



**CITY OF NORMAN, OK**  
**CITY COUNCIL OVERSIGHT COMMITTEE MEETING**  
Municipal Building, Executive Conference Room, 201 West Gray, Norman,  
OK 73069  
Thursday, October 10, 2024 at 4:00 PM

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## MINUTES

The City Council Oversight Committee of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Executive Conference Room on the 10<sup>th</sup> day of October, 2024, at 4:00 p.m. and notice of the agenda of the meeting was 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 Heikkila called the meeting to order.

### PRESENT

Chairman, Mayor Larry Heikkila  
Councilmember Ward 4 Helen Grant  
Councilmember Ward 5 Michael Nash  
Councilmember Ward 7 Stephen Holman  
Councilmember Ward 8 Scott Dixon

### ABSENT

Councilmember Ward 1 Austin Ball

### OTHERS PRESENT

Councilmember Ward 3 Bree Montoya  
Councilmember Ward 6 Joshua Hinkle  
Mr. Darrell Pyle, City Manager  
Ms. Shannon Stevenson, Assistant City Manager  
Mr. Rick Knighton, Interim City Attorney  
Mr. Anthony Purinton, Assistant City Attorney  
Mr. Scott Sturtz, Interim Public Works Director  
Ms. Jane Hudson, Planning and Community Development Director  
Ms. Shaakira Calnick, Internal Auditor  
Mr. Ricky Jackson, Deputy Police Chief  
Ms. April Dosier, Food and Shelter Director  
Ms. Katherine Hammans, Admin Tech III, City Clerk Office

## AGENDA ITEMS

### ITEM 1: PRESENTATION OF EMERGENCY SHELTER STATISTICS FOR THE MONTH OF SEPTEMBER 2024

Ms. April Dosier, Food and Shelter Director, presented the September 2024 report for the Warming Shelter.

There were no persons placed in housing by Food and Shelter for the month of September. New funds from the Oklahoma Department of Commerce (ODOC) starts October 1<sup>st</sup>. Oklahoma Housing Finance Agency (OHFA) and Norman Housing Authority (NHS) are not issuing housing vouchers at this time. HUD allocations are the same every year and it takes approximately two years to receive a housing voucher. Due to the size of the current wait list, OHFA has stopped taking new applications.

Councilmember Grant asked if the shelter has CLEET certified staff working when open. Ms. Dosier said Food and Shelter has two active CLEET employees, but they are not in the Shelter every night, staff can rework the schedule to have one present each night.

Councilmember Grant asked about the knife incident. Ms. Dosier said police were called, the perpetrator was not arrested as staff had deescalated the situation, but the perpetrator is no longer allowed in the shelter.

Councilmember Grant asked if they would be open to having a CLEET certified employee "wandering" guests every night. Ms. Dosier said they do not have a trained person on site every night. Councilmember Grant asked if he had been "wanded" and his knife taken could he have stayed at the Shelter. Ms. Dosier said their policy restricts anyone from staying at the shelter who has threatened staff or been violent, until they are in a better mental situation. Councilmember Grant said she knows "wandering" is not in the contract, but would instill some sense of safety for shelter guests.

Councilmember Grant asked about the individual and child stabbing incident. City Manager Darrel Pyle said the parties knew each other and spent time together prior to the incident.

Councilmember Grant asked about "Care A Van" funding letter that she received. Ms. Dosier said Care A Van is paid from Food and Shelter funds and not from funds allocated to A Friends House.

Mr. Anthony Purinton, Assistant City Attorney, said he looked at the mileage reimbursement requests and rarely saw weekend reimbursements. Councilmember Holman said he wants to make sure there is no duplicate reimbursements. Ms. Dosier said they have done transportation on the weekend in order to keep 52 people visibly off the streets.

Councilmember Holman said the last report showed 89 unique guests and 55 less than 30 days later. He asked where are they are going and Ms. Dosier said she does not know as they do not track. Councilmember Holman asked if the Domestic Violence guests were mostly women, to which Ms. Dosier said that is the primary reason women become homeless.

