

NOTICE AND AGENDA

TULSA CITY COUNCIL - Regular Meeting

5:00 PM, Wednesday, May 22, 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 Regular Meeting held at 4:00 PM on May 8, 2024. [CC 5/22/24] 24-522-1
[Supporting Documentation](#)
- b. Minutes of Regular Meeting held at 5:00 PM on May 8, 2024. [CC 5/22/24] 24-522-2
[Supporting Documentation](#)

2. APPOINTMENTS & REAPPOINTMENTS

- a. M. Susan Savage – Appointment to the Parks and Recreation Board replacing Brandon Oldham; term expires May 1, 2028. (CD-9) [UED 5/15/24; CC 5/22/24] 24-493-1
- b. Shanese Slaton – Appointment to the River Parks Authority replacing Sharon King Davis; term expires April 8, 2027. (CD-4) [PW 5/15/24; CC 5/22/24] 24-495-1
- c. Tamecca Rogers – Appointment to the Human Rights Commission replacing Shannon Starr; term expires July 1, 2025. (CD-7) [PW 5/15/24; CC 5/22/24] 24-496-1
- d. Brett Friesen – Appointment to the Sales Tax Overview Committee replacing Diamond Marshall; term expires December 31, 2026. (CD-3) [UED 5/15/24; CC 5/22/24] 24-492-1

3. PUBLIC HEARINGS

- a. Public Hearing to receive written and oral comments regarding the proposed City of Tulsa Fiscal Year 2024-2025 Budget and Capital Plan. [CC 5/22/24; CC 6/5/24] 24-500-1
[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 approving the issuance by the Trustees of the Tulsa Airports Improvement Trust of General Airport Revenue Bonds in a principal amount not to exceed fifteen million dollars (\$15,000,000.00) outstanding at any one time, consisting of a single bond; the issuance thereof to BOKF, NA dba BOK Financial and the entering into a fifteen million dollar (\$15,000,000.00) revolving loan agreement with BOK Financial and certain other matters related thereto and approving the waiver of competitive bidding. **(Emergency Clause) (Waive Competitive Bidding)** *(Note: Emergency Clause requires 2/3 of entire Council for passage; waiver of competitive bidding requires 3/4 of entire Council for passage.)* [UED 5/22/24; CC 5/22/24] 24-505-2
[Supporting Documentation](#)
- c. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution supporting the participation of Historic Greenwood District Main Street, Inc., in the 2024-2025 Oklahoma Main Street Center with the goal of revitalizing the Historic Greenwood District community. **(Emergency Clause)** [PW 5/15/24; CC 5/22/24] 24-470-2
[Supporting Documentation](#)
- d. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution supporting the participation of Kendall Whittier Main Street, Inc., in the 2024-2025 Oklahoma Main Street Center with the goal of revitalizing the Kendall Whittier District community. **(Emergency Clause)** [PW 5/15/24; CC 5/22/24] 24-471-2
[Supporting Documentation](#)
- e. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution supporting the participation of East Tulsa Main Street, Inc., in the 2024-2025 Oklahoma Main Street Center with the goal of revitalizing the Tulsa Global District community. **(Emergency Clause)** [PW 5/15/24; CC 5/22/24] 24-472-2
[Supporting Documentation](#)
- f. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution supporting the participation of Tulsa Route 66 Main Street, Inc., in the 2024-2025 Oklahoma Main Street Center with the goal of revitalizing the Historic Route 66 community. **(Emergency Clause)** [PW 5/15/24; CC 5/22/24] 24-473-2
[Supporting Documentation](#)

