



**CITY OF NORMAN, OK
CITY COUNCIL SPECIAL SESSION**

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

Tuesday, February 6, 2024 at 5:30 PM

MINUTES

The City Council of the City of Norman, Cleveland County, State of Oklahoma, met in Special Session in the Executive Conference Room of the Norman Municipal Building on the 6th day of February, 2024, at 5:30 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 2 Lauren Schueler
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

NONE

AGENDA ITEMS

1. CONSIDERATION OF ORDINANCE O-2324-34 UPON FIRST READING BY TITLE: AN ORDINANCE CLOSING 66' OF 24TH AVENUE S.E. IN THE STATUTORY RIGHT-OF-WAY

Motion by Councilmember Foreman, with the motion being duly seconded by Councilmember Holman.

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Schueler, Councilmember Ward 3 Montoya, Councilmember Ward 4 Grant, Councilmember Ward 5 Nash, Councilmember Ward 6 Foreman, and Councilmember Ward 7 Holman.

Abstain: Councilmember Ward 8 Peacock

Ordinance was then adopted on First Reading by title.

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2. UPDATE FROM RDG PLANNING AND DESIGN ON THE AIM NORMAN PROJECT.

Ms. Amy Haase with RDG presented an AIM Project update. She reported that all of the Sub-Committees have had a chance to meet and discuss the plan and it has been a productive process. As of today, there have been over 8,000 visits to the website, 1,300 responses in total with approximately 200 responses concerning transportation. The City has held over 17 pop up events and received 180 comment cards. Moving forward, the Committee needs to determine what the 2045 growth projection will be because this is critical for building out our land use plans, infrastructure plans, etc. After much discussion in December, it was determined that approximately 185,000 would be the population in 2045. This number will be used to build all the other plans and a four-month process started in January 2024 with Steering Committee workshops, then in February and March there will be Neighborhood Workshops eventually ending with Draft Development of the Land Use Plan in April. Based on information gathered in the neighborhood workshops, RDG developed six scenarios and from those, the Committee chose one growth scenario to focus our plans on.

Councilmember Holman commented that the growth rate shown of 1.5% is conservative based on the historic growth rate for Norman. Sometimes the growth in the Oklahoma City metro area can affect the growth of surrounding cities like Norman.

The AIM Norman Housing Sub-Committee is also looking at this possibility.

Councilmember Foreman was concerned about the potential turnpike coming through Norman and how it could affect the overall Master Plan. She asked how it would be accounted for this during the process of creating the master plan.

RDG replied that there are optional plans if the turnpike does come through Norman that could be utilized without having to start from scratch. This is a living document that should change as time goes on.

Mayor Heikkila stated that once the plan is complete, it can be reviewed every five years if incremental changes are needed.

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3. DISCUSSION REGARDING THE FYE 2025 CAPITAL IMPROVEMENTS PROGRAM BUDGET AND THE FYE 2026-2029 CAPITAL IMPROVEMENTS PLAN.

Kim Coffman, Budget Manager reviewed the presentation. There will be a discussion on proposed new projects and midpoint evaluations done on February 6, 2024 and the next meeting scheduled is on May 7, 2024, to review the final proposed plan for FYE 2025.

Bond Programs that were reviewed are:

1. Street Maintenance FYE 2022
2. Transportation Bond FYE 2019
3. Bridge Maintenance Bond Program FYE 2023
4. Transportation Stormwater Bond Program FYE 2012

Capital Sales Tax Guidelines to allocate new revenue was reviewed.

Status of the Capital Fund shows that FYE 24 estimated available for new projects is

Item 3, continued:

-\$3,142,058 and FYE 25 projected available for new projects is \$262,353.

The reason for the deficit is that there is a certain amount of reserves on the bonds that we have to keep available. These funds have to be spent on certain projects over time unless the project is cancelled.

Mr. Anthony Francisco, Director of Finance, said that many of the requests that we are receiving from Council are related to sidewalk projects. Public Works is doing the best that they can to work those in the budget, but Council might want to reallocate some funding toward sidewalks.

Councilmember Holman remarked that he would like to look at a design for the Cedar Lane Road Extension and thinks this could be a future bond project. He is not interested in taking this out of the General Fund.

Councilmember Grant asked about the Reed Avenue Reconstruction and Mr. Scott Sturtz, Interim Public Works Director, explained about widening and stormwater issues related to this project. She also asked about Main Street 2-Way Conversion project and Mr. Sturtz explained that the initial \$600,000 is for design.

