and possible approval, adoption, denial, amendment, or revision of a Final Plat for Wilshire Trails, consisting of Thirty (30) Lots, Four (4) Blocks on ± 5.22 acres located on multiple lots south and west of the SW/c of Wilshire Dr. and E. 33rd St. N. (TMAPC staff administratively **APPROVED** the final plat on behalf of TMAPC.) (CD-1) [CC 6/17/26] 26-515-1
- b. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7852 from RS-1 to RS-1 with an Optional Development Plan for property located west of the NW/c of E. 119th St. S. and S. Yale Ave. requested by Nathan Cross. (Property owner: Allen Staab, Gold Team Commercial Realty, LLC) (CD-8) (TMAPC voted 7-0-0 to recommend **APPROVAL** of RS-1 zoning with an Optional Development Plan.) [UED 6/10/26; CC 6/17/26; CC 6/24/26] 26-510-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7861 from RS-3 to MX1-F-35 for property located south of the SE/c of E. Newton St. and N. Oswego Ave. requested by Lee Simon Design. (Property owner: Oswego Investments, LLC) (CD-3) (TMAPC voted 7-0-0 to recommend **APPROVAL** of MX1-F-35 zoning.) [UED 6/10/26; CC 6/17/26; CC 6/24/26] 26-513-2

Public Comments:
Evona Garner – 5.c.

Susan Miller from the Tulsa Planning Office addressed the Council regarding 5.c.

Kayla Lee, the developer, addressed the Council regarding 5.c.

Councilor Decter Wright moved to approve 5.a – 5.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: 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 closing a certain Utility Easement, requested by Nathalie Cornett, Eller & Detrich, P.C. for property located at 4191 S. Peoria Ave., Lot One (1), Block One (1) of Brookside Marketplace Addition, for Chick-fil-A development. (CD-9) [PW 6/17/26; CC 6/17/26; CC 6/24/26] 26-520-2

Without objection, item 6.a was forwarded to the next Council meeting.

7. **ORDINANCES - SECOND READING**

7.a was read and voted on separately.

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance adopting the Annual Budget of the City of Tulsa for the Fiscal Year 2026-2027; ordering the transfer of enterprise income to the General Fund; appropriating unexpended balances for grant funds and capital project funds for Fiscal Year 2026-2027; ordering and directing the computation and filing of levy requirements for the 2026-2027 Sinking Fund of the City of Tulsa, Oklahoma; reserving fund balance of ten percent (10.0%) as an emergency operating contingency in the General Fund; approving an emergency telephone fee of five percent (5%) for Calendar Year 2027; ordering the filing of the City of Tulsa Budget, Fiscal Year 2026-2027 with the State Auditor and Inspector of the State of Oklahoma; and ordering this ordinance to take effect immediately from and after its adoption and approval, as part of the Fiscal Year 2026-2027 budget adoption. (Public Hearings: 5/20/26; 6/3/26) [BUD/SP 6/3/26; CC 6/3/26; CC 6/10/26; BUD/SP 6/17/26; CC 6/17/26] 26-464-2

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

Councilor Decter Wright moved to approve 7.a, incorporating the technical changes as distributed at the 1:00 P.M. Budget and Special Projects Committee meeting on June 17, 2026. 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.

- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance approving and adopting the Capital Improvements Plan for the City of Tulsa for Fiscal Years 2027-2031 as part of the FY 2026-2027 annual budget. **(Emergency Clause)** [BUD/SP 6/3/26; CC 6/3/26; CC 6/10/26; BUD/SP 6/17/26; CC 6/17/26] 26-465-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance authorizing the Mayor to transfer any unexpended and unencumbered appropriations of one hundred thousand dollars (\$100,000.00) or