- g. Consideration and possible approval, adoption, denial, amendment or revision of Change Order No. 1 to Contract No. 136543 between the City of Tulsa and Becco Contractors, Inc. for Project No. 2035X001Z in the amount of one hundred forty-nine thousand, seven hundred forty-eight dollars and ninety cents (\$149,748.90) to the contract due to a change from traffic signal cabinet assembly 332 to 332S at the request of Traffic Engineering which increases the cabinet size and allows the room necessary for the addition of the ZincBlue battery backup system. [PW 5/15/24; CC 5/22/24] 24-479-2
[Supporting Documentation](#)
- h. Consideration and possible approval, adoption, denial, amendment or revision of a Deed of Dedication by 81st and Union Holdings, LLC of property located at 1621 W. 79th St. S., Parcel No. 481, consisting of water mains, sanitary sewer mains, storm sewer extensions, and a public street extension to facilitate commercial development at the Nickel Creek Phase IV Addition, IDP 116448. (CD-2) [CC 5/22/24] 24-501-1
[Supporting Documentation](#)
- i. Consideration and possible approval, adoption, denial, amendment or revision of a Utility Easement Donation by AG Comstock RE Holdings, LLC of property located at 1621 W. 79th St. S., Parcel 482, Nickel Creek Phase IV Addition, required for water mains, sanitary sewer mains, storm sewer extensions, and a public street extension to facilitate commercial development for the Nickel Creek Phase V Project. (CD-2) [CC 5/22/24] 24-502-1
[Supporting Documentation](#)
- j. Consideration and possible approval, adoption, denial, amendment or revision of a Utility Easement Donation by 81st and Union Holdings, LLC of property located at 1621 W. 79th St. S., Parcel 483, Nickel Creek Phase IV Addition, required for water mains, sanitary sewer mains, storm sewer extensions, and a public street extension to facilitate commercial development for the Nickel Creek Phase V Project. (CD-2) [CC 5/22/24] 24-503-1
[Supporting Documentation](#)
- k. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from the Tulsa Police Foundation in the amount of one thousand, three hundred seven dollars and nineteen cents (\$1,307.19) for Chad Murtaugh to travel to Atlanta, GA on June 12, 2024, to attend the Police Executive Research Forum Senior Management Institute for Police. [CC 5/22/24] 24-506-1
[Supporting Documentation](#)
- l. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: June 2024 Guthrie Green Events scheduled for June 1-30, 2024, at 100 E. Reconciliation Way. (CD-1) [CC 5/22/24] 24-511-1
[Supporting Documentation](#)
- m. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Justin Timberlake Street Party scheduled for June 6, 2024, at 300 S. Denver Ave. (CD-1,4) [CC 5/22/24] 24-512-1
[Supporting Documentation](#)
- n. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: BOK Center June 2024 Events scheduled for June 1-30, 2024, at 300 S. Denver Ave. (CD-1,4) [CC 5/22/24] 24-513-1
[Supporting Documentation](#)

- o. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: 2024 Memorial Day Field of Heroes scheduled for May 25, 2024, at 600 S. Owasso Ave. (CD-4) [CC 5/22/24] 24-514-1
[Supporting Documentation](#)
- p. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Diocese of Tulsa Corpus Christi Procession scheduled for May 30, 2024, starting at 1520 S. Rockford Ave. (CD-4) [CC 5/22/24] 24-515-1
[Supporting Documentation](#)
- q. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Eerie Abbey Ales 4th Anniversary Block Party scheduled for June 8, 2024, at 500 S. Main St. (CD-4) [CC 5/22/24] 24-516-1
[Supporting Documentation](#)
- r. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Black Wall Street Legacy Festival scheduled for May 31-June 1, 2024, at 100 N. Greenwood Ave. (CD-1) [CC 5/22/24] 24-517-1
[Supporting Documentation](#)
- s. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Maple Ridge Run scheduled for May 27, 2024, starting at 2500 S. Owasso Ave. (CD-4) [CC 5/22/24] 24-518-1
[Supporting Documentation](#)
- t. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Kendall Whittier Main Street Car Show scheduled for June 1, 2024, at 5 S. Lewis Ave. (CD-4) [CC 5/22/24] 24-519-1
[Supporting Documentation](#)
- u. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: ONEOK Field June Events scheduled for June 1-30, 2024, at 201 N. Elgin Ave. (CD-1) [CC 5/22/24] 24-520-1
[Supporting Documentation](#)
- v. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Saint Francis Tulsa Tough Blue Dome scheduled for June 7, 2024, starting at 415 E. 3rd St. (CD-1,4) [CC 5/22/24] 24-521-1
[Supporting Documentation](#)
- w. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Saint Francis Tulsa Tough Tulsa Arts District scheduled for June 8, 2024, starting at 102 E. Reconciliation Way. (CD-1) [CC 5/22/24] 24-523-1
[Supporting Documentation](#)
- x. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Saint Francis Tulsa Tough Riverside Criterium scheduled for June 9, 2024, starting at 1343 S. Indian Ave. (CD-4) [CC 5/22/24] 24-524-1
[Supporting Documentation](#)

