

NOTICE AND AGENDA
TULSA CITY COUNCIL - REGULAR MEETING

6:00 PM, Thursday, December 17, 2015

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

FILED
CITY OF TULSA
STATE OF OKLAHOMA

2015 DEC 15 PM 4 44

MICHAEL P. KIER
CITY CLERK

INTRODUCTION

PLEDGE OF ALLEGIANCE AND INVOCATION

PROCLAMATION AND SPECIAL ANNOUNCEMENTS

CALL TO ORDER & ROLL CALL

Unless otherwise noted, the Council may discuss, review, and/or possibly take action on the following:

1. RECEIPT & FILING OF MINUTES

- a. No items this week. 04-387

2. APPOINTMENTS & REAPPOINTMENTS

- a. James E. Turner - Reappointment to the Tulsa Preservation Commission; term will expire 10/1/2018. (Attended 43/54 meetings). (CD-4) [PW 12/3/15; PW 12/10/15; CC 12/17/15] 01-616-7
- b. Darren Burns - Reappointment to the Infrastructure Development Advisory Board; term expires 9/30/2018. (Attended 28/30 meetings). (CD-8) [PW 12/10/15; CC 1/7/16] 09-504-3

3. PUBLIC HEARINGS

- a. Second Public Hearing and presentation regarding the proposed Admiral Place Community Development Project Plan, Increment District No. 7, City of Tulsa, for the purpose of providing the public an opportunity to be heard in support of or opposition to the proposed Project Plan. (CD-6) [CC 12/17/15] 15-1125-3
- b. Master Tax Incentive Agreement between the City of Tulsa and Woodland Park Associates, LLC for development at 420 East Archer St., within Tax Incentive District Number One, City of Tulsa, as authorized by the Oklahoma Local Development Act, Title 62 Oklahoma Statutes, Section 850 et seq. (CD-4) [PW 12/17/15; PH 12/17/15; CC 12/17/15; PH 1/7/16; CC 1/7/16] 15-1156-1
- c. Master Tax Incentive Agreement between the City of Tulsa and 400 S BOSTON, LLC for development at 400 S. Boston Ave., within Tax Incentive District Number One, City of Tulsa, as authorized by the Oklahoma Local Development Act, Title 62 Oklahoma Statutes, Section 850 et seq. (CD-4) [PW 12/17/15; PH 12/17/15; CC 12/17/15; PH 1/7/16; CC 1/7/16] 15-1157-1

- d. Master Tax Incentive Agreement between the City of Tulsa and One Place Investments, LLC for development at 211 W. 3rd St., within Tax Incentive District Number One, City of Tulsa, as authorized by the Oklahoma Local Development Act, Title 62 Oklahoma Statutes, Section 850 et seq. (CD-4) [PW 12/17/15; PH 12/17/15; CC 12/17/15; PH 1/7/16; CC 1/7/16] 15-1158-1
- e. Master Tax Incentive Agreement between the City of Tulsa and The Meridia, LLC for development at 522 South Boston Ave., within Tax Incentive District Number One, City of Tulsa, as authorized by the Oklahoma Local Development Act, Title 62 Oklahoma Statutes, Section 850 et seq. (CD-4) [PW 12/17/15; PH 12/17/15; CC 12/17/15; PH 1/7/16; CC 1/7/16] 15-1159-1

