



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 11/25/2025

REQUESTER: Jason Olsen, Director of Parks and Recreation

PRESENTER: Jason Olsen, Director of Parks and Recreation

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2526-91: A CONTRACT BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND INDEPENDENT SCHOOL DISTRICT NUMBER 29 OF CLEVELAND COUNTY, OKLAHOMA, A.K.A. NORMAN PUBLIC SCHOOLS FOR THE EXCHANGE OF VARIOUS PROPERTIES IN AND AROUND ADAMS AND EISENHOWER ELEMENTARY SCHOOLS, AS WELL AS IRVING AND WHITTIER MIDDLE SCHOOLS; AND TEMPORARY EASEMENT E-2526-13: FOR; AND AUTHORIZE THE CITY MANAGER TO EXECUTE ANY RELATED DOCUMENTS AS OUTLINED IN THE STAFF REPORT. (City)

BACKGROUND:

Representatives from Norman Public Schools (NPS) and City staff have worked together throughout the past year to execute a land exchange of various properties in and around Adams and Eisenhower Elementary Schools, as well as Irving and Whittier Middle Schools.

In 2015, the City Council approved a contract that contemplated an exchange of land between the parties, with the City providing land that used to be the tennis courts at both Irving and Whittier Middle Schools, and NPS providing land near the 12th Avenue Recreation Center. However, this land exchange was never effectuated, and no deeds were filed of record with the County. As such, this land exchange desires to effectuate the 2015 land exchange in combination with additional exchanges that the parties discussed throughout 2025.

Under this exchange, NPS will swap just over 3 acres of property (described in Exhibit A to the agreement) with the City's 1.6 acres (described in Exhibit B to the agreement). This land exchange follows the previously approved grant of the Irving and Whittier Recreation Centers (approximately 1.4 acres) to the NPS, as evidenced by the quitclaim deeds signed on February 11, 2025.

DISCUSSION:

The contract details the specific parcels owned by each party to be exchanged under the agreements:

the City is to trade

- 1) the Irving Middle School former tennis courts (Whittier's former tennis courts were included in the former recreation center land grant).
- 2) a portion of land near Adams Elementary, south of Woodslawn Park.
- 3) a portion of the tennis courts at the 12th Avenue Recreation Center (with conditions)

for NPS

- 1) parcel SE of the 12th Avenue Recreation Center near Eisenhower Elementary.
- 2) A portion of land east of Eisenhower Elementary that will connect NE Lions Park to High Meadows Park. The contract also outlines warranties for both parties regarding the status and condition of their respective properties to be exchanged.

The City's trade of a portion of the 12th Avenue Recreation tennis courts is done alongside a grant of a temporary easement from NPS. This easement agreement (E-2526-13) ensures that the City has exclusive access, use, and operation of the tennis courts during the operating hours of the 12th Avenue Park Land, as set by the Board of Parks Commissioners through the City's Parks Rules. The City shall also be responsible for the maintenance and repair of the tennis courts, with any non-routine maintenance subject to ten days' notice to NPS; and any improvements or construction to the tennis courts subject to NPS' advance approval. Each party will be responsible and liable for its own acts and omissions conducted on the property in accordance with its respective rights under the easement agreement.

NPS Board of Education considered and approved the agreement, the temporary easement, and the associated quit claim deeds at their November 10, 2025, board meeting.

RECOMMENDATION:

1. Staff recommends the approval of Contract K-2526-91 between the City of Norman and Independent School District No. 29 of Cleveland County for the above-described exchange of real estate.
2. Staff recommends the approval of Easement E-2526-13 between Independent School District No. 29 and the City of Norman for the parcel of land in the above-described exchange of real estate that encompasses the tennis courts at the 12th Avenue Recreation Center.
3. Staff recommends that the City Council authorize the City Manager to sign the associated quit claim deeds and any related documents on behalf of the City of Norman to be filed with the County to effectuate the land exchange.