

NOTICE AND AGENDA

TULSA CITY COUNCIL - Regular Meeting

5:00 PM, Wednesday, February 7, 2024

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

Persons who require a special accommodation to participate in this meeting should contact Secretary to the Tulsa City Council 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 Special Meeting held at 9:00 AM on January 24, 2024. [CC 2/7/24] 24-129-1 [Supporting Documentation](#)
- b. Minutes of Regular Meeting held at 4:00 PM on January 24, 2024. [CC 2/7/24] 24-128-1 [Supporting Documentation](#)
- c. Minutes of Regular Meeting held at 5:00 PM on January 24, 2024. [CC 2/7/24] 24-128-2 [Supporting Documentation](#)

2. APPOINTMENTS & REAPPOINTMENTS

- a. James Deming – Appointment to the Sales Tax Overview Committee replacing Janae Bradford; term expires December 31, 2024. (CD-7) [UED 1/31/24; CC 2/7/24] 24-79-1
- b. Mindred (Mimi) Martinez Herrera – Reappointment to the Greater Tulsa Area Hispanic/Latinx Affairs Commission; term expires December 31, 2026. (Attended 7/8 meetings.) (CD-9) [PW 1/31/24; CC 2/7/24] 24-81-1
- c. Christine Kallenberger – Reappointment to the Arts Commission of the City of Tulsa; term expires December 14, 2026. (Attended 8/10 meetings.) (CD-1) [PW 1/31/24; CC 2/7/24] 24-80-1

- d. Daniel Carter – Reappointment to the Greater Tulsa Area Indian Affairs Commission; term expires January 15, 2027. (Attended 6/9 meetings.) (CD-9) [UED 1/31/24; CC 2/7/24] 24-94-1

3. PUBLIC HEARINGS

- a. Public Hearing for the Council to receive and consider proposed Charter amendments. [CC 1/10/24; CC 2/7/24] 23-1119-2
[Supporting Documentation](#)

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 to award bid for the sale of General Obligation Bonds, Series 2024B, in the sum of forty-six million, nine hundred fifty thousand dollars (\$46,950,000.00), awarding the sale to the lowest and best bidder. **(Emergency Clause)** [PW 2/7/24; CC 2/7/24] 24-103-2
[Supporting Documentation](#)
- c. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution authorizing Condemnation of property owned by 1995 Land Company, LLC located at 8410 E. 91st St. S., Unplatted, for arterial street widening of E. 91st St. S. from S. Memorial Dr. to S. Mingo Rd. Project 170065-A. (CD-7) [PW 1/31/24; CC 2/7/24] 24-84-2
[Supporting Documentation](#)
- d. Consideration and possible approval, adoption, denial, amendment or revision of Change Order No. 2 to Contract No. 135430 between the City of Tulsa and Becco Contractors, Inc., for Project No. 148170 & TMUA-W 19-10 & ES 2019-11, in the amount of zero dollars (\$0.00) and adding two hundred eighty-six (286) calendar days due to weather delays, request for information for waterline work, design changes to waterline, paving and striping, and coordination with Oktoberfest. (CD-2) [PW 1/31/24; CC 2/7/24] 24-86-2
[Supporting Documentation](#)
- e. Consideration and possible approval, adoption, denial, amendment or revision of a Sanitary Sewer Easement Donation by Food on the Move, Inc. of property located at 3928 E. Apache St., Parcel 583, Unplatted, for infrastructure improvements at Food Home. (CD-1) [CC 2/7/24] 24-104-1
[Supporting Documentation](#)
- f. Consideration and possible approval, adoption, denial, amendment or revision of a Utility Easement Donation by Housing Authority of the City of Tulsa of property located at 2402 N. Marion Ave. E., Parcel 512, Apache Manor Addition, for a public waterline extension, a public sanitary sewer extension, and a public sidewalk to facilitate a new commercial development. (CD-3) [CC 2/7/24] 24-105-1
[Supporting Documentation](#)

- g. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Dr. Martin Luther King, Jr. Parade scheduled for February 17, 2024, starting at 700 N. Detroit Ave. (CD-1,4) [CC 2/7/24] 24-95-1
[Supporting Documentation](#)