4. MAYOR'S ITEMS

- a. Mayor's Report. 97-631-1
- b. Resolution authorizing payment of \$21,316.75 from the sinking fund for settlement of Case CJ-2015-4301, Ivan G. Hernandez-Lozano v. City of Tulsa. [UED 12/10/15; CC 12/17/15] 15-1136-1
- c. Resolution requesting Quality Event designation for the 2016 USA BMX Sooner Nationals Event to be held January 22-24, 2016; identifying eligible expenses for payment through distribution of captured revenues to the host community; identifying the Tulsa Convention and Visitors Bureau (VISITTULSA) as the event's certified sponsor; and, identifying the City of Tulsa as the event's host community. **(EMERGENCY CLAUSE)** [UED 12/10/15; CC 12/17/15] 15-1150-1
- d. Resolution requesting Quality Event designation for the 2016 Division 1 Men's and women's tennis championship event to be held May 18-29, 2016; identifying eligible expenses for payment through distribution of captured revenues to the host community; identifying the Tulsa Convention and Visitors Bureau (VISITTULSA) as the event's certified sponsor; and, identifying the City of Tulsa as the event's host community. **(EMERGENCY CLAUSE)** [UED 12/10/15; CC 12/17/15] 15-1151-1
- e. Resolution requesting Quality Event designation for the 2016 North American Deer Farmers Annual Conference Event to be held March 16-20, 2016; identifying eligible expenses for payment through distribution of captured revenues to the host community; identifying the Tulsa Convention and Visitors Bureau (VISITTULSA) as the event's certified sponsor; and, identifying the City of Tulsa as the event's host community. **(EMERGENCY CLAUSE)** [UED 12/10/15; CC 12/17/15] 15-1152-1
- f. Resolution declaring the intent to consider approval of project and creation of a Tax Increment District (the Santa Fe Station TIF); directing that a review committee be appointed to make all necessary findings regarding the plan and project, and make a recommendation with respect to the project. **EMERGENCY CLAUSE** (Ewing) [UED 12/17/15; CC 12/17/15] 15-1162-1
- g. License agreement with Vyve Broadband A, LLC to construct and maintain a fiber optic cable system for the City of Pryor, OK which will cross the City of Tulsa's Spavinaw flow lines at a depth of no less than six (6) feet below the flow lines. 15-1135-1
- h. Partial vacation of The South Tulsa Medical Office Center plat, Plat No. 6122. Vacated portion of plat has been replatted as Tulsa Rehabilitation Hospital, Plat No. 6638, South and East of E. 91st St. S. and S. Mingo Rd. (CD-7) [PW 12/10/15; CC 12/17/15] 15-1144-1

- i. Partial vacation of Stringer Nursery and Gardens plat, Plat No. 4604. Vacated portion of plat has been replatted as Tulsa Rehabilitation Hospital, Plat No. 6638. South and east of E. 91st St. S. and S. Mingo Rd. (CD-7) [PW 12/10/15; CC 12/17/15] 15-1145-1
- j. Special Event Application: BOK Center Events to be held at the BOK Center, January 1-31, 2016. (CD-4) [CC 12/17/15] 15-439-8
- k. Special Event Application: Night Light Tulsa to be held on all Thursdays in January 2016 under the bridge at N. Maybelle Ave. and West M. B. Brady St. (CD-4) [CC 12/17/15] 15-597-9
- l. Special Event Application: Guthrie Green Events to be held on Guthrie Green, 111 East M.B. Brady Street, January 1-31, 2016. (CD-4) [CC 11/19/15] 15-786-6
- m. Special Event Application: Martin Luther King, Jr. Parade to be held at Martin Luther King Blvd., John Hope Franklin Blvd., N. Greenwood Ave., and E Archer St. on January 18, 2016. (CD-1 & 4) 14-1077-2
- n. Special Event Application: Commitment Day Tulsa to be held at 10642 S. Memorial Dr., Bixby, OK, 74133, on January 1, 2016. (CD-8) 13-1070-3

5. AUTHORITIES, BOARDS & COMMISSIONS

- a. Resolution No. 2710:944 of the Tulsa Metropolitan Area Planning Commission (TMAPC), pursuant to Title 19 Oklahoma Statutes, Section 863.7; to amend the Tulsa Comprehensive Plan by adopting an amendment to the Land Use Map of the Tulsa Comprehensive Plan; amending the land use designation from “New Neighborhood” to “Regional Center” on approximately 26.7 acres, located at the SW/c of East 96th St. South and South Garnett Rd. (TMAPC voted 10-0-0 to adopt resolution.) (**NOTE:** In accordance with O.S. Title 19, § 863.7 the City Council must act on this item within 45 days of receipt. If no action is taken, the amendment will be officially approved. Received by Council on 12/3/15) (CD-7) [UED 12/10/15; CC 12/17/15] 15-1138-1

