

**NOTICE AND AGENDA**

**TULSA CITY COUNCIL - Regular Meeting**

**5:00 PM, Wednesday, February 26, 2025**

**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](mailto: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 February 5, 2025. [CC 2/26/25] 25-115-1  
[Supporting Documentation](#)
- b. Minutes of Regular Meeting held at 5:00 PM on February 5, 2025. [CC 2/26/25] 25-115-2  
[Supporting Documentation](#)

**2. APPOINTMENTS & REAPPOINTMENTS**

- a. Uriah Davis – Appointment to the Sales Tax Overview Committee replacing Bruce Denny; term expires December 31, 2026. (CD-6) [UED 2/12/25; CC 2/26/25] 25-82-1
- b. Jessica Reyes – Appointment to the Sales Tax Overview Committee, Mayor's Seat #2, replacing Jennifer White; term expires December 31, 2028. (CD-3) [UED 2/12/25; CC 2/26/25] 25-102-1

### 3. PUBLIC HEARINGS

- a. Public Hearing to receive comments from citizens regarding a proposed Ordinance amending Title 28, "The Municipal Employees' Retirement Plan," amending Chapter 1, "Introduction and Definitions," Section 101, to clarify definition of actuarially determined employer contribution, remove optional employee contributions, clarify interest calculations, define full time employee, adjust final average earning to exclude months with less than 3/4 earnings, and clarify the final average earnings calculation process; amending Chapter 2, "Participation," Sections 200-202, to clarify participation commencement and reinstatement of participation; amending Chapter 3, "Contributions," Sections 300-301, to freeze employer contributions at no less than 17 percent until the plan's funded ratio reaches 100 percent, with provisions to increase contributions if funding falls below 100 percent, remove optional employee contribution, clarify timing for participant contributions; amending Chapter 4, "Eligibility for Vesting," Section 402 to add a mandatory cash-out provision for small amounts held by non-vested terminated participants; amending Chapter 5, "Measurement of Years of Credited Service," Sections 500, 503-504, to update in accordance with the updated definition of final average earnings and align with leave of absence personnel policies and to update reemployment after termination provision to take into account mandatory cash outs; amending Chapter 6, "Eligibility for and Calculation of Various Types of Retirement Income," Sections 601-603, to clarify current practice and policy for non-contributing time periods and participants; remove supplemental retirement income from optional employee contributions, clarify application of Rule of 80 and Rule of 90 for vested deferred participants, and to clarify that optional forms of benefits are not limited to joint and survivor options; amending Chapter 7, "Normal Forms of Retirement Income," Sections 700-710, to remove guaranteed period income, clarify effective date and application of joint and survivor income options, clarify retirement benefit conditions apply to all forms of benefits not just optional forms, update level income option to include all social security normal retirement age elections, update withdrawal of contributions by vested deferred participants to align sick leave accrual with personnel policies, clarify method to redetermine benefits, and change small payment threshold; amending Chapter 8, "Death Benefits," Sections 800-802, to include references to alternate payees, Rule of 80, Rule of 90, and change default beneficiary to spouse with the estate of the deceased participant as contingent beneficiary; amending Chapter 9, "Maximum Benefits and Contributions," Sections 900-901, to adjust benefit limits to meet IRC Requirements; amending Chapter 10, "Administration of Plan," Sections 1001 and 1003, to remove obsolete references to Rules and Regulations Manual; amending Chapter 13, "Miscellaneous," Section 1300, changing title to Adjustments and Offsets for Misstatements, Errors, and Legal Judgments and adding language and addressing process for handling misinformation, errors, judgments and settlements; amending Title 28 to include renaming, renumbering, non-substantive adjustments for alignment, and corrections of scrivener's errors, without altering the intent or meaning; directing that the procedures for amending Chapter 3 as explained in Chapter 3, Section 302 of said Title 28 be fully complied with. **(Emergency Clause)** (Required Press Conference held 2/6/25) (Public Hearings: 2/26/25; 3/5/25) [UED 3/5/25; CC 3/5/25; CC 3/12/25] 25-67-3

[Supporting Documentation](#)

