

Norman Board of Parks Commissioners
November 6, 2025

The Norman Board of Parks Commissioners of the City of Norman, Cleveland County, State of Oklahoma, met in a Regular Session in the Development Center Conference Room A, on the 6th day of November, 2025, at 5:30 p.m., and notice of the agenda of the meeting was posted at the Development Center Building at 225 N. Webster Avenue and on the City website at least 24 hours prior to the beginning of the meeting.

ROLL CALL

Present: Chair Sheriff and Commissioners Isacksen, Nanny, Tedder-Loffland, Usry, Wright, and Wyckoff

Absent: Commissioners Davison and Fagin

City Officials

Present: Jason Olsen, Director of Parks and Recreation
Mitchell Richardson, Recreation Manager
Wade Thompson, Parks Manager
Karla Sitton, Administrative Technician IV

ITEM 1, being:

CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF MINUTES FROM THE SEPTEMBER 4, 2025, PARK BOARD REGULAR MEETING

Commissioner Isacksen made the motion, and Commissioner Wyckoff seconded to approve the Regular Park Board minutes of September 4, 2025. The vote was taken with the following results:

YEAH: Chair Sheriff and Commissioners Isacksen, Nanny, Tedder-Loffland, Usry, Wright, and Wyckoff

NAY: None

ITEM 2, being:

CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PREVIOUSLY APPROVED COUNCIL ACTIONS

Mr. Jason Olsen, Director of Parks and Recreation, highlighted the previously approved Council actions pertaining to the Parks and Recreation Department as follows:

- Approval of the Firehouse Art Center Annual Report to the Board of Park Commissioners
- Approval of the Moore-Lindsay Historical House Museum Annual Report to the Board of Park Commissioners
- Resolution R-2526-61 transferring \$725,537.91 to Technology Place Street Extension from various projects for the Saxon Industrial Park Improvement Project.
- Approval of the Healthy Living Norman Annual Report to the Board of Park Commissioners
- Approval of the Sooner Theatre Annual Report to the Board of Park Commissioners
- Approval of the Westwood Park Golf & Tennis Facilities Master Plan Project
- Approval of the Urban Forest Master Plan by the Board of Park Commissioners
- Contract K-2526-99 with McKinney Partnership Architects, P.C., in the amount of \$52,600 for the Reaves Park Restroom & Ballfield Maintenance Buildings Design Project

ITEM 3, being:

CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF LAND OR FEE IN LIEU OF PARK LAND FOR THE STERLING FIELDS PUD ADDITION

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Sterling Fields Addition PUD is located south of Robinson Street, between 36th and 48th Avenues Northeast. It is being platted with large single-family lots in an area with no other residential neighborhoods nearby. The lots are just below the 1-acre size that would make this addition fall into the "Residential Estates (RE)" category, which is exempt from the Park Land Dedication Ordinance. This development would also yield \$4,425 in Neighborhood Park Development Fees and the same in Community Park Development fees once all building permits have been issued. A private park land decision would waive the collection of Neighborhood Park Development Fees and, instead, require that the same amount of funds be spent at a minimum when developing the private park for the addition. Community Park Development Fees would still be collected. The Developer would like to pursue a private park decision and, to that effect, has proposed two areas of open space in the plat, totaling 4.63 acres (excluding a 1.31-acre pond in the northern green space shown on the location map). The project is located in a part of town designated in the AIM Norman Planning document as "Low Urban" density, so that area could someday continue to develop into large residential lots. Currently, there are no plats filed for those areas west of Sterling Fields. Without that, the nearest public park is Royal Oaks Park, which is approximately 2.5 miles west and south of Sterling Fields PUD. A private park decision would make sense given the small amount of land required for a public park and the size of the individual lots, which would allow for at-home outdoor recreation for residents who choose to do so. Any private park land and/or Common Areas would have public access and be maintained by the mandatory Property Owners Association being created with this development. Staff supports the Developer's request and recommends that the Board of Park Commissioners make a private park decision for the Sterling Fields Addition PUD.

Commissioner Usry asked whether the proposed turnpike could pose a concern for the development. In response, Commissioner Tedder-Loffland asked that the Developer address the turnpike issue. The Developer stated that the turnpike situation remains uncertain and that they plan to wait for the Oklahoma Turnpike Authority's final decision on that area of Norman before proceeding with the development.

Commissioner Wright made the motion, and Commissioner Usry seconded to accept a private park decision for the Sterling Fields Addition PUD. The vote was taken with the following results:

YEAH: Chair Sheriff and Commissioners Isacksen, Nanny, Tedder-Loffland, Usry, Wright, and Wyckoff

NAY: None

ITEM 4, being:

CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF LAND OR FEE IN LIEU OF PARK LAND FOR THE LIBERTY POINT PUD ADDITION

Liberty Point Addition PUD is located on the west side of State Highway 77 (Classen Boulevard) and north of Post Oak Road, extending half a mile in each direction. This is a large Planned Unit Development that features a mix of commercial shopping, various restaurant types, office space, multi-family residential units, and a large RV Park, as outlined in its current preliminary plat. The development is directly south of The Links Apartments and Golf Course, and the new four-acre Bluestem Park that the city is building along 24th Avenue SE in the southwest corner of The Links site. The other land uses indicated on the PUD do not require any park land dedication. This development will yield \$25,050 in Neighborhood Park Development Fees and the same amount in Community Park Development Fees, once all building permits have been issued. The Developer has requested a Fee-in-Lieu of Land decision for this project, with the collected fees assigned to the Bluestem Park development account, which will be developed in the coming months. The RV Park is not included in the park land calculation, as it is a commercial venture with no permanent residents to consider. If there is a change in use for the land shown on the plat, a new preliminary plat will be developed and presented to the Park Board, which may result in a different decision at that time. Based on the information presented at this time, it makes the most sense to accept a fee-in-lieu of land to avoid acquiring a small (under

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2-acre) park in a predominantly retail and restaurant area, especially with a four-acre public park adjacent to the development.

