City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Meeting Agenda

Amended

Tuesday, October 14, 2025

6:30 PM

DIRECTOR OF PARKS AND RECREATION

City Council, Norman Utilities Authority, Norman Municipal Authority, and Norman Tax Increment Finance Authority

City Council

David Gandesbery, Ward 1, Matthew Peacock, Ward 2, Vacant, Ward 3, Helen Grant Ward 4, Brandon Nofire, Ward 5, Joshua Hinkle, Ward 6, Kimberly Blodgett, Ward 7, Scott Dixon, Ward 8, Mayor Stephen Tyler Holman.

File Attachments for Item:

5. CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, ACCEPTANCE, REJECTION AND/OR POSTPONEMENT OF THE RECEIPT OF THE ANNUAL REPORT FROM FIREHOUSE ART CENTER TO THE BOARD OF PARK COMMISSIONERS

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 10/14/2025

REQUESTER: Karla Sitton, Administrative Tech IV

PRESENTER: Jason Olsen, Director of Parks and Recreation

ITEM TITLE: CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, ACCEPTANCE, REJECTION AND/OR POSTPONEMENT OF THE RECEIPT OF THE ANNUAL REPORT FROM FIREHOUSE ART CENTER TO THE BOARD OF PARK COMMISSIONERS

BACKGROUND:

The Norman Firehouse Art Center (FAC) is a non-profit 501(c)(3) corporation and was founded in 1970 as a community arts center, operating out of a vacated, city-owned building, which previously served as a fire station. The facility has since been transformed into a house of professionally working visual arts studios, which accommodate both adult and youth art education programming, a gift shop, and dedicated exhibition gallery space. The FAC provides art education programming in Norman public elementary schools and serves as a partner to many community events.

DISCUSSION:

The City has Contract K-2324-41 with Firehouse Art Center (FAC) to assist with the operation of the FAC to include the visual arts studios, adult and youth art education programs, a gift shop and exhibition gallery space. FAC gave its annual presentation to the Board of Park Commissioners on June 5, 2025. Their presentation included information about their events, programming, rentals, and 2023-2024 financials.

RECOMMENDATION:

It is recommended that the City Council accept the Firehouse Art Center (FAC) annual report for the 2024 calendar year

FIREHOUSE
ART CENTER

The Norman Firehouse Art Center's

2025 Organization Annual Report

Fiscal Year: September 1, 2023 – August 31, 2024
City of Norman and Parks and Recreation Board

ANNUAL REPORT

ATTACHMENTS

File Attachments for Item:

6. CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, ACCEPTANCE, AMENDMENT AND/OR POSTPONEMENT OF THE RECEIPT OF THE ANNUAL REPORT FROM MOORE-LINDSAY HISTORICAL HOUSE MUSEUM TO THE BOARD OF PARK COMMISSIONERS

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 10/14/2025

REQUESTER: Karla Sitton, Administrative Tech IV

PRESENTER: Jason Olsen, Director of Parks and Recreation

ITEM TITLE: CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, ACCEPTANCE, AMENDMENT AND/OR POSTPONEMENT OF THE RECEIPT OF THE ANNUAL REPORT FROM MOORE-LINDSAY HISTORICAL HOUSE MUSEUM TO THE BOARD OF PARK COMMISSIONERS

BACKGROUND:

The Moore-Lindsay Historical House Museum (MLHHM) opened in 1975 and is operated by the Cleveland County Historical Society. The MLHHM, located at 508 N. Peters Street, is a beautiful Victorian home that depicts the history of Norman from approximately 1890 to 1910. In the 1970s, when citizens in cities and towns across the United States became concerned about the deteriorating condition of older historical homes in their areas, many state and city governments formed historical preservation committees to help organize the preservation of homes and designate historic districts. Norman was one of those communities. The mayor of Norman set up the "Mayor's Committee on Historic Preservation" with the goal to back citizen's efforts to preserve the history of Norman through its architecture. Working with members of the Historical Society, the city of Norman purchased the Moore-Lindsay House at 508 N. Peters in 1973. Soon after the purchase, the City allocated funds to renovate the House to its original Victorian style, which represents the early settlement and statehood of Oklahoma.

DISCUSSION:

The City has a contract with the Norman and Cleveland County Historical Society to operate the Moore-Lindsay Historical House Museum (MLHHM) and maintain artifacts, displays, and offer guided tours, programming and education related to the early days and historical development of the City of Norman and of Cleveland County. MLHHM gave its annual presentation to the Board of Park Commissioners on August 7, 2025. Their presentation included information about their events, programming, rentals, and 2023-2024 financials.

RECOMMENDATION:

It is recommended that the City Council accept the Moore-Lindsay Historical House Museum annual report for the 2024 calendar year

Cleveland County Historical Society
Moore-Lindsay Historical House Museum

508 N. Peters Avenue • Norman, OK 73069
405-321-0156 • mlhhmuseum@gmail.com
www.normanmuseum.org • www.clevelandcountyhistoricalsociety.com

FY 2024-25 Annual Report

prepared August 2025

Board of Directors

Riley Million
President

John Hughes
Vice-President

Ashley Evans
Treasurer

Carley Veal
Secretary

Barbara Million
Historian

Malia Bennett

Dawn Jackson

Robertson Million

Mae D. Cox
Board Member Emeritus

Vernon Maddux
Board Member Emeritus

Sue Schrems
Board Member Emeritus

James Briggs
Ex-officio, City Staff

Staff

Amy Pence
Museum Manager

The Moore-Lindsay Historical House Museum (MLHHM) celebrated 50 years of serving as Norman's local history museum in May 2025. The museum opened in 1975 as the Norman-Cleveland County Historical Museum, the result of a collaboration between the City of Norman and the Cleveland County Historical Society (CCHS). The museum is housed in a beautiful Victorian-style home that was built in 1899 and is a prime example of the success that middle-class families found in Oklahoma Territory. The Historical Society is proud to continue to serve as stewards of the historical house, which is listed on the National Register of Historic Places.

File Attachments for Item:

31. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2526-61: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AND THE NORMAN MUNICIPAL AUTHORITY TRANSFERRING $725,537.91 TO TECHNOLOGY PLACE STREET EXTENSION FROM VARIOUS PROJECTS AS OUTLINED IN THE STAFF REPORT FOR THE SAXON INDUSTRIAL PARK IMPROVEMENT PROJECT.

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 10/14/2025

REQUESTER: Joseph Hill, Streets Program Manager

PRESENTER: Scott Sturtz, Director of Public Works

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2526-61: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AND THE NORMAN MUNICIPAL AUTHORITY TRANSFERRING $725,537.91 TO TECHNOLOGY PLACE STREET EXTENSION FROM VARIOUS PROJECTS AS OUTLINED IN THE STAFF REPORT FOR THE SAXON INDUSTRIAL PARK IMPROVEMENT PROJECT.

BACKGROUND:

The City of Norman and Norman Economic Development Coalition (NEDC) have been collaborating since 2015 in support of an economic development project in Saxon Industrial Park, intended to make approximately 47.43 acres available for industrial development. This project was originally intended to capitalize on federal funds to expand the City infrastructure in this industrial area to allow for expansion of existing businesses and/or promote new businesses.

NEDC in coordination with SMC Consulting, P.C. (SMC) developed a Preliminary Plat for approximately 47.43 acres of land generally located south of State Highway 9 and between Technology Place and Saxon Park. The Preliminary Plat passed through Planning Commission in May of 2020 and was approved by Council in April of 2020.

In April of 2020, City Council approved Contract K-1920-121 with SMC Consulting P.C. for preparation of the Final Plat and detailed engineering plans for public infrastructure for the Saxon Industrial Park Project. The purpose of this plat was to subdivide 47.43 acres into five parcels and put the infrastructure in place for industrial development of these parcels. Planned street improvements include a new east-west street that begins at the south end of Technology Place and will continue east to 36th Avenue SE at the current Saxon Park entrance. This new street will also intersect with John Saxon Boulevard providing connectivity for both emergency and truck access within the industrial park. Water, sewer and stormwater improvements were also designed to serve the project.

The Final Plat for this project was approved by City Council on August 26, 2025.

DISCUSSION:

This project was initially intended to be funded by an Economic Development Authority grant, an ODOT Industrial Road Program grant and a City share, in partnership with the Norman Economic Development Coalition (NEDC). After several attempts to secure funding for this improvement, staff received direction to identify alternative means to complete the project. Public Works staff has identified the opportunity to construct this project utilizing in-house, Public Works Department staff, with the exception of some subcontract work that will come with utility installation, subgrade stabilization and curb installation. It is recommended that the project be funded from the Capital Sales Tax Fund for the portions within Saxon Industrial Park, and from the Norman Forward Fund for the portions within Saxon Community Park.

The estimated cost for construction on this project is $1,700,000. This estimate includes storm water infrastructure, roadway construction, striping and signage. This estimate excludes future installation of sanitary sewer or waterline improvements which will be funded through the Norman Utilities Authority. Funding to begin work on this project has been identified in the transfer table below; with $550,169.25 (75.9%) proposed to be re-allocated from Capital Sales Tax/Street Maintenance projects and $175,368.66 (24.1%) proposed to be allocated from the Norman Forward Fund, Traffic and Roadway project:

Project #	Account From:	Account To:	Total:
SC0748	Street Maintenance, Construction (50595511-46101)	Street Extension, Construction (Account 50593357-46101; Project TR0120)	$123,450.00
SC0749	Construction (50595511-46101)	50593357-46101; TR0120	$144,865.48
SC0751	Materials 50595511-46301	50593357-46101; TR0120	$55,568.22
SC0752	Materials 50595511-46301	50593357-46101; TR0120	$97,551.32
SC0671	Construction (50597718-46101)	50593357-46101; TR0120	$78,734.23
SC0726	Construction (50590051-46101)	50593357-46101; TR0120	$50,000.00
NFP120	51594405-46101	50593357-46101; TR0120	$171,641.00
NFP120	51590405-46201	50593357-46101; TR0120	$3,727.66
		Total:	$725,537.91

The Technology Place Street Extension project (TR0120) currently has $412,791.17 available: $373,500 in Construction (46101) and $39,291.17 in Design (46201). With the proposed transfers into the Construction account, the project will have funding in the amount of $1,138,329.08 to move forward with initial construction to include but not limited to clearing of the site, rough grading of roadway, installation of stormwater infrastructure and concrete curb installation. Additional funding may be needed in order to complete the project in full. If additional funding is needed, project staff will work with the Finance Department to identify possible funding sources or submit for additional project funding via the FYE 2027 budget process.

RECOMMENDATION:

Staff recommends approval of Resolution R-2526-61 transferring funds as outlined in the staff report for the construction of the Technology Place street extension in Saxon Industrial Park and Saxon Community Park.

Resolution

R-2526-61

A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AND THE NORMAN MUNICIPAL AUTHORITY TRANSFERRING $725,537.91 TO TECHNOLOGY PLACE STREET EXTENSION FROM VARIOUS PROJECTS FOR THE SAXON INDUSTRIAL PARK IMPROVEMENT PROJECT.

§ 1. WHEREAS, the Saxon Industrial Park Improvement Project was initially intended to be funded by an Economic Development Authority grant, an ODOT Industrial Road Program grant and a City share, in partnership with the Norman Economic Development Coalition (NEDC); and

§ 2. WHEREAS, planned street improvements include a new east-west street that begins at the south end of Technology Place and will continue east to 36th Avenue SE at the current Saxon Park entrance and intersect with John Saxon Boulevard providing connectivity for both emergency and truck access within the industrial park; and

§ 3. WHEREAS, after several attempts to secure funding for this improvement, Staff received direction to identify alternative means to complete the project.

NOW, THEREFORE, BE IT RESOLVED BY THE NORMAN MUNICIPAL AUTHORITY:

§ 4. That the following transfers be made for the reasons stated above:

Project #	Account From:	Account To:	Total:
SC0748	Street Maintenance, Construction (50595511-46101)	Street Extension, Construction (Account 50593357-46101; Project TR0120)	$123,450.00
SC0749	Construction (50595511-46101)	50593357-46101; TR0120	$144,865.48
SC0751	Materials 50595511-46301	50593357-46101; TR0120	$55,568.22
SC0752	Materials 50595511-46301	50593357-46101; TR0120	$97,551.32
SC0671	Construction (50597718-46101)	50593357-46101; TR0120	$78,734.23
SC0726	Construction (50590051-46101)	50593357-46101; TR0120	$50,000.00
NFP120	51594405-46101	50593357-46101; TR0120	$171,641.00
NFP120	51590405-46201	50593357-46101; TR0120	$3,727.66
		Total:	$725,537.91

PASSED AND ADOPTED this 14th day of October, 2025.

ATTEST:

Chairman

Secretary

FINAL PLAT

SAXON INDUSTRIAL PARK PHASE III

A PLANNED UNIT DEVELOPMENT

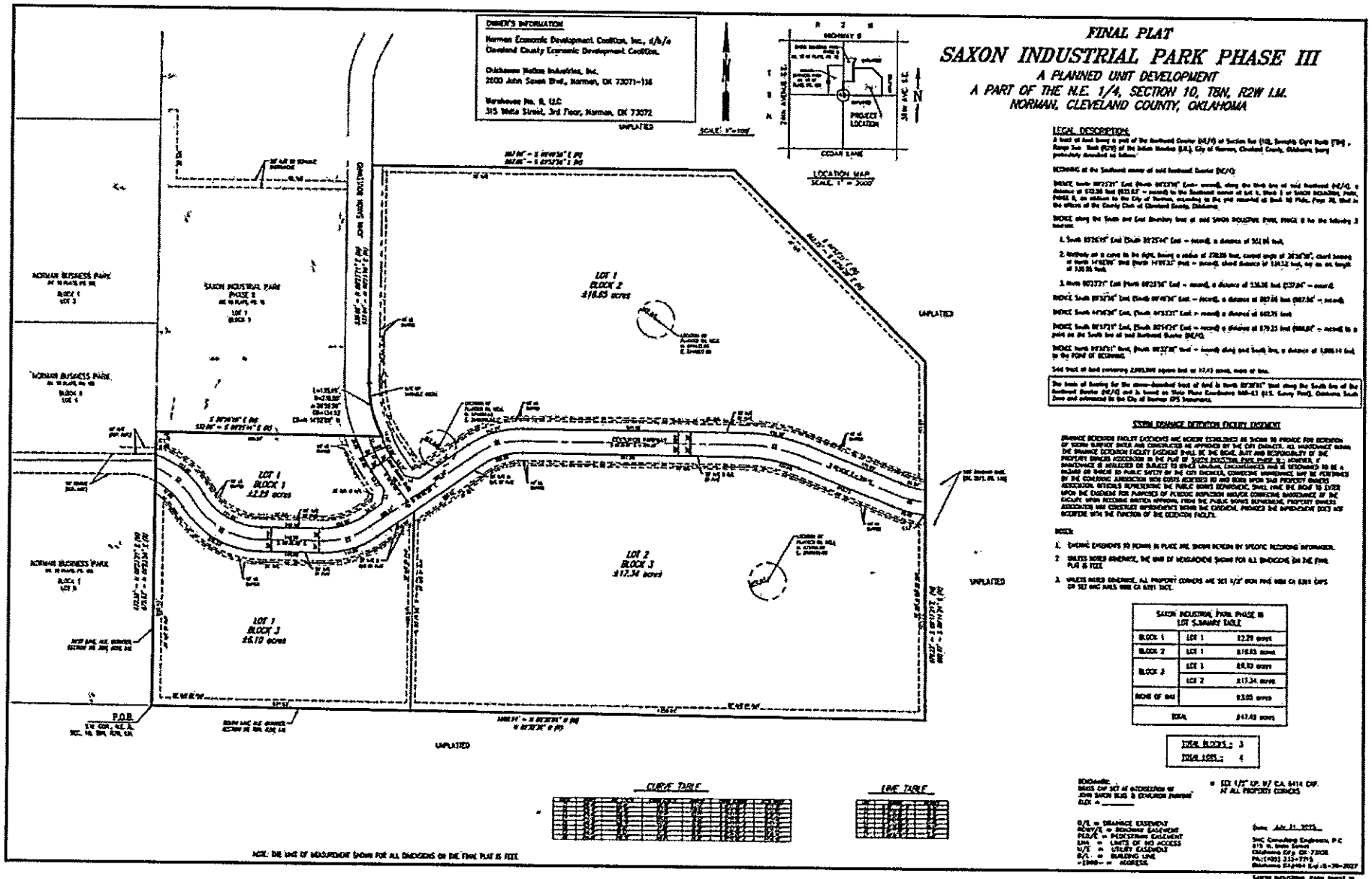
A PART OF THE N.E. 1/4, SECTION 10, T8N, R2W I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

OWNER'S INFORMATION

Norman Economic Development Coalition, Inc., d/b/a
Cleveland County Economic Development Coalition.

Chickasaw Nation Industries, Inc.
2020 John Saxon Blvd., Norman, OK 73071-1118

Warehouse No. 8, LLC
315 Water Street, 3rd Floor, Norman, OK 73072



NOTE: THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS FEET.

