



CITY OF NORMAN, OK CITY COUNCIL CONFERENCE

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

Tuesday, July 22, 2025 at 5:00 PM

MINUTES

The City Council Conference of the City of Norman, Cleveland County, State of Oklahoma, met in Conference in the Executive Conference Room in the Municipal Building, on Tuesday, July 22, 2025 at 5:00 PM, and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray and on the City website at least 24 hours prior to the beginning of the meeting.

CALL TO ORDER

PRESENT

Mayor Stephen T. Holman
Councilmember Ward 1 David Gandesbery
Councilmember Ward 2 Matthew Peacock
Councilmember Ward 3 Bree Montoya
Councilmember Ward 4 Helen Grant
Councilmember Ward 5 Michael Nash
Councilmember Ward 7 Kimberly Blodgett
Councilmember Ward 8 Scott Dixon

ABSENT

Councilmember Ward 6 Joshua Hinkle

AGENDA ITEMS

1. PRESENTATION AND DISCUSSION ON THE RDG MAIN STREET CAMPUS MASTER PLAN AND A REQUEST FROM LE MONDE INTERNATIONAL SCHOOL CURRENTLY LOCATED ON THE OKLAHOMA DEPARTMENT OF MENTAL HEALTH AND SUBSTANCE ABUSE PROPERTY.

Mr. Marty Shukert with RDG Planning and Design gave a presentation on concepts for a new neighborhood for Norman where he:

- Explained that the plan is not a final master plan but a set of guiding principles, concepts, and illustrative ideas for the Griffin Hospital site.
- Highlighted the site's importance as a potential bridge between the east and west sides of Norman.
- Identified opportunities for urban-density development, affordability, varied housing forms, and reduced pressure on historic neighborhoods.
- Noted the arts community's long-standing interest in the chapel and opportunities for cultural uses.

Item 1, continued:

- Reviewed five site concepts, with concept 3 and concept 5 refined for consideration:
 - Concept 3 – More orderly street grid, higher-density opportunities, structured parking.
 - Concept 5 – Lower-rise multifamily, entirely surface-parked, more irregular layout.
- Outlined next steps: partnership between the State and City, site conveyance, developer selection, master plan and financing plan (likely using TIF), entitlements, and phased development.

Councilmember Hinkle:

- Leaned toward concept 3 due to its strong street grid and clear pedestrian/traffic flows.
- Supported pedestrian connections, particularly to the soccer complex, and suggested stronger links between the town square and sunken area.

Councilmember Nash:

- Noted both concepts have significant overlap and can advance development.
- Suggested financing limitations (particularly TIF structure) be evaluated before selecting a final concept.

Council Discussion:

- Several members agreed with favoring concept 3 for density and organization.
- Others noted appreciation for irregularity in concept 5 but acknowledged concept 3's stronger layout.
- Emphasized flexibility: density may vary by location (Robinson/12th Ave. vs. interior areas).
- Stressed these are illustrative templates, not binding development requirements.

Mr. Darrel Pyle, City Manager:

- Noted State Department of Mental Health's interest in selling property and reinvesting proceeds into behavioral health capacity.
- Suggested preliminary plats could help divide property into marketable parcels while hospital operations continue.
- Emphasized State willingness to work with the City on TIF designation.

Discussion on LeMonde International School:

- Councilmembers and staff reported that LeMonde School expressed interest in remaining on-site and potentially constructing a new facility as part of redevelopment.
- Councilmembers voiced general support for including Le Monde in the planning process.
- Noted the school's status as a public charter (tax-exempt), meaning its footprint would not generate property tax increment.
- Strong preference expressed for an urban-style school design (similar to John Rex in Oklahoma City) rather than suburban-style with extensive surface parking.

Item 1, continued:

- School representative thanked Council for consideration, noting enrollment growth and need for long-term certainty.

Councilmembers leaned toward concept 3 as the preferred framework but agreed further evaluation should continue in CPTC Committee before a final recommendation. Consensus to include LeMonde International School in the long-term master plan process.

2. DISCUSSION REGARDING THE PURCHASE OF THE GRIFFIN SOCCER PARK.

Ms. Kim Coffman, Budget Manager, gave a presentation regarding the Griffin Soccer Park Purchase.

- Provided background on the Griffin Soccer Park purchase proposal (Item 29 on the evening agenda).
- Clarified the park is north of Robinson Street, not inclusive of Sutton Wilderness or Francis Kate Park.
- Reviewed history:
 - 2014 legislation allowed ODMHSAS to sell the property.
 - 2018 lease agreement established \$80,000 annual lease payments with option to apply payments toward purchase.
 - Original \$10M purchase estimate reduced to \$2.4M.
- Noted \$500,000 has already been paid under the lease, reducing the balance.
- Proposed purchase cost: \$3,306,811, funded through:
 - \$1.9M from remaining Griffin Park lease allocation
 - \$220,000 from soccer park remodel project savings
 - \$686,811 from capital fund reallocations/delays
- Reviewed Norman Forward fund balance (\$9.8M) and remaining projects.

Councilmember Hinkle:

- Asked whether projects had to be cut to fund purchase.
- Ms. Coffman clarified no projects were cut; some capital projects were delayed.

Mr. Darrel Pyle, City Manager:

- Confirmed Land Trust Board of Trustees approved the request to sell.
- Expressed appreciation for financial work allowing City to move forward.

Council supported moving forward with the Griffin Soccer Park purchase using the proposed funding plan.

ADJOURNMENT

The Meeting was Adjourned at 5:45 p.m.

ATTEST:

City Clerk

Mayor Stephen T Holman