5. AUTHORITIES, BOARDS & COMMISSIONS

- a. Monthly Status Report from the Sales Tax Overview Committee on current activities and efforts.
- b. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7754 from RS-3 to RS-5 for property located west of the SW/c of E. 81st St. S. and S. Evanston Ave. requested by Olsson, Inc. - Austin Mayes. (Property owner: Alexander Obeahon Ohunyon) (CD-2) (TMAPC voted 6-2-0 to recommend **APPROVAL** of RS-5 zoning.) [UED 1/31/24; CC 2/7/24; CC 2/21/24] 24-89-2
[Supporting Documentation](#)
- c. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7742 from RS-3 to RS-5 for property located west of the NW/c of E. 81st Pl. S. and S. Evanston Ave. requested by RCJ Designs. (Property owner: Marcella Homes, LLC) (CD-2) (TMAPC voted 8-2-0 to recommend **APPROVAL** of RS-5 zoning.) [UED 11/15/23; UED 1/31/24; CC 2/7/24; CC 2/21/24] 23-954-5
[Supporting Documentation](#)
- d. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7751 from RS-3 to RM-2 for multiple lots located at the SW/c of S. 38th W. Ave. and W. 55th St. S. requested by Marc Ruiz, NextGen Capital. (Property owner: Next Gen Capital) (CD-2) (TMAPC voted 8-1-0 to recommend **APPROVAL** of RM-2 zoning.) [UED 1/31/24; CC 2/7/24; CC 2/21/24] 24-90-2
[Supporting Documentation](#)

6. ORDINANCES - FIRST READING

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of one hundred fifty thousand dollars (\$150,000.00) from a grant award received from Cherokee Nation within the ARPA Cherokee Nation Grant SubFund. (Grant award for COVID-19 response and recovery efforts) [UED 2/7/24; CC 2/7/24; CC 2/21/24] 24-99-2
[Supporting Documentation](#)
- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of two hundred ninety thousand dollars (\$290,000.00) recognized from unappropriated fund balance within the TMUA Sewer Operating Fund. (Pull Trucks) [UED 2/7/24; CC 2/7/24; CC 2/21/24] 24-100-2
[Supporting Documentation](#)

- c. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to transfer unencumbered and unexpended appropriation balances of five hundred ninety-four thousand dollars (\$594,000.00) between departments, account groups, and projects within grant revenues received from the United States Treasury American Rescue Act (ARPA) SubFund. (City of Tulsa ARPA Administration and Oversight, The Center for Housing Solutions, and Golf Course Infrastructure) [UED 2/7/24; CC 2/7/24; CC 2/21/24] 24-101-2
[Supporting Documentation](#)
- d. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of two million, seven hundred seventy-seven thousand, eight hundred ninety-three dollars (\$2,777,893.00); one million, six hundred seventy-two thousand, eight hundred ninety-three dollars (\$1,672,893.00) from grant revenue to be received from the Federal Emergency Management Agency (FEMA), Building Resilient Infrastructure and Communities (BRIC) and a local match funding of one million, one hundred five thousand dollars (\$1,105,000.00) transferred from the Stormwater Capital Projects SubFund. (Flood risk mitigation in the vicinity of 43rd St. and Sheridan Rd.) [UED 2/7/24; CC 2/7/24; CC 2/21/24] 24-102-2
[Supporting Documentation](#)

7. ORDINANCES - SECOND READING

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance providing for the issuance of General Obligation Bonds - Series 2024B, in the amount of forty-six million, nine hundred fifty thousand dollars (\$46,950,000.00); authorized at elections duly called and held for such purpose, prescribing form of bonds; providing for the registration thereof; providing for a system of registration for uncertificated registered public obligations; providing levy of annual tax for payment of principal and interest on the same; fixing other details of the issue. (**Emergency Clause**) [PW 1/24/24; CC 1/24/24; CC 2/7/24] 24-50-2
[Supporting Documentation](#)
- b. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7755 from IM to CH for multiple lots located at the SE/c of S. Peoria Ave. and E. 5th Pl. S. requested by Justin DeBruin, Wallace Design Collective. (Property owner: Halona Development, LLC) (CD-1) (TMAPC voted 9-0-0 to recommend **APPROVAL** of CH zoning.) [PW 1/24/24; CC 1/31/24; CC 2/7/24] 24-67-3
[Supporting Documentation](#)
- c. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7753 from RMH to RS-5 for property located east of the NE/c of E. 36th St. N. and N. Peoria Ave. requested by Nathan Cross. (Property owner: NP36, LLC) (CD-1) (TMAPC voted 8-0-0 to recommend **APPROVAL** of RS-5 zoning.) [PW 1/24/24; CC 1/31/24; CC 2/7/24] 24-68-3
[Supporting Documentation](#)

