



CITY OF NORMAN, OK CITY COUNCIL BUSINESS & COMMUNITY AFFAIRS COMMITTEE MEETING

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

Thursday, May 02, 2024 at 4:00 PM

MINUTES

The City Council Business & Community Affairs Committee of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Executive Conference Room on the 2nd day of May, 2024, at 4:00 p.m. and notice of the agenda of the meeting were posted at the Municipal Building at 201 West Gray and on the City website at least 24 hours prior to the beginning of the meeting.

CALL TO ORDER

Chairman Peacock calls meeting to order at 4:00 P.M.

MEMBERS PRESENT

Councilmember Ward 4 Helen Grant
Councilmember Ward 5 Michael Nash
Councilmember Ward 8 Matthew Peacock (Chair)

OTHERS PRESENT

Mayor Larry Heikkila
Councilmember Ward 2 Lauren Schueler
Councilmember Ward 7 Stephen Holman
Ms. Beth Muckala, Assistant City Attorney III
Mr. Chris Mattingly, Utilities Director
Mr. Darrel Pyle, City Manager
Ms. Jane Hudson, Planning and Community Development Director
Mr. Jason Olsen, Parks and Recreation Director
Ms. Kathryn Walker, City Attorney
Ms. Shaakira Calnick, Internal Auditor
Ms. Lora Hoggatt, Planning Services Manager
Ms. Whitney Kline, Administrative Technician III
Ms. Sandra Simeroth, Administrative Technician III

1. DISCUSSION REGARDING THE RESULTS OF THE SURVEY REGARDING A POTENTIAL WEATHER MUSEUM.

Mr. Darrel Pyle, City Manager, said the consulting group that conducts surveys on the city's behalf is Amber Integrated and Mr. Jackson Lisle is here to present results of the survey.

Mr. Jackson Lisle, Partner of Amber Integrated, said a survey was conducted of 300 Norman registered voters, regarding quality of life issues. 80% said a potential Weather Museum was somewhat important to very important to what the City of Norman is doing. When asked if they were familiar with the National Weather Museum and that it is affiliated with the National Weather Service 43% said yes, 20% were not aware. Of those polled the majority, 55% very to somewhat likely to support some kind of initiative for the National Weather Museum. Then overall 40% would be opposed to a ten year bond, 40% would approve and 12% would not vote. A lot of their responses was do not focus on this, instead focus on the issues I care about. The Council could use this information as a baseline to move forward with an educational campaign

Councilmember Holman said the residents need more information about exactly what it is. If there were some kind of backing already in place so residents are not the only source of funding, voters may be more likely to support it.

Councilmember Schueler said it might not be property taxes for everybody but it is going to impact the community based on how we are using our sales tax. She would like to move forward to get more information out there.

Chairman Peacock thanked them for the presentation.

2. DISCUSSION REGARDING A POTENTIAL CANADIAN RIVER EQUESTRIAN FACILITY.

Mr. Brian Dyer, 4D Productions Owner and Operator, said there is a full 55-page report that we was submitted and he provided an executive summary. This team completed a feasibility study on a livestock venue for the City of Moore, Norman and Cleveland County. The two big questions, one would be what size of livestock venue would today's market support and what is the best location in this area. The report talks about livestock generic and equine. Equine will be standalone and the rest will be categorized as livestock, including poultry. Venues in Oklahoma operate at less than 5% event turnover rate, indicating a lack of availability. Event producers in the region identify a need for more venues, with 85% expressing difficulty in securing dates. The livestock industry is a \$177-billion-dollar industry, which is a 42% increase from 5 years ago. Over 85% of producers say there are not enough venues. Events have grown over 60% and what is happening now is growth. Sixty-four producers doing over 200 events are wanting to know what is Norman going to do. Current venues in Norman, are turning producers away and they cannot find venues with dates. He said 150 to 350 acres is needed to go into the future. He said the current fairgrounds is land locked and that would not be good. If it is not limited to one species, a livestock Expo can be used 52 weeks a year and produce 400 event days. Build two arenas that are climate controlled and two that are outdoor with the consideration of cooperative efforts with the Cleveland County Fair and of Norman Equine Livestock Venue there is a lot of opportunity to be explored. There is

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a need for Recreational Vehicles (RV) spots about 150 of them, mobility is a big piece of the equation competitor's travel with their own mobile living quarters, which are fancier than most homes. He said power and sewer will need to be added but the good news is, those are things users will pay for. You are looking at thousands of dollars per day, per person adding to the economy here in Norman.

Chairman Peacock said so those dollars would be invested back into our local economy. Just curious what the financial impact might be, in terms of restaurants, gas stations, and other businesses here be.

Mr. Dyer said Oklahoma City and Tulsa both released economic impacts statements and Oklahoma City in recent years reported of \$130 to \$140 million on an annual basis and Tulsa reported \$124 million annually and they have doubled that this year.

Chairman Peacock said obviously the impact is pretty clear of what the benefit could be. The question is what is the cost. It sounds promising and it has been in several Greenbelt studies.

