



CITY OF NORMAN, OK CITY COUNCIL SPECIAL MEETING

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

Tuesday, March 05, 2024 at 5:30 PM

MINUTES

The City Council Special Meeting of the City of Norman, Cleveland County, State of Oklahoma, will meet in Regular Session in the Executive Conference Room in the Municipal Building, on Tuesday, March 05, 2024 at 5:30 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 48 hours prior to the beginning of the meeting.

It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, relation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please contact the ADA Technician at 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.

CALL TO ORDER

PRESENT

Mayor Larry Heikkila
Councilmember Ward 1 Austin Ball
Councilmember Ward 3 Bree Montoya
Councilmember Ward 4 Helen Grant
Councilmember Ward 5 Michael Nash
Councilmember Ward 6 Elezabeth Foreman
Councilmember Ward 7 Stephen Holman
Councilmember Ward 8 Matthew Peacock

ABSENT

Councilmember Ward 2 Lauren Schueler

OTHERS PRESENT

Darrel Pyle, City Manager
Jason Olsen, Director of Parks and Recreation
Jeff Evans, PDG
Jason Murphy, Stormwater Program Manager
Brenda Hall, City Clerk

AGENDA ITEMS

1. DISCUSSION REGARDING THE NORMAN NATURE PARK DESIGN.

Presenters: Jason Olsen (Parks Department) and Jeff Evans, Planning Design Group (PDG)
Staff coordination: Parks, Stormwater, and Planning

Project Background

- Site formerly known as the Mattoon property; project budget established at \$1.5 million for development of a nature-focused park with stormwater education elements.
- PDG engaged for concept design (also designer for Griffin Park). Concept now complete.

Site Access & Circulation

- Primary entrance: Carter Avenue (northwest corner).
- Parking (No. 5): West side to use permeable paving over underdrains conveying runoff to a rain garden (No. 4) for filtration.
- Sidewalks: Add connections along Carter to link to Alameda; standard 5–6 ft sidewalks.
- ADA routes: Upper and lower play terraces connected by ADA-compliant walks (≈3 ft grade change). Wayfinding and ADA route signage to be included.

Park Program & Features

- Entry/Education Node (No. 7): Park entry with educational signage.
- Nature-Themed Playground: Mix of natural play and manufactured equipment; surfacing expected to be synthetic turf and/or poured-in-place rubber (engineered wood fiber discussed but noted for higher maintenance).
- Plazas/Classroom: West plaza and an east covered plaza (No. 2) suitable for outdoor classrooms and picnics; target green-roof shade element.
- Nature Paths: Decomposed granite with organic binder (low-maintenance), minimal regrading to preserve trees.
- Boardwalk (No. 3): Set back from steep banks to respect Corps/FEMA constraints; interpretive signage on habitat, flora, and fauna.
- Stormwater Habitat (No. 9): Expand/deepen central channel area to increase storm capacity and create perennial habitat (turtles, pollinators, native plants); educational overlooks and signage.
- Vegetation & Trees: Strong emphasis on tree preservation; re-seed disturbed areas with native grasses/flowers to support pollinators.
- Lighting: Solar fixtures at parking, playground, and plaza areas.
- Signage/Billboard (No. 6): Existing billboard lease expected to end near early 2025; plan to remove and use location for park monument signage.
- Fencing/Visibility: Existing north residential fencing remains; temporary construction chain link to be removed at completion. Canopy to be maintained for patrol visibility; park not planned for full lighting coverage.

Connectivity & Future Options

- Bridge/low-water crossing: Deferred due to Corps/FEMA permitting timelines (could delay 12–24 months). Potential future bridge to church property if partnerships/funding align.
- Consider exploring wider multimodal connection on Alameda in future phases.

Item 1, continued:

Budget & Funding

- All-in project budget: \$1.5M (includes design, survey, geotech, environmental, hydrology/permitting).
- Estimated construction budget available: ≈\$1.20–\$1.25M.
- Current estimate ≈\$1.20M with a 7.5% design contingency plus a separate owner construction contingency carried by the City.
- Funding already appropriated; no new funding request.

Permitting & Hydrology

- Submittals to U.S. Army Corps of Engineers are in process; additional information provided. Consultant hydrology indicates zero change to flood elevations; seeking a no-permit determination or minimal requirements.
- City stormwater permit to proceed upon refinement of grading and 65% plans.

Schedule (Target)

- Concept approval → CDs: ~45 days to 65% set, then ~45 days to 100% review set.
- Bidding: Target mid-June; ~60 days for bid/award.
- Construction: 6–8 months (target start Aug; substantial completion spring/early summer 2025).
- Aspirational opening: Around Earth Day 2025, subject to bids/permitting.
- Consensus to proceed toward construction documents and bidding. Contract award to return to Council.

ADJOURNMENT

The meeting adjourned at 6:03 p.m.

ATTEST:

City Clerk

Mayor