- b. Public Hearing for the purpose of providing information, including an analysis of potential positive or negative impacts, and answering questions regarding the proposed Amended and Restated Tulsa International Airport Economic Project Plan. The proposed Ordinance approving and adopting Amended and Restated Tulsa International Airport Economic Project Plan, designates and adopts revised increment district boundaries by adding an expansion area to each of the following increment districts: Increment District No. 9, City of Tulsa, to the increment District temporarily identified in the Project Plan as Increment District "A", and to the increment District temporarily identified in the Project Plan as Increment District "E". The Amended and Restated Tulsa International Airport Economic Project Plan also revises the natures of Increment District No. 19, City of Tulsa, of the increment District temporarily identified in the Project Plan as Increment District "A", and of the increment District temporarily identified in the Project Plan as Increment District "E" to be ad valorem, sales and hotel tax increment districts. The Amended and Restated Tulsa International Airport Economic Project Plan also amends the budget of estimated project costs to be financed by apportioned tax increments based on updated expected investment in the project. **(Emergency Clause)** (Public Hearings: 2/26/25; 3/12/25) [UED 2/12/25; CC 2/26/25; CC 3/12/25] 25-91-3  
[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 requesting Quality Event designation for the National Reining Breeders Classic to be held April 15-26, 2025, identifying the City of Tulsa as the event's host community. **(Emergency Clause)** [PW 2/12/25; CC 2/26/25] 25-92-2  
[Supporting Documentation](#)
- c. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution authorizing Condemnation of property owned by Transformation Group Holdings Corporation, located at 8114 S. Unit Dr. W. and 8115 S. Unit Dr. W., Unit Corporation Addition, an existing public necessity requires the acquisition of Fee Simple and Utility Easements for the widening of 81st St. S. - Tacoma Ave. to Maybelle Ave. **(Emergency Clause)** (CD-2) [PW 2/12/25; CC 2/26/25] 25-94-2  
[Supporting Documentation](#)
- d. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution amending Resolution No. 20301 regarding the intent to consider approval of one or more project plans and creation of Tax Increment Districts under the Local Development Act; amending area to be included in Project Plan – Crutchfield District. [UED 2/12/25; CC 2/26/25] 25-88-2  
[Supporting Documentation](#)

- e. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution declaring the intent to consider approval of one or more Project Plans and creation of Tax Increment Districts under the Local Development Act; directing preparation of Project Plans when appropriate; appointing a Review Committee; directing the Review Committee to make findings as to eligibility and financial impact, if any, on taxing jurisdictions and business activities within the Districts; directing the Review Committee to make a recommendation with respect to any Proposed Project – Southern Villa. [UED 2/12/25; CC 2/26/25] 25-89-2  
[Supporting Documentation](#)
- f. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution declaring intent to consider approval of one or more Project Plans and creation of Tax Increment Districts under the Local Development Act, including for an area immediately east of Downtown Tulsa known as the Pearl District; directing preparation of Project Plans when appropriate; reappointing a Review Committee; directing the Review Committee to make findings as to eligibility and financial impact, if any, on taxing jurisdictions and business activities within Proposed Districts; directing the Review Committee to make recommendations with respect to any Proposed Project; directing the Review Committee to consider Proposed Project Plans. [UED 2/12/25; CC 2/26/25] 25-90-2  
[Supporting Documentation](#)
- g. Consideration and possible approval, adoption, denial, amendment or revision of a Sanitary Sewer Easement Donation by Board of Regents Oklahoma Agricultural and Mechanical Colleges of property located at 440 S. Houston Ave., located in S. Lawton Ave., Parcel 678, Owen Addition, required for IDP 147812, for the Veteran's Hospital Project. (CD-4) [CC 2/26/25] 25-121-1  
[Supporting Documentation](#)
- h. Consideration and possible approval, adoption, denial, amendment or revision of a Drainage Easement Donation by Greenhill Properties, LLC of property located at 4816 N. 118th E. Ave., Parcel 644, Unplatted, required for IDP 99426, for the Greenhill Gateway Project. [CC 2/26/25] 25-123-1  
[Supporting Documentation](#)
- i. Consideration and possible approval, adoption, denial, amendment or revision of a Detention Easement Donation by QuikTrip Corporation of property located at 4948 E. Admiral Pl., Parcel 609, QuikTrip No. 0007 and White City Addition, required for IDP 167217, for the QuikTrip Store No. 0007 Project. [CC 2/26/25] 25-124-1  
[Supporting Documentation](#)
- j. Consideration and possible approval, adoption, denial, amendment or revision of a Waterline Easement Donation by Saint Francis Hospital, Inc. of property located at 5402 S. 129th E. Ave., Parcel 653, Penske at Metro Park Addition, required for IDP 183002, for the Saint Francis Central Services Project. [CC 2/26/25] 25-126-1  
[Supporting Documentation](#)