LEGAL DESCRIPTION

A tract of land being a part of the Southeast Quarter (SE/4) of Section Ten (10), Township Eight North (T8N), Range Two West (R2W) of the Indian Meridian (I.M.), City of Norman, Cleveland County, Oklahoma, being particularly described as follows:

BEGINNING at the Southeast corner of said Southeast Quarter (SE/4);

THENCE South 88°37'27" East (South 88°37'30" East – record), along the South line of said Southeast (SE/4), a distance of 572.30 feet (572.32' – record) to the Southeast corner of Lot 1, Block 1 of SAXON INDUSTRIAL PARK, PHASE II, an addition to the City of Norman, according to the plat recorded in Book 30 Plats, Page 28, filed in the Office of the County Clerk of Cleveland County, Oklahoma;

THENCE along the South and East Boundary line of said SAXON INDUSTRIAL PARK, PHASE II for the following 3 courses:

1. South 87°57'49" East (South 87°57'47" East – record), a distance of 561.96 feet;
2. Northerly on a curve to the right, having a radius of 270.00 feet, central angle of 20°24'08", chord bearing of North 14°05'30" West (North 14°05'32" West – record), chord distance of 114.12 feet, arc on an length of 115.35 feet;
3. North 00°37'27" East (North 00°37'24" East – record), a distance of 1,156.56 feet (1,157.04' – record);

THENCE South 89°37'06" East (South 89°40'34" East – record), a distance of 667.94 feet (667.94' – record);

THENCE South 47°45'30" East, (South 47°43'27" East – record) a distance of 602.75 feet;

THENCE South 00°37'21" East, (South 00°34'24" East – record) a distance of 179.23 feet (180.00' – record) to a point on the South line of said Southeast Quarter (SE/4);

THENCE North 87°37'51" West, (North 88°37'30" West – record) along said South line, a distance of 1,306.14 feet to the POINT OF BEGINNING.

Said tract of land containing 2,095,000 square feet or 47.93 acres, more or less.

The basis of bearing for the above-described tract of land is North 88°37'51" West along the South line of the Southeast Quarter (SE/4) and is based on State Plane Coordinates 040-41 (U.S. Survey Feet), Oklahoma South Zone and referenced to the City of Norman GPS Networks.

SAXON DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN THE PURPOSE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. AS MAINTENANCE DURING THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF SAXON INDUSTRIAL PARK PHASE III. HOWEVER, IF MAINTENANCE IS NEGLECTED OR DAMAGED TO OTHER LOCATION, ENCUMBRANCES THAT IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORNE UPON THE PROPERTY OWNERS ASSOCIATION. OFFICIALS REPRESENTING THE PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE. BY THE FACILITY UPON RECEIVING WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT, PROPERTY OWNERS ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

NOTES:

1. ENGINEER EASEMENTS TO REMAIN IN PLACE ARE SHOWN HEREON BY SPECIFIC RECORDING INFORMATION.
2. UNLESS NOTED OTHERWISE, THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS FEET.
3. UNLESS NOTED OTHERWISE, ALL PROPERTY CORNERS ARE 3/8 1/2" IRON PINS WITH CA 8414 CAPS OF 12" AND ARE THE CA 8391 TYPE.

SAXON INDUSTRIAL PARK PHASE III LOT SUMMARY TABLE		
BLOCK 1	LOT 1	2.29 acres
BLOCK 2	LOT 1	16.85 acres
BLOCK 3	LOT 1	8.10 acres
	LOT 2	17.34 acres
ROW OF ONE		0.00 acres
TOTAL		47.58 acres

TOTAL BLOCKS :	3
TOTAL LOTS :	4

DEDICATION:
BRASS CAP SET AT INTERSECTION OF JOHN SAXON BLVD. & EDWARDS AVENUE
ELEV. = _____

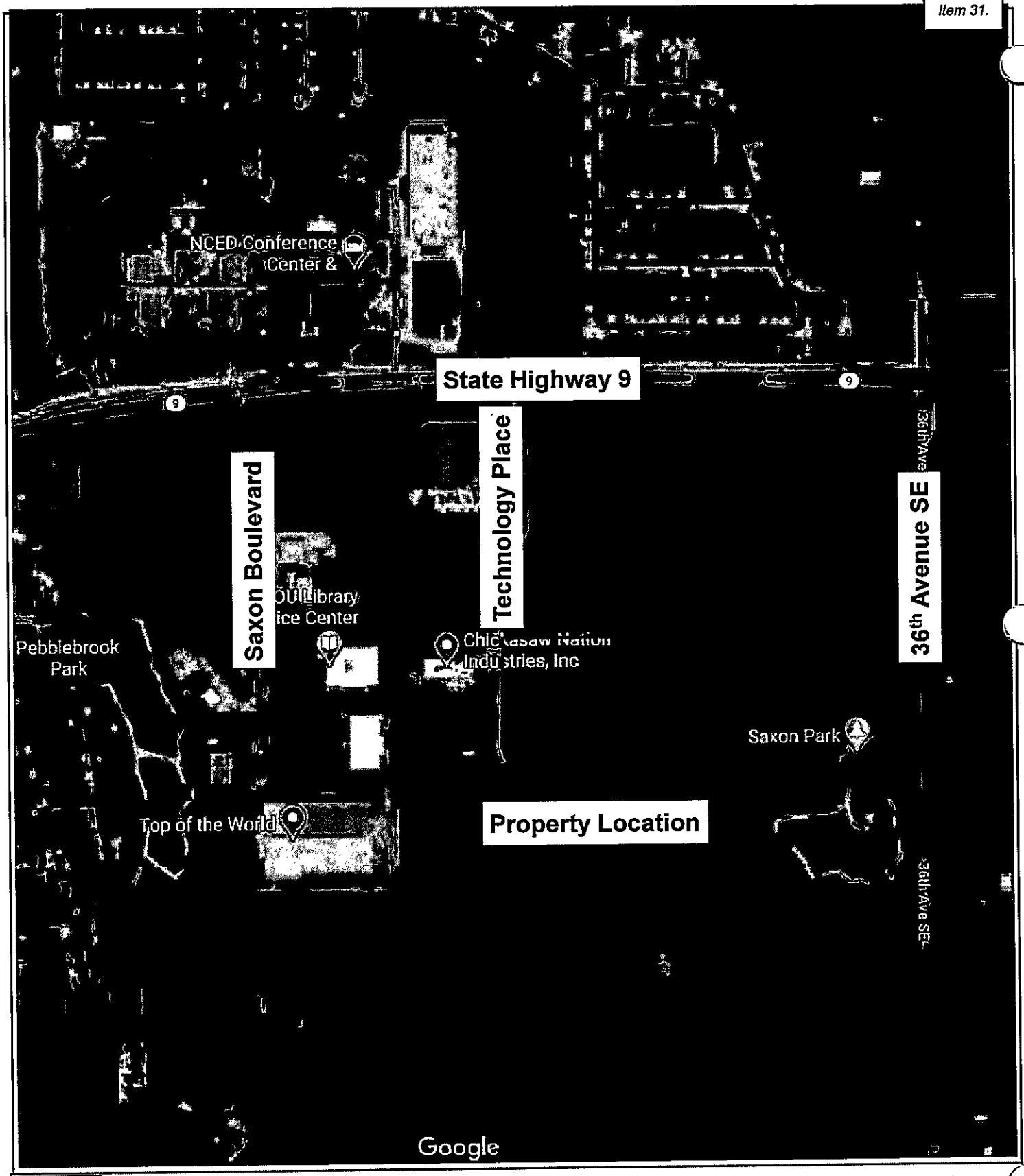
● SET 1/2" I.P. W/ C.A. 8414 CAP AT ALL PROPERTY CORNERS

D/E = DRAINAGE EASEMENT
ROW/E = ROADWAY EASEMENT
PEDE/E = PEDESTRIAN EASEMENT
LNA = LIMITS OF NO ACCESS
U/E = UTILITY EASEMENT
B/L = BUILDING LINE
+1000 = ELEVATION

Date: July 31, 2025

SMC Consulting Engineers, P.C.
215 N. Main Street
Oklahoma City, OK 73102
Ph: (405) 235-5705
Oklahoma Exp. Date: 6-30-2027

SAXON INDUSTRIAL PARK PHASE III
A PLANNED UNIT DEVELOPMENT
FINAL PLAT SHEET 1 OF 3



Saxon Industrial Park Project
Location Map

N

809

City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Meeting Agenda - Amended

Tuesday, October 28, 2025

6:30 PM

DIRECTOR OF PARKS AND RECREATION

City Council, Norman Utilities Authority, Norman Municipal Authority, and Norman Tax Increment Finance Authority

City Council

David Gandesbery, Ward 1, Matthew Peacock, Ward 2, Vacant, Ward 3, Helen Grant Ward 4, Brandon Nofire, Ward 5, Joshua Hinkle, Ward 6, Kimberly Blodgett, Ward 7, Scott Dixon, Ward 8, Mayor Stephen Tyler Holman.

File Attachments for Item:

9. CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, ACCEPTANCE, REJECTION, AND/OR POSTPONEMENT OF THE RECEIPT OF THE ANNUAL REPORT FROM HEALTHY LIVING NORMAN TO THE BOARD OF PARK COMMISSIONERS

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 10/28/2025

REQUESTER: Karla Sitton, Administrative Tech IV

PRESENTER: Jason Olsen, Director of Parks and Recreation

ITEM TITLE: CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, ACCEPTANCE, REJECTION, AND/OR POSTPONEMENT OF THE RECEIPT OF THE ANNUAL REPORT FROM HEALTHY LIVING NORMAN TO THE BOARD OF PARK COMMISSIONERS

BACKGROUND:

Healthy Living Norman operates the Adult Wellness and Education (AWE) Center, a 32,000 square foot facility located at 602 N. Findlay Avenue that serves as a hub of wellness activities.

The AWE furthers the citizen-initiated Norman Forward mission to fund and create quality of-life projects for the Community. The goal of the wellness center is to embody and provide programs under one roof to improve the quality of life for adults 50 and above in the Norman Community. The AWE has a natatorium; arts and crafts rooms; a demonstration kitchen; fitness center; and outdoor pickleball and offers health screenings and seminars and events.

DISCUSSION:

The City of Norman has an agreement with Healthy Living Center Norman to operate the Adult Wellness and Education (AWE) Center and promote wellness, education, and community engagement. Healthy Living Norman gave its annual presentation to the Board of Park Commissioners on September 9, 2025. Their presentation included information about their events, programming, rentals, and 2023-2024 financials.

RECOMMENDATION:

It is recommended that the City Council accept the Healthy Living Norman annual report for the 2024 calendar year.

HEALTHY LIVING NORMAN

Annual Report to the City of Norman

Board of Parks Commissioners

September 4, 2025

File Attachments for Item:

10. CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, ACCEPTANCE, REJECTION, AND/OR POSTPONEMENT OF THE RECEIPT OF THE ANNUAL REPORT FROM SOONER THEATRE TO THE BOARD OF PARK COMMISSIONERS

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 10/28/2025

REQUESTER: Karla Sitton, Administrative Tech IV

PRESENTER: Jason Olsen, Director of Parks and Recreation

ITEM TITLE: CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, ACCEPTANCE, REJECTION, AND/OR POSTPONEMENT OF THE RECEIPT OF THE ANNUAL REPORT FROM SOONER THEATRE TO THE BOARD OF PARK COMMISSIONERS

BACKGROUND:

The Sooner Theatre opened its doors for the first time in 1929 as the first movie theatre in the region built to show talking pictures. Local architect Harold Gimeno spared no expense while building the Spanish Gothic-style building, spending over $200,000. For nearly 50 years, The Sooner Theatre was the most popular movie theatre in the area until the mid-1970s, when multiplexes gained popularity and the single-screen Sooner could no longer meet the demand. In 1975, the Sooner Theatre closed and remained dark – nearly lost to the wrecking ball – until 1979, when a dedicated group of citizens refused to let the theater be lost and appealed to the City of Norman under the auspices of the non-profit organization The Sooner Theatre of Norman, Inc. The City agreed to purchase the theatre and lease it to the organization. After the first phase of restoration, the Sooner Theatre opened its doors again in 1982 as a community performing arts center.

The Sooner Theatre has become a beacon of light in the community's historic downtown Walker Arts District, impacting the lives of audiences and children each year.

DISCUSSION:

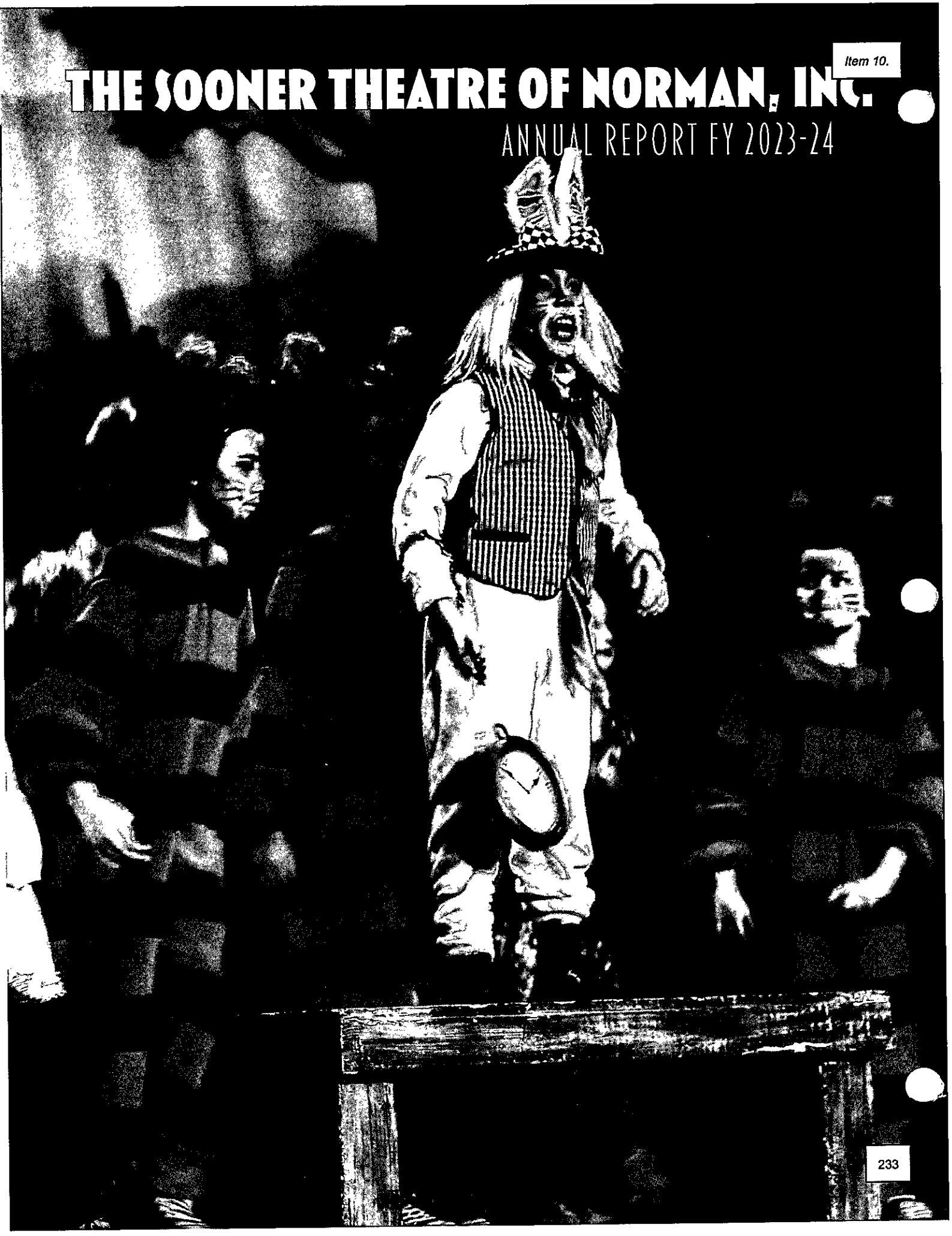
The City has Contract K-0203-146 with Sooner Theatre, Inc., to operate the vibrant performing arts venue, which offers a diverse range of productions and events and adult and youth programs throughout the year. Sooner Theatre gave its annual presentation to the Board of Park Commissioners on September 4, 2025. Their presentation included information about their events, programming, rentals, and 2023-2024 financials.

RECOMMENDATION:

It is recommended that the City Council accept the Sooner Theatre FYE 2024 annual report.

THE SOONER THEATRE OF NORMAN, INC.

ANNUAL REPORT FY 2023-24



File Attachments for Item:

11. CONSIDERATION OF ADOPTION, APPROVAL, REJECTION, AMENDMENT OR POSTPONEMENT OF THE WESTWOOD PARK GOLF AND TENNIS FACILITIES MASTER PLAN PROJECT.

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 10/28/2025

REQUESTER: James Briggs, Park Development Manager

PRESENTER: Jason Olsen, Director of Parks and Recreation

ITEM TITLE: CONSIDERATION OF ADOPTION, APPROVAL, REJECTION, AMENDMENT OR POSTPONEMENT OF THE WESTWOOD PARK GOLF AND TENNIS FACILITIES MASTER PLAN PROJECT.