6. ORDINANCES - FIRST READING

- a. Master Tax Incentive Agreement between the City of Tulsa and Woodland Park Associates, LLC for development at 420 East Archer St., within Tax Incentive District Number One, City of Tulsa, as authorized by the Oklahoma Local Development Act, Title 62 Oklahoma Statutes, Section 850 et seq. (CD-4) [PW 12/17/15; PH 12/17/15; CC 12/17/15; PH 1/7/16; CC 1/7/16] 15-1156-1
- b. Master Tax Incentive Agreement between the City of Tulsa and 400 S BOSTON, LLC for development at 400 S. Boston Ave., within Tax Incentive District Number One, City of Tulsa, as authorized by the Oklahoma Local Development Act, Title 62 Oklahoma Statutes, Section 850 et seq. (CD-4) [PW 12/17/15; PH 12/17/15; CC 12/17/15; PH 1/7/16; CC 1/7/16] 15-1157-1
- c. Master Tax Incentive Agreement between the City of Tulsa and One Place Investments, LLC for development at 211 W. 3rd St., within Tax Incentive District Number One, City of Tulsa, as authorized by the Oklahoma Local Development Act, Title 62 Oklahoma Statutes, Section 850 et seq. (CD-4) [PW 12/17/15; PH 12/17/15; CC 12/17/15; PH 1/7/16; CC 1/7/16] 15-1158-1

- d. Master Tax Incentive Agreement between the City of Tulsa and The Meridia, LLC for development at 522 South Boston Ave., within Tax Incentive District Number One, City of Tulsa, as authorized by the Oklahoma Local Development Act, Title 62 Oklahoma Statutes, Section 850 et seq. (CD-4) [PW 12/17/15; PH 12/17/15; CC 12/17/15; PH 1/7/16; CC 1/7/16] 15-1159-1

7. ORDINANCES - SECOND READING

- a. Budget amendment ordinance amending the FY 2015/2016 budget, transferring unexpended and unencumbered appropriation balances of \$500,000.00 between account groups within the Equipment Management Service Fund (Fund No. 8030). [UED 12/10/15; CC 12/10/15; CC 12/17/15] 15-1149-1
- b. Ordinance approving and adopting the Admiral Place Community Development Project Plan pursuant to the Oklahoma Local Development Act; designating and adopting project area and increment district boundaries; establishing a date for the creation of Increment District No. 7, City of Tulsa; adopting certain findings; authorizing the City of Tulsa to carry out and administer the Project Plan; establishing a tax apportionment fund; declaring apportioned funds to be special funds of the City of Tulsa or the Tulsa Industrial Authority; authorizing the use of sales tax increment revenues for the payment of certain project costs; authorizing the Tulsa Industrial Authority to carry out certain provisions of the Project Plan; ratifying and confirming the actions, recommendations and findings of the Review Committee and the Tulsa Metropolitan Area Planning Commission; and directing continuing apportionment. The tax increment district and project area are located generally east of S 129th E Avenue, south of Admiral Place and I-44 and west of S 145th E Avenue. **EMERGENCY CLAUSE** (CD-6) [UED 12/3/15; CC 12/3/15; CC 12/17/15] 15-1125-1

8. COUNCIL ITEMS

- a. Chairman's Report. 98-849
- b. Request by MLK Commemoration Society for waiver of fees by the City of Tulsa of approximately \$15,500.00 (estimated at \$5,500.00 for Street Department labor costs and \$10,000.00 for Tulsa Police Department labor costs) for the 2016 Martin Luther King Day Parade on January 18, 2015. [CD-1 & 4] 15-2-2

9. NEW BUSINESS

- a. New Business. 02-268

10. HEARING OF APPEALS

- a. Motion to reconsider appeal of abatement fee filed by Mary Helen Glenn, for properties located at 1033 N. Madison Pl., 2515 N. Garrison Ave., and 1029 N. Quincy Ave. (Council heard appeal at regular meeting on 12/10/15. On motion by Lakin and second by America, Council denied all abatement fees for 1033 N. Madison Pl. and 2515 N. Garrison Ave., and all but \$908.00 for 1029 N. Quincy Ave.) (CD-1) (Patrick) 15-1075-2
- b. Appeal of abatement fee filed by Mary Helen Glenn, for properties located at 1033 N. Madison Pl., 2515 N. Garrison Ave., and 1029 N. Quincy Ave. (CD-1) [CC 12/10/15] 15-1075-1

11. HEARING OF PUBLIC COMMENTS

- a. Public Comment regarding Tulsa Transit complaints and lack of response or resolution to complaints regarding teachers riding buses. 15-1133-1

12. ADJOURNMENT

- a. Adjournment 97-227-1