



CITY OF NORMAN, OK CITY COUNCIL REGULAR MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Tuesday, September 10, 2024 at 6:30 PM

MINUTES

CITY COUNCIL, NORMAN UTILITIES AUTHORITY, NORMAN MUNICIPAL AUTHORITY, AND NORMAN TAX INCREMENT FINANCE AUTHORITY

The City Council of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers in the Municipal Building, on Tuesday, September 10, 2024, at 6:30 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 24 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.

CITY COUNCIL, NORMAN UTILITIES AUTHORITY, NORMAN MUNICIPAL AUTHORITY, AND NORMAN TAX INCREMENT FINANCE AUTHORITY

CALL TO ORDER

ROLL CALL

PRESENT

Mayor Larry Heikkila
Councilmember Ward 1 Austin Ball
Councilmember Ward 2 Matthew Peacock
Councilmember Ward 3 Bree Montoya
Councilmember Ward 5 Michael Nash
Councilmember Ward 6 Joshua Hinkle
Councilmember Ward 7 Stephen Holman
Councilmember Ward 8 Scott Dixon

ABSENT

Councilmember Ward 4 Helen Grant

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Mayor Heikkila.

PROCLAMATIONS

1. CONSIDERATION OF ACKNOWLEDGEMENT, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PROCLAMATION P-2324-4: A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAIMING THE WEEK OF SEPTEMBER 17 THROUGH 23, 2024 AS CONSTITUTION WEEK IN THE CITY OF NORMAN.

Motion made by Councilmember Ward 7 Holman, Seconded by Councilmember Ward 6 Hinkle.

Participants in discussion

1. Ms. Jane Harris, Black Beaver Chapter, Daughter of the American Revolution

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

Proclamation P-2425-4 was Acknowledged.

COUNCIL ANNOUNCEMENTS

Ward 1 - Councilmember Ball

- Attended the Cleveland County Fair, noted it was the last event in the current building before demolition.
- Announced the opening of "Center Stage," a children's theater for disadvantaged and disabled youth on Flood Avenue.
- Highlighted upcoming events on Friday the 13th:
 - Scuba Dive Night at Westwood Pool (21+, 7:00 p.m.)
 - Friday Night Concert Series at Campus Corner (7:00 p.m.)
 - Mayor to speak at State of the City address at Embassy Suites.
- Mentioned ongoing football events and expected city activity from upcoming games, including Tennessee.
- Requested data on visitor revenue and stay duration; preliminary data shows high visitor satisfaction.
- Promoted the Second Friday Art Walk (September 8th, 6:00–9:00 p.m., Walker Arts District).
- Highlighted the grand opening of "Uncanny Art House," an inclusive artist cooperative at 106 E. Main Street, featuring Samantha Crain, KT Duffy, and S. Suarez.

Ward 3 - Councilmember Montoya

- Invited Ward 3 residents to provide input on the upcoming arena and \$600 million Tax Increment Finance (TIF) proposals via email or phone.
- Provided FYE 25 budget highlights:
 - Projected 2% growth in sales tax, 4% in use tax.
 - Combined tax revenue projected at 2.4% growth vs. 3.9% increase in general fund expenses.

Council Announcements, continued

Ward 3 - Councilmember Montoya, continued

- Invited residents to attend Buddy Week at Koda CrossFit.
- Announced a neighborhood coordination and community strengthening initiatives: "Old Silk Stockings" Neighborhood Night Out at Trinity Baptist Church. Residents can connect online at sni.normanok.gov.

Ward 6 – Councilmember Hinkle

- Celebrated Virtue Center Day (September 11th) and thanked the organization for its community work.
- Announced a Ward 6 Town Hall on Monday, September 16th at 6:00 p.m. at the 12th Avenue Recreation Center, 1701 12th Avenue NE. Open to questions and feedback from Ward 6 residents.

Ward 7 - Councilmember Holman

- Reiterated support for Second Friday Art Walk and "Uncanny Alley" art space.
- Announced Hispanic Heritage Month Kick-Off Celebration on Friday, September 13th from 6:00–8:00 p.m. at Andrews Park. Hosted by Norman Public Library Central, in partnership with Norman Parks and Recreation, Fred Jones Museum of Art, and Firehouse Art Center.
- Shared info on Norman Central Library's temporary location on South Santa Fe.
- Announced ribbon-cutting for new business "Coaches Corner" (formerly Penny Hill Subs) on Lindsey and Berry Road on Friday at 4:30 p.m.
- Reminded residents about Highway 9 construction between Jenkins and 12th Avenue SE. The project includes bridge updates and widening over Bishop Creek. He encouraged residents to plan around delays.
- Noted Community Planning and Transportation Committee Meeting on September 26th at 4:00 p.m. at City Hall / YouTube livestream. The agenda will include transit ridership update, infrastructure and street construction updates.

CONSENT DOCKET

This item is placed on the agenda so that the City Council, by unanimous consent, can designate those routine agenda items that they wish to be approved or acknowledged by one motion. If any item proposed does not meet with approval of all Councilmembers, that item will be heard in regular order. Staff recommends that Item 2 through Item 10 be placed on the consent docket.