- y. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Tulsa Farmers' Market scheduled for June 1, 8, 15, 22, 29, 2024, at 1 S. Lewis Ave. (CD-4) [CC 5/22/24] 24-525-1
[Supporting Documentation](#)
- z. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Downtown Midweek Market scheduled for June 5, 12, 19, 26, 2024, at Chapman Green, 600 S. Main St. (CD-4) [CC 5/22/24] 24-526-1
[Supporting Documentation](#)

5. AUTHORITIES, BOARDS & COMMISSIONS

- a. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7766 from RS-3 to RM-2 for property located west of the SW/c of W. 55th Pl. S. and S. 37th W. Ave. requested by Matthew W. Ward. (Property owner: Mindful South Haven, LLC) (CD-2) (TMAPC voted 7-0-0 to recommend **APPROVAL** of RM-2 zoning.) [UED 5/15/24; CC 5/22/24; CC 6/5/24] 24-489-2
[Supporting Documentation](#)

6. ORDINANCES - FIRST READING

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance approving the increased assessments for parcels within the Tulsa Stadium Improvement District No. 1. (**Emergency Clause**) (Public Hearing: 6/5/24) [UED 5/22/24; CC 5/22/24; CC 6/5/24] 24-258-2
[Supporting Documentation](#)
- b. Consideration and possible approval, adoption, denial, amendment or revision of Ordinance ZCA-30 amending the City of Tulsa Zoning Code, Title 42, Tulsa Revised Ordinances, Chapter 20, "Overlay Districts", Section 20.030, "SA, Special Area Overlays", Section 20.050, "RDO, River Design Overlays", Section 20.100, "NIO-2, Neighborhood Infill Overlay – 2"; Chapter 35, "Building Types and Use Categories", Section 35.050, "Commercial Use Category", Section 35.060, "Wholesale, Distribution & Storage Use Category", Section 35.070, "Industrial Use Category", Section 35.090, "Agricultural Use Category"; Chapter 40, "Supplemental Use and Building Regulations", Section 40.225, "Medical Marijuana Uses"; Chapter 55, "Parking", Section 55.090, "Parking Area Design", Section 55.100, "Stacking Spaces for Drive-through Facilities"; Chapter 70, "Review and Approval Procedures", Section 70.140, "Appeals of Administrative Decisions"; Chapter 80, "Nonconformities", Section 80.060, "Nonconforming Signs"; Chapter 85, "Violations, Penalties and Enforcement", Section 85.010, "Responsibility for Enforcement"; Chapter 90, "Measurements", Section 90.060, "Lot Width", Section 90.170, "Other Height Measurements"; Chapter 95, "Definitions", Section 95.040, "Terms Beginning with 'A'", Section 95.150, "Terms Beginning with 'L'", Section 95.210, "Terms Beginning with 'R'". (TMAPC voted 10-1-0 to recommend the City Council **ADOPT** the proposed amendments.) [UED 5/22/24; CC 5/22/24; CC 6/5/24] 24-527-2
[Supporting Documentation](#)

- c. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Tulsa Revised Ordinances, Title 14, "Fire Prevention Code", Chapter 1, "ICC International Fire Code, 2018 Edition, Adopted", Section 101, "Amendments to the ICC International Fire Code, 2018", by adding a Section 105.2.6.5, "Third-Party Fire Suppression and Alarm Review-Added", which requires those seeking a fire suppression or fire alarm system permit to submit designs to an approved third-party plan reviewer. **(Emergency Clause)** [PW 5/15/24; CC 5/15/24; UED 5/22/24; CC 5/22/24; CC 6/5/24] 24-478-4
[Supporting Documentation](#)