Councilmember Holman said he was worried about animal waste.

Mr. Dryer said the waste issue has already been solved commercial composting is very common along with several other uses out there.

Councilmember Holman said likes the potential of having a facility like this in Norman and to incorporate a park aspect of it all at the same time.

Ms. Kathryn Walker, City Attorney, said we should probably limit our contribution to the trails from the Norman Forward (NF) to make sure we are staying true to promises.

Chairman Peacock said sounds like we will have to work some things out.

Mr. Joe Carter, Former Councilmember and Norman Veterinarian, said this would fill a mission of Canadian River Parks vision since 1985, that was reaffirmed in 2009 in Greenbelt study and then again in 2015. This could provide millions of dollars in sales tax revenue that could help fund other projects, whether it is affordable housing or for homelessness. It is an underutilized asset. Norman has 20 horse veterinarians and about 15 horse shoer's, which is like a six figure job. Oklahoma City maps program the first item on their list to build is an Arena like what we are talking about, because it will generate revenue to pay for everything else.

Just like it makes sense to do the Weather Museum here in Norman, it also makes sense to do this here. Oklahoma is the Quarter horse capital of the world. Oklahoma is an area known for this industry and Mr. Dyers numbers show it would be highly successful.

Chairman Peacock said, it's clear that it would be a great economic impact and reaffirmed in several studies thank you for presentations today.

3. DISCUSSION REGARDING INCLUDING ART BIKE RACKS AT SOME OF THE NORMAN FORWARD FACILITIES.

Mr. Jason Olsen, Director of Parks and Recreation, said Chairman Peacock asked staff to review where the City has bike racks, the cost of them, their locations and potential future sites and maybe some Norman Forward (NF) sites that are already done. We actually have 42 bike racks located around Norman. Some are downtown on Main Street, Campus Corner and on Lindsey Street. We also have some that are in Norman Parks. Bike racks were under the Public Art Board, which fell under Parks and Recreation and the City was partnered with them. Through a Council action that ordinance was updated and now it is fully under the Norman Art Council, which is now referred to as the Public Art Committee who have actually funded them. Staff has redone about 17 in the last twelve months. Staff came up with a list for future sites, estimating around \$5000.00 per bike rack in 10-11 different sites if we added them to the NF projects. Staff has had conversations with private businesses, and they are willing to donate to the Public Arts Committee to get a bike rack put in front of their businesses.

Chairman Peacock said the reason I was asking about the NF projects was because they are highly visible and fairly unique in their own way. There is a branding opportunity making this opportunity to do a bike rack that fits the idea or concept. Making this kind of street furniture unique to Norman.

Councilmember Grant said she is in favor of this and thinks it would be fun to put a QR code on them so you can tag yourself in photos.

Chairman Peacock would like to take the opportunity to be able to get these out there especially with NF projects. He said they could be spread out over several years.

Councilmember Grant said that businesses could commission an artist and give them their concept and then move it forward to us.

Mr. Olsen said they could most definitely do that and bring it to us. Sometimes we could even put them in "Right of Ways" depending on how much concrete we have out there.

Councilmember Holman and Chairman Peacock said they would like to see them throughout the City, and would also like to see the bike racks in a location map format on the website.

Councilmember Schueler said she would like for the City to promote this on social media.

Chairman Peacock said Council is in agreement and would like to move forward and meet with the Norman Arts Council.

4. DISCUSSION REGARDING POTENTIAL CHANGES TO THE ZONING USES ALLOWED AS HOME OCCUPATIONS.

THIS ITEM WAS POSTPONED TO A FUTURE MEETING

5. REVIEW OF UNDERSIZED LOTS FOR PERMITTED DEVELOPMENT CONSISTENT WITH R-1, SINGLE FAMILY DWELLING DISTRICT, USES.

Ms. Jane Hudson, Director of Planning and Community Development, said she would like to bring this forward if it's alright with Council. Staff has realized there are Lots we do not want to have to go back in front of the Board of Adjustments again. These are Lots that are considered non-conforming in the Zoning Ordinance with the 1954 date, but, are legal looking at the Subdivision Regulation, which looks at the June 29, 1973 date. Amendment would change the lots from non- conforming to allowable undersized lots that were in a particular configuration prior to that time. They would be recognized as legal and then someone could do an Accessory Dwelling Unit (ADU) on them

Chairman Peacock said, still non-conforming just legal non-conforming.

Ms. Hudson said yes because the Subdivision Regulations recognize them as legal lots. It was only in the R-1, R-2 and R-3 Districts. Staff is proposing to change the language on undersized lots in R-1 that are currently in the Subdivision Regulations, which calls out the July 1954, and by the subdivision regulations, which is NCC 30-605 and it references the 1973 date and recognizing undersized lots. It would be the same for R-2 and R3.

Chairman Peacock said, pretty straight forward, glad we caught this. Any concerns, there are none.

Ms. Hudson said, we will take this to Planning Commission first to get this passed and then to Study session.

ADJOURNMENT

The meeting adjourned at 5:14 P.M.

ATTEST:

City Clerk

Mayor