Motion made by Councilmember Ward 2 Peacock, Seconded by Councilmember Ward 1 Ball.

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

Items 2 through 10 were placed on the Consent Docket.

Approval of Minutes

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES AS FOLLOWS:

CITY COUNCIL FINANCE COMMITTEE MEETING MINUTES OF AUGUST 15, 2024.
CITY COUNCIL STUDY SESSION MEETING MINUTES OF OCTOBER 3, 2023.

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

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

The minutes were approved.

Authorization for Purchase

3. CONSIDERATION OF AUTHORIZATION, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT FOR THE PURCHASE OF LIFT STATION D REPLACEMENT PUMP FROM HAYNES EQUIPMENT COMPANY IN THE AMOUNT OF \$88,445, SOLE SOURCE AUTHORIZATION, AND BUDGET TRANSFER AS OUTLINED IN THE STAFF REPORT.

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

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

The purchase of Lift Station D Replacement Pump was Authorized.

4. CONSIDERATION OF AUTHORIZATION, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT FOR THE PURCHASE OF REPLACEMENT CAGES AND KENNEL RUNS FROM THE MIDMARK CORPORATION IN THE AMOUNT OF \$79,591.39 FOR THE ANIMAL WELFARE CENTER.

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

Item 4, continued

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

The purchase of replacement cages and kennel runs was Authorized.

Donation

5. CONSIDERATION OF ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A DONATION IN THE AMOUNT OF \$5,000 FROM LANDERS CHEVROLET OF NORMAN TO BE USED BY THE NORMAN INVESTIGATIONS CENTER TOWARD THE COST OF UPGRADING EXISTING OUTSIDE-FACING WINDOWS AND DOORS FOR INCREASED SAFETY AND SECURITY; AND BUDGET APPROPRIATION AS OUTLINED IN THE STAFF REPORT.

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

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

The donation from Landers Chevrolet of Norman was Accepted.

Easement

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF EASEMENT E-2425-5 UTILITY AND DRAINAGE EASEMENT SERVING PINE CREEK ADDITION, BLOCK 2 LOTS FIVE THROUGH 22.

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

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

Easement E-2425-5 was Accepted and the filing thereof with the Cleveland County Clerk was Directed.

Contracts

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AMENDMENT TWO TO CONTRACT K-1920-116: A CONTRACT BY AND BETWEEN THE CITY OF NORMAN AND COWAN GROUP ENGINEERING, INCREASING THE CONTRACT AMOUNT BY \$6,200 FOR A REVISED CONTRACT AMOUNT OF \$609,215 TO PROVIDE ADDITIONAL DESIGN SERVICES FOR THE JAMES GARNER-ACRES STREET TO DUFFY STREET 2019 BOND PROJECT.

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

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

Amendment Two to Contract K-1920-116 was approved.

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CHANGE ORDER FOUR TO CONTRACT K-1920-133: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA AND CROSSLAND CONSTRUCTION COMPANY, INC., FOR THE NORMAN FORWARD SENIOR WELLNESS PROJECT AND FINAL ACCEPTANCE AND PAYMENT.

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

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

Change Order Four to Contract K-1920-133 was approved and the project was accepted.

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF THE FINAL ACCEPTANCE OF CONTRACT K-2122-81: BY AND BETWEEN THE NORMAN MUNICIPAL AUTHORITY AND CROSSLAND CONSTRUCTION COMPANY, INC., FOR GRIFFIN PARK PHASE VI OF THE GRIFFIN PARK REMODEL PROJECT OF FINAL ACCEPTANCE AND PAYMENT.

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

Item 9, continued

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

Change Order Four to Contract K-2122-81 was approved and the project was accepted.

10. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF CONTRACT K-2425-49: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND THE CENTER FOR CHILDREN AND FAMILIES, INC., IN THE AMOUNT OF \$150,000 FOR USE IN THE BOYS & GIRLS CLUB OF NORMAN.

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

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

Contract K-2425-49 was approved.

NON-CONSENT ITEMS

11. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-14: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF SECTION THIRTY-FIVE (35), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE COMMERCIAL DESIGNATION, OPEN SPACE DESIGNATION, HIGH DENSITY RESIDENTIAL DESIGNATION, AND LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE MIXED USE DESIGNATION. (GENERALLY LOCATED SOUTH OF WEST MAIN STREET, WEST OF ED NOBLE PARKWAY, NORTH OF WEST LINDSEY STREET, AND EAST OF 36TH AVENUE SOUTHWEST)

Motion to reject made by Councilmember Ward 1 Ball, Seconded by Councilmember Ward 7 Holman.

