

NOTICE AND AGENDA

TULSA CITY COUNCIL - Urban & Economic Development Committee Meeting

Office of the  
City Clerk

10:30 AM, Wednesday, March 26, 2025

One Technology Center, 4th Floor, Room 411 - 175 E. 2nd St., Tulsa, OK 74103

CHAIR: BELLIS CO-CHAIR: BENGEL, ARCHIE

*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.*

1. Call to Order.
2. Louis (Louie) Napoleone – Appointment to the Tulsa Performing Arts Center Trust, replacing Carlye Jimerson; term expires June 30, 2028. (CD-9) [UED 3/26/25; CC 4/2/25] 25-198-1
3. Joshua Walker – Reappointment to the Tulsa Metropolitan Area Planning Commission; term expires January 18, 2028. (Attended 60/71 meetings.) (CD-4) [UED 3/26/25; CC 4/2/25] 25-197-1
4. Rezoning Application Z-7799 from RS-3 and AG to OL for property located at the SE/c of E. 101st St. S. and S. Florence Ave. requested by Cottle Engineering Company, PLLC. (Property owner: Life Tabernacle UPC) (CD-2,8) (TMAPC voted 8-0-0 to recommend **APPROVAL** of OL zoning.) [UED 3/26/25; CC 4/2/25; CC 4/16/25] 25-7-4  
[Supporting Documentation](#)
5. Resolution authorizing payment of one hundred seventy-five thousand dollars (\$175,000.00) to Christina Flowers, Plaintiff, and Smolen and Roytman, PLLC, Attorneys at Law, from the Sinking Fund as a payment of a judgment and attorney fee award in Case No. 21-CV-196, Christina Flowers v. City of Tulsa et al. (**Emergency Clause**) [UED 3/26/25; CC 3/26/25] 25-205-1  
[Supporting Documentation](#)
6. Resolution authorizing payment of twenty thousand, one dollars (\$20,001.00) to Robbin Jones, Administrator for the Estate of Paul Tubbs, Plaintiff, and Rand C. Eddy, Attorney at Law, from the Sinking Fund as a payment of a judgment and attorney fee award in Case No. 23-CV-257, Robbin Jones v. City of Tulsa et al. (**Emergency Clause**) [UED 3/26/25; CC 3/26/25] 25-206-1  
[Supporting Documentation](#)

7. Reconsideration of the approval of *Ordinance 25547*, Ordinance amending Title 28, Tulsa Revised Ordinances, titled, "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)** (*Note: The Council approved City of Tulsa Ordinance 25547 on March 12, 2025, with the Emergency Clause.*) (Required Press Conference held 2/6/25) (Public Hearings: 2/26/25; 3/5/25) [PW 3/5/25; CC 3/5/25; CC 3/12/25; UED 3/26/25; CC 3/26/25] 25-67-5  
[Supporting Documentation](#)

8. Consideration and possible approval, adoption, denial, amendment or revision of Ordinance 25547 (revised) amending Title 28, "The Municipal Employees' Retirement Plan." **(Emergency Clause)** (Note: The Council approved City of Tulsa Ordinance 25547 on March 12, 2025, with the Emergency Clause.) (Required Press Conference held 2/6/25) (Public Hearings: 2/26/25; 3/5/25) [PW 3/5/25; CC 3/5/25; CC 3/12/25; UED 3/26/25; CC 3/26/25] 25-67-7  
[Supporting Documentation](#)
9. Resolution requesting that the Oklahoma State Legislature pass HB1496 to amend Title 11, Section 44-110, Oklahoma Statutes, for the purpose of allowing alternative paths of relief from the decisions of local Boards of Adjustment in cities over 200,000 in population. (Bengel) **(Emergency Clause)** [UED 3/26/25; CC 4/2/25] 25-212-1  
[Supporting Documentation](#)
10. 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; UED 3/12/25; CC 3/12/25; UED 3/26/25; CC 3/26/25] 25-88-5  
[Supporting Documentation](#)
11. Discussion with Chief Mental Health Officer Dr. Rebecca Hubbard, or her designee, regarding the Community Based Violence Intervention Program awarded by the Department of Justice to the City. This discussion will include a summary of the initiative and anticipated use of grant funds including youth programs and associated staffing. Other than discussion, no action will be taken. [UED 3/26/25] 25-158-1  
[Supporting Documentation](#)
12. Quarterly report from the Executive Director of PartnerTulsa, or his designee, regarding current priorities and projects. [UED 3/26/25] 25-22-1  
[Supporting Documentation](#)
13. Adjournment.