

NOTICE AND AGENDA

TULSA CITY COUNCIL – REGULAR MEETING

5:00 PM, Wednesday, September 1, 2021

Council Chamber, 2nd Floor – 175 E. 2nd St., Tulsa, OK 74103

Persons who require a special accommodation to participate in this meeting should contact Tulsa City Council Secretary 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 4, 2021. [CC 9/1/21]
- b. Minutes of Regular Meeting held at 5:00 PM on August 4, 2021. [CC 9/1/21]

2. APPOINTMENTS & REAPPOINTMENTS

- a. JoAnn Brigham Caldwell – Appointment to the Tulsa Authority for the Recovery of Energy replacing Elizabeth Osburn; term expires July 31, 2024. (CD-3) [UED 8/25/21; CC 9/1/21]
- b. Caron Lawhorn – Appointment to the Tulsa Stadium Trust replacing Robert McGrew; term expires September 1, 2026. (CD-8) [UED 8/25/21; CC 9/1/21]

3. PUBLIC HEARINGS

- a. No items this week.

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 approving the issuance by the Trustees of the Tulsa Airports Improvement Trust of General Airport Revenue Refunding Bonds in an aggregate principal amount not to exceed sixty-five million dollars (\$65,000,000.00) in one or more series; approving the waiver of competitive bidding. **(Emergency Clause)** [PW 8/25/21; CC 9/1/21]
- c. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution approving the allocation of Economic Development Funds in an amount not to exceed four hundred fifty thousand dollars (\$450,000.00) to assist the construction of public infrastructure improvements pursuant to the proposed agreement between the City of Tulsa and PPFMKT, LLC, in accordance with the Economic Development Public Infrastructure Policy of the City of Tulsa. [UED 8/25/21; CC 9/1/21]
- d. Consideration and possible approval, adoption, denial, amendment or revision of a Release of Covenant related to the release of minimum tax payments due on the project related to a Development and Financing Assistance Agreement between the developer, Vast Bank and Tulsa Authority for Economic Opportunity (TAEO) for the Block 44 Project. Due to uncertainty of commercial property values, TAEO and City Staff offered to remove minimum tax payments to increase certainty and provide relief. [UED 8/25/21; CC 9/1/21]
- e. Consideration and possible approval, adoption, denial, amendment or revision of a Release of Covenant related to the release of minimum tax payments due on the project related to a Development and Financing Assistance Agreement between the developer, PH Stadium Hospitality, LLC and Tulsa Authority for Economic Opportunity (TAEO) for the Block 44 Project. Due to uncertainty of commercial property values, TAEO and City Staff offered to remove minimum tax payments to increase certainty and provide relief. [UED 8/25/21; CC 9/1/21]
- f. Consideration and possible approval, adoption, denial, amendment or revision of a Release of Covenant related to the release of minimum tax payments due on the project related to a Development and Financing Assistance Agreement between the developer, Valley National Bank and Tulsa Authority for Economic Opportunity (TAEO) for the Block 44 Project. Due to uncertainty of commercial property values, TAEO and City Staff offered to remove minimum tax payments to increase certainty and provide relief. [UED 8/25/21; CC 9/1/21]
- g. Consideration and possible approval, adoption, denial, amendment or revision of a Release of Covenant related to the release of minimum tax payments due on the project related to a Development and Financing Assistance Agreement between the developer, WPX Energy Headquarters, LLC and Tulsa Authority for Economic Opportunity (TAEO). Due to uncertainty of commercial property values, TAEO and City Staff offered to remove minimum tax payments to increase certainty and provide relief. [UED 8/25/21; CC 9/1/21]

