



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 12/04/2025

REQUESTER: Karla Sitton, Administrative Tech IV

PRESENTER: Megan Phelan, Park Planner

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF LAND EXCHANGE WITH NORMAN PUBLIC SCHOOLS AND COMBINING THE NEWLY ACQUIRED LAND WITH HIGH MEADOW PARK AND NORTHEAST LIONS PARK

DISCUSSION:

Norman Public School 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 had previously been used as 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 with the City's 1.6 acres. This land exchange follows the previously approved grant of Irving and Whittier Recreation Centers (approximately 1.4 acres) to the NPS, as evidenced by the quitclaim deeds signed on February 11, 2025.

At the November 25, 2025, City Council meeting, Council approved Contract K-2526-91 and Easement E-2526-13; 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.

Park and Recreation Staff said this land exchange will allow the City to acquire the parcel between High Meadows Park and Northeast Lions, thereby making the two parks one contiguous area. The new area will be the location for the new play equipment, aiming to reduce vandalism and conflicts with disc golf activities in the current playground.

RECOMMENDATION

Staff recommends that the Board of Park Commissioners approve that the newly-acquired land on the east side of the school be combined with the park lands adjacent to it on the south (High Meadows Park) and on the north (Northeast Lions Park) into one contiguous piece of property that will together now be considered as a part of Northeast Lions Park (see map). The park, formerly known as "High Meadows Park," will no longer be used to describe the parkland north of High Meadows Avenue, and the sign for that park will be replaced with a new sign indicating it as Northeast Lions Park.