Councilmember Peacock asked if the RTA tax will cover the cost of stations? Mr. Taylor Johnson, Transit and Parking Program Manager, responded it would cover this cost. Mr. Darrel Pyle, City Manager, stated that it could possibly go to a vote in November 2024.

Councilmember Holman said his recollection is that the standard station is what RTA would provide and if we want anything nicer, the City would have to pay for those upgrades. He asked if there were any updates regarding the Griffin property?

Mr. Pyle indicated that there is still no action. However, the community is starting to put pressure on the State because the City has plans for that real property.

We recognize there is a lot of investment in Amtrak, which is tied into the next federal budget, we will see activity that will invest into Amtrak and RTA will not have to pay for those assets themselves.

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4. DISCUSSION REGARDING AN ORDINANCE AMENDMENT TO AMEND THE MAXIMUM BUILDING COVERAGE IN RESIDENTIAL ZONING DISTRICTS.

Ms. Jane Hudson, Planning & Community Development Director, presented information regarding the overall building coverage on a residential lot (40%) and overall lot coverage (65%). If a resident needs to go over that percentage, they put in an application with the Board of Adjustment. Since 2012 there have been 22 applications. The time and cost for the application and Board of Adjustment is 30 days or more and approximately \$500 to the applicant.

The Accessory Dwelling Units sometimes push applicants over the 40%.

Item 4, continued:

The amendment to this Ordinance is to remove the building coverage maximum of 40% for the following districts:

- R-1, Single Family Dwelling District
- R-1-A, Single Family Attached Dwelling Unit
- R-2, Two Family Dwelling District
- RM-6, Medium Density Apartment District
- R-3, Multifamily Dwelling District
- RO, Residence Office District

The impervious coverage maximum will stay at 65%.

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5. DISCUSSION REGARDING AN ORDINANCE AMENDMENT TO ALLOW FOR ACCESSORY DWELLING UNITS (ADU) IN RESIDENTIAL ZONING DISTRICTS.

Ms. Hudson presented the information regarding allowing ADUs in residential zoning districts and in agricultural districts. This would include the following:

- A-1, General Agricultural District
- A-2, Rural Agricultural District
- RE, Residential Estate Dwelling District
- R-1, Single Family Dwelling District
- R-1-A, Single Family Attached Dwelling District

The maximum allowed in R-1 District is 650 square feet. This is to get the ADU's into the Single Family District. The height cannot exceed the principal dwelling unit, two-unit maximum per lot in R-1, mobile homes are not permitted to be used as ADU in any district and connection fees for utilities cannot be waived. This is planned for the February 2024 Planning Commission agenda if Council is in support.

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6. CONSIDERATION OF ADJOURNING INTO EXECUTIVE SESSION AS AUTHORIZED BY OKLAHOMA STATUTES TO DISCUSS THE PURCHASE OR APPRAISAL OF REAL PROPERTY LOCATED AT 1305 TRIAD VILLAGE DRIVE AND 5451 HUETTNER DRIVE, NORMAN, OKLAHOMA.

Motion made by Councilmember Peacock. Seconded by Councilmember Holman.

Voting Yea: Mayor Heikkila, Councilmember Ball, Councilmember Foreman, Councilmember Grant, Councilmember Holman, Councilmember Montoya, Councilmember Nash, Councilmember Peacock, and Councilmember Schueler.

The City Council adjourned into Executive Session at 7:17 p.m.

Item 6, continued:

Ms. Kathryn Walker, City Attorney; Mr. Darrel Pyle, City Manager; Ms. Beth Muckala, Assistant City Attorney; and Mr. Anthony Francisco, Director of Finance and Ms. Lisa Krieg, CDBG Grants Manager, were in attendance at the Executive Session.

Motion made by Councilmember Foreman. Seconded by Councilmember Schueler.

Voting Yea: Mayor Heikkila, Councilmember Ball, Councilmember Foreman, Councilmember Grant, Councilmember Holman, Councilmember Montoya, Councilmember Nash, Councilmember Peacock, and Councilmember Schueler.

The purchase or appraisal of real property located at 1305 Triad Village Drive and 5451 Huettner Drive was discussed in Executive Session. No votes were cast and no action was taken.

The Executive Session was adjourned and the Special Session was reconvened at 8:26 p.m.

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ADJOURNMENT

The meeting was adjourned at 8:27 p.m.

ATTEST:

City Clerk

Mayor