- d. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7750 from RS-3 to RD for property located west of the SW/c of N. Delaware Ave. and E. 44th Pl. N. requested by Marc Ruiz, NextGen Capital. (Property owner: NextGen Capital/BSSM) (CD-1) (TMAPC voted 9-0-0 to recommend **APPROVAL** of RD zoning.) [PW 1/24/24; CC 1/31/24; CC 2/7/24] 24-69-3
[Supporting Documentation](#)
- e. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance PUD-647-A from PUD-647 to PUD-647-A for property located south of I-244 between Garnett Rd. and S. 129th E. Ave. requested by Jeffrey Lord. (Property owner: Park View Village Estates, LLC) (CD-3) (TMAPC voted 8-0-0 to recommend **APPROVAL** of PUD-647-A zoning.) [PW 1/24/24; CC 1/31/24; CC 2/7/24] 24-70-3
[Supporting Documentation](#)
- f. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a Utility Easement, requested by Virginie Cochard for property located at 3124 S. Owasso Ave., Lot Six (6), Block Four (4), Brookside Addition Amended. The easement closure request is for building an existing retaining wall. (CD-9) [PW 1/31/24; CC 1/31/24; CC 2/7/24] 24-83-2
[Supporting Documentation](#)

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 a travel authorization, per Council Rules & Order of Business, in the estimated amount of seven hundred fifty dollars (\$750.00) for Councilor Cue to travel to Oklahoma City, OK to attend the Tulsa Regional Chamber OneVoice Day at the Capital 2024, to be held on March 4-5, 2024. (Registration, Hotel, Per Diem, and Mileage) [PW 2/7/24; CC 2/7/24] 24-107-2
[Supporting Documentation](#)
- c. Consideration and possible approval, adoption, denial, amendment or revision of a travel authorization, per Council Rules & Order of Business, in the estimated amount of seven hundred fifty dollars (\$750.00) for Councilor Patrick to travel to Oklahoma City, OK to attend the Tulsa Regional Chamber OneVoice Day at the Capital 2024, to be held on March 4-5, 2024. (Registration, Hotel, Per Diem, and Mileage) [PW 2/7/24; CC 2/7/24] 24-108-2
[Supporting Documentation](#)
- d. Consideration and possible approval, adoption, denial, amendment or revision of a travel authorization, per Council Rules & Order of Business, in the estimated amount of seven hundred fifty dollars (\$750.00) for Councilor Bellis to travel to Oklahoma City, OK to attend the Tulsa Regional Chamber OneVoice Day at the Capital 2024, to be held on March 4-5, 2024. (Registration, Hotel, Per Diem, and Mileage) [PW 2/7/24; CC 2/7/24] 24-109-2
[Supporting Documentation](#)

- e. Consideration and possible approval, adoption, denial, amendment or revision of a travel authorization, per Council Rules & Order of Business, in the estimated amount of seven hundred fifty dollars (\$750.00) for Councilor Bengel to travel to Oklahoma City, OK to attend the Tulsa Regional Chamber OneVoice Day at the Capital 2024, to be held on March 4-5, 2024. (Registration, Hotel, Per Diem, and Mileage) [PW 2/7/24; CC 2/7/24] 24-110-2 [Supporting Documentation](#)
- f. Consideration and possible approval, adoption, denial, amendment or revision of a travel authorization, per Council Rules & Order of Business, in the estimated amount of seven hundred fifty dollars (\$750.00) for Councilor Lakin to travel to Oklahoma City, OK to attend the Tulsa Regional Chamber OneVoice Day at the Capital 2024, to be held on March 4-5, 2024. (Registration, Hotel, Per Diem, and Mileage) [PW 2/7/24; CC 2/7/24] 24-111-2 [Supporting Documentation](#)
- g. Consideration and possible approval, adoption, denial, amendment or revision of a travel authorization, per Council Rules & Order of Business, in the estimated amount of seven hundred fifty dollars (\$750.00) for Councilor Fowler to travel to Oklahoma City, OK to attend the Tulsa Regional Chamber OneVoice Day at the Capital 2024, to be held on March 4-5, 2024. (Registration, Hotel, Per Diem, and Mileage) [PW 2/7/24; CC 2/7/24] 24-112-2 [Supporting Documentation](#)

9. NEW BUSINESS

- a. No items this week.