7. ORDINANCES - SECOND READING

- a. Consideration and possible approval, adoption, denial, amendment or revision of Ordinance ZCA-29 amending the City of Tulsa Zoning Code, Title 42, Tulsa Revised Ordinances, Chapter 20, Overlay Districts: Section 20.030-B, Purpose and Intended Use; Section 20.070, Route 66 Overlay; adding Section 20.070-C, Roadside Attractions, Chapter 95, Definitions: Section 95.210, Terms Beginning with "R", add Route 66 Commission. (TMAPC voted 7-0-0 to recommend the City Council **ADOPT** the proposed amendments.) **(Emergency Clause)** [UED 5/15/24; CC 5/15/24; CC 5/22/24] 24-467-2
[Supporting Documentation](#)
- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Title 5, Tulsa Revised Ordinances, titled "Boards, Commissions, and Committees," by adding Chapter 14, titled "Tulsa Route 66 Commission"; creating Tulsa Route 66 Commission; setting forth the membership of the commission; setting forth the duties of the commission; requiring the board to cooperate with others; setting out requirements for offices and meetings; providing that the operative date for this ordinance shall be July 1, 2024. **(Emergency Clause)** [UED 5/15/24; CC 5/15/24; CC 5/22/24] 24-497-2
[Supporting Documentation](#)
- c. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7768 from OM to MX1-U-45 for property located south of the SW/c of S. Lewis Ave. and E. 12th Pl. S. requested by Matt Ingle. (Property owner: Concept Builders) (CD-4) (TMAPC voted 11-0-0 to recommend **APPROVAL** of MX1-U-45 zoning.) [UED 5/8/24; CC 5/15/24; CC 5/22/24] 24-462-3
[Supporting Documentation](#)
- d. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a Public Alleyway requested by Dani Fields with Wallace Design, to close a portion of the public way located at 22 N. Cheyenne Ave. W. The alleyway is situated in Block Sixty-Two (62) between N. Cheyenne Avenue and N. Denver Avenue in Tulsa Original Town (Plat No. 510). The requested closing of the public way is for future development. (CD-1) (Public Hearing: 5/15/24) [PW 5/15/24; CC 5/15/24; CC 5/22/24] 24-468-2
[Supporting Documentation](#)

- e. 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 million, two hundred thousand dollars (\$1,200,000.00) recognized from unappropriated fund balance within the TMUA Water Operating Fund and to transfer available appropriations of eight hundred eighty-nine thousand dollars (\$889,000.00) between account groups within the TMUA Water Operating Fund. (Salary Overages) [UED 5/15/24; CC 5/15/24; CC 5/22/24] 24-474-2
[Supporting Documentation](#)

- f. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to recognize and make supplemental appropriations of thirty-seven thousand, three hundred seventy-five dollars (\$37,375.00) recognized from unappropriated fund balance within the 1985 Sales Tax Economic Development Fund. (Crosbie Heights Sidewalk Replacement) [UED 5/15/24; CC 5/15/24; CC 5/22/24] 24-476-2
[Supporting Documentation](#)

- g. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of fifteen million dollars (\$15,000,000.00); twelve million dollars (\$12,000,000.00) from grant revenue to be received from the Rebuilding America Infrastructure with Sustainability and Equity (RAISE) grant and local match funding transferred from the 2016 Vision Economic Development Capital Projects SubFund of eight hundred twenty-six thousand, one hundred fifty-five dollars and ninety-three cents (\$826,155.93); from the 2017 Vision Economic Development Issue 3 SubFund of one million three hundred forty-four thousand, forty-four dollars and seven cents (\$1,344,044.07); from the 2020 General Obligation Bond Issue 2 SubFund of six hundred seventy-one thousand, seven hundred thirty-two dollars and seventy-three cents (\$671,732.73); and from the 2020 General Obligation Bond Issue 3 SubFund of one hundred fifty-eight thousand, sixty-seven dollars and twenty-seven cents (\$158,067.27) Subfund. (RAISE Grant and Match for Public Works) [UED 5/15/24; CC 5/15/24; CC 5/22/24] 24-475-2
[Supporting Documentation](#)

- h. 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 two hundred ninety-seven thousand, twenty-one dollars and fifty-four cents (\$297,021.54) between projects and departments within the 2014 Sales Tax Fund. (Chamberlain Pool Reconstruction) [UED 5/15/24; CC 5/15/24; CC 5/22/24] 24-477-2
[Supporting Documentation](#)

- i. Consideration and possible approval, adoption, denial, amendment or revision of a Ordinance correcting and amending Ordinance No. 25112; rezoning a tract of land lying in the City of Tulsa, Tulsa County, Oklahoma, as more particularly hereinafter described, from an RS-3 (Residential Single Family 3) classification to an MX3-U-U (Regional Mixed-Use Urban Character-Unlimited Height) classification. (CD-9) [UED 5/15/24; CC 5/15/24; CC 5/22/24] 24-487-2
[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 of Council initiation of a Zoning Map Amendment for the proposed rezoning of the entirety of 815 S. Riverside Drive to Commercial High (CH). (Bellis) [UED 5/15/24; CC 5/22/24] 24-490-2
[Supporting Documentation](#)

9. NEW BUSINESS

- a. No items this week.

10. HEARING OF APPEALS

- a. No items this week.

11. HEARING OF PUBLIC COMMENTS

- a. No items this week.

12. ADJOURNMENT

- a. Adjournment.