Commissioner Nanny said he was concerned about the sidewalks from the residential neighborhood to the park and would like to see better pedestrian access. Mr. James Briggs, Park Development Manager, stated that the Developer will be required to construct sidewalks on all the streets. Commissioner Nanny asked how pedestrians would get from the proposed addition to 24th Avenue, and Mr. Briggs said the City will likely create a sidewalk on 24th Avenue. Commissioner Tedder-Loffland inquired about how RV Park users will access Bluestem Park. The Developer said the RV Park will be a luxury resort with private amenities and will cater to SEC football game attendees.

Commissioner Wyckoff made the motion, and Commissioner Wright seconded to approve a fee-in-lieu-of-land decision for the Liberty Point Addition PUD. The vote was taken with the following results:

YEAH: Chair Sheriff and Commissioners Isacksen, Nanny, Tedder-Loffland, Usry, Wright, and Wyckoff

NAY: None

ITEM 5, being:

CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RECLASSIFICATION OF SEVERAL NEIGHBORHOOD PARKS TO COMMUNITY PARKS

Mr. Jason Olsen, Director of Parks and Recreation, said the City of Norman categorizes its parks into three categories: Neighborhood Parks, Community Parks & Special Use Parks. Neighborhood Parks typically range from 3 acres or more, ideally serving a population within a ½-mile radius. They are designed for accessibility and local use, featuring amenities such as playgrounds, open play spaces, and trails, while ensuring safe access away from major streets. In contrast, Community & Special Use Parks range from 15 to 40 acres and cater to multiple neighborhoods, offering a broader range of activities within a 5- to 10-mile radius. These parks are strategically located near major thoroughfares, offering convenient access and adequate parking for larger events.

The Parks and Recreation Department, the Utility Department, and City Cultural Centers host a variety of annual events, including the Fourth of July, Monarchs in the Park, Earth Day, Tree Giveaways, Winterfest, 5K Runs, and more. Many events take place in Community Parks, i.e., Andrews Park, Griffin Park, Reaves Park, Ruby Grant Park, and Legacy Park. At the same time, a few events are held in Neighborhood Parks, including Movies in the Park and Summer Breeze at Lions Park, as well as Little League baseball/softball games at Little Axe Park. Recently, the Park Board recommended, and the City Council adopted, the AIM Norman Parks, Recreation, and Cultural Master Plan. This plan recommends reclassifying Lions Park and Little Axe Park from Neighborhood to Community Parks, and adding Edwards Park back into the Park System as a Special Use Park.

Staff recommends that the Park Board reclassify Lions Park and Little Axe Park from Neighborhood Parks to Community Parks and add Edwards Park back into the Park System as a Special Use Park, aligning with the recently adopted AIM Norman Parks, Recreation, and Culture Facilities Master Plan.

Commissioner Tedder-Loffland made the motion, and Commissioner Wyckoff seconded it to approve Staff's reclassification of Lions Park and Little Axe Park from Neighborhood Parks to Community Parks, and to add Edwards Park back into the Park System as a Special Use Park, aligning with the recently adopted AIM Norman Parks, Recreation, and Culture Facilities Master Plan. The vote was taken with the following results:

YEAH: Chair Sheriff and Commissioners Isacksen, Nanny, Tedder-Loffland, Usry, Wright, and Wyckoff

NAY: None

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MISCELLANEOUS ITEMS

None.

PUBLIC COMMENT

None.

ITEM 6, being:

RECOMMENDATION FROM THE PARKS AND RECREATION STAFF TO TOUR THE SOONER THEATRE AFTER ADJOURNING THE BOARD OF PARK COMMISSIONERS MEETING

The Parks and Recreation Staff organizes an annual tour for the Board of Park Commissioners to view new and improved parks and facilities. This year, the Staff would like to take the Commissioners to the Sooner Theatre to see the recent upgrades to the venue. The Sooner Theatre has undergone several renovations over the past 10 years to enhance both its aesthetic appeal and functionality, including replacing all the floor and balcony seating, improving sound and lighting systems, total reconstruction of the above-stage rigging and stage materials, and refurbishing interiors that honor the theatre's original architecture while providing modern amenities. The tour will also highlight the collaborative efforts of our Parks and Recreation Department and local stakeholders to preserve cultural landmarks. Additionally, the visit will highlight many of the challenges this historic venue faces, which will be addressed in a master plan to be created once an architectural firm is chosen in the coming months. The expansion and upgrade of the Sooner Theatre is expected to be a high-priority project for the future Norman Forward 2 Program.

Commissioner Wyckoff made the motion, and Commissioner Nanny seconded to tour the Sooner Theatre after adjourning the Board of Park Commissioners Meeting. The vote was taken with the following results:

YEAH: Chair Sheriff and Commissioners Isacksen, Nanny, Tedder-Loffland, Usry, Wright, and Wyckoff

NAY: None

ADJOURNMENT

Chair Sheriff adjourned the meeting at 6:13 p.m.

Passed and approved this _____ of _____ 2025

Sherrel Sheriff, Chair