

MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE CITY OF TULSA, OKLAHOMA,
scheduled for Wednesday, July 29, 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, July 24, 2026, at 4:12 P.M.

An addendum was posted on Tuesday, July 28, 2026, at 9:53 A.M.

CALL TO ORDER

Chair Gilbert called the meeting to order at 5:30 P.M.

ROLL CALL:

Hall-Harper	Present	Bengel	Present
Archie	Present	Decter Wright	Present
Dutton	Present	Lakin	Absent
Bellis	Present	Bush	Present
Gilbert	Present		
	Present:	8	
	Absent:	1	

STAFF PRESENT
Jack Blair, City Attorney
Lori Doring, Secretary to the Council
Chris Baughman, Council Staff

1. RECEIPT & FILING OF MINUTES

- a. Minutes of Regular Meeting held at 4:00 PM on July 15, 2026. [CC 7/29/26] 26-632-1
- b. Minutes of Regular Meeting held at 5:00 PM on July 15, 2026. [CC 7/29/26] 26-632-2

Councilor Decter Wright moved to approve 1.a – 1.b. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Archie	Yea	Decter Wright	Yea
Dutton	Yea	Lakin	Absent
Bellis	Yea	Bush	Yea
Gilbert	Yea		

Yeas: 8 Nays: 0 Absent: 1 Abstentions: 0

Motion carried.

2. APPOINTMENTS & REAPPOINTMENTS

2.a, 2.b, and 2.c were each read and voted on separately.

- a. Hieu Le – Reappointment to the Asian Affairs Commission; term expires January 1, 2028. (Attended 9/13 meetings.) (CD-5) [UED 7/22/26; CC 7/29/26] 26-595-1

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	Absent
Bellis	Yea	Bush	Yea
Gilbert	Yea		

Yeas: 8 Nays: 0 Absent: 1 Abstentions: 0

Motion carried.

Councilor Bengel recused at 5:32 P.M.

- b. Christian Bengel – Reappointment to the Tulsa Authority for Economic Opportunity; term expires June 30, 2029. (Attended 9/14 meetings.) (CD-6) [UED 7/22/26; CC 7/29/26] 26-604-1

Public Comments:
John Huffines – 2.b.

Councilor Decter Wright moved to approve 2.b. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Absent
Archie	Yea	Decter Wright	Yea
Dutton	Yea	Lakin	Absent
Bellis	Yea	Bush	Yea
Gilbert	Yea		

Yeas: 7 Nays: 0 Absent: 2 Abstentions: 0

Motion carried.

Councilor Bengel returned at 5:33 P.M.

- c. Phil Lakin, Jr. – Reappointment to the Emergency Medical Services Authority; term expires June 30, 2029. (Attended 5/7 meetings.) (CD-8) [UED 7/22/26; CC 7/29/26] 26-605-1

Public Comments:
John Huffines – 2.c.

Councilor Decter Wright moved to approve 2.c. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Archie	Yea	Decter Wright	Yea
Dutton	Yea	Lakin	Absent
Bellis	Yea	Bush	Yea
Gilbert	Yea		

Yeas: 8 Nays: 0 Absent: 1 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.

Shane Stone, Director of Government Affairs, presented the report.

- b. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution authorizing Condemnation of property owned by Joram and Doris Loraine Rauchwerger located at 10520 Riverside Pkwy., Unplatted, an existing public necessity requires the acquisition of Fee Simple for the Tulsa-Jenks Multi-Modal Safety Raise Project. (CD-2) [PW 7/22/26; CC 7/29/26] 26-600-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of a License Agreement between the City of Tulsa and CoxCom, LLC for property located on S. 4140 Rd. at E. 534 Rd. to install 2" HDPE Polypipe with fiber optic cable underneath raw water flowlines. (Project 5-4-26-33) (Rogers County) [PW 7/22/26; CC 7/29/26] 26-598-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of a License Agreement between the City of Tulsa and CoxCom, LLC for property located on S. 4140 Rd. at E. 535 Rd. to install 2" HDPE Polypipe with fiber optic cable underneath raw water flowlines. (Project 5-4-26-34) (Rogers County) [PW 7/22/26; CC 7/29/26] 26-599-2
- e. 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, one hundred forty-five dollars and ninety-seven cents (\$1,145.97) for Kennedy Dixon to travel to New York, NY on June 23-24, 2026, to attend the Cities for Financial Empowerment Leadership Cohort of Local Government. [CC 7/29/26] 26-615-1
- f. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from Lexington Fire Department in the amount of eight hundred dollars (\$800.00) for Fire Captain Troy Franklin to travel to Lexington, KY on September 21-25, 2026, to be one of the assessors for the Lexington Fire Department promotion process. [CC 7/29/26] 26-617-1
- g. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from Housing Forward in the amount of five thousand, two hundred dollars (\$5,200.00) for Brant Pitchford and Shelly Termini to travel to Pittsburgh, PA on September 22-25, 2026, to attend the Reclaiming Vacant Properties Conference. [CC 7/29/26] 26-628-1
- h. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from Special Olympics of Oklahoma in the amount of nine hundred thirty-eight dollars and eighty-three cents (\$938.83) for Officer Josh Metcalf to travel to Grand Rapids, MI on November 4-7, 2026, to participate in the Law Enforcement Torch Run International Conference. [CC 7/29/26] 26-630-1
- i. 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, three hundred dollars and fifty-four cents (\$2,300.54) for Susannah Ralston to travel to Phoenix, AZ on August 21-28, 2026, to attend the National Real Time Crime Center Association (NRTCCA) National Conference. [CC 7/29/26] 26-631-1

