

**NOTICE AND AGENDA**

**TULSA CITY COUNCIL – REGULAR MEETING**

**5:00 PM, Wednesday, December 15, 2021**

**Council Chamber, 2<sup>nd</sup> Floor – 175 E. 2<sup>nd</sup> 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: [lorldoring@tulsacouncil.org](mailto:lorldoring@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 December 1, 2021. [CC 12/15/21]
- b. Minutes of Regular Meeting held at 5:00 PM on December 1, 2021. [CC 12/15/21]

**2. APPOINTMENTS & REAPPOINTMENTS**

- a. Wendy Garrett – Appointment to the Tulsa Performing Arts Center Trust replacing Sara Phoenix; term expires June 30, 2023. (CD-4) [UED 12/8/21; CC 12/15/21]
- b. Larissa McNeil – Appointment to the Greater Tulsa Area African-American Affairs Commission filling the African American Resource Center Representative seat; term expires May 1, 2024. (CD-9) [PW 12/8/21; CC 12/15/21]
- c. Marquess Dennis – Appointment to the Greater Tulsa Area African-American Affairs Commission replacing Devin Fletcher; term expires May 1, 2024. (CD-5) [PW 12/8/21; CC 12/15/21]

### **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 Change Order No. 1 to Contract No. 135454 between the City of Tulsa and Crossland Heavy Contractors, Inc., for Project No. 144311 & TMUA-W 16-13, in the amount of fifteen thousand, seven hundred twenty-five dollars and forty-six cents (\$15,725.46) to establish a pay item for 12" ductile iron pipe not originally in the plans. This is necessary to tie the new water lines into the existing waterline at various locations on Memorial Drive. [UED 12/15/21; CC 12/15/21]
- c. Consideration and possible approval, adoption, denial, amendment or revision of Change Order No. 1 to Contract No. 135862 between the City of Tulsa and Builder's Unlimited, Inc., for Project No. 145200 in the amount of thirteen thousand, twenty-six dollars and thirty-seven cents (\$13,026.37) and adding an additional ninety-four (94) calendar days due to weather days and waiting for Request for Information responses at Centennial, Hicks and Reed Parks, to add geo separator fabric to encompass the aggregate base under the asphalt parking lot and place 6" sidewalk across the gate at the ball field for Reed Park for three thousand, four hundred eighty-two dollars and five cents (\$3,482.05) and to add reinforcing steel to all sidewalks at Hicks Park for nine thousand, five hundred forty-four dollars and thirty-two cents (\$9,544.32). [UED 12/15/21; CC 12/15/21]
- d. Consideration and possible approval, adoption, denial, amendment or revision of City of Tulsa Consent to Assignment and Assumption of Master Tax Incentive Agreement (MTIA) with The Meridia, LLC to assign the remaining term of the MTIA to the buyer of the property, Contract No. 136786 [UED 12/15/21; CC 12/15/21]
- e. Consideration and possible approval, adoption, denial, amendment or revision of a Joint Resolution of the City Council of Tulsa and the Board of County Commissioners of Tulsa County authorizing the private sale and conveyance of Tulsa City-County Library property located at 3310 E. 32nd St. S. and 3215 S. Harvard Ave. [PW 12/8/21; CC 12/15/21]

### **5. AUTHORITIES, BOARDS, & COMMISSIONS**

- a. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7631 from AG to RS-2 with an Optional Development Plan for property located south of the SE/c of W. 81st St. S. and S. Maybelle Ave. requested by Mike Thedford. (Property owners: Darrell and Donnie Beeler) (CD-2) (TMAPC voted 9-0-0 to recommend **APPROVAL** of RS-2 zoning with an Optional Development Plan.) [UED 12/8/21; CC 12/15/21; CC 1/12/22]
- b. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7633 from RS-1 to AG for property located southwest of the SW/c of E. 11th St. S. and S. Lynn Lane requested by Richard Holland. (Property owner: Richard Holland) (CD-6) (TMAPC voted 9-0-0 to recommend **APPROVAL** of AG zoning.) [UED 12/8/21; CC 12/15/21; CC 1/12/22]