- h. Consideration and possible approval, adoption, denial, amendment or revision of a Release of Covenant related to the release of minimum tax payments due on the project related to a Development and Financing Assistance Agreement between the developer, 403 Cheyenne, LLC and Tulsa Authority for Economic Opportunity (TAEO) for the redevelopment of the Adams Building. Due to uncertainty of commercial property values, TAEO and City Staff offered to remove minimum tax payments to increase certainty and provide relief. [UED 8/25/21; CC 9/1/21]
- i. Consideration and possible approval, adoption, denial, amendment or revision of a Utility Easement Donation by Community Food Bank of Oklahoma, Inc. of property located at 1304 N. Kenosha Ave., Lot Ten (10), Block One (1), Parcel No. 321-2020, of the Lansing Industrial Park II Addition, for relocation of an existing sanitary sewer and the construction of a new public storm sewer to facilitate a commercial development. Project No. IDP 82748-2020. [CC 9/1/21]
- j. Consideration and possible approval, adoption, denial, amendment or revision of a Utility Easement Donation by Community Food Bank of Oklahoma, Inc. of property located at 1304 N. Kenosha Ave., Lot Nine (9), Block One (1), Parcel No. 322-2020, of the Lansing Industrial Park II Addition, for relocation of an existing sanitary sewer and the construction of a new public storm sewer to facilitate a commercial development. Project No. IDP 82748-2020. [CC 9/1/21]
- k. Consideration and possible approval, adoption, denial, amendment or revision of a Drainage Easement Donation by King Fisher Holdings, LLC of property located at 9034 E. 61st St. S., Lot One (1), Block One (1), Parcel No. 262-2020, of the Woodland Valley Office Park Addition, for a public storm sewer extension, driveways, sidewalks and ADA ramps. Project No. IDP 54547-2020. [CC 9/1/21]
- l. Consideration and possible approval, adoption, denial, amendment or revision of a Drainage Easement Donation by King Fisher Holdings, LLC of property located at 9034 E. 61st St. S., Lot One (1), Block One (1), Parcel No. 281-2020, of the Woodland Valley Office Park Addition, for a public storm sewer extension, driveways, sidewalks and ADA ramps. Project No. IDP 54547-2020. [CC 9/1/21]
- m. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: TU Home Football Games (NCAA Division 1 FBS) scheduled for September 2 and 25, 2021, at H.A. Chapman Stadium, 800 S. Tucker Dr. (CD-4) [CC 9/1/21]
- n. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Tulsa Walk to End Alzheimer's scheduled for September 18, 2021, starting at 1875 S. Boulder Park Dr. (CD-4) [CC 9/1/21]
- o. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: 9/11 Remembrance and Veterans Park Rededication scheduled for September 11, 2021, at 1109 E. 6th St. (CD-4) [CC 9/1/21]
- p. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Guthrie Green Events scheduled for September 2021, at 111 E. Reconciliation Way. (CD-4) [CC 9/1/21]
- q. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Race for Victory scheduled for September 11, 2021, starting at 7700 S. Lewis Ave. (CD-2, 9) [CC 9/1/21]

- r. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Iglesia de Amor Community Outreach scheduled for September 18, 2021, at 2132 N. Atlanta Pl. (CD-1) [CC 9/1/21]
- s. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Congregation B'nai Emunah Services scheduled for September 6 and 16, 2021, at 1719 S. Owasso Ave. (CD-4) [CC 9/1/21]
- t. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: TSO Symphony in the Park – Fireworks scheduled for September 3, 2021, at the Detroit Bridge between 1st St. and Archer St. (CD-4) [CC 9/1/21]
- u. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: FC Tulsa Home Matches scheduled for September 8, 11, and 18, 2021, at ONEOK Field, 201 N. Elgin Ave. (CD-4) [CC 9/1/21]

5. AUTHORITIES, BOARDS, & COMMISSIONS

- a. Monthly Status Report from the Sales Tax Overview Committee on current activities and efforts. [CC 9/1/21]
- b. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7604 from CS to IL with an Optional Development Plan for property located east of the SE/c of Mohawk Blvd. and N. Columbia Ave. requested by Charles Onyechi. (Property owner: Charles Onyechi) (CD-1) (TMAPC voted 8-0-0 to recommend **APPROVAL** of IL zoning with an Optional Development Plan) [UED 8/25/21; CC 9/1/21; CC 9/22/21]
- c. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution No. 2847:1029 of the Tulsa Metropolitan Planning Commission, pursuant to Title 19, Oklahoma Statutes, Section 863.7; amending the Tulsa Comprehensive Plan by adopting an amendment (CPA-94) to the Land Use Map of the Tulsa Comprehensive Plan to change the land use from “Mixed-Use Corridor” and “Town Center” to “New Neighborhood” on approximately 144.88 acres and “Neighborhood Center” on approximately 1.26 acres, located at the SW/c and SE/c of W. 61st St. S. and Highway 75 requested by Spring Hill Land Company c/o AAB Engineering, LLC. (Property owner: Multiple Owners) (CD-2) (TMAPC voted 8-0-0 to ADOPT the “New Neighborhood” and “Neighborhood Center” land use designation and recommends the City Council approve Resolution No. 2847:1029) [UED 8/25/21; CC 9/1/21]
- d. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application PUD-648-E abandoning portions of PUD-648-A and PUD-648-D for property located south of the SE/c of W. 61st St. S. and Highway 75 requested by Spring Hill Land Company c/o AAB Engineering, LLC. (Property owners: Multiple Owners) (CD-2) (TMAPC voted 8-0-0 to recommend **APPROVAL** of PUD-648-E zoning.) [UED 8/25/21; CC 9/1/21; CC 9/22/21]

