



CITY OF NORMAN, OK CITY COUNCIL BUSINESS & COMMUNITY AFFAIRS COMMITTEE MEETING

Municipal Building, Executive Conference Room, 201 West Gray, Norman,
OK 73069

Thursday, December 07, 2023 at 4:00 PM

MINUTES

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CALL TO ORDER

Chairman Peacock called the meeting to order at 4:00 p.m.

PRESENT:

Councilmember Ward 4 Helen Grant
Councilmember Ward 5 Michael Nash
Councilmember Ward 8 Matthew Peacock (Chair)

OTHERS PRESENT:

Councilmember Ward 2 Lauren Schueler
Councilmember Ward 5 Stephen Holman
Ms. Beth Muckala, Assistant City Attorney III
Mr. Jason Olsen, Parks & Receptions Director
Ms. Kathryn Walker, City Attorney
Ms. Lisa Krieg, Community Development Block Grant / Grants Manager
Mr. Scott Sturtz, City Engineer
Mr. Shawn O'Leary, Public Works Director
Ms. Veronica Tracy, Recreation Manager
Mr. Kellen McCoy, Athletic Operations Supervisor
Mr. David Riesland, Transportation Engineer
Ms. Lora Hoggatt, Planning Service Manager
Ms. Ashlynn Wilkerson, Assistant City Attorney I
Ms. Sandra Simeroth, Administrative Tech III

1. DISCUSSION REGARDING OPERATING POLICIES FOR THE YOUNG FAMILY ATHLETIC CENTER. (YFAC)

Mr. Jason Olsen, Parks and Recreations Director, provided a full overview update on the YFAC Center. When we gave the presentation initially about taking over YFAC operations we got feedback regarding concerns on Policies making sure that Norman residents have more than their fair share in time. Suggested hours of operations will be 80 hours a week on non- holiday weeks. Plans for passive hours of 70 hours per week or alternative of adding 100 hours annually during non-operating hours for free use of gym/swim to Norman residents during non-regular operating hours hoping to open one day a month or on a Sunday have a midnight basketball program. We would program hours for those with disabilities into regular scheduled hours

Councilmembers asked about the 100 hours model would it be every Sunday for residents

Mr. Olsen said it would be some Sundays and extending hours thru the week, and anyone would be able to attend. We are slim on staff, also if you look around the country there are very select few facilities that are open full time on Sunday. There will be times that public may not be able to use facilities depending on the situation and that is where the difference of 80 hours planned to 70 hours passive come into play.

Councilmembers, asking about scheduling of passive time.

Mr. Kellen McCoy, Athletic Operations Supervisor, said the goal is to have open lanes and at least one court open daily for non-planned time.

Councilmember Ward 5 Michael Nash would like a policy stating that the public will have access to the facility and not just planned events.

Mr. Olsen said there will be weekly schedules posted to what times the facilities will be available for open passive time. He said, day passes will be available for purchase the public can come in and use the facility.

There will be special holiday hours for Martin Luther King Jr. Day, Memorial Day, Juneteenth, and Labor Day and the facility will close for New Year's Day, Independence day, Thanksgiving, Christmas Eve and Christmas day.

Norman Public Schools, Sooner Swim Club and Rise Volleyball club contracts are currently under review. The City will collect all revenues and run the web sites, and the Optimist Club will set the schedules for all the games and organize the teams and get 7% upfront to organize the leagues. After all expenses are paid the City will split the revenue 50/50 with the Club. Norman Public schools would pay \$50,000 per year and 20% of ticketed events. Sooner Swim Club \$15 per hour per lane and 25% of swim meets and duals. Rise Volleyball Club \$50,000 a year for up to 1250 hours of court time. We have a contract with Beanstalk Coffee and Sno will be the Exclusive facilities food and beverage provider they will have full catering rights, The City is exempt on its own events, the City will retain "Pour Rights" inside the YFAC. Beanstalk Coffee and Sno will have complete control over the menu their hours will match the YFAC hours they will pay \$35 per square foot on 1150 sq. ft., plus 2% of all sales, lease will renew

Item 1, continued

automatically annually up to 5 years, lease includes all utilities excluding internet, they will own their own equipment, insurance and termination clause is 90 Days and 60 days with cause.

The Adidas store is going to be operated by Trae Young Family Foundation (TYFF) asking for \$50,000 a year for space and \$20,000 for Adidas Merchandise annually with all YFAC employees wearing Adidas clothing. They would have to build out all their space inside the Adidas Area sign a five-year contract. Payment is due within 30 days of contract execution. TYFF has offered \$75,000 for LED screen expansion to go from 64ft and 4k resolution to 74ft and 5k resolution for E sports gaming. They also requested an office space and we will provide one office space the TYFF will have an employee that they will fund to assist in YFAC operations not associated with City staff. TYFF wants to fund the building of two outdoor basketball/futsal courts as long as the City and Norman Regional plan on building an outdoor space and we have talked about when we get funding. We think that there should be a surplus after completion of the inside that we can build with those funds the shaded area and pickle ball court is not that expensive to build. Norman Regional has committed to building the sand volleyball courts and the turf field.

