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5 December 2022

City of Norman
City Council
201 West Gray
Norman, OK 73069

Re: Request for the Return of Certificate of Deposit for Deferred Improvements

We submit the following request for the return of a certificate of deposit, in the amount of Fifty-Two Thousand Six Hundred Forty Dollars (\$52,640.00) (the “**Deposit**”), on behalf of our client SKS1, L.L.C., an Oklahoma limited liability company (“**SKS1**”). During the final platting process for Fountain View Addition Section 1, SKS1 paid the Deposit to the City of Norman (the “**City**”) for deferred public improvement construction costs in accordance with City of Norman Code of Ordinances (the “**Code**”) Section 19-602B. As the Deposit has now been held by the City for more than ten (10) years, and construction on the planned public improvements has not commenced, SKS1 requests that the City Council release the Deposit back to SKS1.

Section 19-602 of the Code provides a procedure for the deferral of the construction of public improvements that are required by the Code at the time of acceptance of a final plat within a subdivision. On August 20, 2012, the City Council accepted the Deposit from SKS1 in order to later widen 48th Avenue NW. The amount of Fifty-Two Thousand Six Hundred Forty Dollars (\$52,640.00) was based on an engineer’s estimate of the cost to complete the project, which is attached hereto as **EXHIBIT A**. The City accepted the Final Plat for Fountain View Addition Section 1 on August 23, 2012, and the Plat was filed in the office of the Cleveland County Clerk on August 29, 2012. However, construction to widen 48th Avenue NW has never commenced.

Section 19-602B.7 of the Code provides that “[i]f construction of the deferred facility has not commenced within ten (10) years from the date of deferment, then the cost paid or the certificate of deposit may be returned upon action of the Council upon written request of the payor.” As ten (10) years have passed since the date of deferment and construction on 48th Avenue NW has not commenced, this letter serves as our client’s official request to the City Council for the return of the Deposit. Please feel free to reach out with any questions that you may have with this request.

Sincerely,
RIEGER LAW GROUP, PLLC

A handwritten signature in black ink, appearing to read 'Sean Paul Rieger', written over a horizontal line.

Sean Paul Rieger
Attorney at Law – Architect - Broker