BACKGROUND:

The 2023-24 Capital Improvement Plan included the Room Tax Fund funding a project to hire a design consultant to create a Master Plan for Westwood Park Golf and Tennis Facilities at 24th Avenue and West Robinson Street. This is a 137-acre special-use park home to an 18-hole golf course, a United States Tennis Association (USTA)-Accredited Tennis facility, and our Westwood Family Aquatics Center (WFAC). Westwood has served the community for over 60 years and is one of Norman's most visited parks, especially in summer.

The Aquatics Center Reconstruction project was one of the first things completed as part of the Norman Forward Quality of Life Initiative passed by voters in 2015. It has been successful since its opening day and set the standard for the other extensive park system improvements that have been repeated with the projects at Griffin Soccer Complex, Reaves Baseball/Softball, and the Andrews Park Skatepark, among others. The Parks Department also completed the construction of a two-court indoor tennis facility at Westwood, which has greatly increased the number of plays in the hot summer months.

Recently, Norman cut the ribbon on the Adult Wellness and Education Center and the Young Family Athletic Center (YFAC), which have also helped mark the beginning of a new level of service offered by the City of Norman through the Parks Department. To prepare for any future package of additional Quality of Life projects, we need to create master plans for those facilities that need improvement. At Westwood, the golf pro shop, grill building, and the golf maintenance facilities at the park entry have operated since the 1960's. They have had minor upgrades over the decades but are now reaching the end of their functional life versus constant maintenance costs.

Similarly, the tennis pro shop was built in phases but is nowhere near large enough to meet the needs of the growing number of paddle sport players, especially with the increasing popularity of pickleball and the continued growth of tennis programs. The tennis shop needs additional restroom facilities and would greatly benefit from adding lockers and showers. The parking lot

could also benefit from a redesign, similar to the Aquatics Center parking lot improvements as part of the Norman Forward project. After decades of use for daily activity, which can be hundreds of people and vehicles per day, the Staff has determined that it is time to plan for the next 60 years at Westwood Golf and Tennis—starting with this design phase.

DISCUSSION:

In February 2024, Parks staff advertised a Request for Proposal RFP-2324-44 for Professional Design Services for the Westwood Park Golf & Tennis Facilities (WWPGT) Master Plan. The Review Committee selected the services of the team led by GSB, Inc., from Oklahoma City for this project. The GSB team is comprised of GSB, Inc. (Architects), along with Wallace Design Collective (Engineers and Landscape Architects), Tom Hoch Designs (Clubhouse and Sports Pro Shop Design Specialists), Craig + Coyne Designs (Golf Course Designers), and White & Associates (Cost Estimators).

On May 28, 2024, the City Council appropriated funds for $29,240 from the Community Park Development Fund Balance into the Westwood Park Master Plan Project and approved Contract K-2324-184 to GSB, Inc., in the total amount of $54,240 for the WWPGT Master Plan project. Staff selected local citizens and/or professionals to give input and assist with the design of the WWPGT Master Plan.

The process used to develop the master plan included utilizing a project steering committee, a public input process, Parks and Recreation Staff, and a review by the Norman Board of Park Commissioners. The Board of Park Commissioners approved the WWPGT Master Plan at the June 5, 2025, Park Board meeting.

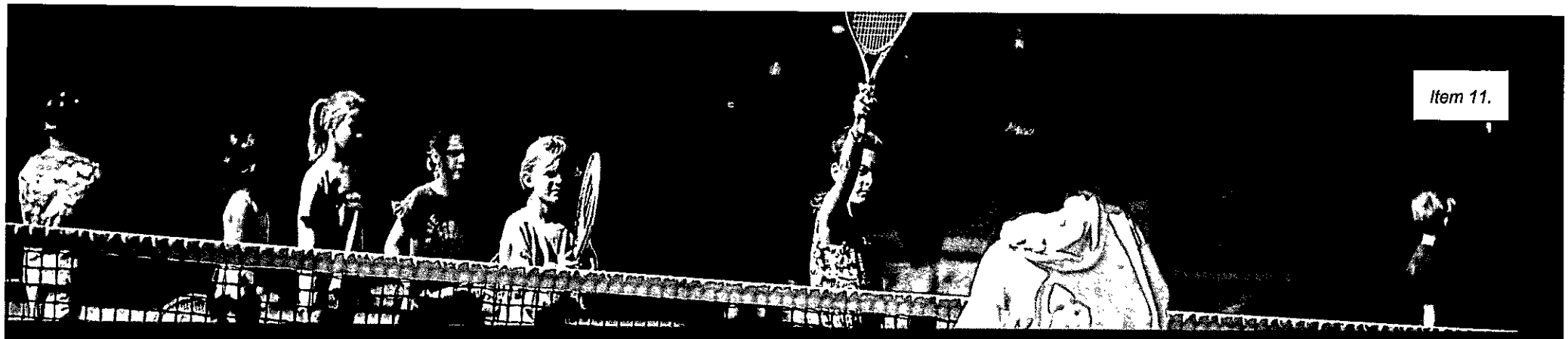
City Council's Business and Community Affairs Committee (BACA) discussed the proposed WWPGT Master Plan at its September 4, 2025, meeting. Specifically, use LED lighting to reduce light pollution, set reasonable hours, & install guardrails at the driving range; support for on-street parking along Fairway Drive versus constructing additional parking lots elsewhere in the park; reposition the 12 outdoor tennis courts from south to north starting at the aquatics center and add raised sidewalks to maintain pedestrian circulation in the center and vehicle traffic along the perimeter; Merkle Creek, the golf course ponds for irrigation remains a priority, emphasizing returning waterways to a natural state; support for a traffic study for new entry and entrances along Robinson to include the idea of a south exit from Westwood at Tee Circle; and a commitment to not connect to Fairway Drive as a southbound exit from Westwood Park.

RECOMMENDATION #1:

It is recommended that the City Council adopt the Westwood Park Golf & Tennis Facilities Master Plan.

RECOMMENDATION #2:

It is further recommended that the City Council amend the 2025 AIM Norman Parks, Recreation and Culture Master Plan to include the Westwood Park Golf & Tennis Facilities Master Plan as adopted.



gsb Planners

TOM HOCH DESIGN

Smyers Craig & Coyne
American Society of Golf Course Architects

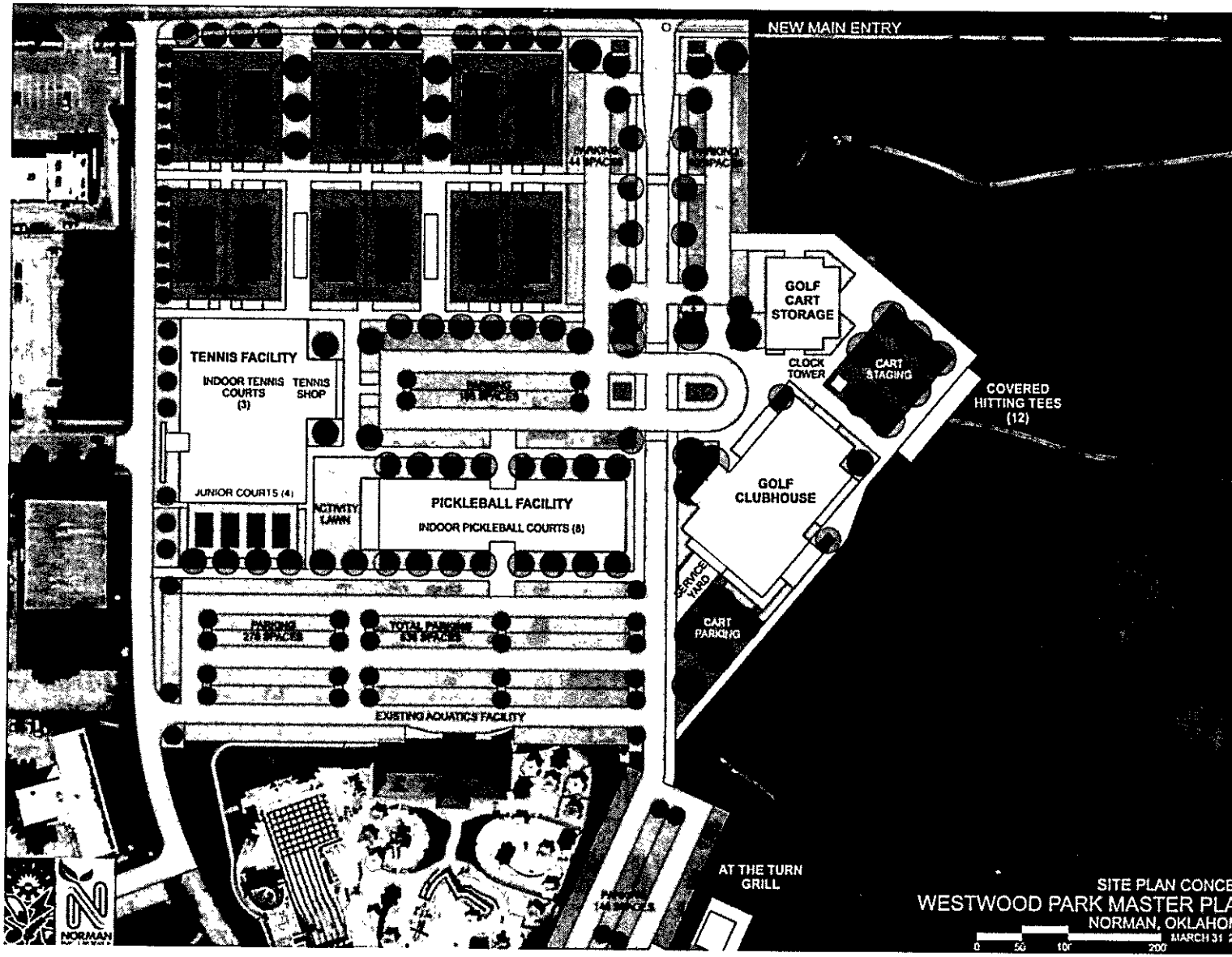
WESTWOOD PARK MASTER PLAN

City of Norman RFP 2324-44

City Council Meeting | October 14, 2025

NORMAN PARKS & RECREATION

EVENT	DATE
Project Kickoff City Staff/ Steering Committee (stake holders)	June 21, 2024
Site Analysis / Space Programming / Concept Design Detailed Topographic Boundary & Utility Survey of the Larger Project Area / Due Diligence	June 24 – August 9, 2024
Design Review Meeting 1 City Staff / Steering Committee (stake holders)	September 13, 2024
Public Distribution of Conceptual Plan (City website, social media, local news media)	March 31 – April 14, 2025
Design Review Meeting 2 50% Plan Review City Staff / Steering Committee (stake holders)	April 18, 2025
Present Master Plan to Park Board Commissioners	June 5, 2025
Present Master Plan to City Council	June 10, 2025
Master Plan Adoption by City Council	October 14, 2025



GOLF CLUBHOUSE
LOBBY
GOLF SHOP
THE BAR
ALA CART DINING
BANQUET ROOM
MEETING ROOM
KITCHEN
MEN'S WOMEN'S LOCKER ROOMS
MISC SUPPORT SPACES
COVERED OUTDOOR DINING
TOTAL AREA - GROSS SF 23,200 SF

GOLF CART STORAGE
FLEET/UTILITY CART STORAGE
SERVICE AREA
PARTS/MECHANIC'S OFFICE
RANGE TRACTOR STORAGE
STAFF SUPPORT AREAS
STAFF TOILETS
TOTAL AREA - GROSS SF 7,500 SF

COVERED HITTING TEES
COVERED HITTING BAYS (12 TOTAL)
TEACHING HITTING BAYS (1 INCLUDED)
BALL DISPENSER
TOTAL AREA - GROSS SF 2,800 SF

GOLF COURSE MAINTENANCE
EQUIPMENT STORAGE
EQUIPMENT SERVICE AREA
OFFICES
STAFF SUPPORT AREAS
STAFF LOCKER ROOMS
COVERED EQUIPMENT STORAGE
MAINTENANCE MATERIAL STORAGE
EQUIPMENT WASH AREA
STAFF PARKING
NURSERY
TOTAL AREA (1 ACRE SITE) 9,820 SF

AT THE TURN GRILL
GRAB N GO LOBBY
KITCHEN
PUBLIC TOILETS
SUPPORT SPACES
COVERED OUTDOOR DINING
TOTAL AREA - GROSS SF 1,300 SF

TENNIS FACILITY
PRO SHOP
OFFICES
RACKET MAINTENANCE
RETAIL STORAGE
INDOOR COURTS (3)
SEATING/VIEWING AREAS
PUBLIC TOILETS
COURT EQUIPMENT STORAGE
TOTAL AREA - GROSS SF 27,400 SF

PICKLEBALL FACILITY
BAR/GRAB N GO
INDOOR COURTS (8)
SEATING/VIEWING AREAS
PUBLIC TOILETS
COURT EQUIPMENT STORAGE
TOTAL AREA - GROSS SF 19,700 SF

PARKING EXISTING 379
PARKING NEW 257

SITE PLAN CONCEPT
WESTWOOD PARK MASTER PLAN
NORMAN, OKLAHOMA
0 50 100 200
MARCH 31 2025

gsb
TOM HOCH
Smyers Craig & Coyne
American Society of Golf Course Architects

MEETING AGENDA

1. **Review of Comments (Public, Committee, BACA)**
2. Master Plan Site
3. Site / Civil Considerations
4. Golf Course Renovation Design
5. Estimate of Probable Cost
6. Discussion

PUBLIC COMMENTS – GENERAL: March 31 – April 14, 2025

Item 11.

Cost / Funding

- How much is this going to cost and be financed?
- Some of these plans are too much money. Why not take advantage of the good have and do remodels plus add to areas we need (ex, paddleball, irrigation, extra indoor courts).
- I am all for a new clubhouse – there is no need for a complete course shutdown and remodel.
- Many improvements could be made at a fraction of the cost.

Support

- Nice Renders.
- Love it, Keep Going!
- DO IT!!!
- Wonderful news, badly needed.
- Looks awesome. Needs to be a council priority. Support this over funding the OU arena any day!

PUBLIC COMMENTS – GENERAL: March 31 – April 14, 2025

Item 11.

Traffic Flow

- Need to see a traffic study for this master plan.
- New entrance on Robinson will need turn lanes at least and probably traffic signal.
- How will the exit/entry from Robinson occur? Will there be an overpass or stop lights on very busy Robinson?
- Accidents waiting to happen trying to get on Robinson from Qdoba going west.
- Why can there not be an entrance from the stoplight at Sonic?

Paving / Parking

- Incorporate some green parking (drain to vegetation at a minimum).
- Some kind of mitigation for all the impervious surfaces being added.
- How will the increased impervious area affect the creek & water quality? Please include some green infrastructure like curb cuts, pervious pavement, green roofs, etc. and solar panels!
- Solar panels on the building would be awesome to see.
- Reversed angle parking for golfers and a cart pathway for them to load and unload their clubs.
- Bigger parking spaces for larger vehicles.

PUBLIC COMMENTS – WESTWOOD GOLF: March 31 – April 14, 2025

Item 11.

Course

- Extend the driving range as the grass needs to be rotated every couple of days.
- Facility & clubhouse upgrades are nice, but the condition of the course is most important.
- Proposed design will not promote new tournaments because it's still a Par 70. Sell the property and purchase a larger lot of land to make a Par 72 golf course (or same course location & combine all clubhouses).
- Driving range should have charging ports for cell phones.
- Add tee boxes
- The golf course should not be changed. Just add things to make it even better.
- Add a few longer holes.

Irrigation / Water Management

- Irrigate the whole property.
- Why does the creek east of hole 8 & 10 end at someone's house?
- The flow out of the pond should go east before joining with the creek.

PUBLIC COMMENTS – WESTWOOD GOLF: March 31 – April 14, 2025

Item 11.

Price / Value

- It's not anywhere near worth the price to play it.
- I'm a city employee and I will not pay to play Westwood. I go to other town's courses instead of Westwood.
- Norman golfers need a great affordable course.

Timing

- I'm a Marshal here so I worry about what we will do during construction.
- I would like the remodel done ASAP. Please get this done.

Support

- Rick and his team do a great job maintaining a great golf course.
- I love Westwood, but it is worn out, every aspect needs to be redone.
- I like all the changes put forth.

PUBLIC COMMENTS – WESTWOOD TENNIS: March 31 – April 14, 2025

Tennis Courts

- Highly Stressed: Courts located on Robinson are too loud. Unable to hear scores & calls due to street noise.
- Maybe put building there. / Move indoor courts and pickleball to back up to Robinson St. to give a buffer.
- Need more courts.
- Indoor courts are used mainly for pros – not available for public play.

Pickleball

- Very interested in pickleball.
- Love separation of tennis courts and pickleball courts!
- Flexible hours for pickleball & lessons for adults & kids.
- Indoor facility that is open early / closes late to play before or after work.
- Forget about the pickleball courts (unnecessary). Use that area for extra parking.

Timing

- What time frame will we be without courts?

PUBLIC COMMENTS – WESTWOOD TENNIS: March 31 – April 14, 2025

Lighting

- All courts should have working lights.
- Lights come on at dusk/heavy overcast and/or staff knows how to turn on & off.
- The kind of lights that do not get in a player's eyes on the other courts. (Best = Earlywine / Worst = Edmond)

Landscaping

- Too many trees in drawing. Leaves are a constant problem on courts.
- Deciduous trees along tennis courts is beautiful, but a nightmare to maintain.
- Believe the city could be liable for all the falls the players will incur if the leaves are not removed daily in the fall.