- k. Consideration and possible approval, adoption, denial, amendment or revision of a Waterline Easement Donation by Saint Francis Hospital, Inc. of property located at 5402 S. 129th E. Ave., Parcel 654, Penske at Metro Park Addition, required for IDP 183002, for the Saint Francis Central Services Project. [CC 2/26/25] 25-127-1  
[Supporting Documentation](#)
- l. Consideration and possible approval, adoption, denial, amendment or revision of a Sanitary Sewer Easement Donation by ROB-WAL, Tulsa 28, LLC of property located at 4204 S. 145th E. Ave., Parcel 665, Unplatted, required for IDP 134626, for the Patterson Farms Project. [CC 2/26/25] 25-125-1  
[Supporting Documentation](#)
- m. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from the Municipal Advisory Board in the amount of nine hundred seventy-five dollars (\$975.00) for Cheryl Wilson to travel to Omaha, NE on April 30 - May 2, 2025, to attend the Municipal Advisory Board Meeting. [CC 2/26/25] 25-128-1  
[Supporting Documentation](#)
- n. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: BOK Center March 2025 Events scheduled for March 1-31, 2025, at 300 S. Denver Ave. (CD-1,4) [CC 2/26/25] 25-104-1  
[Supporting Documentation](#)
- o. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Saint Francis Tulsa Tough Gran Fondo (Saturday) scheduled for June 7, 2025, starting at 201 N. Elgin Ave. (CD-1) [CC 2/26/25] 25-105-1  
[Supporting Documentation](#)
- p. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Saint Francis Tulsa Tough AAON Gran Fondo (Sunday) scheduled for June 8, 2025, starting at 1503 S. Riverside Dr. (CD-1,2,4) [CC 2/26/25] 25-106-1  
[Supporting Documentation](#)
- q. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Marquette Field Day & Fun Run scheduled for May 9, 2025, at 1519 S. Quincy Ave. (CD-4) [CC 2/26/25] 25-107-1  
[Supporting Documentation](#)
- r. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Kibo Group Run to the Well scheduled for April 5, 2025, on streets surrounding R. L. Jones Airport. (CD-2) [CC 2/26/25] 25-108-1  
[Supporting Documentation](#)
- s. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Chris Brown Duathlon scheduled for April 6, 2025, starting at 6421 E. 36th St. N., Shelter 6. (CD-1) [CC 2/26/25] 25-109-1  
[Supporting Documentation](#)

- t. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Arnie's Bar Annual St. Patrick's Day Celebration scheduled for March 17-18, 2025, at 200 S. Detroit Ave. (CD-1) [CC 2/26/25] 25-110-1  
[Supporting Documentation](#)
- u. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: St. Patrick's Day Run scheduled for March 15, 2025, starting at 3920 S. Peoria Ave. (CD-9) [CC 2/26/25] 25-111-1  
[Supporting Documentation](#)
- v. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Tulsa IrishFest scheduled for March 7-9, 2025, at 1800 S. Boulder Park Dr. (CD-4) [CC 2/26/25] 25-112-1  
[Supporting Documentation](#)
- w. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Tulsa Farmers' Market scheduled for March 1, 8, 15, 22, 29, 2025, at 1 S. Lewis Ave. (CD-4,9) [CC 2/26/25] 25-132-1  
[Supporting Documentation](#)
- x. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Laven Sowell Opera Center Celebration scheduled for March 3, 2025, at 1610 S. Boulder Ave. (CD-4) [CC 2/26/25] 25-133-1  
[Supporting Documentation](#)
- y. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Magic City Book Bash scheduled for April 12, 2025, at 100 N. Detroit Ave. (CD-1) [CC 2/26/25] 25-137-1  
[Supporting Documentation](#)

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

- a. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7805 from RS-3 to CS for property located north of the NE/c of E. Admiral Pl. N. and N. 91st E. Ave. requested by Roy Cordoba. (Property owner: Bertoldo and Roy J. Cordoba) (CD-3) (TMAPC voted 9-1-0 to recommend **APPROVAL** of CS zoning.) [UED 2/12/25; UED 2/26/25; CC 2/26/25; CC 3/5/25] 25-81-2  
[Supporting Documentation](#)