- j. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Rock the Block scheduled for August 30, 2026, at 3515 S. Harvard Ave. (CD-9) [CC 7/29/26] 26-610-1
- k. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Audacity: Osage County 2026 scheduled for August 1, 2026, starting at 409 N. Main St. (CD-1,4) [CC 7/29/26] 26-611-1
- l. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Sip N Slide scheduled for August 1, 2026, at 100 N. Boulder Ave. (CD-1) [CC 7/29/26] 26-612-1

Public Comments:
Cody Elkin – 4.l.
John Huffines – 4.e, 4.f, 4.h, 4.j.

Councilor Decter Wright moved to approve 4.b – 4.l. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Archie	Yea	Decter Wright	Yea
Dutton	Yea	Lakin	Absent
Bellis	Yea	Bush	Yea
Gilbert	Yea		

Yeas: 8 Nays: 0 Absent: 1 Abstentions: 0

Motion carried.

5. AUTHORITIES, BOARDS & COMMISSIONS

- a. Consideration and possible approval, adoption, denial, amendment, or revision of a Final Plat for Tulsa Classical Academy, consisting of One (1) Lot, One (1) Block on ± 14.83 acres located north of the NE/c of S. Sheridan Rd. and E. 101st St. S. (TMAPC staff administratively **APPROVED** the final plat on behalf of TMAPC.) (CD-8) [CC 7/29/26] 26-636-1
- b. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7867 from RS-3 to IM for property located at the NE/c of W. 37th Pl. and S. Galveston Ave. requested by West Side Industrial, LLC. (Property owner: Multiple Owners) (CD-2) (TMAPC voted 10-0-0 to recommend **APPROVAL** of IM zoning.) [UED 7/22/26; CC 7/29/26; CC 8/5/26] 26-603-2

Councilor Decter Wright moved to approve 5.a – 5.b. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Archie	Yea	Decter Wright	Yea
Dutton	Yea	Lakin	Absent
Bellis	Yea	Bush	Yea
Gilbert	Yea		

Yeas: 8 Nays: 0 Absent: 1 Abstentions: 0

Motion carried.

6. ORDINANCES - FIRST READING

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Tulsa Revised Ordinances, Title 5, Chapter 1, "Human Rights Commission"; requiring the Compliance Official to provide quarterly reports of all complaints filed pursuant to this chapter; deleting the requirement to file complaints with the City Clerk in addition to the Compliance Official. (Gilbert) [UED 7/29/26; CC 7/29/26; CC 8/5/26] 26-613-2
- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the Tulsa Revised Ordinances, Title 49, "Administrative, Permit, and License Fees," Chapter 18, "Animal Services Fees," Section 1802, "Impounded Animals," to add a new Subsection listing a fee for animal surrender; amending Section 1804, "Permits and Exemptions," to add a new Subsection listing a permit fee for Type C Commercial Animal Establishments. [PW 7/29/26; CC 7/29/26; CC 8/5/26] 26-614-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2026-2027 budget to transfer unencumbered and unexpended appropriations of one thousand, three hundred forty-seven dollars and ninety-two cents (\$1,347.92) between projects within the 2014 Go Bond Issue 1 SubFund, and to transfer unencumbered and unexpended appropriation balances of nineteen thousand, eight hundred thirty-one dollars and ninety-nine cents (\$19,831.99) between projects within the 2014 Go Bond Issue 2 SubFund, and to transfer unencumbered and unexpended appropriation balances of five thousand, eight hundred thirty-seven dollars and eighty-eight cents (\$5,837.88) between projects within the 2014 Go Bond Issue 3 SubFund, and to transfer unencumbered and unexpended appropriation balances of sixty-two thousand, eight hundred seventy-four dollars and forty-three cents (\$62,874.43) between projects within the 2014 Go Bond Issue 4 SubFund, and to transfer unencumbered and unexpended appropriation balances of two million, six hundred sixty-nine thousand, seven hundred thirty-eight dollars and fifty-five cents (\$2,669,738.55) between projects within the 2014 Go Bond Issue 5 SubFund, and to transfer unencumbered and unexpended appropriation balances of two hundred ninety-two dollars and six cents (\$292.06) between projects within the 2014 Go Bond Issue 6 SubFund, and to transfer unencumbered and unexpended appropriation balances of one million, eight hundred forty-seven thousand, four hundred eighty-six dollars and twenty-two cents (\$1,847,486.22) between projects within the 2020 Go Bond Issue 2 SubFund, and to transfer unencumbered and unexpended appropriation balances of two million, eight hundred sixty-two thousand, seven hundred seventy-nine dollars and eighty-three cents (\$2,862,779.83) between projects within the 2020 Go Bond Issue 3 SubFund. [UED 7/29/26; CC 7/29/26; CC 8/5/26] 26-622-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a certain Storm Water Detention Easement, requested by Jason Kapka, AVP Construction and Development for property located at 11020 S. Memorial Dr., Lot One (1), Block One (1) of Heartland Venture II Addition, for future development. (CD-8) [PW 7/29/26; CC 7/29/26; CC 8/5/26] 26-629-2
- e. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Tulsa Revised Ordinances, Title 5, "Boards, Commissions and Committees" by the addition of a new Chapter 15, titled "Planning Commission," repealing all ordinances or parts of ordinances in conflict herewith; providing severability; containing other provisions related thereto; establishing an effective date. **(Emergency Clause)** [PW 7/29/26; CC 7/29/26; CC 8/5/26] 26-627-2