Security

- Secure the facility. Customer should only be able to get to the courts through pro shop (ex, Earlywine & Edmond).
- Fees would also be able to be taken. (Currently not happening)
- Fence around the whole facility.
- Doors that work and lock.

PUBLIC COMMENTS – WESTWOOD TENNIS: March 31 – April 14, 2025

Usage

- What is the data for Westwood tennis now?
- Indoor court usage and by whom? Lessons, drills, player matches, private lessons vs. public use.
- Outdoor court usage? By whom?
- Number of pickleball players? Number of tennis players?
- Has Westwood tennis been audited? What are the numbers?
- Indoor courts filled with private lessons, so the public has limited use of time. Will adding 3rd indoor court help?

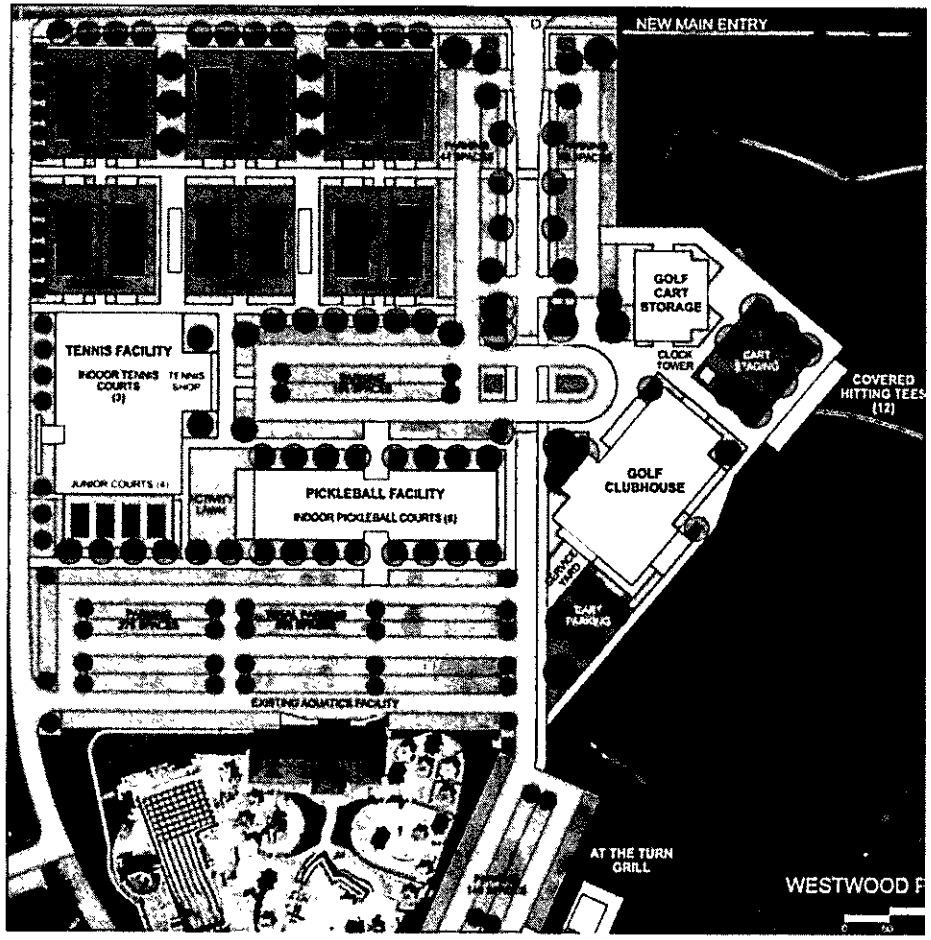
Management & Maintenance

- Better maintenance & better management needed. These are not addressed by a new facility.
- Is there enough money budgeted to manage and maintain this new facility?
- Front desk is often empty, phones not answered & fees not taken.
- Trash cans not emptied therefore blows on court.
- Trash and leaves need to be removed from courts.

PUBLIC COMMENTS – WESTWOOD TENNIS: March 31 – April 14, 2025

Management & Maintenance Continued

- Windscreens not repaired or replaced.
- No one answers the phone or desk to take court reservations. Told the phone system does not work.
- No one available to pay for courts, balls, drinks, etc.
- Need working squeegees.
- Remove or repair drink holders on court.
- Nets fixed – dangerous – feet can get caught in ripped edges.
- Open and staffed during busy summer holidays – golf and pool at Westwood are open 4th of July.
- Same standard for everyone regarding who pays and how much for indoor and outdoor courts.
- Same standard for everyone regarding reservations – all staff follow same policy.
- Fence not secured at bottom – dangerous for tripping and balls roll under.



COMMITTEE COMMENTS: April 18, 2025

Item 11.

- Agreed to flipping the tennis / pickleball facilities to reduce traffic noise on courts from Robinson St
- Add additional tees to covered hitting tees pavilion and move to south side of clubhouse
- Remove standalone At-the-Turn Grill and consolidate with main dining & kitchen
- Eliminate junior tennis courts
- Add 4th indoor tennis court
- Eliminate trees between courts
- City funding needed for maintenance
- Show "Splash" sculpture placement

Neighborhood Concerns

Possible sound and light from the driving range if the driving range has lights.

Compromise: If lights are used at the driving range, use directional LED lights to reduce light pollution, set reasonable hours, and install guardrails to minimize disruption to the neighborhoods near Westwood.

The Parks department will also produce a business plan that will include operational guidelines.

CITY COUNCIL BUSINESS & COMMUNITY AFFAIRS (BACA) MEETING: Sept. 4, 2025

Item 11.

Parking, Facility Layout, and Pedestrian Connectivity

Council demonstrated support for on-street parking along Fairway Drive rather than constructing additional parking lots elsewhere in the park.

Stronger pedestrian connections recommended; raised crosswalks:

North–South alignment between the pickleball facility and the swim complex entrances.

East–West connection between the tennis courts and the golf clubhouse.

Goal: Maintain pedestrian circulation in the center and vehicle traffic along the perimeter.

Proposal to reposition the 12 outdoor tennis courts from south to north, starting at the aquatics center, to open up parking and add additional emphasis on pedestrian connectivity between tennis, golf, and pool areas, creating a pedestrian triangle.

Note: the orientation of the tennis courts must remain north to south.

CITY COUNCIL BUSINESS & COMMUNITY AFFAIRS (BACA) MEETING: Sept. 4, 2025

Item 11.

Amenities

Restaurant: Support for including a restaurant, noting it would serve the neighborhood even for non-park users.

Covered Hitting Tees: Believed to be popular, but must include guardrails to address neighborhood concerns.

Creek, Ponds, and Irrigation Pond: Remains a priority, emphasizing returning waterways to a natural state preferred by the community, especially for Merkle Creek.

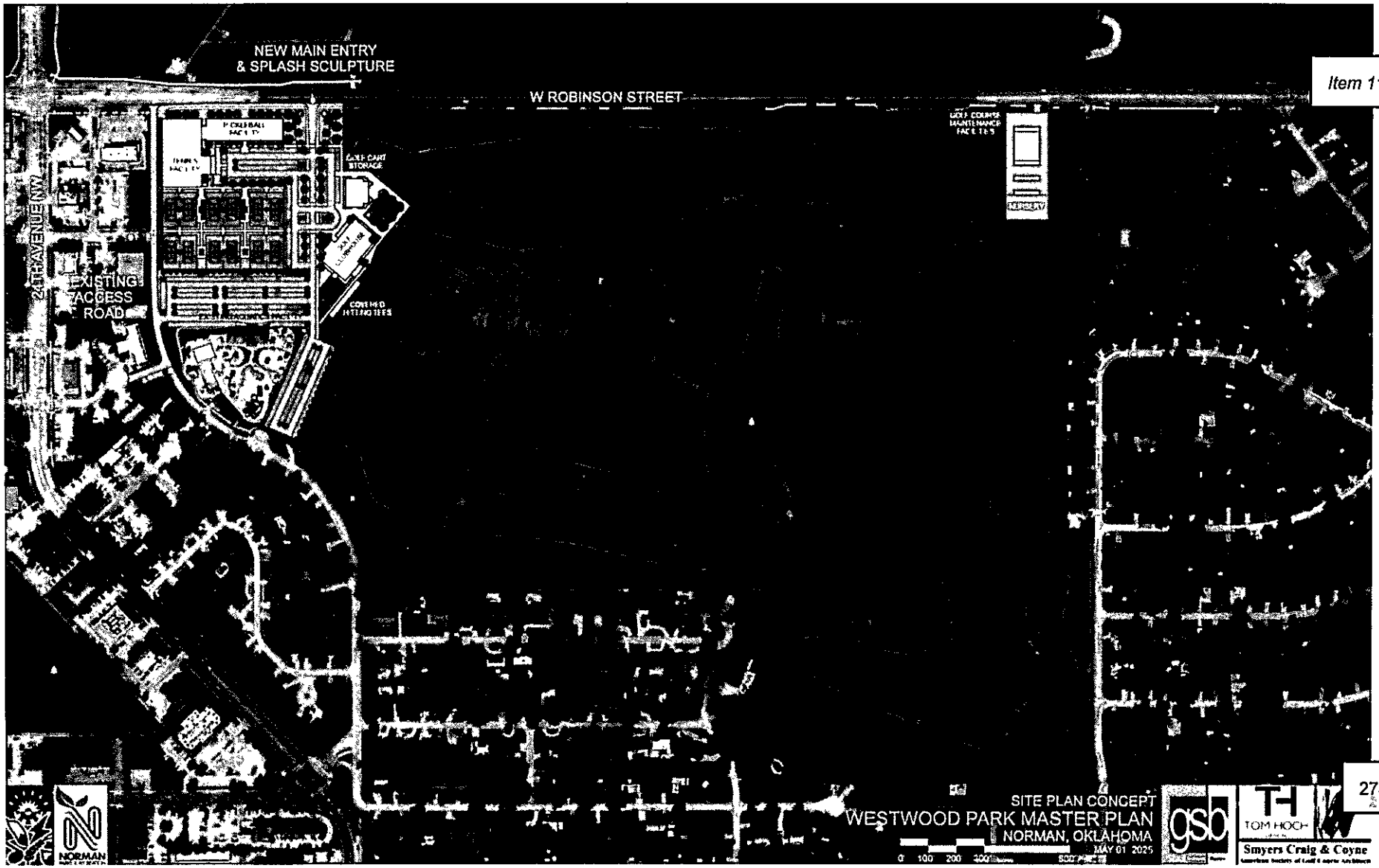
Traffic and Connectivity

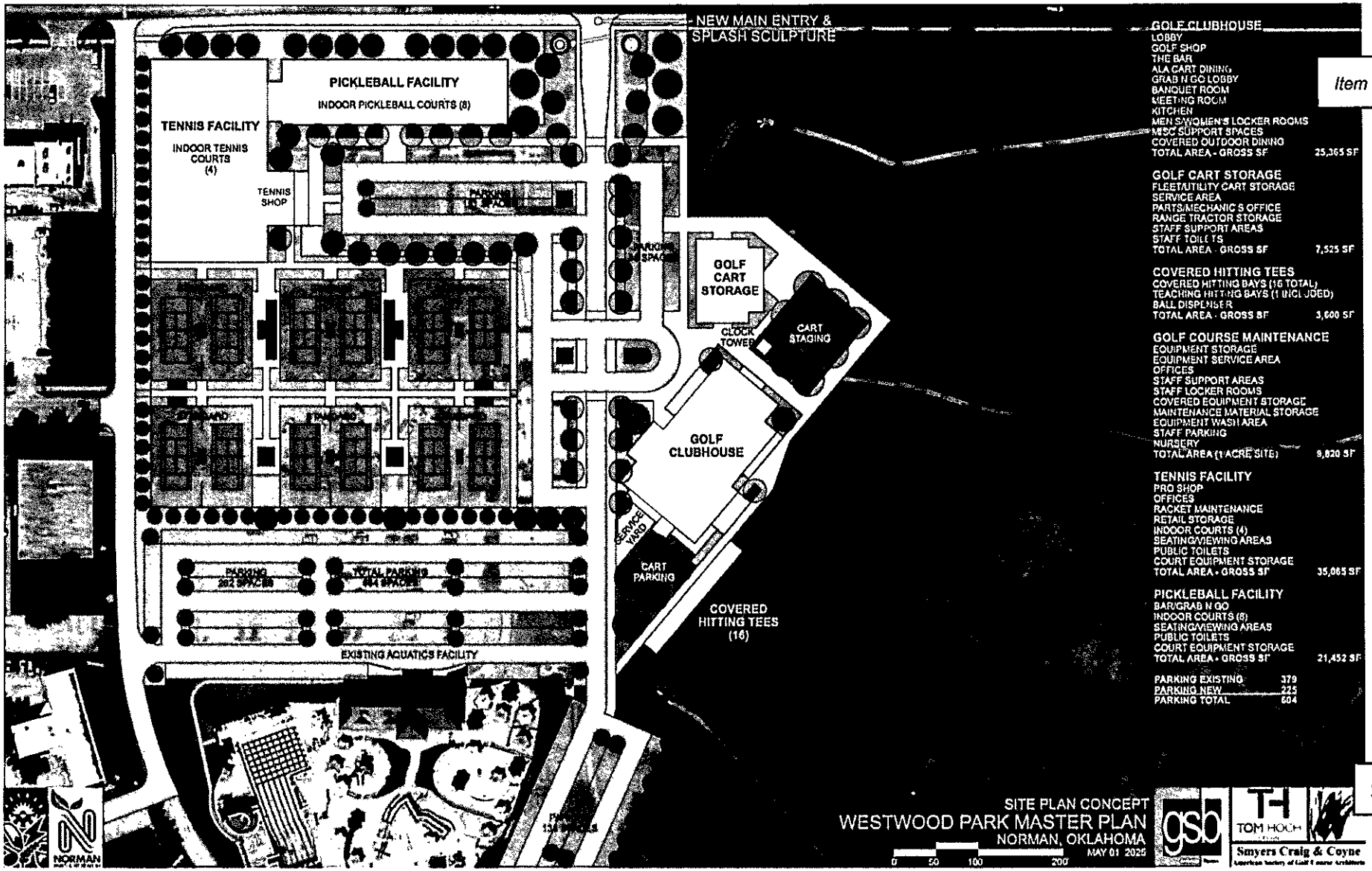
Council strongly supports a traffic study for the new entry and other entrances along Robinson. The council also endorsed the idea of a south exit from Westwood at Tee Circle, which is a lighted intersection.

The Parks Department reinstated the commitment not to connect to Fairway Drive as a southbound exit from Westwood Park.