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- less from one account to another within the same Department of the City, with certain exceptions; expiring July 31, 2027. **(Emergency Clause)** [BUD/SP 6/3/26; CC 6/3/26; CC 6/10/26; BUD/SP 6/17/26; CC 6/17/26] 26-466-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Title 45, Tulsa Revised Ordinances, Chapter 1, titled "City of Tulsa Use Tax Code," Section 119, ending the dedication of Fifteen (15%) percent of use tax revenue for debt service in support of the fund created by Title 43-K, which is no longer needed for such purposes. **(Emergency Clause)** [BUD/SP 6/3/26; CC 6/3/26; 6/10/26; BUD/SP 6/17/26; CC 6/17/26] 26-448-2
- e. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Title 43-K of Tulsa Revised Ordinances, which is the City of Tulsa's Expenditure Policy for the "2017 Limited-Purpose Economic Development Temporary Sales Tax"; amending the projects and purposes for which expenditures of proceeds may lawfully be made; providing for severability. **(Emergency Clause)** (Required Press Conference held 4/23/26) (Public Hearings: 5/20/26; 6/3/26) [UED 5/20/26; CC 5/20/26; BUD/SP 6/3/26; CC 6/10/26; BUD/SP 6/17/26; CC 6/17/26] 26-414-5
- f. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7858 from OL and RS-3 to CG with an Optional Development Plan for property located at the SE/c of W. 49th St. S. and S. Tacoma Ave. requested by Anna Sanger. (Property owner: Brady Residential Properties, LLC) (CD-2) (TMAPC voted 11-0-0 to recommend **APPROVAL** of CG zoning with an Optional Development Plan.) [UED 6/3/26; CC 6/10/26; CC 6/17/26] 26-456-3
- g. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2025-2026 budget to reduce appropriations of two hundred eighty thousand, two hundred one dollars and ninety-five cents (\$280,201.95) within the 2008 GO Bond Issue 5 SubFund, and to reduce appropriations of two hundred thirty-four thousand, eight hundred ninety-one dollars (\$234,891.00) within the 2008 GO Bond Issue 6 Sub-Fund, and to reduce appropriations of nineteen thousand, two hundred thirty-six dollars (\$19,236.00) within the 2008 GO Bond Issue 7 SubFund. (Reduction of appropriations for the Boston Avenue Bridge.) [UED 6/10/26; CC 6/10/26; CC 6/17/26] 26-504-2
- 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 five hundred seventy-five thousand dollars (\$575,000.00) recognized from unappropriated fund balance within the 2020 Sales Tax Fund. (E. 36th Pl. Sidewalk Improvements.) [UED 6/10/26; CC 6/10/26; CC 6/17/26] 26-503-2
- i. 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 six thousand, five hundred dollars (\$106,500.00) from unappropriated fund balance within the PD Equitable Sharing Justice SubFund. (Frontline Leadership Training Academy and the Annual facilitation of the Mayor's Police and Community Coalition.) [UED 6/10/26; CC 6/10/26; CC 6/17/26] 26-502-2
- j. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Title 11-C, Tulsa Revised Ordinances, "Waterworks and Sewerage"; amending Chapter 3, titled "Water Rates" amending Sections 302, 303, 304, 305, 306, 307, and 308 to provide Water and Sewer rate adjustments, amending Chapter 7, "Sanitary Sewer User Charge System"; amending Sections 702, 703, and 708 to adjust Sewer Service Charge rates, providing that these rates shall be effective on October 1, 2026. [PW 6/10/26; CC 6/10/26; CC 6/17/26] 26-493-2

- k. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Title 11, Tulsa Revised Ordinances, “Public Works Department”, Chapter 9, “Street Maintenance”, Section 901, “Special Revenue Fund for Maintenance and Repair of Public Ways”; directing that, in addition to one percent (1%) of Public Service Company of Oklahoma (PSO) gross receipts; nine-tenths of one percent (0.9%) of Oklahoma Natural Gas Company (ONG) gross receipts shall be remitted into the fund; amending the purposes of the fund; requiring annual approval of a 5-year plan for the use of funds; providing that this ordinance shall be void if the ONG franchise is not approved by voters; repealing all ordinances in conflict herewith; and providing for severability. (Gilbert, Bengel, Lakin) (Required Press Conference held 5/6/26) (Public Hearings: 6/3/26; 6/10/26) [PW 6/10/26; CC 6/10/26; CC 6/17/26] 26-411-2
1. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Title 24, Tulsa Revised Ordinances, “Nuisances”, by adopting new Chapter 5, "Municipal Code Lien Enforcement Procedure": repealing all ordinances or parts of ordinances in conflict herewith; providing for severability; and establishing an effective date. (Mayor Nichols, Bellis, Decter Wright, Lakin, Bush) [UED 6/3/26; CC 6/3/26; PW 6/10/26; CC 6/10/26; CC 6/17/26] 26-397-4

Councilor Decter Wright moved to approve 7.b – 7.l with the emergency clause on 7.b – 7.e and amended backup documentation on 7.c and 7.e. 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.

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 Archie announced that there would be a movie night at Reed Park on July 24, 2026, and the 2nd Annual Back to School Bash on August 15, 2026. Councilor Hall-Harper invited everyone to participate in Tulsa Juneteenth.
- b. Consideration and possible approval, adoption, denial, amendment or revision of the 2026-2027 Medical Control Board Budget. [PW 6/17/26; CC 6/17/26] 26-525-2

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. James Taylor – Concerns regarding the Park Board policies and procedures. [CC 6/17/26] 26-521-1

James Taylor addressed the Council.

12. ADJOURNMENT

- a. Adjournment.

Chair Gilbert adjourned the meeting at 5:42 P.M.

Karen Gilbert, Chair of the Council

Lori Doring, Secretary to the Council