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

7. ORDINANCES - SECOND READING

- a. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7862 from RS-3 to CG for property located east of the NE/c of S. Harvard Ave. and E. 27th Ave. S. requested by Robert E. Golasinski, Jr., POA. (Property owner: Golasinski, Robert E. & Geraldine Revocable Trust) (CD-4) (TMAPC voted 8-0-0 to recommend **APPROVAL** of CG zoning.) [UED 7/15/26; CC 7/22/26; CC 7/29/26] 26-582-3
- b. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7864 from RS-3 to RM-3 for property located west of the NW/c of E. 46th St. N. and N. Peoria Ave. requested by Justin DeBruin, Wallace Design Collective. (Property owner: Rodrigo Mayorga) (CD-1) (TMAPC voted 10-0-0 to recommend **APPROVAL** of RM-3 zoning.) [UED 7/15/26; CC 7/22/26; CC 7/29/26] 26-580-3
- c. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7865 from OM to CS for property located at the NW/c of E. 31st St. S. and S. Sandusky Ave. requested by Nathalie Cornett, Eller & Detrich, P.C. (Property owner: MTS Properties, LLC) (CD-4) (TMAPC voted 10-0-0 to recommend **APPROVAL** of CS zoning.) [UED 7/15/26; CC 7/22/26; CC 7/29/26] 26-581-3
- d. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7866 from RS-3 and AG to RS-4 with an Optional Development Plan for property located at the SE/c of E. 101st St. S. and S. Florence Ave. requested by Tanner Consulting, LLC. (Property owner: Life Tabernacle United Pentecostal Church, Inc.) (CD-2,8) (TMAPC voted 10-0-0 to recommend **APPROVAL** of RS-4 zoning with an Optional Development Plan.) [UED 7/15/26; CC 7/22/26; CC 7/29/26] 26-578-3
- e. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2026-2027 budget to make supplemental appropriations of one million dollars (\$1,000,000.00) recognized from unappropriated fund balance within the Pandemic Relief Recovery Fund. (OK POP Museum) [UED 7/22/26; CC 7/22/26; CC 7/29/26] 26-594-2
- f. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance dissolving Increment District No. 7, City of Tulsa, created by the approval of the Admiral Place Community Development Project Plan by Ordinance No. 23418 on December 17, 2015, approved by the Mayor on December 21, 2015, terminating as of August 15, 2026, the tax apportionment financing authorized by the Project Plan and the Ordinance adopting the Project Plan; finding that the Proposed Project, a regional outlet mall, with public infrastructure improvements never was built, the budgeted project costs were not incurred and no sales tax increment was apportioned; and authorizing that all excess sales tax increments, if any, from Increment District No. 7, City of Tulsa, be transferred or paid into the funds of the City that would have received the sales taxes had Increment District No. 7 not been created. [UED 7/22/26; CC 7/22/26; CC 7/29/26] 26-596-2
- g. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance dissolving Tax Increment District No. 10, City of Tulsa, created by the approval of the Downtown Area Economic Development Project Plan by Ordinance No. 23832 on December 13, 2017, which Project Plan was amended by Ordinance No. 24274 that adopted the First Amended Downtown Area Economic Project Plan on December 4, 2019, which Project Plan was further amended by Ordinance No. 25763 that adopted the Second Amended Downtown Area Economic Project Plan on March 18, 2026, (collectively "The Project Plan"); terminating as of August 15, 2026, the Tax Apportionment Financing for Increment District No. 10 authorized by the Project Plan and the Ordinances adopting and amending the Project Plan; finding that the apportioned increments