Item 11, continued

Participants in discussion

1. Mr. Gunner Joyce, Rieger Sadler Joyce, attorney representing the applicant
2. Mr. Chuck Wabble, SRB Engineering, engineer representing the applicant
3. Mr. Andy Wilkinson representing the applicant
4. Mr. David Riesland, Transportation Engineer
5. Mr. BJ Hawkins, Traffic Engineering Consultants
6. Ms. Cynthia Rogers, Ward 4, proponent
7. Mr. Don Brakhage, Ward 3, made comments
8. Mr. Evan Dunn, Ward 7, proponent
9. Mr. Richard McKown, Ward 8, proponent
10. Mr. David Floyd, Ward 3, made comments

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

Resolution R-2425-34 was Adopted.

12. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-3 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE SECTION THIRTY-FIVE (35), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-2, GENERAL COMMERCIAL DISTRICT; RM-6, MEDIUM-DENSITY APARTMENT DISTRICT WITH PERMISSIVE USE FOR A GOLF COURSE; PL, PARK LAND DISTRICT; AND PUD, PLANNED UNIT DEVELOPMENT DISTRICT AND PLACE THE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED SOUTH OF WEST MAIN STREET, WEST OF ED NOBLE PARKWAY, NORTH OF WEST LINDSEY STREET, AND EAST OF 36TH AVENUE SOUTHWEST)

Motion made by Councilmember Ward 6 Hinkle, Seconded by Councilmember Ward 7 Holman.

Participants in discussion

1. Mr. Evan Dunn, Ward 7, made comments

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

Ordinance O-2425-3 was Adopted on Second Reading section by section.

Item 12, continued

Motion made by Councilmember Ward 7 Holman, Seconded by Councilmember Ward 1 Ball.

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

Ordinance O-2425-3 was Adopted on Final Reading.

13. CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-3: A PRELIMINARY PLAT FOR THE BOB MOORE FARMS NORTH ADDITION, A PLANNED UNIT DEVELOPMENT, (GENERALLY LOCATED APPROXIMATELY ONE-QUARTER MILE SOUTH OF WEST MAIN STREET ON THE EAST SIDE OF 36TH AVENUE SW).

Motion made by Councilmember Ward 6 Hinkle, Seconded by Councilmember Ward 7 Holman.

Participants in discussion

1. Mr. Evan Dunn, Ward 7, made comments

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

The preliminary plat for Bob Moore Farms North Addition was Approved.

MISCELLANEOUS COMMENTS

Public Transit

Mayumi Windler, Ward 2, expressed frustration with the public transportation schedule, noting that no bus service is available on Sundays or holidays. Over Labor Day weekend, she had to walk to Walmart due to her car being in the shop, which was an all-day event due to the heat. She advocated for Sunday bus service similar to Oklahoma City. She also criticized the Embark app as being ineffective compared to pre-pandemic times. Regarding the proposed TIF, she expressed skepticism about the benefit of outside support and shared her personal boycott of certain retailers due to past grievances.

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MISCELLANEOUS COMMENTS, continued

Rock Creek Entertainment District Tax Increment Finance (TIF) Proposal

Mayumi Windler, Ward 2, expressed skepticism about the proposed TIF and the benefit of outside support and shared her personal boycott of certain retailers due to past grievances.

Dan Munson, Ward 6, voiced concerns regarding the TIF's impact on public safety. He noted that no new fire stations have been funded or evaluated for the growing area south of Highway 9. He highlighted budget reductions in the Public Safety Sales Tax (PSST) and lack of funding for capital projects in the Fire Department. He emphasized that General Fund money should not be diverted before critical public safety needs are met. He questioned the claim of 5,000 jobs being created, citing more conservative job estimates from similar projects in Oklahoma City and elsewhere.

Cynthia Rogers, Ward 4, commended the Moore Farms North Development for supporting housing and connecting to struggling commercial areas. She contrasted this with the proposed arena TIF, which she argued does not address pressing City problems like housing or income inequality. She questioned the rationale for investing \$600 million in an arena that will not significantly solve existing issues. She also highlighted that the University of Oklahoma Foundation owns the proposed land and should not need City assistance to develop it.

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City Council Elections

Paul Wilson, Ward 1, humorously withdrew his intent to run for City Council. He recounted a conversation with a City employee who claimed to have previously had property stolen by Code Enforcement. Mr. Wilson criticized the perceived unfairness in how some residents are treated by City Code Enforcement. He ended by expressing his intent to vote for the mayor again.

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Sustainability

Evan Dunn, Ward 7, announced upcoming breathwork classes he is teaching at The Well and next Tuesday at noon. He discussed his personal philosophy around accountability, resource conservation, and sustainability. Mr. Dunn emphasized efficient use of resources to preserve the future for upcoming generations and argued that all decisions should reflect this ethic.

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Oklahoma Turnpike Authority (OTA)

Jeanette Coker, Ward 4, referenced the previous council discussion on OTA and expressed concern about the relationship between Council, constituents, and Staff. She used a metaphor to explain her perspective, likening the Council to the "head," constituents to the "neck," and Staff to a "decorator" hired to implement shared decisions. She emphasized Councilmembers must represent and prioritize the interests of their constituents over professional Staff opinions.

ADJOURNMENT

The meeting adjourned at 8:01 p.m.

ATTEST:

City Clerk

Mayor