- e. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7609 from CO and AG to RS-1 and CG for property located at the SW/c of W. 61st St. S. and Highway 75 requested by Spring Hill Land Company c/o AAB Engineering, LLC. (Property owner: Multiple Owners) (CD-2) (TMAPC voted 8-0-0 to recommend **APPROVAL** of RS-1 and CG zoning.) [UED 8/25/21; CC 9/1/21; CC 9/22/21]
- f. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7610 from CO and AG to RS-3 for property located at the SE/c of W. 61st St. S. and Highway 75 requested by Spring Hill Land Company c/o AAB Engineering, LLC. (Property owner: Multiple Owners) (CD-2) (TMAPC voted 8-0-0 to recommend **APPROVAL** of RS-3 zoning) [UED 8/25/21; CC 9/1/21; CC 9/22/21]

6. ORDINANCES – FIRST READING

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2021-2022 budget to make supplemental appropriations of one million, seven hundred ninety-two thousand dollars (\$1,792,000.00) from funds received from the United States Treasury American Rescue Plan Act (ARPA). (**REQUESTING WAIVER OF CITY CHARTER, COUNCIL RULES & ORDER OF BUSINESS, AND REQUESTING APPROVAL AND ADOPTION ON FIRST READING**) [PW 9/1/21; CC 9/1/21]
- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2021-2022 budget to make supplemental appropriations of twenty thousand, three hundred fifty dollars (\$20,350.00) from grant revenue awarded by Oklahoma Highway Safety Office to be received within the TPD Motorcycle Safety Subfund. [PW 9/1/21; CC 9/1/21; CC 9/22/21]
- c. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2021-2022 budget to make supplemental appropriations of seven hundred seventy-three thousand, nine hundred seventy dollars (\$773,970.00) from un-appropriated fund balance within the TMUA-Water Operating Fund, TMUA-Sewer Operating Fund, TARE Operating Fund, Stormwater Enterprise Fund, Equipment Management Fund, and E-911 Operating Fund. [PW 9/1/21; CC 9/1/21; CC 9/22/21]
- d. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance Amending Tulsa Revised Ordinances (TRO), Title 13, titled, "Fire Department", Chapter 1, titled, "Fire Department Organization", Section 101, titled, "Qualifications", relating to qualifications of a Firefighter or Employee of the Fire Department of the City of Tulsa, repealing all Ordinances in conflict herewith and keeping all other provisions of Title 13 in full force and effect. (**Emergency Clause**) [PW 9/1/21; CC 9/1/21; CC 9/22/21]
- e. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a Utility Easement, located at 8719 S. Olympia Ave., Lot Two (2), Block Six (6), of Winchester Park, requested by Envision Homes, LLC. (CD-2) [PW 9/1/21; CC 9/1/21; CC 9/22/21]

- f. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a Utility Easement, located at 1347 E. 49th Pl., Lots Seven-Eleven (7-11), Block Seventeen (17), of Bellaire Acres Second Extension, requested by Matt Bendel of Cyntergy AEC. (CD-9) [PW 9/1/21; CC 9/1/21; CC 9/22/21]
- g. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a Sanitary Sewer Easement, located at 1111 W. 24th St., Lot Twenty-Three (23), Block Forty-Four (44), of West Tulsa Addition, requested by David and Vicki Cross. (CD-2) [PW 9/1/21; CC 9/1/21; CC 9/22/21]

7. ORDINANCES – SECOND READING

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2021-2022 budget to transfer unencumbered and unexpended appropriation balances of seven million, three hundred fifteen thousand, two hundred twenty-nine dollars and eighty-nine cents (\$7,315,229.89) between accounts and projects within the ODOT Transportation Grants Fund. [BUD/SP 8/25/21; CC 8/25/21; CC 9/1/21]
- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2021-2022 budget to make supplemental appropriations of twenty thousand dollars (\$20,000.00) from revenues to be received within the Non-Grant Miscellaneous Revenue Fund. [BUD/SP 8/25/21; CC 8/25/21; CC 9/1/21]
- c. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2021-2022 budget to make supplemental appropriations of ninety-one thousand, two hundred seventy-two dollars (\$91,272.00) from grant revenue awarded by the District Attorney’s Council to be received within the Project Safe Neighborhoods Subfund. [BUD/SP 8/25/21; CC 8/25/21; CC 9/1/21]
- d. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2021-2022 budget to make supplemental appropriations of seventy-nine thousand, two hundred fifty-two dollars (\$79,252.00) from grant revenue awarded by the Oklahoma Highway Safety Office to be received within the Traffic Enforcement Subfund. [BUD/SP 8/25/21; CC 8/25/21; CC 9/1/21]

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. New Business.

10. HEARING OF APPEALS

- a. No Items this week.

11. HEARING OF PUBLIC COMMENTS

- a. Kathy McDonald – Safety concerns regarding crosswalks and sidewalks.

12. ADJOURNMENT

- a. Adjournment.