



CITY OF NORMAN, OK CITY COUNCIL SPECIAL SESSION

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

Tuesday, April 9, 2024 at 5:00 PM

MINUTES

The City Council of the City of Norman, Cleveland County, State of Oklahoma, met in Study Session in the Executive Conference Room of the Norman Municipal Building on the 9th day of April, 2024, at 5:00 p.m., and notice and agenda of the meeting were posted at the Municipal Building at 201 West Gray Street 48 hours prior to the beginning of the meeting.

CALL TO ORDER

PRESENT

Mayor Larry Heikkila
Councilmember Ward 1 Austin Ball
Councilmember Ward 3 Bree Montoya
Councilmember Ward 4 Helen Grant
Councilmember Ward 5 Michael Nash
Councilmember Ward 6 Elizabeth Foreman
Councilmember Ward 7 Stephen Holman
Councilmember Ward 8 Matthew Peacock

ABSENT

Councilmember Ward 2 Lauren Schueler

AGENDA ITEMS

1. DISCUSSION REGARDING THE POSSIBLE SALE OF PROPERTY IN THE 100 BLOCK OF WEST GRAY STREET.

Mr. Darrel Pyle, City Manager, said Council asked Staff to get appraisals on the City's property to consider whether or not the City may want to sell the property. Ms. Kathryn Walker, City Attorney, said Staff received appraisals on the three buildings in the 100 block of West Gray Street and the vacant lots north and south of Gray Street. She said the appraisal as vacant property was \$1.03 million and with the buildings \$1.17 million. She said the appraiser struggled a little on the property with the buildings as to how they contribute to the area since there is not a lot of warehouse space downtown. She said the City purchased the property in 2011 for \$1.65 million. She said because the City purchased the property for municipal purposes, the City would have to abandon that use in order to sell it. Ms. Walker said when the City is selling properties it required to take bids, but she is aware of multiple parties interested in the property so she recommended Council accept Request for Proposals from potential buyers. She said the request can be drafted in a way to allow the potential buyer to present how they wish to develop the property and for how much or Council could choose to identify in the proposal how the property should be developed.

Item 1, continued

Ms. Walker said Council will also need to take into consideration the remediation of asbestos as it would need to be done whether the buildings were raised or remodeled.

Concerns were also raised about the homeless shelter use and where it will be moved to if the property sells. It was the concurrence of Council to move forward with RFPs and see what types of proposals the City will receive.

2. CONSIDERATION OF ADJOURNING INTO AN EXECUTIVE SESSION AS AUTHORIZED BY OKLAHOMA STATUTES, TITLE 25 §307(B)(4) TO DISCUSS POSSIBLE LITIGATION REGARDING THE ACQUISITION OF RIGHT-OF-WAY IN CONNECTION WITH THE 60TH AVENUE N.E. BRIDGE PROJECT AND PENDING LITIGATION IN THE CASE OF SMITH VS. THE CITY OF NORMAN, CLEVELAND COUNTY DISTRICT COURT CASE CIV-22-1001 JD.

Motion made by Councilmember Ward 6 Foreman, Seconded by Councilmember Ward 8 Peacock.

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 3 Montoya, Councilmember Ward 4 Grant, Councilmember Ward 5 Nash, Councilmember Ward 6 Foreman, Councilmember Ward 7 Holman, Councilmember Ward 8 Peacock

The City Council adjourned into Executive Session at 5:19 p.m. Mr. Darrel Pyle, City Manager; Ms. Kathryn Walker, City Attorney; Mr. Rick Knighton, Assistant City Attorney; Ms. AshLynn Wilkerson, Assistant City Attorney; Ms. Beth Muckala, Assistant City Attorney; and Mr. Scott Sturtz, Interim Director of Public Works, were in attendance at the Executive Session.

Motion made by Councilmember Ward 6 Foreman, Seconded by Councilmember Ward 8 Peacock.

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 3 Montoya, Councilmember Ward 4 Grant, Councilmember Ward 5 Nash, Councilmember Ward 6 Foreman, Councilmember Ward 7 Holman, Councilmember Ward 8 Peacock

The Executive Session was adjourned out of and the Special Session was reconvened at 6:14 p.m.

Possible litigation regarding the acquisition of right-of-way in connection with the 60th Avenue N.E. Bridge Project and pending litigation in the case of Smith vs. the City of Norman, Cleveland County District Court Case CIV-22-1001 JD were discussed in Executive Session. No action was taken and no votes were cast.

ADJOURNMENT

The meeting adjourned at 6:15 p.m.

ATTEST:

City Clerk

Mayor