- c. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7634 from RS-5 to MX2-U-45 for property located at the NW/c of E. Latimer St. and N. Boston Ave. requested by Tim Terral. (Property owner: Capital Homes Residential Group, LLC) (CD-1) (TMAPC voted 8-0-1 to recommend **APPROVAL** of MX2-U-45 zoning.) [UED 12/8/21; CC 12/15/21; CC 1/12/22]
- d. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7410a (Minor Amendment to an Optional Development Plan) for property zoned RS-3 with an Optional Development Plan, modifying the Optional Development Plan to allow private streets. Council required that any amendment of the Optional Development Plan be approved by the Council. Property is located north of the NE/c of S. Delaware Ave. and E. 116th St. S. requested by Tanner Consulting, LLC. (Property owners: Various, c/o Precision Project Management, Inc., Daniel Ruhl) (CD-8) (TMAPC voted 9-0-0 to recommend **APPROVAL** of the minor amendment.) [UED 12/8/21; CC 12/15/21; CC 1/12/22]

## **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 recognize and make supplemental appropriations of thirty-two thousand, two hundred seventy-five dollars and seventy-three cents (\$32,275.73) from donations received within the Non-Grant Miscellaneous Special Revenue Fund. [UED 12/15/21; CC 12/15/21; CC 1/12/22]
- b. 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 one hundred fifty thousand dollars (\$150,000.00) between projects, accounts and departments within the 2016 Vision Economic Development Revenue Bond Issue 3 Fund. [UED 12/15/21; CC 12/15/21; CC 1/12/22]

## **7. ORDINANCES – SECOND READING**

- a. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance PUD-630-A from PUD-630 to PUD-630-A for property located west of the SW/c of S. Yale Ave. and E. 51st St. requested by Lou Reynolds. (Property owner: Oil Capital Community Credit Union) (CD-9) (TMAPC voted 9-0-0 to recommend **APPROVAL** of PUD-630-A.) [UED 12/1/21; CC 12/8/21; CC 12/15/21]
- b. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7630 from OL and RS-2 to OM for property located west of the SW/c of S. Yale Ave. and E. 51st St. requested by Lou Reynolds. (Property owner: Oil Capital Community Credit Union) (CD-9) (TMAPC voted 9-0-0 to recommend **APPROVAL** of OM zoning.) [UED 12/1/21; CC 12/8/21; CC 12/15/21]

- c. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance PUD-299-D abandoning PUD-299-C for property located at the NE/c of E. 81st St. S. and S. Harvard Ave. requested by Lou Reynolds. (Property owner: Oklahoma Studios, LLC) (CD-8) (TMAPC voted 6-0-0 to recommend **APPROVAL** of PUD 299-D zoning.) [UED 11/3/21; UED 12/1/21; UED 12/8/21; CC 11/17/21; CC 12/8/21; CC 12/15/21]
- d. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7625 from RD and OL to OM with an Optional Development Plan for property located at the NE/c of E. 81st St. S. and S. Harvard Ave. requested by Lou Reynolds. (Property owner: Oklahoma Studios, LLC) (CD-8) (TMAPC voted 6-0-0 to recommend **APPROVAL** of OM zoning with an Optional Development Plan.) [UED 11/3/21; UED 12/1/21; UED 12/8/21; CC 11/17/21; CC 12/8/21; 12/15/21]
- e. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2021-2022 budget to make supplemental appropriations of five hundred thousand dollars (\$500,000.00) from revenue received through a scheduled surplus sale of one police helicopter in FY2019 within the 2014 Sales Tax Fund. [UED 12/8/21; CC 12/8/21; CC 12/15/21]
- f. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2021-2022 budget to make supplemental appropriations of two hundred thousand dollars (\$200,000.00) recognized from unappropriated fund balance within the 2020 Sales Tax Fund. [UED 12/8/21; CC 12/8/21; CC 12/15/21]
- g. 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-nine million, fifty-five thousand dollars (\$29,055,000.00) from revenue received from the sale of General Obligation Bonds within the 2014 GO Bond Fund Issue 6. [UED 12/8/21; CC 12/8/21; CC 12/15/21]
- h. 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-three million, eight hundred ninety-five thousand dollars (\$73,895,000.00) from revenue received from the sale of General Obligation Bonds within the 2020 GO Bond Fund Issue 2. [UED 12/8/21; CC 12/8/21; CC 12/15/21]
- i. 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, five hundred one thousand, eight hundred eighty-two dollars (\$1,501,882.00) from grant revenues to be received from the U.S. Department of Housing and Urban Development, and to transfer unencumbered and unexpended appropriation balances of six hundred twenty-three thousand, seven dollars (\$623,007.00) between projects within the CARES Community Development Block Grant Fund. [UED 12/8/21; CC 12/8/21; CC 12/15/21]
- j. 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 one hundred fifty thousand dollars (\$150,000.00) between projects within the CARES Emergency Solutions Grant Fund, and to transfer unencumbered and unexpended appropriation balances of sixty-five thousand, one hundred eighty-one dollars (\$65,181.00) between projects within the Emergency Solutions Grant Fund. [UED 12/8/21; CC 12/8/21; CC 12/15/21]

