

Norman Board of Parks Commissioners
January 5, 2026
SPECIAL MEETING

The Norman Board of Parks Commissioners of the City of Norman, Cleveland County, State of Oklahoma, met in a Special Session in the Development Center Conference Room A, on the 5th day of January 2026 at 1:04 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 48 hours prior to the beginning of the meeting.

ROLL CALL

Present: Chair Sheriff and Commissioners Fagin, Isacksen, Nanny & Usry

Absent: Commissioners Davison, Tedder-Loffland, Wright, and Wyckoff

City Officials

Present: Jason Olsen, Director of Parks and Recreation
James Briggs, Park Development Manager
Jeff Moody, Recreation Supervisor
Mitchell Richardson, Recreation Manager
Wade Thompson, Parks Manager
Karla Sitton, Administrative Technician IV

ITEM 1, being:

CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF
LAND OR FEE IN LIEU OF PARK LAND FOR THE NORMAN A24 ADDITION

Mr. Sean Rieger, representing the developer, presented the proposed addition to the Board. He said the Norman A24 Addition is located at the NE corner of the intersection of Alameda Street and 24th Avenue SE. The site is also bordered to the north & east by the existing Royal Oaks neighborhood, which contains a mix of public parkland (Royal Oaks Park) & private parkland with public access. The plat includes 62 units of RM-6 multi-family zoning, along with a commercial property at the street intersection in the SW corner of the development (not considered for parkland requirements). When it develops, a total of 0.2744 acres of public parkland will be required. This development would also yield \$4,650 in Neighborhood Park Development Fees and the same in Community Park Development fees once all building permits have been issued. A private park would need to be twice as large as the public park, or 0.5488 acres.

The proposed plat includes a large area of the Water Quality Protection Zone (WQPZ) on the east side of the developed area, with a small area designated as "Community Area and Recreation Space" within the WQPZ. However, the location and size of the area shown do not comply with the parkland dedication ordinance. Overall, there is limited space available for parkland, and the city does not seek a small parcel for parkland development. Also, since the proposed plat will connect to the sidewalk system along Alameda Street, there is good access to an existing large neighborhood park and the adjoining private park pond and walking trails, which are open to the public. Based on these factors, Park Development staff is recommending a Fee-In-Lieu of Land decision, with fees to be used for the continued development of Royal Oaks Park.

Commissioner Tedder-Loffland made the motion, and Commissioner Usry seconded to accept a Fee-In-Lieu of Land decision for the Norman A24 Addition. The vote was taken with the following results:

YEAH: Chair Sheriff and Commissioners Fagin, Isacksen, Nanny & Usry

NAY: None

ADJOURNMENT

Chair Sheriff adjourned the meeting at 1:14 p.m.

Passed and approved this _____ of _____ 2026

Sherrel Sheriff, Chair