Going to present to Parks Board and will be back in January for more discussion.

Councilmember Peacock said, we are going to stop here and come back in January

2. DISCUSSION REGARDING ACCESORY DWELLING UNITS. (ADUs)

Councilmember Peacock said I have asked staff to present due to illness and folks being unavailable, and not fully vetted, this is more of an open discussion at this time and not setting policy issues tonight, just wanting to get the conversation started.

Ms. Lora Hoggatt, Planning Services Manager, asked if Council wanted to allow ADUs in residential zoning districts and agricultural districts with exception for RM-4. Staff recommends removal of 40% building coverage maximum but keep 65% impervious maximum, and allow for 650 square feet ADU living areas. The height cannot exceed the principal dwelling unit; with a two-unit maximum per lot in R-1, Single Family Dwelling District, and mobile homes would not be permitted to be used as ADUs in any district. The connection fees for utilities cannot be waived and there will be no parking requirements for ADUs.

Councilmember Peacock said we would like to require these to be owner occupied, so the owner is there overseeing the property so even if it is a rental, it would not be a nuisance to the neighborhood.

Councilmember Schueler, Grant and Nash were worried about excessive parking on the streets and asked Public Works if residents can request parking restrictions on streets in their neighborhoods.

Item 2, continued

Mr. Shawn O'Leary, Public Works Director, said we have the same concerns and Staff is researching and will have more information. Our current policy if 60% of resident's request on Street restrictions on parking they can petition the City and that has been working well

Councilmember Peacock shared a chart that could be associated with the ordinance based on primary home size to determine ADU size with a cap of 850 sq ft. and no more than 65% impervious maximum. He said the idea behind this is to have one set of rules to make it easy on developers and the goal is to get as much density and affordable housing, but not wanting to create extra sets of rules.

Councilmembers liked the chart with a cap at 650 sq.ft

Councilmember Peacock said former Councilmember Hall offers great historical perspective.

Ms. Lee Hall said she wants everyone to consider how a blanket ordinance is going to have unintended consequences. She likes the concept but, reminded Council Core Norman and outer Norman are distinctly different. She was also worried that it may open the door to investors displacing homeowners.

Councilmember Peacock said the last thing we want to do is to displace homeowners for out of state real estate investors.

Ms. Beth Muckala, Assistant City Attorney, said the courts are looking at whether zoning can regulate ownership and a lot of courts have said no. Staff would want to evaluate the legality of it and if it's addressing what Council wants to address.

Councilmembers were concerned about possible preempting at state level. Council also does not want to allow short term rentals in ADUs, and were concerned about investors taking over properties in neighborhoods.

Ms. Muckala said for reference, Durham only allowed ADUs if it were a single family or a two-family dwelling. Durham built in an exemption from density into their definition. Durham allowed nonconforming guest houses that were existing, but moving forward they would have to abide by ADU definitions rules.

Ms. Hoggatt said the core area have a lot of nonconforming lots and they would have to bring them into compliance before adding an ADU.

Councilmember Peacock said let's bring it back to BACA in January and we will adjust from there.

3. DISCUSSION REGARDING A NEW SIGNALIZED CROSSWALK ON 36TH AVENUE N.W. AT RUBY GRANT PARK.

Mr. Scott Sturtz, City Engineer, said an evaluation of Signalized Crosswalk at Ruby Grant Park and 36th Avenue N.W. was conducted and completed by October 26, 2023. Staff assessed the number of residents crossing at this location. Staff also looked at the different options; e.g., raised pavement markers, rectangular rapid flashing beacon, rumble strips and the Hawk System. He said a short term fix is to deploy a radar feedback trailer on 36th NW routinely, install pedestrian crossing signage, and work with the Police Department to enforce speed limits. The long term solution, would be to install a Hawk crossing light system. Staff recommends, that the 36th Avenue NW 2012 Bond Project include the installation of a Hawk system prior to construction of 36th Avenue NW to fund the Installation. It can be relocated during construction of 36th Ave NW as necessary, but will be designed to minimize the need for future relocation. The installation cost are as follows: Design \$35,000; installation \$200,000; sidewalk into Ruby Grant \$15,000; and to relocate the Hawk, if necessary \$25,000 for a total of \$265,000.

Council members are all in favor of moving forward with this project.

ADJOURNMENT

The Meeting Adjourned at 5:20 p.m.

ATTEST:

City Clerk

Mayor