



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 02/11/2025

REQUESTER: City of Norman

PRESENTER: Rick Knighton, City Attorney

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF THE CONVEYANCE OF TITLES FOR THE IRVING AND WHITTIER RECREATIONAL CENTERS FROM THE CITY OF NORMAN, OKLAHOMA, TO THE NORMAN PUBLIC SCHOOLS AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE QUIT CLAIMS DEEDS FOR SUCH PURPOSE AS OUTLINED IN THE STAFF REPORT.

BACKGROUND:

In 1974, the City of Norman submitted a measure to the voters requesting approval of General Obligation Bonds in the amount of \$750,000 to purchase land and construct, furnish, and equip recreational facilities. The voters approved the measure. In 1975, the City purchased 3.2 acres from the Norman Public School System (NPS) for \$150,000 and built recreational facilities at Irving Middle School, 125 Vicksburg Avenue, and Whittier Middle School, 2000 W. Brooks Street. The recreational facilities are entirely enclosed by NPS property.

Over the years, the City has used the recreational facilities for youth sports, after-school programs, and summer camps. NPS uses recreational facilities for assemblies, plays, performances, physical education, basketball games, and other school-related activities. In February 2024, the City began using the Young Family Athletic Center for its youth sports programs and abandoned the Irving and Whittier recreational facilities. The City's after-school programs and summer camps use only a small portion of the recreational facilities. If these facilities are transferred to NPS, it has agreed to allow the City to continue using them for its after-school program and summer camps for a nominal fee – e.g., one dollar (\$1.00) a year.

Because the recreational facilities are fully surrounded by NPS property and the middle schools can be accessed from the recreational facilities, the public cannot access these facilities during school hours. Additionally, since Oklahoma Human Services licenses the City's after-school program and summer camps, these facilities are limited to program participants and their parents or guardians during program hours. There are no hours when the recreational facilities are open to the general public for any purpose.

Recently, mold damage has been discovered at the Whittier recreational facility. The cost of mold remediation and roof repair may exceed the depreciated value of this facility. While it is

unclear if similar damage exists at the Irving recreational facility, the value of these facilities to the City is minimal, and their municipal use has been largely abandoned.

DISCUSSION:

Council discussed this proposed real estate transaction during a Study Session on January 7, 2025. The council expressed a desire to move forward with the transfer during its January discussion. This item authorizes the City Manager to execute a Quit Claim deed granting the Irving and Whittier recreational facilities to NPS.

RECOMMENDATION:

Staff recommends Council approve the conveyance of title for these properties from the City to Norman Public Schools and authorize the City Manager to execute a Quit Claim deed for such purpose.