



CITY OF NORMAN, OK CITY COUNCIL SPECIAL MEETING

Municipal Building, Executive Conference Room, 201 West Gray, Norman,
OK 73069

Tuesday, October 17, 2023 at 5:30 PM

MINUTES

It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, relation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please contact the ADA Technician at 405-366-5446, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.

CALL TO ORDER

Mayor Heikkila called the Meeting to Order at 5:30 p.m.

PRESENT

Mayor Larry Heikkila
Councilmember Ward 2 Lauren Schueler
Councilmember Ward 3 Bree Montoya
Councilmember Ward 4 Helen Grant
Councilmember Ward 5 Michael Nash
Councilmember Ward 7 Stephen Holman

ABSENT

Councilmember Ward 1 Austin Ball
Councilmember Ward 6 Elizabeth Foreman
Councilmember Ward 8 Matthew Peacock

AGENDA ITEMS

1. UPDATE ON ARPA AFFORDABLE HOUSING PROJECT.

Mr. Anthony Purinton, Assistant City Manager, in the September 26th Council Conference, Staff introduced the Crimson Flat Project and proposed timelines. Council requested more information about the funding source for site work contribution. A pre-development meeting was held on September 28th with no residents attending and on October 12th, the Planning Commission unanimously recommended approval of the rezoning and preliminary plat.

Item 1, continued:

Mr. Purinton said the federal government recently relaxed some requirements to use American Rescue Plan Act (ARPA) funds for affordable housing. The proposed project consists of 75 affordable housing units that are affordable at 30% to 60% of Area Median Income (AMI) for 40 years. ARPA funding will be used as a long term loan of \$5.5 million at 3% interest over 30 years so any payments made come back free and clear of any ARPA requirements. Depending on federal funding, project completion is expected by August 31, 2026, or October 31, 2026.

Mr. Purinton said the City agreed to pay \$500,000 toward site work and infrastructure to the property, such as Imhoff Road Widening, and the developer is responsible for the rest of the site preparation. Reducing costs of site work for developer's portion of the project gives the project a higher chance of receiving federal Low Income Housing Tax Credit (LIHTC) funding in the competitive application. He said \$900,000 is available from the Asp Avenue Parking Lot Project, which was paid from another account freeing these funds for other projects.

Councilmember Schueler said Council wants to ensure that any application is the most competitive one because without that funding, this project does not exist and Councilmembers concurred.

Items submitted for the record

1. PowerPoint entitled, "City of Norman Affordable Housing Project Updated," dated October 13, 2023, by Lisa Krieg, Community Development Block Grant (CDBG), Grants Manager and Anthony Purinton, Assistant City Attorney

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2. DISCUSSION REGARDING COUNCIL PRIORITY FRAMEWORK, COMMITTEE PROCESS, AND STRUCTURE FOR AIM NORMAN COMPREHENSIVE PLAN.

Ms. Kathryn Walker, City Attorney, said there has been discussion regarding priorities related to Area and Infrastructure Master Plan, AIM Norman Comprehensive Plan (AIM Norman), and tonight's discussion is all about gathering feedback.

Mayor Heikkila said Councilmember Peacock, who is absent, wanted to try to align the AIM Norman process with One Norman goals and objectives and recommended some goals from Minneapolis, Minnesota, that he liked.

Mayor Heikkila said his idea of a goal is something that is measurable, time oriented, and achievable. He said there are some good things in the Minneapolis language that are applicable to Norman and can be used as a framework in judging whether something is working or not.

Item 2, continued:

Councilmember Holman asked the year goal of AIM Norman and Ms. Lora Hoggatt, Planning Services Manager, 2045. Councilmember Holman said Councilmember Peacock liked Minneapolis' 2040 Plan because they set goals and had timelines for reaching those goals.

Mr. Darrel Pyle, City Manager, said many of environmental goals are measurable.

Councilmember Schueler said she wants to ensure the public is being heard and there needs to be a document that members of the public have access to follow the process as well as give feedback throughout the process.

Mayor Heikkila said One Norman goals are still in draft form and he agrees that incorporating them into AIM Norman would be too rigid, but using them as a framework might be the best option.

Councilmember Grant said City has other Master Plans, such as the 2025 Land Use and Transportation Plan, that have goals and policies, but you will not find equity and inclusion in these plans. She said One Norman has made it clear their policy framework comes only after a round or two of community feedback. She said the AIM Steering Committee should be aware of and have access to these plans as they are working towards a framework for AIM Norman.

Councilmember Holman agreed it would be helpful for the Committee members to look at goals, visions, and policies in the 2025 Land Use Plan as well as other Master Plans.

Mayor Heikkila said any adopted AIM Norman Plan should be reviewed every five years to keep it up to date and in-line with the community's goals and vision.

Ms. Walker said the resolution states the Steering Committee shall create sub-committees to assist in tasks and a member of the Steering Committee shall serve as Chair to each of the sub-committees. Each sub-committee member shall be vetted according to their knowledge, skills, background, or expertise in the subject to be addressed in each sub-committee and all committee members shall be approved by a simple majority vote of the AIM Norman Steering Committee.

Councilmember Schueler said limiting members to expertise leaves out people in the community that might be interested in or could provide feedback. The resolution does not lay out how the sub-committee members will be selected and she has concerns about how those applications are brought forward, who is vetting the applications, etc. She said more guidelines are needed so everyone is operating from the same set of rules and the public understands how to participate and how the application selection process works. She would like to draft more explicit language in the resolution that guides what that selection process is going to look like and be more inclusive on who might be able to serve. She said it is imperative to get this right and have clear policies and procedures and Councilmember Grant agreed.

Mayor Heikkila said the AIM Norman Comprehensive Plan will be invaluable for future growth.

Item 2, continued:

Items submitted for the record

1. Norman 2025 Land Use and Transportation Plan
2. One Norman Draft Vision
3. PowerPoint presentation entitled, "Minneapolis 2040"

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3. CONSIDERATION OF ADJOURNING INTO AN EXECUTIVE SESSION AS AUTHORIZED BY OKLAHOMA STATUTES TITLE 25 § 307(B) (1) IN ORDER TO DISCUSS THE HIRING OF THE CITY AUDITOR.

Motion made by Councilmember Ward 7 Holman, Seconded by Councilmember Ward 2 Schueler.

Voting Yea: Mayor Heikkila, Councilmember Ward 2 Schueler, Councilmember Ward 3 Montoya, Councilmember Ward 4 Grant, Councilmember Ward 5 Nash, Councilmember Ward 7 Holman.

The City Council adjourned into Executive Session at 6:00 p.m. Ms. Kathryn Walker, City Attorney was in attendance at the Executive Session.

Motion made by Councilmember Ward 2 Schueler, Seconded by Councilmember Ward 4 Grant.

Voting Yea: Mayor Heikkila, Councilmember Ward 2 Schueler, Councilmember Ward 3 Montoya, Councilmember Ward 4 Grant, Councilmember Ward 5 Nash, Councilmember Ward 7 Holman.

The Executive Session was adjourned out of and the Special Session was reconvened at 6:15 p.m.

The hiring of the City Auditor was discussed. No action was taken and no votes were cast.

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ADJOURNMENT

The meeting was adjourned at 6:16 p.m.

ATTEST:

City Clerk

Mayor