



CITY OF NORMAN, OK
CITY COUNCIL SPECIAL MEETING - AMENDED
Municipal Building, Executive Conference Room, 201 West Gray, Norman,
OK 73069
Tuesday, May 05, 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, May 05, 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 FYE 2026-2027 CAPITAL IMPROVEMENTS PROGRAM BUDGET AND FYE 2028-2031 CAPITAL IMPROVEMENTS PLAN.

Presenters: Mr. Jacob Huckabaa, Budget Technician, and Mr. Clint Mercer, Finance Director

Mr. Huckabaa presented an overview of the proposed Fiscal Year Ending 2026–2027 Capital Improvements Program (CIP) Budget and the Fiscal Year Ending 2028–2031 Capital Improvements Plan. Discussion included the structure of the CIP document, funding sources, project categories, and projected expenditures within the Capital Sales Tax Fund, General Obligation Bond Programs, and Norman Forward Sales Tax Fund.

Staff reviewed the proposed allocation of capital sales tax revenues, noting that expenditures remained below projected revenues and that current appropriations did not include debt service payments within the Capital Fund. Council discussed the Information Technology allocation and the increasing need for cybersecurity and infrastructure investments.

Additional discussion focused on recurring capital projects, including street maintenance, facility maintenance, stormwater improvements, ADA compliance, bridge maintenance, and sidewalk projects. Staff provided details regarding proposed sidewalk and trail improvements throughout the city. Councilmembers discussed the definition of “downtown area sidewalk projects” and requested clarification regarding the boundaries and intended service area for those improvements.

Staff also reviewed proposed expenditures for the City radio maintenance contract, Regional Transportation Authority contributions, ADA Transition Plan updates, and monument signage projects. Council discussed the long-term funding outlook for the Regional Transportation Authority and potential future reallocation of those funds.

Discussion then shifted to the various General Obligation Bond Programs, including the 2026 Street Maintenance Bond Program, 2019 Transportation Bond Program, Bridge Maintenance Bond Program, and the recently approved Permanent Shelter and Resource Facility Bond Program. Staff explained that projected available funding for new projects remained negative due to assumptions regarding full expenditure of previously appropriated projects, though expenditures overall remained within revenue projections.

No formal action was taken.

2. DISCUSSION REGARDING PROPOSED ORDINANCE CREATING A PROCESS FOR APPLICATION AND EVALUATION OF PROPOSED TAX INCREMENT FINANCING DISTRICTS.

Presenter: Ms. Kathryn Walker, Assistant City Attorney

Ms. Walker presented a proposed ordinance establishing a formal process for the application, review, and evaluation of proposed Tax Increment Financing (TIF) districts within the City of Norman. She explained the ordinance was developed following several months of discussion within the Oversight Committee and was intended to create a more uniform and transparent process for evaluating future TIF proposals.

Staff reviewed the proposed process, including application requirements, staff analysis, creation of an ad hoc stakeholder committee, review by the Economic Development Advisory Board, and statutory review requirements under the Local Development Act. Ms. Walker also discussed the proposed policy language, which emphasized strategic investment, public benefit, redevelopment goals, and a preference for ad valorem-only TIF districts while still allowing sales tax increments if deemed appropriate by Council.

Council discussed application requirements, including economic feasibility studies, tax increment projections, project financing plans, and proposed application fees intended to offset the City's review costs. Councilmembers also discussed the potential use of independent third-party financial analysis for evaluating complex projects.

Further discussion focused on the "but for" test contained within the Local Development Act, evaluating whether proposed development would occur without TIF assistance. Councilmembers debated how the City should evaluate stalled or undeveloped properties, property owner responsibilities, redevelopment timelines, and whether TIF assistance should support broader redevelopment goals or only developments that otherwise would not occur.

Council also discussed the distinction between project areas and increment districts, the role of enterprise zones and opportunity zones, and examples of previous TIF districts within Norman and other municipalities. Additional comments addressed potential impacts on Norman Public Schools, fire protection infrastructure, public safety funding, affordable housing opportunities, and the possibility of using TIF revenues for public infrastructure improvements.

No formal action was taken.

3. DISCUSSION REGARDING THE ROCK CREEK ENTERTAINMENT DISTRICT PROJECT AND ASSOCIATED TAX INCREMENT FINANCE DISTRICT.

Presenter: Mr. Rick Knighton, City Attorney

Mr. Knighton presented information regarding the proposed Rock Creek Entertainment District Project and the associated Tax Increment Finance District. Discussion included the project scope, financing structure, anticipated public infrastructure improvements, and the potential economic impact associated with the proposed development.

Councilmembers discussed the relationship between the proposed development and the City's broader economic development goals, infrastructure needs, and the proposed TIF evaluation process discussed earlier in the meeting. Additional discussion included funding mechanisms, projected tax increment generation, and the role of public-private partnerships in supporting large-scale redevelopment projects.

No formal action was taken.

4. 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 STEPHNEE HISERODT.

Motion was made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 6 Hinkle.

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 7:42 p.m.

Mr. Darrel Pyle, City Manager; Ms. Shannon, Stevenson, Assistant City Manager; Mr. Rick Knighton, City Attorney; Ms. AshLynn Wilkerson were in attendance at the Executive Session.

Motion was made by Councilmember Ward 4 Grant, 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

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

The Executive Session was adjourned out of, and the Special Session was reconvened at 8:16 p.m.

ADJOURNMENT

The meeting was adjourned at 8:18 p.m.

ATTEST:

City Clerk

Mayor