MEETING AGENDA

1. Review of Comments (Public, Committee, BACA)
2. **Master Plan Site**
3. Site / Civil Considerations
4. Golf Course Renovation Design
5. Estimate of Probable Cost
6. Discussion


NEW MAIN ENTRY
& SPLASH SCULPTURE
W ROBINSON STREET
24TH AVENUE NW
EXISTING
ACCESS
ROAD
GOLF CART
STORAGE
CONTROLLED
INTERSECTIONS
NORMAN
SITE PLAN CONCEPT
WESTWOOD PARK MASTER PLAN
NORMAN, OKLAHOMA
MAY 01 2025
0 100 200 300
gsb
TOM HOCH
Smyers Craig & Coyne



GOLF CLUBHOUSE
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GRAB N GO LOBBY
BANQUET ROOM
MEETING ROOM
KITCHEN
MEN S/WOMEN'S LOCKER ROOMS
MSC SUPPORT SPACES
COVERED OUTDOOR DINING
TOTAL AREA - GROSS SF 25,365 SF

GOLF CART STORAGE
FLEET/UTILITY CART STORAGE
SERVICE AREA
PARTS/MECHANIC S OFFICE
RANGE TRACTOR STORAGE
STAFF SUPPORT AREAS
STAFF TOILETS
TOTAL AREA - GROSS SF 7,525 SF

COVERED HITTING TEES
COVERED HITTING BAYS (16 TOTAL)
TEACHING HITTING BAYS (1 INCLUDED)
BALL DISPENSER
TOTAL AREA - GROSS SF 3,600 SF

GOLF COURSE MAINTENANCE
EQUIPMENT STORAGE
EQUIPMENT SERVICE AREA
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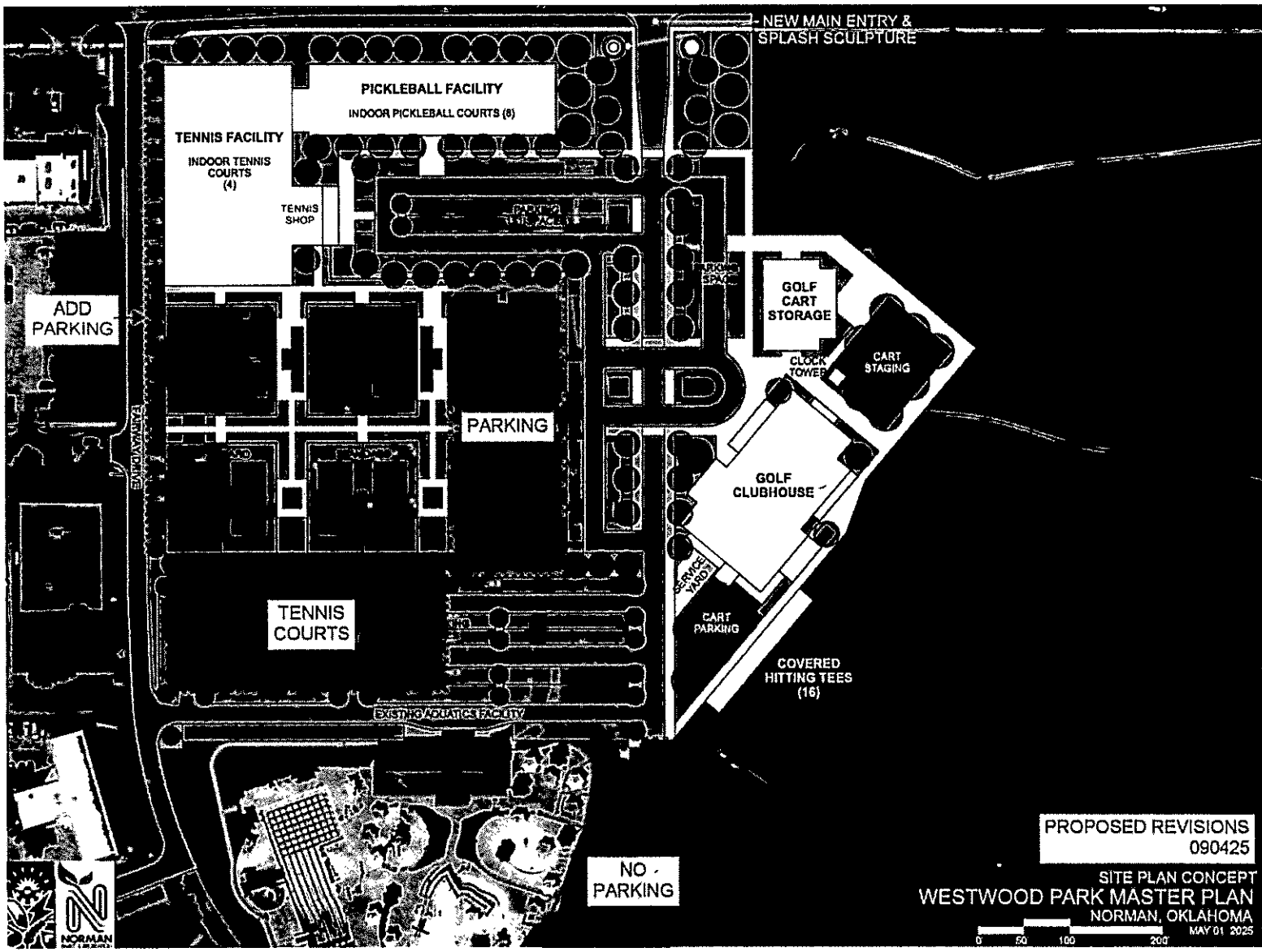
MAINTENANCE MATERIAL STORAGE
EQUIPMENT WASH AREA
STAFF PARKING
NURSERY
TOTAL AREA (1 ACRE SITE) 9,820 SF

TENNIS FACILITY
PRO SHOP
OFFICES
RACKET MAINTENANCE
RETAIL STORAGE
INDOOR COURTS (4)
SEATING/VIEWING AREAS
PUBLIC TOILETS
COURT EQUIPMENT STORAGE
TOTAL AREA - GROSS SF 35,065 SF

PICKLEBALL FACILITY
BAR/GRAB N GO
INDOOR COURTS (8)
SEATING/VIEWING AREAS
PUBLIC TOILETS
COURT EQUIPMENT STORAGE
TOTAL AREA - GROSS SF 21,452 SF

PARKING EXISTING 379
PARKING NEW 225
PARKING TOTAL 604



GOLF CLUBHOUSE
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PICKLEBALL FACILITY
BAR/GRAB N GO
INDOOR COURTS (8)
SEATING/VIEWING AREAS
PUBLIC TOILETS
COURT EQUIPMENT STORAGE
TOTAL AREA - GROSS SF 21,452 SF

PARKING EXISTING	379
PARKING NEW	225
PARKING TOTAL	604

PROPOSED REVISIONS
090425

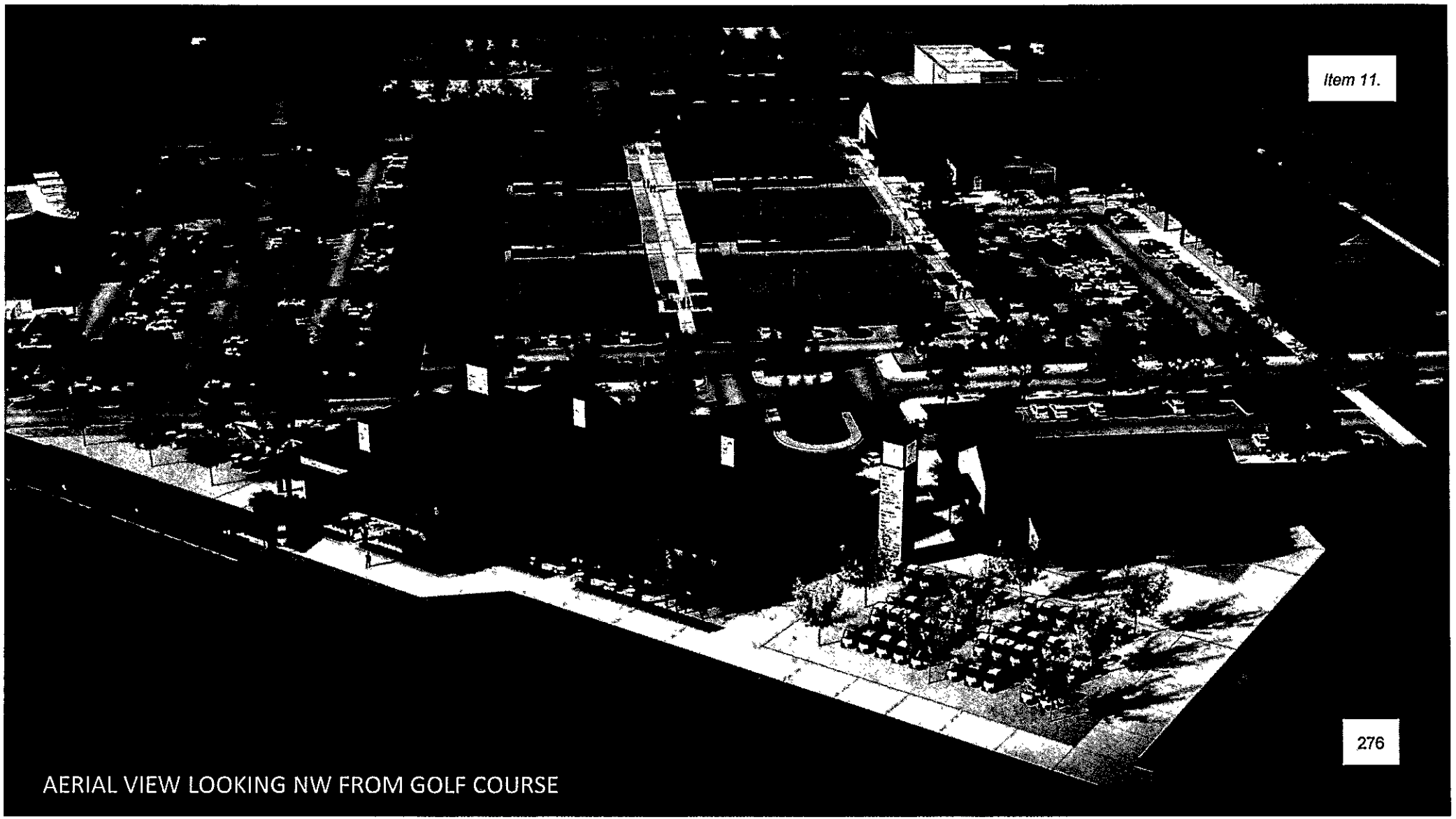
SITE PLAN CONCEPT
WESTWOOD PARK MASTER PLAN
NORMAN, OKLAHOMA
MAY 01 2025

0 50 100 200

gsb

TOM HOCH

Smyers Craig & Coyne



AERIAL VIEW LOOKING NW FROM GOLF COURSE

AERIAL VIEW LOOKING SE TOWARD GOLF COURSE

MEETING AGENDA

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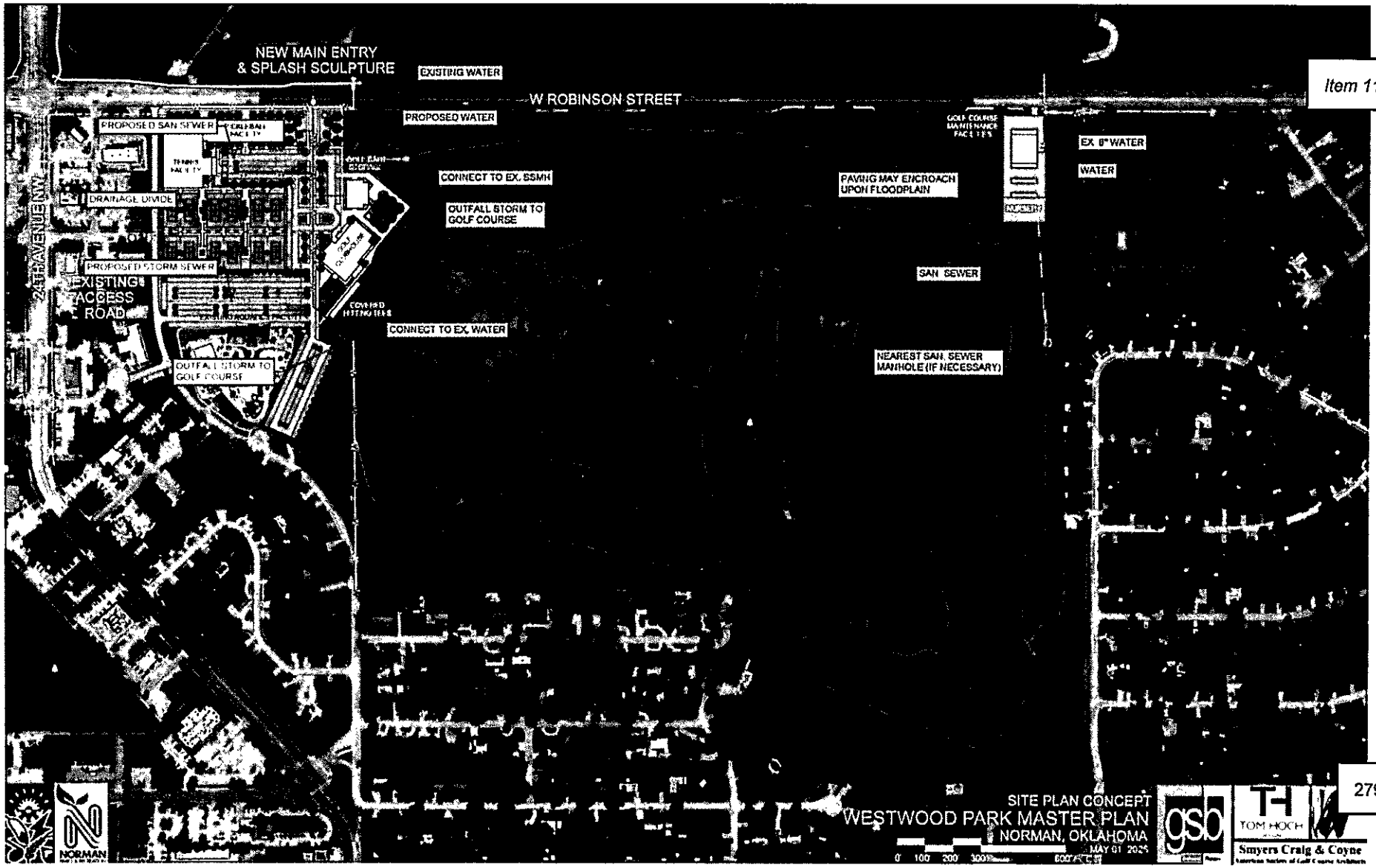
NEW MAIN ENTRY
& SPLASH SCULPTURE
EXISTING WATER
W ROBINSON STREET
PROPOSED WATER
PROPOSED SAN SEWER
CONNECT TO EX. SSMH
OUTFALL STORM TO
GOLF COURSE
DRAINAGE DIVIDE
PROPOSED STORM SEWER
EXISTING
ACCESS
ROAD
CONNECT TO EX. WATER
OUTFALL STORM TO
GOLF COURSE
24TH AVENUE NW
PAVING MAY ENCROACH
UPON FLOODPLAIN
SAN SEWER
NEAREST SAN. SEWER
MANHOLE (IF NECESSARY)
EX. 8" WATER
WATER
NORMAN
SITE PLAN CONCEPT
WESTWOOD PARK MASTER PLAN
NORMAN, OKLAHOMA
MAY 01 2025
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gsb
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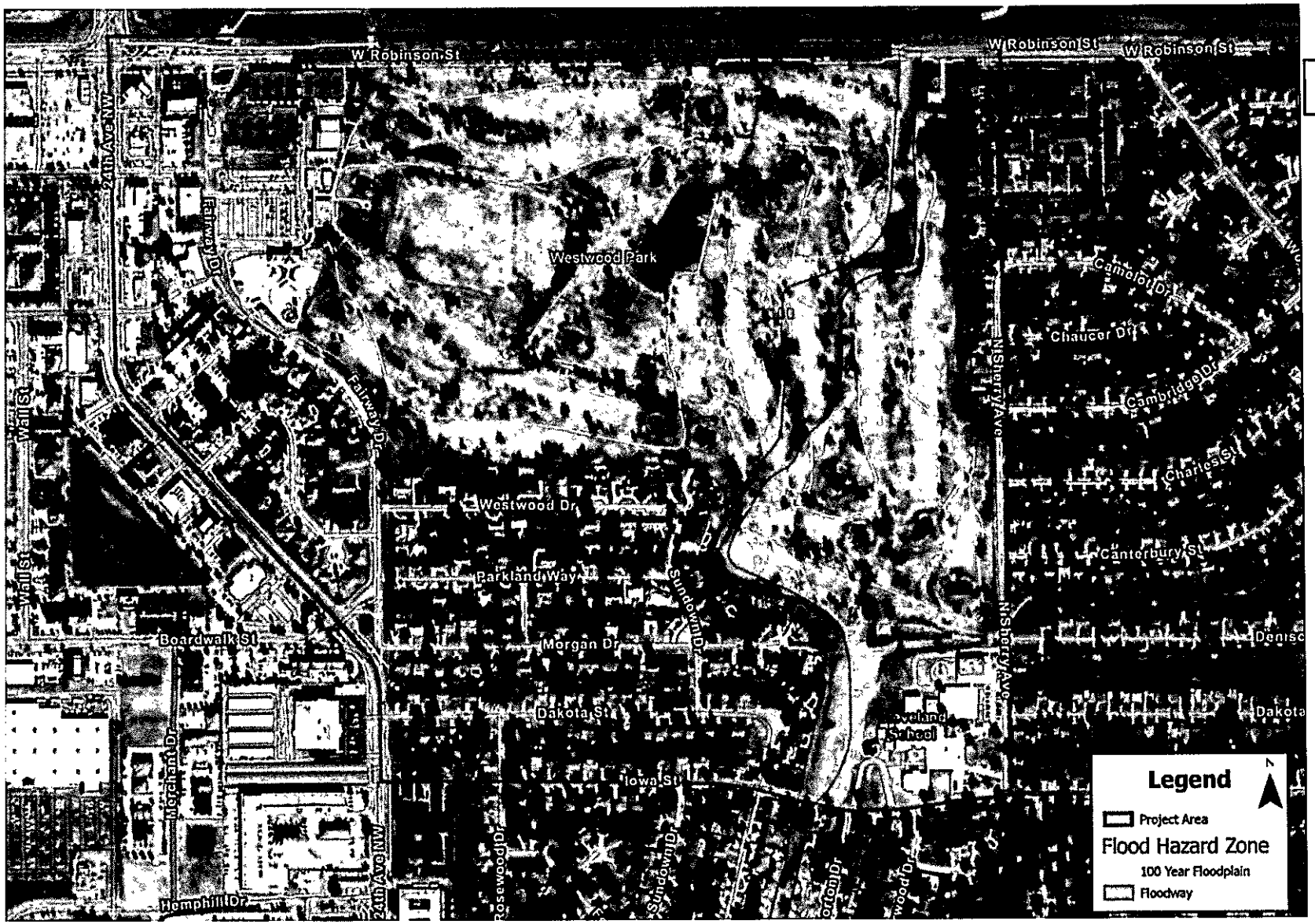
W Robinson St
W Robinson St
W Robinson St
24th Ave NW
Fairway Dr
Fairway Dr
Westwood Park
Camelot Dr
Chaucer Dr
Cambridge Dr
Charles St
Canterbury St
N Sherry Ave
N Sherry Ave
Wall St
Wall St
Westwood Dr
Parkland Way
Sundown Dr
Boardwalk St
Morgan Dr
Denise
Dakota St
Dakota
Iowa St
Morchant Dr
Hemphill Dr
24th Ave NW
Legend
Project Area
Flood Hazard Zone
100 Year Floodplain
Floodway