which have been collected are sufficient to pay the total amount of project costs authorized by the Project Plan for Increment District No. 10; authorizing that all ad valorem tax increments, if any, in excess of the amounts required for payment of authorized project costs for Increment District No. 10, City of Tulsa, be paid to the County Treasurer for distribution to the respective affected taxing entities by agreement of the affected taxing entities; authorizing that all excess sales tax increments, if any, from Increment District No. 10, be transferred or paid into the funds of the city that would have received the sales taxes had said district not been created; providing that the Tulsa Authority for Economic Opportunity pay unpaid authorized project costs, if any, from the remaining balance of the Apportionment Fund until the maximum amount available for total projects in Increment District No. 10 has been disbursed. [UED 7/22/26; CC 7/22/26; CC 7/29/26] 26-597-2

Public Comments:
James Alexander, Jr. – 7.b, 7.e.

Councilor Decter Wright moved to approve 7.a – 7.g. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Archie	Yea	Decter Wright	Yea
Dutton	Yea	Lakin	Absent
Bellis	Yea	Bush	Yea
Gilbert	Yea		

Yeas: 8 Nays: 0 Absent: 1 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 Decter Wright announced that there would be a community meeting regarding Vesta properties on July 30, 2026. Councilor Dutton reminded everyone of the District 1 and District 3 Neighborhood Infill Overlay meeting on July 30, 2026.

8.b was read and voted on separately.

- b. **AMENDED LANGUAGE:** Consideration and possible approval, adoption, denial, amendment or revision of a Resolution of the City of Tulsa, Oklahoma, urging the Tulsa County Election Board to add an additional early voting location in north Tulsa for the August 2026 election and future election dates, promoting the use of city facilities as possible early voting locations, and encouraging the broader Tulsa community to support early voting efforts through volunteerism and opening their doors as potential partner locations for safe and secure early voting. **(Emergency Clause)** (Hall-Harper, Dutton, Bellis, Decter Wright) [UED 7/29/26; CC 7/29/26]

Public Comments:
Regina Goodwin – 8.b.
Alicia Andrews – 8.b.
James Alexander, Jr. – 8.b.
Bernice Alexander – 8.b.

Councilor Decter Wright moved to approve 8.b. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Nay
Archie	Yea	Decter Wright	Yea
Dutton	Yea	Lakin	Absent
Bellis	Yea	Bush	Nay
Gilbert	Yea		

Yeas: 6 Nays: 2 Absent: 1 Abstentions: 0

Motion carried.

Councilor Decter Wright moved to approve the emergency clause on 8.b. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Nay
Archie	Yea	Decter Wright	Yea
Dutton	Yea	Lakin	Absent
Bellis	Yea	Bush	Nay
Gilbert	Yea		

Yeas: 6 Nays: 2 Absent: 1 Abstentions: 0

Motion carried.

- c. Consideration and possible approval, adoption, denial, amendment or revision of a Request by River Parks Authority for waiver of fees by the City of Tulsa of seventeen thousand, two hundred thirteen dollars and twenty-five cents (\$17,213.25) for Tulsa Police Department labor costs for the 2026 Folds of Honor Freedom Fest Event held on July 4, 2026. (Bellis) [PW 7/29/26; CC 7/29/26] 26-609-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of a donation from HF Sinclair to the City of Tulsa for a movie and concessions for Movie in the Park, valued at one thousand, one hundred dollars and ninety-three cents (\$1,100.93). (Archie) [CC 7/29/26] 26-618-1

Public Comments:
Kiel Roath – 8.c.

Councilor Decter Wright moved to approve 8.c – 8.d. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Archie	Yea	Decter Wright	Yea
Dutton	Yea	Lakin	Absent
Bellis	Yea	Bush	Yea
Gilbert	Yea		

Yeas: 8 Nays: 0 Absent: 1 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. Stephen Handlin – Concerns regarding a tree in the right-of-way at E. 10th St. and S. Troost Ave. [CC 7/29/26] 26-638-1

Stephen Handlin addressed the Council.

12. ADJOURNMENT

- a. Adjournment.

Chair Gilbert adjourned the meeting at 6:21 P.M.

Karen Gilbert, Chair of the Council

Lori Doring, Secretary to the Council