- k. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a Certain Public Way, requested by Attorney Stephen Schuller with GableGotwals Law, for property located at 4361 S. 32nd W. Ave., Lot No. 12, Block No. 8, to close a portion of the street that is part of S. 32nd W. Ave. and W. 45th St., lying within the Park Addition to Red Fork. The 33rd Center proposed plat will include a hammerhead turnaround at the proposed closure. (CD-2) (Public Hearing: 12/8/21) [PW 12/1/21; CC 12/8/21; CC 12/15/21]
- l. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance Closing a Certain Portion of an Alley as a Public Way of the City of Tulsa, Oklahoma, requested by Roger Eldredge, to close a twenty (20) foot wide strip of land that is the existing alleyway between E. 5th Pl. and E. 5th St. S. and Lewis Ave., in Block No. 6 of the Amended College View Addition lying adjacent to Lot Nos. 48 through 43 on the north and Lot Nos. 49, 50 and 14 on the south and also adjacent to part of Lot No. 1 in Block No. 3 of the West Park Apartments on the south, to allow for construction improvements. (CD-4) (Public Hearing 12/8/21) [PW 12/8/21; CC 12/8/21; CC 12/15/21]
- m. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of a Utility Easement, requested by Natalie Marra with Eller & Detrich, for property located at 5938 E. 106th St., Forest Park South Second Addition, to allow for the expansion of the existing dwelling. (CD-8) [PW 12/8/21; CC 12/8/21; CC 12/15/21]

## **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.
- b. Consideration and possible approval, adoption, denial, amendment or revision of Council initiation of the reauthorization of the Voluntary MX Rezoning Program for the Peoria Avenue Corridor to make the program effective through December 31, 2023. City Council has initiated the Voluntary MX Rezoning Program on three previous occasions: initially from October 1, 2017, to March 31, 2018; reauthorized on August 29, 2018, ending on December 31, 2019; and reauthorized again on January 3, 2020, ending on December 31, 2021. The primary goal of the program is to incentivize density and a mix of uses along the BRT Corridor, consistent with the recommendations in the Peoria Avenue BRT Land Use Framework. (Hall-Harper) [UED 12/15/21; CC 12/15/21]

## **9. NEW BUSINESS**

- a. New Business.

## **10. HEARING OF APPEALS**

- a. No Items this week.

**11. HEARING OF PUBLIC COMMENTS**

- a. Kathy McDonald – Concerns regarding the reporting of crimes in the City of Tulsa.
- b. Matthew Arrazola – Expression of gratitude for the City of Tulsa.

**12. ADJOURNMENT**

- a. Adjournment.