MEETING AGENDA

1. Review of Comments (Public, Committee, BACA)
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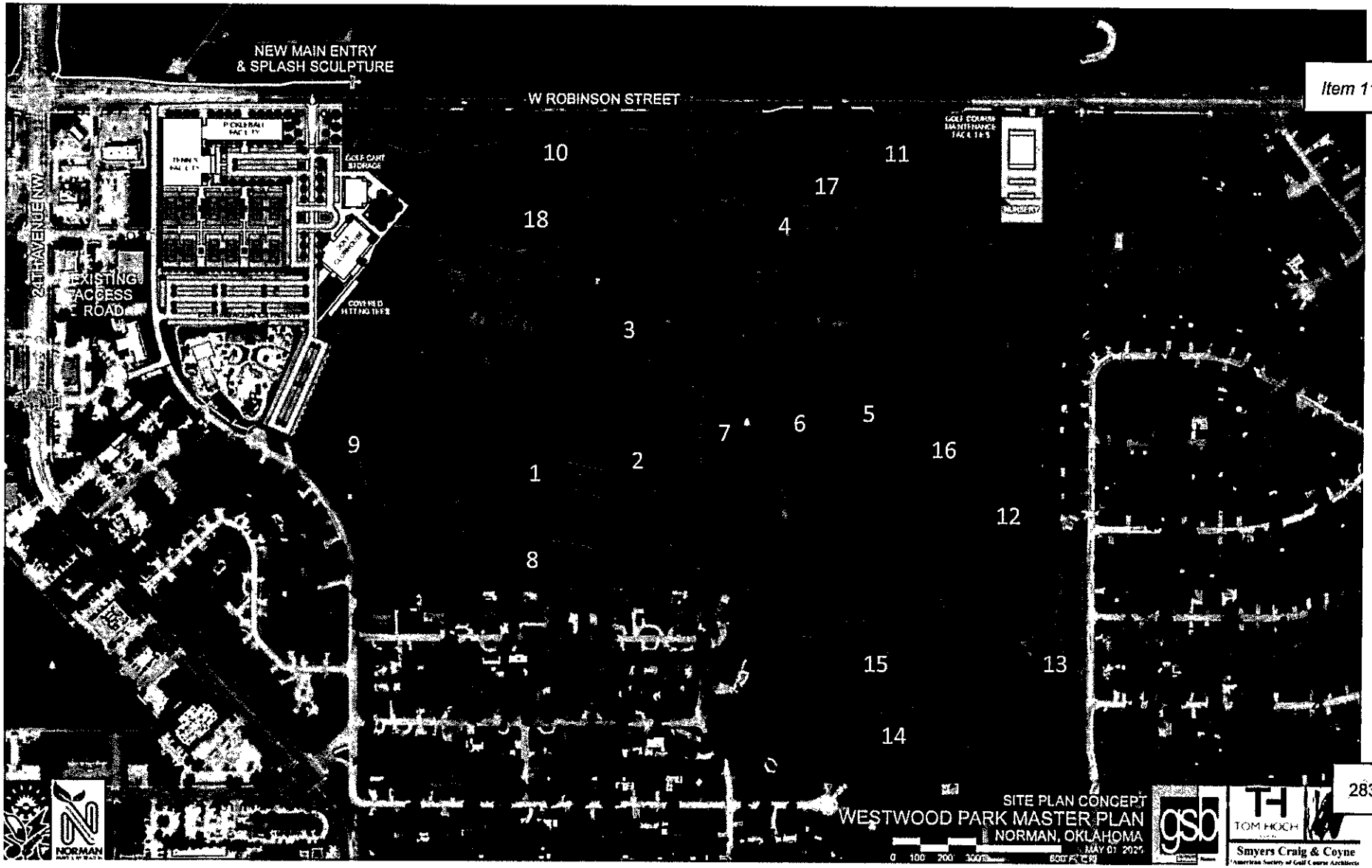
5. Estimate of Probable Cost
6. Discussion

Why Renovate Golf Course?

- Irrigation and Drainage Infrastructure at Life Span
- Irrigation Reservoir Capacity (Capturing Runoff)
- Bunker Quality
- Cost to Enhance Design is the Same as in Place
- New Facilities Impacting Golf Course Footprint
- There is a Cost to Doing Nothing
- Be the Best Westwood can be!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COVERED
HITTING TEE
GOLF COURSE
MAINTENANCE
FACILITIES
NURSERY
10
11
17
18
4
3
5
6
7
9
2
16
1
12
8
15
13
14
0 100 200 300 600 FEET
SITE PLAN CONCEPT
WESTWOOD PARK MASTER PLAN
NORMAN, OKLAHOMA
MAY 01 2020
gsb
TOM HOCH
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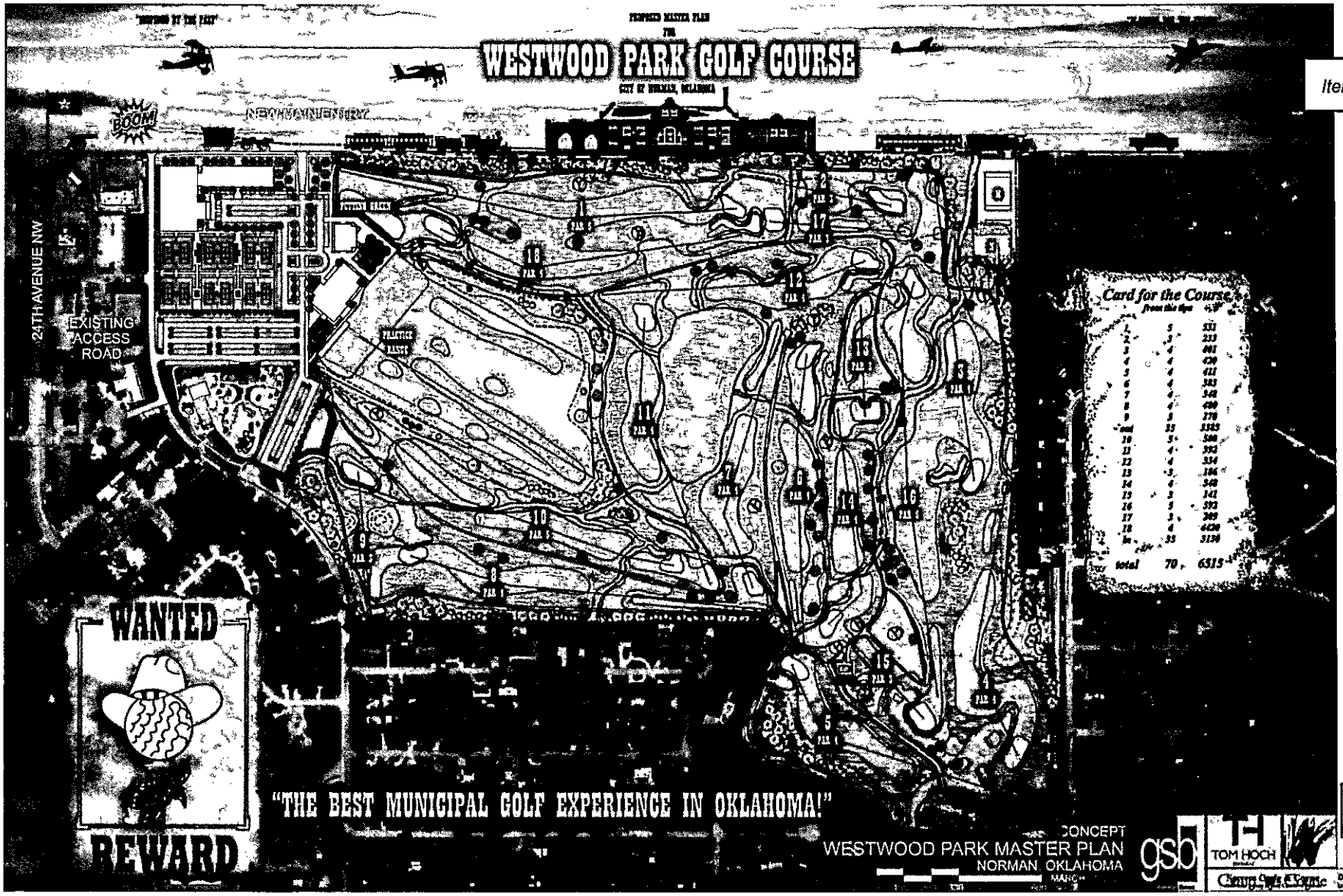
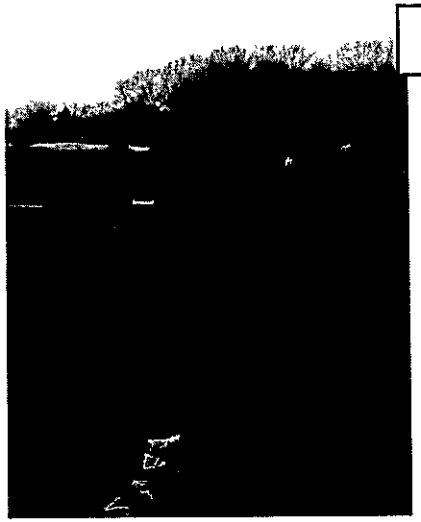
NORMAN


PROPOSED MASTER PLAN
FOR
WESTWOOD PARK GOLF COURSE
CITY OF NORMAN, OKLAHOMA
24TH AVENUE NW
EXISTING ACCESS ROAD
BOOM
Card for the Course
WANTED
REWARD
"THE BEST MUNICIPAL GOLF EXPERIENCE IN OKLAHOMA!"
CONCEPT
WESTWOOD PARK MASTER PLAN
NORMAN, OKLAHOMA
gsb
TOM HOCH

Item 11.



WILD WILD WESTWOOD ...

“Folk Style Golf Architecture is informed by the land. It is an inspired use of the geography to help the architect tell the story to the golfer ...

... a story crafted from the unique characteristics from the surrounding area.

It takes what the land gives and creates utility, prioritizing the useful over the decorative.”

-Tom Coyne

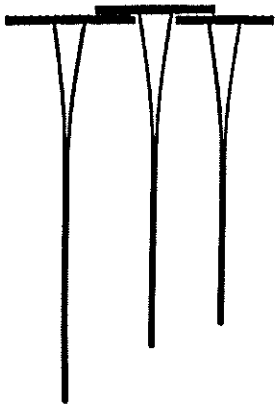
Accessories

"Greatness is in the margins"

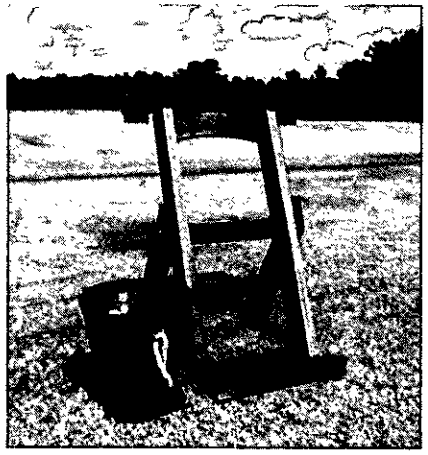
Properly accessorizing your golf course in the right theme is the final touches to make your golf course truly stand out from the competition.

Elegant Tee Markers

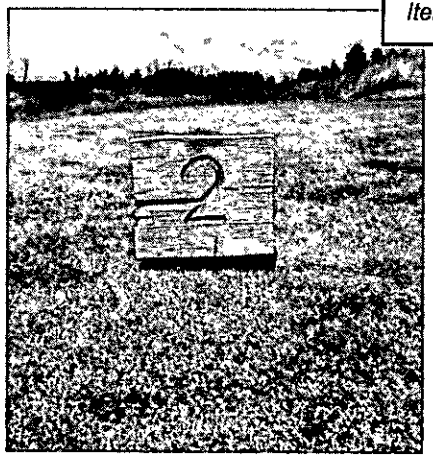
Wood Bunker Rakes



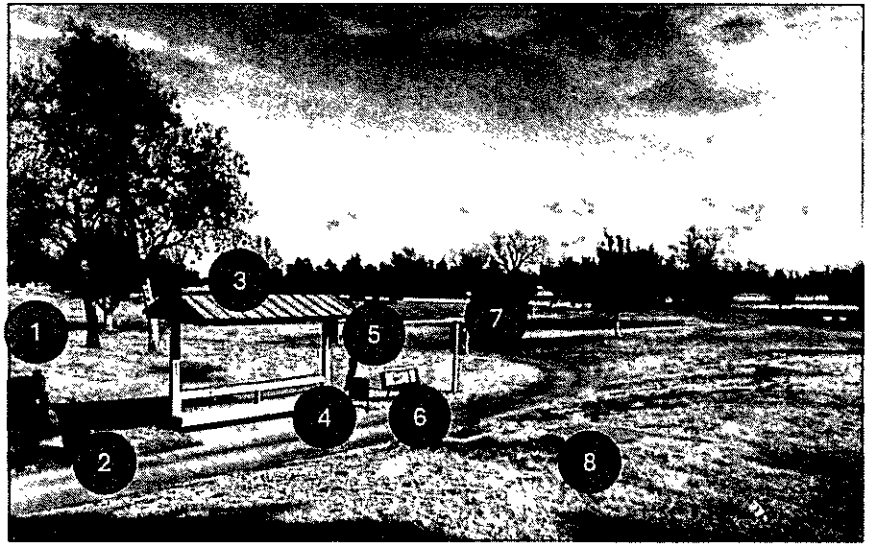
Bag Stands

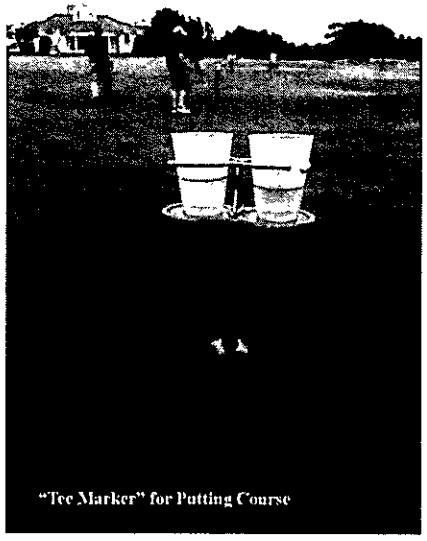


Simplistic Rustic Hole Signage



Existing photo of 8th Tee Box - Far over accessorized with man-made structures.





"Tee Marker" for Putting Course

Return the retro jersey (tail flag) from the original course

Plant Pallet

The planting scheme will strategically screen the golf course to make for a peaceful environment within nature. The exterior margins of the golf course will be planting to screen from busy roads, unsightly structures, and aquodic complexes.

Botanical Name	Common Name	Qty	Spacing	Size
Cupressus arizonica	Arizona Cypress	45	15-20' o.c.	15-20 gal.
Gleditsia triacanthos 'Inermis'	Thornless Honey Locust	9	as shown	2-2.5" cal.
Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	50	15' o.c.	15 gal.
Juniperus virginiana 'Canaertii'	Canaert Eastern Redcedar	35	15-20' o.c.	15 gal.
Juniperus virginiana 'Taylor'	Taylor Eastern Redcedar	27	5' o.c.	6' ht.
Pinus leucodermis	Bosnian Pine	33	15' o.c.	15 gal.
Pinus taeda	Loblolly Pine	35	15' o.c.	15 gal.
Quercus muehlenbergii	Chinkapin Oak	33	40' o.c.	2-2.5" cal.
Quercus shumardii	Shumard Oak	44	40' o.c.	2-2.5" cal.
Taxodium distichum 'Shawnee Brave'	Shawnee Brave Baldcypress	33	10-15' o.c.	2" cal.
Thuja'Green Giant'	Green Giant Arborvitae	33	15-20' o.c.	15 gal.