10. HEARING OF APPEALS

- a. Update and report from City of Tulsa Code Enforcement officials on the status of rehabilitation plans for properties located at 11 N. Rosedale Ave. and 1310 W. Admiral Ave. *(Note: This item is placed on the agenda pursuant to the motion of the Council in Code Enforcement Case Nos. 70451-2023 and 76302-2023 requiring an adopted and approved rehabilitation plan by December 31, 2023, and progress reports every 60 days until June 30, 2024.)* [CC 2/7/24] 24-122-1 [Supporting Documentation](#)
- b. Hearing and possible action upholding or denying an appeal to the City Council requested by Stephen R. Buford, Quapaw Investments, contesting the decision of the Nuisance Abatement Hearing Officer in Code Enforcement Case No. 71015-2023, finding that the property located at 126 N. Maybelle Ave., Tulsa, Oklahoma is a public nuisance and ordering its abatement. The City Council may reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from and may make such order, requirement, decision, or determination as ought to be made. (CD-4) [CC 11/15/23; CC 2/7/24] 24-113-1 [Supporting Documentation](#)

- c. Hearing and possible action upholding or denying an appeal to the City Council requested by Stephen R. Buford, Quapaw Investments, contesting the decision of the Nuisance Abatement Hearing Officer in Code Enforcement Case No. 71013-2023, finding that the property located at 112 N. Maybelle Ave., Tulsa, Oklahoma is a public nuisance and ordering its abatement. The City Council may reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from and may make such order, requirement, decision, or determination as ought to be made. (CD-4) [CC 11/15/23; CC 2/7/24] 24-114-1
[Supporting Documentation](#)
- d. Hearing and possible action upholding or denying an appeal to the City Council requested by Stephen R. Buford, Quapaw Investments, contesting the decision of the Nuisance Abatement Hearing Officer in Code Enforcement Case No. 71014-2023, finding that the property located at 122 N. Maybelle Ave., Tulsa, Oklahoma is a public nuisance and ordering its abatement. The City Council may reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from and may make such order, requirement, decision, or determination as ought to be made. (CD-4) [CC 11/15/23; CC 2/7/24] 24-115-1
[Supporting Documentation](#)
- e. Hearing and possible action upholding or denying an appeal to the City Council requested by Stephen R. Buford, Quapaw Investments, contesting the decision of the Nuisance Abatement Hearing Officer in Code Enforcement Case No. 71016-2023, finding that the property located at 128 N. Maybelle Ave., Tulsa, Oklahoma is a public nuisance and ordering its abatement. The City Council may reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from and may make such order, requirement, decision, or determination as ought to be made. (CD-4) [CC 11/15/23; CC 2/7/24] 24-116-1
[Supporting Documentation](#)
- f. Hearing and possible action upholding or denying an appeal to the City Council requested by Stephen R. Buford, Quapaw Investments, contesting the decision of the Nuisance Abatement Hearing Officer in Code Enforcement Case No. 17111-2023, finding that the property located at 916 W. Reconciliation Way, Tulsa, Oklahoma is a public nuisance and ordering its abatement. The City Council may reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from and may make such order, requirement, decision, or determination as ought to be made. (CD-4) [CC 11/15/23; CC 2/7/24] 24-117-1
[Supporting Documentation](#)
- g. Hearing and possible action upholding or denying an appeal to the City Council requested by Stephen R. Buford, Quapaw Investments, contesting the decision of the Nuisance Abatement Hearing Officer in Code Enforcement Case No. 20661-2023, finding that the property located at 203 N. Nogales Ave., Tulsa, Oklahoma is a public nuisance and ordering its abatement. The City Council may reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from and may make such order, requirement, decision, or determination as ought to be made. (CD-4) [CC 11/15/23; CC 2/7/24] 24-118-1
[Supporting Documentation](#)

11. HEARING OF PUBLIC COMMENTS

- a. No items this week.

12. ADJOURNMENT

- a. Adjournment.