



CITY OF NORMAN, OK CITY COUNCIL SPECIAL MEETING

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

Tuesday, June 09, 2026 at 5:00 PM

MINUTES

The City Council Special Meeting of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Executive Conference Room in the Municipal Building, on Tuesday, June 09, 2026 at 5:00 PM, and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray and on the City website at least 48 hours prior to the beginning of the meeting.

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 call 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.

CALL TO ORDER

Mayor Holman called the meeting to order at 5:00 p.m.

PRESENT

Mayor Stephen Holman
Councilmember Ward 1 David Gandesbery
Councilmember Ward 2 Matthew Peacock
Councilmember Ward 3 Robert Bruce
Councilmember Ward 4 Helen Grant
Councilmember Ward 5 Trey Kirby
Councilmember Ward 6 Joshua Hinkle
Councilmember Ward 7 Kimberly Blodgett
Councilmember Ward 8 Scott Dixon

AGENDA ITEMS

1. DISCUSSION REGARDING THE TEMPORARY SUSPENSION OF THE ZONING ORDINANCE TO ALLOW CAMPING IN AREAS ZONED AS RESIDENTIAL.

Mr. Rick Knighton, City Attorney, presented information regarding the possibility of temporarily allowing camping on privately owned residential property as an interim response to homelessness. Mr. Knighton reviewed approaches used by other municipalities, including Wichita, Kansas, which allows temporary camping for a limited period, and Seattle, Washington, which provides for transitional encampments on property owned or controlled by religious organizations.

Mr. Knighton reviewed a proposed framework that would establish a temporary residential camping permit for owner-occupied residential properties. As proposed, the permit would be issued at no cost and would allow up to two individuals to camp on a residential lot for an initial period of 90 days, with the possibility of an additional 90-day extension. Property owners would be required to provide access to potable water, restroom facilities, trash disposal, and other basic sanitation needs. The proposal also included inspection requirements, standards for conduct and noise, and provisions allowing the City to revoke a permit for noncompliance.

Staff discussed several legal and practical concerns associated with the proposal, including restrictive covenants, homeowners insurance, premises liability, enforcement responsibilities, and the relationship between the property owner and the individual camping on the property. Mr. Knighton explained that the proposed ordinance would specify that allowing an individual to camp on the property would not create a landlord-tenant relationship.

Council discussed potential impacts on neighboring properties, public safety, notice to surrounding property owners, liability for participating homeowners, enforcement demands on City staff, and whether individual homeowners would have adequate resources to safely manage an encampment. Council also discussed private property rights and the need to balance a property owner's ability to use their property with the potential impacts of that use on neighboring property owners.

Several Councilmembers expressed a preference for concentrating resources on expanding shelter capacity, managed encampments, or other organized alternatives rather than allowing dispersed camping throughout residential neighborhoods. Council acknowledged the need to continue evaluating options to address homelessness and the challenges associated with repeatedly relocating existing encampments.

Following discussion, Council indicated there was not sufficient support to move forward with the proposed temporary residential camping ordinance.

2. DISCUSSION REGARDING UPDATES TO ORDINANCES RELATED TO CITY PARKS.

Mr. Jason Olsen, Director of Parks and Recreation, presented proposed updates to several ordinances related to City parks, including parkland dedication, park development, tree protection, and enforcement of park rules. Mr. Olsen explained that several of the existing ordinances have not been substantially updated for many years and should be revised to reflect current development costs, operational needs, and state law.

Mr. Olsen reviewed the City's parkland dedication requirements, which provide developers with options to dedicate land for a public park, provide a private park, or pay a fee in lieu of land dedication. Staff discussed establishing a more consistent method for calculating fee-in-lieu payments and potentially encouraging additional private neighborhood parks to reduce the City's long-term maintenance obligations.

Staff also reviewed the park development ordinance and existing park impact fee structure. The current fee of \$150 per dwelling unit is divided between neighborhood and community park accounts. Mr. Olsen explained that increasing construction costs and the large number of individual accounts can delay development and replacement of neighborhood park amenities. A neighborhood playground that cost approximately \$35,000 when the ordinance was adopted in 1994 may now cost more than \$200,000.

Staff proposed consolidating park development revenues into four geographic areas to provide greater flexibility in using available funds and increasing impact fees based upon the type of park option associated with a development. Preliminary amounts discussed ranged from approximately \$200 to \$400 per dwelling unit. Council also discussed how park impact fees apply to redevelopment and increased residential density, particularly within the urban core.

Mr. Olsen reviewed proposed changes to the City's tree protection ordinance. Discussion included clarifying regulations applicable to trees within public rights-of-way, establishing historic or designated tree districts, developing permitting requirements for alteration or removal of regulated trees, licensing commercial tree services, and establishing tree protection requirements associated with construction and development. Staff clarified that the proposed regulations would primarily apply to trees within public rights-of-way rather than trees located entirely on private property.

The final portion of the discussion focused on park rules and enforcement. Mr. Olsen explained that the Parks Board had requested consideration of ordinances related to recent encampments in City parks. Council discussed the distinction between administrative park rules and codified ordinances. Staff explained that violations of park rules generally require additional steps before enforcement through trespassing provisions, while an ordinance could provide a more immediate enforcement mechanism.

Staff recommended that most operational park rules remain under the authority of Parks and Recreation staff and the Parks Board while certain rules warranting stronger enforcement could be incorporated into City ordinance. Examples discussed included prohibitions on camping, fires, hunting, and unauthorized motorized vehicles. Staff also discussed the possibility of establishing a broader prohibition against camping on public property.

Item 2, continued

Council discussed park hours, enforcement, motorized vehicles and bicycles, fires and grilling, and the importance of preserving City parks for recreational use. Council expressed interest in continuing the review of the proposed ordinance changes, including stronger enforcement mechanisms for certain park rules.

Staff indicated that the proposed updates would be refined and brought back for further Council consideration.

Motion to recess made by Councilmember Ward 8 Dixon, Seconded by Councilmember Ward 2 Peacock.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

The meeting recessed at 6:23 p.m.

Mayor called the meeting back to order at 10:24 p.m.

3. CONSIDERATION OF ADJOURNING INTO AN EXECUTIVE SESSION AS AUTHORIZED BY OKLAHOMA STATUTES, UNDER TITLE 25 § 307(B)(4) TO DISCUSS SETTLEMENT OF A PENDING TORT CLAIM SUBMITTED BY JAMES JENKINS.

Motion made by Councilmember Ward 8 Dixon, Seconded by Councilmember Ward 2 Peacock.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

The City Council adjourned into Executive Session at 10:24 p.m. Mr. Darrel Pyle, City Manager; Mr. Rick Knighton, City Attorney, were in attendance at the Executive Session.

Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 1 Gandesbery.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Kirby, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

The Executive Session was adjourned out of and the Special Session was reconvened at 10:45 p.m.

A pending tort claim submitted by James Jenkins was discussed in Executive Session. No action was taken and no votes were cast.

ADJOURNMENT

The meeting was adjourned at 10:47 p.m.

ATTEST:

City Clerk

Mayor