Canaert Eastern Redcedar


Shumard Oak


Shawnee Brave Bald Cypress


Bosnian Pine


Nellie R. Steven's Holly


Chinkapin Oak

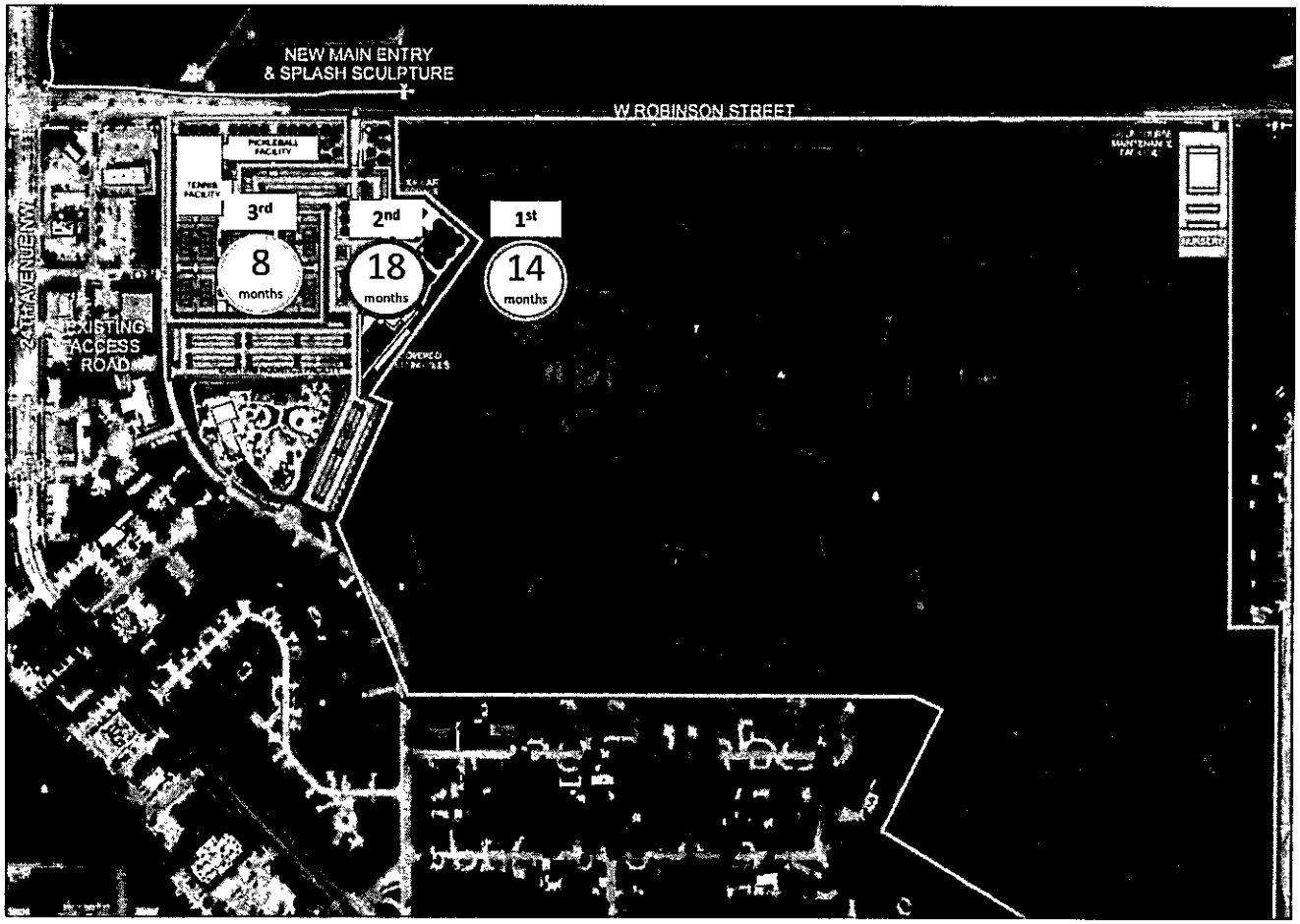

Thornless Honey Locust


Arizona Cypress


Green Giant Arborvitae


Loblolly Pine


Taylor Eastern Redcedar



PROJECT SEQUENCING

- Concurrent construction will reduce cost
- Aquatic Center to remain open

CONSTRUCTION DURATIONS

- Golf Course - 14 months
- Golf Clubhouse - 18 months
- Court Sports - 8 months

gsb
TH TOM HOCH DESIGN
Smyers Craig & Coyne
American Society of Golf Course Architects

MEETING AGENDA

1. Review of Comments (Public, Committee, BACA)
2. Master Plan Site
3. Site / Civil Considerations
4. Golf Course Renovation Design
5. **Estimate of Probable Cost**
6. Discussion

ESTIMATE of PROBABLE COST

Demolition & Sitework	$ 3,078,424.00
Site Utilities	$ 618,360.00
Golf Clubhouse	$ 15,198,416.00
Golf Cart Storage	$ 2,934,750.00
Covered Hitting Tees	$ 843,750.00
Golf Maintenance	$ 3,240,600.00
Tennis Pro Shop	$ 983,750.00
Tennis & Pickleball Indoors	$ 15,923,664.00
Tennis Courts Outdoors	$ 3,506,400.00
FF&E	$ 1,000,000.00
Golf Course Renovation	$ 7,500,000.00
Total	**$ 54,828,114.00**
Cost Escalation (3% per year)	
Year 2030	$63,052,331.00
Year 2035	$71,276,548.00
Year 2040	$79,500,765.00

MEETING AGENDA

1. Review of Comments (Public, Committee, BACA)
2. Master Plan Site
3. Site / Civil Considerations
4. Golf Course Renovation Design
5. Estimate of Probable Cost
6. **Discussion**

GSB, Inc.
3555 NW 58th St., Suite 700W
Oklahoma City, Oklahoma 73112
405.848.9549 | gsb-inc.com

File Attachments for Item:

12. CONSIDERATION OF ADOPTION, APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF THE PROPOSED URBAN FOREST MASTER PLAN

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 10/28/2025

REQUESTER: James Briggs, Park Development Manager

PRESENTER: Jason Olsen, Director of Parks & Recreation

ITEM TITLE: CONSIDERATION OF ADOPTION, APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF THE PROPOSED URBAN FOREST MASTER PLAN

BACKGROUND:

An Urban Forest Master Plan (UFMP) is a document designed to guide a municipality in making informed decisions about the ongoing care and management of its urban forest. In 2024, the City of Norman hired DAVEY Resource Group (DAVEY) to produce a UFMP. The project for the UFMP included a process of assessing the current state of the Forestry Division and Norman's urban forest, gathering input from a steering committee, several stakeholders and public meetings, comparing Norman's current forestry programming to towns of similar size and location, as well as national averages, and making recommendations for how to move forward based on all of this information. DAVEY worked in close partnership with City staff from several Departments to find how the Forestry Division of the Parks and Recreation Department interacts with their tasks and how to strengthen the work of each part of the City to best achieve a strong UFMP for the next 15 to 20 years.

DISCUSSION:

After months of study and public input, DAVEY presented a draft UFMP to the Parks and Recreation Department for review and revisions. Once this was completed, the plan was formatted as a companion document to the recently approved Parks, Recreation, and Culture Master Plan completed earlier this year. The work in the UFMP is also aligned with the Community Wildfire Protection Plan, which was reviewed by the Board of Park Commissioners and City Council before its adoption earlier this summer. The findings included in the Norman UFMP will help the Forestry Division plan for staffing, budget, equipment, and programming needs at a much higher level as Norman continues to add population and grow its built environment while managing our forest canopy. We will use this information to help us plan updates and improvements to Norman's park system, including protection and expansion of trees as a high-value natural resource. At the September 4, 2025, Park Board meeting, the Board of Park Commissioners approved the recommendation of the UFMP to the City Council.

RECOMMENDATION #1:

It is recommended that the City Council adopt the Urban Forest Master Plan.

RECOMMENDATION #2:

It is also recommended that the City Council amend the 2025 AIM Norman Parks, Recreation and Culture Master Plan to include the Urban Forest Master Plan as adopted.

The City of
NORMAN

225 N. Webster Ave.
Norman, Oklahoma 73069

PARKS AND RECREATION
Phone: 405-366-5472
Fax: 405-366-5470

October 14, 2025

Subject: Letter of Support for the Urban Forest Master Plan

Honorable Mayor Holman and City Council,

On behalf of the Norman Board of Park Commissioners, we are writing to express our strong support for adopting and implementing the proposed Urban Forest Master Plan.

Urban trees and green spaces are essential components of a healthy, vibrant, and sustainable community. The Urban Forest Master Plan offers a comprehensive and strategic vision for preserving, managing, and enhancing Norman's urban forest. The plan reflects sound arboricultural practices and supports broader community goals, including climate resilience, stormwater management, public health, and neighborhood livability.

The Board of Park Commissioners recognizes the significant value that urban trees bring to our parks, streetscapes, and public spaces. Through an inclusive planning process, this Master Plan addresses key challenges, including canopy loss, aging tree populations, equitable access to green spaces, and climate adaptation, while outlining clear goals, policies, and funding recommendations to guide implementation over the next several decades.

We believe the Urban Forest Master Plan is a timely and forward-thinking investment in Norman's natural infrastructure. It aligns well with the City's long-term sustainability initiatives and the goals outlined in the Parks and Recreation Master Plan and the City of Norman's Strategic Plan.

Therefore, we respectfully urge the City Council to adopt the Urban Forest Master Plan and commit to its long-term implementation and funding. We appreciate your leadership and continued support of Norman's parks and natural resources.

Sincerely,

Sherrel Sheriff, Chair
Norman Board of Park Commissioners

NORMAN
PARKS & RECREATION

NORMAN, OKLAHOMA

URBAN FOREST MASTER PLAN

2025

File Attachments for Item:

30. CONSIDERATION OF ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2526-99: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND THE MCKINNEY PARTNERSHIP, ARCHITECTS, P.C., IN THE AMOUNT OF $52,600 FOR THE REAVES PARK RESTROOM AND BALLFIELD MAINTENANCE BUILDINGS DESIGN PROJECT.

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 10/28/2025

REQUESTER: Jason Olsen

PRESENTER: Jason Olsen, Director of Parks and Recreation

ITEM TITLE: CONSIDERATION OF ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2526-99: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND THE MCKINNEY PARTNERSHIP, ARCHITECTS, P.C., IN THE AMOUNT OF $52,600 FOR THE REAVES PARK RESTROOM AND BALLFIELD MAINTENANCE BUILDINGS DESIGN PROJECT.

BACKGROUND:

In October 2015, the citizens of Norman voted to fund the *Norman Forward* Quality of Life projects with a ½% sales tax increase for 15 years. This initiative comprised several high-priority projects, including designing and constructing a complete renovation of the Reaves Park Sports Complex and surrounding park facilities. The Masterplan for the Reaves Park project was completed by Halff Associates (Halff), after being selected by the City of Norman from multiple proposals from professional design teams in the region. The first phase of the work was completed in 2020. It included a new 4-plex of youth ballfields, construction of the first part of the park detention pond, a new park road, multiple new parking lots, and the majority of the underground utility work for the full build-out of the park in future phases.

Two items included in the adopted Masterplan were 1) a new splashpad and restroom building in a "festival lawn" area outside the sports complex fencing, close to the current playground and rental shelters in Reaves Park; and 2) a stand-alone sports field maintenance building and materials yard in the southeast corner of the park, in an area that is currently a fenced-in gravel pad built years ago for a now-plugged oil well and pumpjack that was on the site. The sports field maintenance crews at Reaves Park will use the new maintenance facility to store equipment and materials and provide a secure office and parking area separate from the rest of the parking lots and park activities.

DISCUSSION:

In May 2023, the City of Norman hired The McKinney Partnership, Architects (TMP), for design services for a new restroom building in Reaves Park, near the rental shelters and playgrounds, to replace the old cinderblock restroom that was demolished earlier that year, after decades of use and maintenance. The old building was undersized and in poor condition; it was not worth upgrading to comply with modern building codes and accessibility guidelines. TMP was hired based on their on-call design services contract with the City, and the project was separate from

the Phase 1 Norman Forward project, completed in 2020, described earlier. The work from TMP resulted in a new park restroom building design, which was put out for public bids. Several proposals were received from general contractors; however, the lowest bid was still far over budget, due to the then-current construction costs. The project was funded from an appropriation from the Community Park Development Fund. Parks also had a project from that same fund scheduled for the following fiscal year to complete design and construction of the proposed ballfield maintenance facility in the area shown on the Masterplan created by Halff.

After the bids for the park restroom came over budget, staff proposed to combine the two buildings into a single construction project. Staff coordinated with TMP and Halff to work on a revised plan for the restroom to place it in the location shown on the Masterplan as part of the new splashpad facility in the "festival lawn" area. The intent is to have the new building match the architectural style being used in the Halff Reaves Park Masterplan, with room to expand service into part of the building in the future to house the plumbing and controls for a splashpad.

At the same time, TMP and Halff will work to ensure the maintenance facility also gets built according to the adopted Masterplan, with a matching architectural aesthetic. The Parks Department is now proposing a new contract with TMP for revisions to the restroom design and all additional design work for the maintenance facility. This contract names Halff as a consulting engineer for TMP for the combined final design of both facilities.

A more detailed breakdown of each task, along with a proposed timetable for all design work by both TMP and Halff, including production of construction documents and associated phases of work, through the bidding and permitting process, award of construction contract, construction-phase assistance, and all reimbursable expenses, is included in the attached contract documents ("Exhibit A" to Contract K-2526-99).

RECOMMENDATION: It is recommended that the City Council approve Contract K-2526-99 to The McKinney Partnership, Architects, P.C. in the amount of $52,600 for the Reaves Park Splashpad Restroom and Maintenance Facility Project. Funding is available in the Park Land Development Fund, Reaves Park Restroom Building Replacement, Design (Account 52792205-46201; Project PC0024) and Reaves Park Sports Complex Maintenance Building, Design (Account 52792205-46201; Project PC0027).

K-2526-99

AGREEMENT FOR PROFESSIONAL SERVICES

FOR THE CITY OF NORMAN

This Agreement is entered into between The City of Norman ("City") and The Mckinney Partnership Architects, P.C. ("Contractor") on this 15 day of October 2025 (the "Effective Date"), for the following reasons:

1. The City requires architectural services for the design of two elements, a restroom facility and a maintenance facility, of the City's Reaves Park Master Plan, adopted 17 November, 2017, (the "Services"); and,

2. Contractor is prepared to provide the Services as outlined in: 1) the proposal submitted August 29, 2025, attached and included herein and made a part hereof, as Exhibit "A" to this Agreement.

In consideration of the promises contained in this Agreement, the City and Contractor agree as follows:

ARTICLE 1 - TERM
The term of this Agreement shall be from the Effective Date and shall extend for one year thereafter, or until the Services have been completed, whichever occurs first.

ARTICLE 2 - GOVERNING LAW
This Agreement shall be governed by the laws of the State of Oklahoma. Any actions brought under the terms of this Agreement shall be heard in the United States District Court for the Western District of Oklahoma or in the District Court of Cleveland County, Oklahoma.

ARTICLE 3 – PERFORMANCE AND STANDARD OF CARE
The same degree of care, skill, and diligence shall be exercised in the performance of the Services as is ordinarily possessed and exercised by a member of the same profession, currently practicing, under similar circumstances. In terms of the standard of excellence, 100% excellence in compliance and in the work performed shall be the standard.

ARTICLE 4 – INDEMNIFICATION AND LIABILITY
Indemnification. Contractor agrees to defend, indemnify, and hold harmless the City, its officers, servants, and employees, from and against any and all liability, loss, damage, cost and expense (including attorney's fees and accountants fees) caused by an error, omission, or negligent act of Contractor in the performance of the Services under this Agreement. The City agrees to defend, indemnify and hold harmless Contractor, its officers, servants and employees, from and against any all liability, loss, damage, cost and expense (including attorney's fees and accounts' fees) caused by an error, omission, or negligent act of the City in the performance under this Agreement, provided such indemnification shall be applicable only to the extent sovereign immunity has been waived pursuant to Oklahoma law. Contractor and the City each agree to promptly serve notice on the other party of any claims arising hereunder, and shall cooperate in the defense of such claims. The acceptance by the City or its representatives of any certification of insurance providing for coverage other than as required in this Agreement to be furnished by Contractor shall not in any event be deemed a waiver of any action, right, or remedy otherwise available to the City under Oklahoma law.

Survival. The terms and conditions of this Article shall survive completion of the Services, or any termination of this Agreement.

ARTICLE 5 – INSURANCE

During the performance of the Services under this Agreement, Contractor shall maintain Worker's Compensation insurance in accordance with State Laws and Employer's Liability insurance in the following amount, pursuant to State Law:

(a) Property Damage Liability. Limits shall be carried in the amount of not less than twenty-five thousand dollars ($25,000.00) (seventy-five thousand dollars ($75,000.00 on and after November 1, 2025) to any one person for any number of claims for damage to or destruction of property including but not limited to consequential damages arising out of a single accident or occurrence.

(b) All Other Liability. In an amount not less than one hundred twenty-five thousand dollars ($125,000.00) (two hundred and fifty thousand dollars ($250,000.00) on and after November 1, 2025) for claims including accidental death, personal injury, and all other claims to any one person out of a single accident or occurrence.

(c) Single Occurrence of Accident Liability. In an amount not less than one million dollars (1,000,000.00) (two million dollars ($2,000,000.00) on and after November 1, 2025) for any number of claims arising out of a single occurrence or accident.

These insurance policies shall be issued by a company approved by the City. The City shall be furnished with a Certificate of Insurance which shall provide that such insurance shall not be changed or canceled without ten (10) business day's prior written notice to the City. Certificates of Insurance shall be delivered to the City prior to the commencement of the Agreement.

ARTICLE 6 – TERMINATION

This Agreement may be terminated by either party upon thirty (30) days written notice to the other party.

ARTICLE 7 – NOTICES

Any notice required by this Agreement shall be made in writing to the address specified below:

CITY:

James Briggs
Park Development Manager
225 North Webster Avenue
Norman, OK 73069
405-366-5480
James.briggs@normanok.gov

CONTRACTOR:

Richard S. McKinney
President—The McKinney Partnership, Architects, P.C.
3600 West Main Street, Ste. 200
Norman, OK 73072
405-366-1400
mckinney@tmparch.com

Nothing contained in this Article shall be construed to restrict the transmission of routine communication between representatives of the City and Contractor.