## 6. ORDINANCES - FIRST READING

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Ordinance No. 23475, as previously amended and supplemented by Ordinance No. 24693 and Ordinance No. 24694; approving and adopting the Amended and Restated Tulsa International Airport Economic Development Project Plan; designating and adopting Revised Increment District Boundaries for Increment District No. 9, City of Tulsa, by adding an expansion area to the existing boundaries; designating and adopting Revised Increment District boundaries for the Increment District tentatively labeled "Increment District A" by adding an expansion area to the existing boundaries; designating and adopting Revised Increment District boundaries for Increment District tentatively labeled "Increment District E" by adding an expansion area to the existing boundaries; revising the natures of Increment District No. 19, City of Tulsa, and the Increment Districts tentatively labeled "Increment District A" and "Increment District E" to be Ad Valorem, Sales, and Hotel Tax Increment Districts and determining Sales Tax Increment formulas; amending the budget of estimated project costs to be financed by apportioned tax increments based on updated expected investment in the Project; making other minor amendments regarding personnel responsible for implementing the Project Plan and incorporating new financial and economic impact analysis; maintaining and retaining all other aspects of Ordinance No. 23475, as previously amended and supplemented by Ordinance No. 24693 and Ordinance No. 24694; adopting and confirming the actions, recommendations and findings of the Tax Increment District Review Committee and the Tulsa Metropolitan Area Planning Commission. **(Emergency Clause)** (Public Hearings: 2/26/25; 3/12/25) [UED 2/12/25; CC 2/26/25; CC 3/12/25] 25-91-2  
[Supporting Documentation](#)
- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of five hundred twenty-seven thousand, four hundred seventy-six dollars and twenty cents (\$527,476.20) recognized from unappropriated fund balance with the Public Works Non-Federal Grants SubFund. (Turkey Mountain Urban Wilderness) [UED 2/26/25; CC 2/26/25; CC 3/5/25] 25-117-2  
[Supporting Documentation](#)
- c. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of one million, nine hundred ninety thousand dollars (\$1,990,000.00) from grant revenues to be received from the United States Department of Justice within the Community-Based Violence Intervention and Prevention Initiative SubFund. (Dept. of Justice Community-Based Violence Intervention and Prevention Initiatives Program) [UED 2/26/25; CC 2/26/25; CC 3/5/25] 25-118-2  
[Supporting Documentation](#)
- d. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to transfer unencumbered and unexpended appropriation balances of four hundred fifty-eight thousand, five hundred thirty-two dollars and forty cents (\$458,532.40) between projects within the TMUA Water Capital Projects SubFund. (Maintenance on the road to the City's Grand River Pump Station) [UED 2/26/25; CC 2/26/25; CC 3/5/25] 25-119-2  
[Supporting Documentation](#)



- e. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to transfer unencumbered and unexpended appropriation balances of forty-six thousand, seven hundred twenty-eight dollars and seventy-eight cents (\$46,728.78) between projects within the Stormwater Capital Projects SubFund and two hundred fifty-four thousand, seven hundred forty-one dollars and thirty-two cents (\$254,741.32) between projects within the TMUA Water Capital Projects SubFund. (Flood Control, Stormwater Improvements, Owen Park, Detention Pond Rehabilitation) [UED 2/26/25; CC 2/26/25; CC 3/5/25] 25-120-2  
[Supporting Documentation](#)
- f. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of one hundred sixteen thousand, three hundred seventy-four dollars and fifty-three cents (\$116,374.53) recognized from unappropriated fund balance within the Short Term Capital Fund. (Public Works Vehicle Replacement) [UED 2/26/25; CC 2/26/25; CC 3/5/25] 25-138-2  
[Supporting Documentation](#)

## **7. ORDINANCES - SECOND READING**

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of twenty-eight thousand, four hundred seventeen dollars (\$28,417.00) from grant revenues to be received from the District Attorney's Council within the Forensic Science Improvement SubFund. (Coverdell Forensic Science Grant) [UED 2/12/25; CC 2/12/25; CC 2/26/25] 25-85-2  
[Supporting Documentation](#)
- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of one hundred fifteen thousand dollars (\$115,000.00) between departments and account groups within the General Fund. (Office of Children, Youth, and Families) [UED 2/12/25; CC 2/12/25; CC 2/26/25] 25-86-2  
[Supporting Documentation](#)
- c. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Title 24, "Nuisances", Section 210, "Summary Abatement"; repealing conflicting ordinances, and providing for severability. **(Emergency Clause)** (Lakin) [PW 2/12/25; CC 2/12/25; CC 2/26/25] 25-99-2  
[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 donation from PLX, Inc. to the Tulsa City Council for an Epson SureColor T5270 Single Roll Plotter Printer, valued at two thousand, nine hundred seventy-two dollars and twenty-two cents. (\$2,972.22) [CC 2/26/25] 25-129-1  
[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.