



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/14/2025

REQUESTER: Joseph Hill, Streets Program Manager

PRESENTER: Scott Sturtz, Director of Public Works

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2526-61: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AND THE NORMAN MUNICIPAL AUTHORITY TRANSFERRING \$725,537.91 TO TECHNOLOGY PLACE STREET EXTENSION FROM VARIOUS PROJECTS AS OUTLINED IN THE STAFF REPORT FOR THE SAXON INDUSTRIAL PARK IMPROVEMENT PROJECT.

BACKGROUND:

The City of Norman and Norman Economic Development Coalition (NEDC) have been collaborating since 2015 in support of an economic development project in Saxon Industrial Park, intended to make approximately 47.43 acres available for industrial development. This project was originally intended to capitalize on federal funds to expand the City infrastructure in this industrial area to allow for expansion of existing businesses and/or promote new businesses.

NEDC in coordination with SMC Consulting, P.C. (SMC) developed a Preliminary Plat for approximately 47.43 acres of land generally located south of State Highway 9 and between Technology Place and Saxon Park. The Preliminary Plat passed through Planning Commission in May of 2020 and was approved by Council in April of 2020.

In April of 2020, City Council approved Contract K-1920-121 with SMC Consulting P.C. for preparation of the Final Plat and detailed engineering plans for public infrastructure for the Saxon Industrial Park Project. The purpose of this plat was to subdivide 47.43 acres into five parcels and put the infrastructure in place for industrial development of these parcels. Planned street improvements include a new east-west street that begins at the south end of Technology Place and will continue east to 36th Avenue SE at the current Saxon Park entrance. This new street will also intersect with John Saxon Boulevard providing connectivity for both emergency and truck access within the industrial park. Water, sewer and stormwater improvements were also designed to serve the project.

The Final Plat for this project was approved by City Council on August 26, 2025.

DISCUSSION:

This project was initially intended to be funded by an Economic Development Authority grant, an ODOT Industrial Road Program grant and a City share, in partnership with the Norman Economic Development Coalition (NEDC). After several attempts to secure funding for this improvement, staff received direction to identify alternative means to complete the project. Public Works staff has identified the opportunity to construct this project utilizing in-house, Public Works Department staff, with the exception of some subcontract work that will come with utility installation, subgrade stabilization and curb installation. It is recommended that the project be funded from the Capital Sales Tax Fund for the portions within Saxon Industrial Park, and from the Norman Forward Fund for the portions within Saxon Community Park.

The estimated cost for construction on this project is \$1,700,000. This estimate includes storm water infrastructure, roadway construction, striping and signage. This estimate excludes future installation of sanitary sewer or waterline improvements which will be funded through the Norman Utilities Authority. Funding to begin work on this project has been identified in the transfer table below; with \$550,169.25 (75.9%) proposed to be re-allocated from Capital Sales Tax/Street Maintenance projects and \$175,368.66 (24.1%) proposed to be allocated from the Norman Forward Fund, Traffic and Roadway project:

Project #	Account From:	Account To:	Total:
SC0748	Street Maintenance, Construction (50595511-46101)	Street Extension, Construction (Account 50593357-46101; Project TR0120)	\$123,450.00
SC0749	Construction (50595511-46101)	50593357-46101; TR0120	\$144,865.48
SC0751	Materials 50595511-46301	50593357-46101; TR0120	\$55,568.22
SC0752	Materials 50595511-46301	50593357-46101; TR0120	\$97,551.32
SC0671	Construction (50597718-46101)	50593357-46101; TR0120	\$78,734.23
SC0726	Construction (50590051-46101)	50593357-46101; TR0120	\$50,000.00
NFP120	51594405-46101	50593357-46101; TR0120	\$171,641.00
NFP120	51590405-46201	50593357-46101; TR0120	\$3,727.66
		Total:	\$725,537.91

The Technology Place Street Extension project (TR0120) currently has \$412,791.17 available: \$373,500 in Construction (46101) and \$39,291.17 in Design (46201). With the proposed transfers into the Construction account, the project will have funding in the amount of \$1,138,329.08 to move forward with initial construction to include but not limited to clearing of the site, rough grading of roadway, installation of stormwater infrastructure and concrete curb installation. Additional funding may be needed in order to complete the project in full. If additional funding is needed, project staff will work with the Finance Department to identify possible funding sources or submit for additional project funding via the FYE 2027 budget process.

RECOMMENDATION:

Staff recommends approval of Resolution R-2526-61 transferring funds as outlined in the staff report for the construction of the Technology Place street extension in Saxon Industrial Park and Saxon Community Park.