ARTICLE 8 – DISPUTES
In the event of a dispute between the City and Contractor arising out of or related to this Agreement, the aggrieved party shall notify the other party of the dispute within a reasonable time after such dispute arises. If the parties cannot thereafter resolve the dispute, each party shall nominate a senior officer of its management to meet to resolve the dispute by direct negotiation or mediation.

ARTICLE 9 –NONDISCRIMINATION
Contractor agrees that it, or any of its subcontractors, will not discriminate against any persons on the basis of race, color, religion, ancestry, national origin, age, place of birth, disability, sex, sexual orientation, gender identity or expression, familial status, or marital status, including marriage to a person of the same sex.

ARTICLE 10 – NON-WAIVER
No failure on the part of either party to exercise, and no delay in exercising, any right hereunder shall operate as a waiver thereof; nor shall any single or partial exercise by either party of any right hereunder preclude any other or future exercise thereof or the exercise of any other right. The remedies herein provided are cumulative and not exclusive of any remedy available to either party at law or in equity. Further, any waiver by either the City or Contractor of any breach of this Agreement shall be in writing. Such a waiver shall not affect the waiving party's rights with respect to any other further breach.

ARTICLE 11 – ENTIRE AGREEMENT; AMENDMENTS
This Agreement, including Exhibit "A", the proposal submitted by Contractor on August 29, 2025, incorporated by reference, represents the entire and integrated agreement between the City and Contractor. It supersedes all prior and contemporaneous communications, representations, and agreements, wither oral or written, relating to the subject matter of this Agreement. This Agreement may not be amended or modified, except in writing, signed by each of the parties hereto.

ARTICLE 12 – SEVERABILITY
If any provision of this Agreement is determined to be unenforceable, invalid or illegal, then the enforceability, validity and legality of the remaining provisions will not in any way be affected or impaired, and such provision will be deemed to be restated to reflect the original intentions of the parties as nearly as possible in accordance with applicable law.

ARTICLE 13 – ASSIGNMENT
Neither the City nor Contractor shall assign any rights or duties under this Agreement without the prior written consent of the other party.

ARTICLE 14 – NO THIRD PARTY RIGHTS
The Services provided for in this Agreement are for the sole use and benefit of the City and Contractor. Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than the City and Contractor.

ARTICLE 15 – BINDING EFFECT
This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

[Signatures on following page.]

IN WITNESS WHEREOF, the City and Contractor have executed this Agreement as of the Effective Date.

K-2526-99

The City of Norman:

By: _____
Mayor

ATTEST:

_____
City Clerk

Approved as to form and legality this ____ day of _____ 2025.

_____
City Attorney

The Mckinney Partnership Architects, P.C.:

Signature: _____

Name: Richard S. McKinney, Jr.

Title: President

STATE OF Oklahoma COUNTY OF Cleveland SS:

Before me, the undersigned, a Notary Public in and for said County and State, on this 15th day of October 2025, personally appeared Richard S. McKinney to me known to be the identical person who executed the foregoing, and acknowledged to me that he/she executed the same as his/her free and voluntary act and deed for the sue and purposes therein set forth.

WITNESS my hand and seal the day and year last above written,

Notary Public: K. A. Hooper

My commission: 20008044

Expires: July 6, 2028

NOTARY PUBLIC OKLAHOMA
OFFICIAL SEAL
K. A. HOOPER
Commission # 20008044
Expires July 6, 2028

THE MCKINNEY PARTNERSHIP
architects

29 August 2025

Mr. James Briggs, LLA
Park Development Manager
City of Norman Parks & Recreation Department
225 North Webster Ave.
Norman, OK 73070

Re: **REVISED** Proposal of Architectural Services
Reaves Park Splash Pad Restrooms and Maintenance Facility

Dear James:

The McKinney Partnership Architects (TMP), in association with HALFF, is pleased to submit our **REVISED** Proposal of Architectural Services for the above referenced proposed projects located within Reaves Park in Norman, Oklahoma. This work is in alignment with the overall Master Plan for Reaves Park (Attachment B). We propose the following Scope, Outline of Services, and Fee Structure for this work.

SCOPE OF WORK

Restroom Facility

Planned are six (6) unisex single-user restrooms including two (2) family units with changing benches. The plan, layout, interior finishes, mechanical, plumbing, and fixtures shall be similar to the recent restroom facility proposed for a separate area of Reaves Park (That project was cancelled). A covered open-air Pavillion shall be attached to the Restrooms and front on the future Splash Pad.

Vacant shell space for a Splash Pad Pump House shall be attached for future filters, pumps, chemical storage, sterilization, and other equipment. Underground sleeves and infrastructure may also be included to accommodate the splash pad based on assumed equipment needs.

Heat, light, and powered ventilation shall be provided for all enclosed spaces. Pathways shall be included for Access / Security / Control systems to be provided by the Owner.

3600 West Main
Suite 200
Norman, Oklahoma
73072
405.360.1400 p
405.364.8287 f
tmparch.com

Maintenance Facility

A new Maintenance Facility shall be located at the southeast corner of Reaves Park in the same area as the existing maintenance yard. This facility shall include a pre-engineered metal building to house equipment, an office, restroom, and storage space. The building shall be heated and ventilated and the office / restroom space conditioned with a mini-split unit. The balance of the site shall have concrete paving and / or compacted gravel as required for equipment circulation and material storage.

BASIC SERVICES

Services shall include:

- Schematic Design including Plans, Elevations, Site Plan, and preliminary 3D Sketch Up model.
- Final Design documents including renderings, plans, sections, elevations, preliminary systems, preliminary Site Design, and materials.
- Construction Documents, Short Form Specifications, MEP, Civil, Structural, Foundation Design (maintenance building), Landscape Design, and all details as required for bidding, permitting, and construction.
- One (1) Cost estimate
- Selection of all finishes, colors, and materials
- Consultation with Aquatics firm on assumed future splash pad infrastructure needs and sizing.
- Assist the Owner in bidding!

BASE ARCHITECTURAL FEES:

Civil, Structural, Landscape	$ 14,600
Mechanical, Electrical, Plumbing	$ 3,600
Architectural	$ 33,860
	$ 52,600

The Base Fee shall include printing of four (4) complete sets of plans for Final Review and Construction, one (1) complete reproducible record set and a digital PDF set for City.

REIMBURSABLE EXPENSES:

- Geotechnical Testing both sites (Est.) $6,000
- Topographic Survey $6,000

ADDITIONAL SERVICES

Any Additional Services for work not outlined in the Basic Services Scope shall be billed hourly in addition to the Base Fee at the hourly rates listed in Attachment A including but not limited to:

- Changes to the Design or Scope causing additional work by the design team after previous phases have been approved.
- MEP, Civil, or Structural Design if required, other than what is noted in Basic Services
- Construction Observation when requested by the Owner.

OWNER PROVISIONS

The Owner shall provide the following:

- Programming requirements and information relating to the proposed facilities.
- Permit Fees
- Construction Observation
- Coordination, verification with any utilities, easements, or site work
- Splash Pad preliminary scope for consultant's sizing of services.
- The Owner shall function as Project Manager / General Contractor.

PROJECT SCHEDULE

We are prepared to commence immediately upon receipt of notice to proceed and propose the following estimated schedule (not including Owner review and approval time):

• Design	5-6 weeks
• Construction Documents	8-10 weeks
• Permitting and Bidding	4 weeks
• Contract Negotiation and Mobilization	3-4 weeks
• Construction	6-7 months

Should this proposal meet with your approval, please execute, and return one (1) original copy.

We appreciate this opportunity to be of continued assistance to the City of Norman and look forward to collaborating with you on this next component of Reaves Park. Please do not hesitate to contact me should you have any questions or need clarification.

Respectfully,

Richard S. McKinney, Jr., AIA
President

Attachment A - Hourly Billing Rates
Attachment B - Reaves Park Masterplan
Attachment C - Aerial Site Image

APPROVAL:

Name / Title Date

Attachment A

The McKinney Partnership Architects
Hourly Billing Rates

Principal	$ 200.00
Senior Architect	$ 175.00
Project Architect	$ 130.00 – 150.00
Project Manager	$ 80.00 – 120.00
Project Staff	$ 60.00 – 80.00
Project Support Staff	$ 40.00 – 60.00
Administrative Staff	$ 50.00 – 75.00
Clerical	$ 40.00 – 60.00

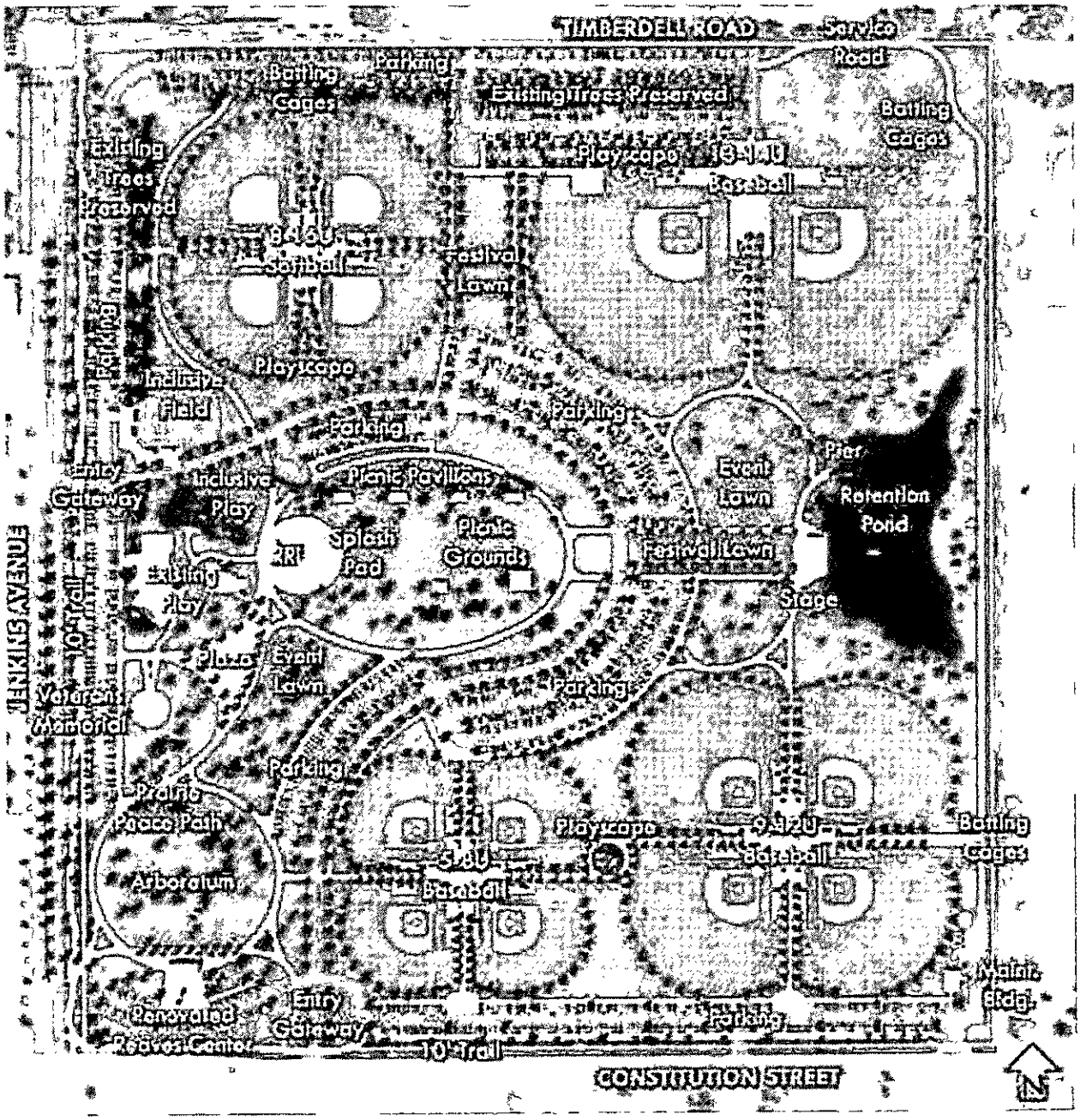
Hourly rates may be adjusted without notice based upon annual employee reviews and salary adjustments

Attachment A

HALFF
Hourly Billing Rates

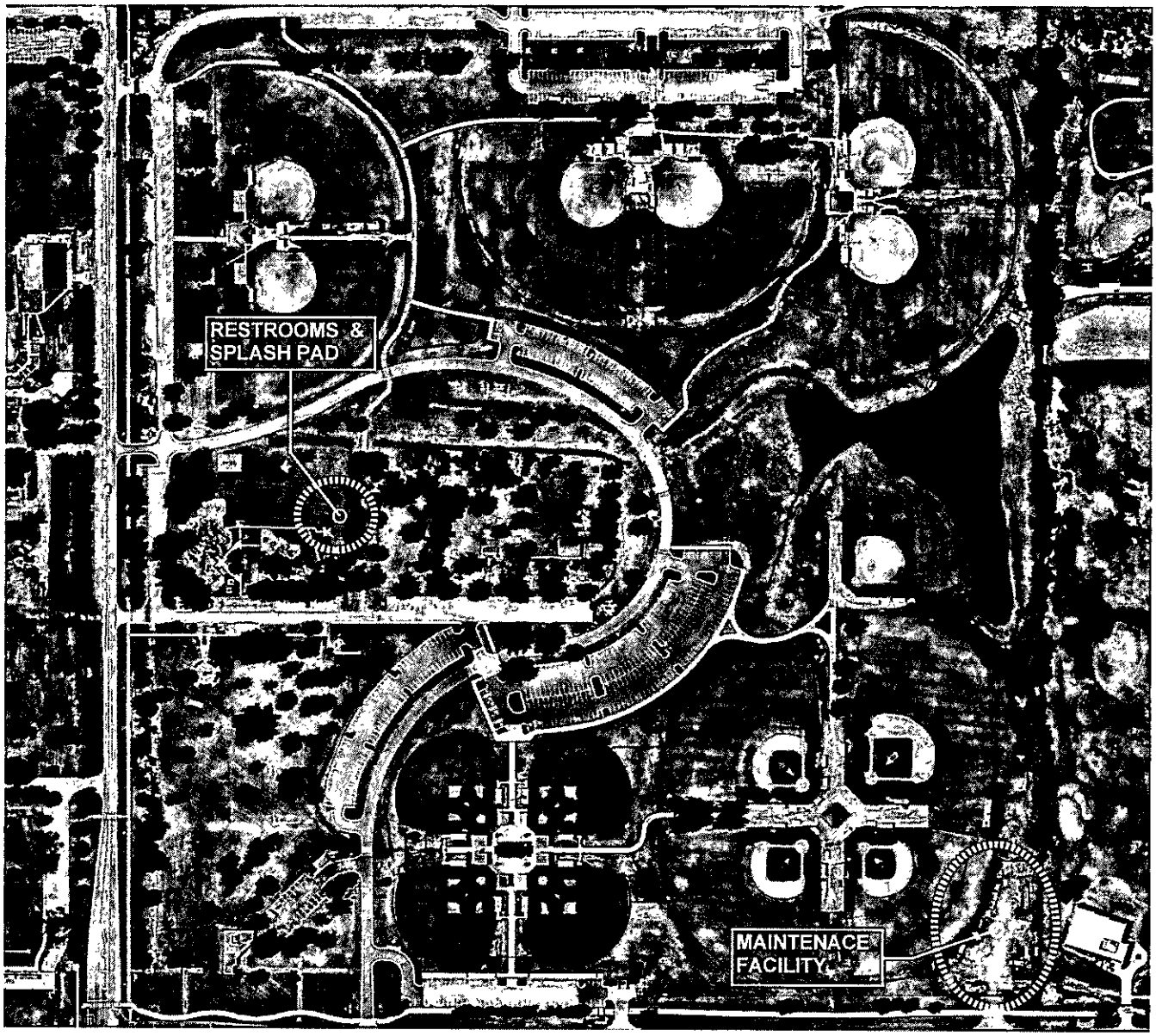
Engineer Principle in Charge (Engineer V equivalent)	I	$ 128.00
	II	$ 158.00
	III	$ 202.00
	IV	$ 259.00
	V	$ 345.00
Scientist / Analyst	I	$ 105.00
	II	$ 133.00
	III	$ 194.00
	IV	$ 238.00
	V	$ 330.00
Landscape / Planner	I	$ 100.00
	II	$ 129.00
	III	$ 169.00
	IV	$ 222.00
	V	$ 289.00
Surveyor / SUE	I	$ 119.00
	II	$ 126.00
	III	$ 166.00
	IV	$ 206.00
	V	$ 272.00
Office / Field Tech	I	$ 72.00
	II	$ 97.00
	III	$ 116.00
	IV	$ 142.00
	V	$ 241.00
CEI Services	I	$ 105.00
	II	$ 121.00
	III	$ 121.00
	IV	$ 155.00
	V	$ 209.00
Administrative	I	$ 76.00
	II	$ 98.00
Intern	I	$ 90.00
	II	$ 105.00

Attachment B



Reaves Park Master Plan

Attachment C



Reaves Park Aerial