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**ITEM 2: DISCUSSION REGARDING THE DECLARATION OF A TEMPORARY MORATORIUM ON THE ISSUANCE OF PERMITS FOR LARGE CONSTRUCTION PROJECTS.**

Chairman Heikkila questioned the need for this moratorium. The Department of Commerce recently sent out emails looking for 500 acres plus parcels, for 28 project inquiries in Oklahoma and no large parcels could be identified in the metro area.

City Manager Darrel Pyle said this really needs to go to the AIM Committee for review and to determine if and why we need a moratorium on large project permits. Regional Transportation Authority (RTA) is the biggest development that Norman is working on now. Norman is looking at a 90-acre tract of land, with only 12 – 18 needed for the Rail Maintenance Yard, but the sale is for all or none. Possibly the Economic Development Coalition could use the balance of the land for a light industrial user that would not have an issue being next to a bunch of rail cars.

The owner wants to move faster than RTA is able to and the land might need to be purchased by the Economic Development Coalition, who can sell to RTA when ready and get a light industrial development or a business needing a rail spur for the remainder of the property.

Councilmember Montoya asked who this moratorium would apply to. City Manager Pyle said that it would be private developments, as the state and other government entities would be exempt from local permits and regulations. Eminent Domain is usually done with federal fund and the City/Council always try to buy what is needed for the project, which is usually in slivers at a time.

Chairman Heikkila asked the Committee what they wish to do on this. Councilmembers Grant, Holman and Dixon all said no action at this time.

Mr. Rick Knighton, Interim City Attorney, said that this Ordinance would not stop the Oklahoma Transportation Authority (OTA) on the turnpike expansion as case law says that local regulations do not apply, turnpikes are not a matter of local concern and are regulated by the state only. The City cannot require non-federally assisted projects to follow (NEPA) National Environmental Protection Agency requirements. Chairman Heikkila said this could be an expensive cost, discouraging some developments.

Mr. Scott Sturtz, Interim Public Works Director, said the installation of monitoring stations allow staff to stay on top of any potential environmental issue caused by developments in an area. The turnpike east/west line along Indian Hills Road currently has monitoring stations in place and others will be installed as needed. In answer to Councilmember Grants question, the turnpike expansion will impact 52 houses on the east/west line.

Councilmember Nash explained the reason for the Moratorium Ordinance request and how to apply to the City of Norman. This Ordinance is for the protection of the City from environmental pollution or other potential impacts from construction. The turnpike expansion spurred this line of thinking, as "HOME RULE" does not apply on state projects, but the City can still have reasonable requirements in place and include environmental impact studies on applicable projects.

Councilmember Nash said a moratorium would allow time for the City to put procedures and protections in place. There is currently nothing in place to require NEPA studies to ensure projects will not damage the water supply or cause other environmental issues.

**ITEM 2: (continued) DISCUSSION REGARDING THE DECLARATION OF A TEMPORARY MORATORIUM ON THE ISSUANCE OF PERMITS FOR LARGE CONSTRUCTION PROJECTS.**

Councilmember Grant ask if this Ordinance goes into effect would litigation stop construction. Mr. Knighton said the City would not have jurisdiction to stop a project without an injunction from District Court.

Councilmember Holman said ODOT would have to work with the City on widening I-35 and Highway 9. Mr. Knighton said these both have different rules, one is a Federal project and one is a State project. There would be engineering concerns if the road is being dedicated to the city and the road would have to comply with local regulations.

Councilmember Nash said he has researched what other communities are doing and found the City of Ardmore has put Flood Plain Ordinances in place. He further said that this moratorium request is not to stop OTA, but to put things in place to protect the environment and the water supply. Safeguards need to be put in place before construction.

Councilmember Nash asked if this topic could move forward for full Council input.

**ADJOURNMENT**

The meeting was adjourned at 5:17 p.m.

ATTEST:

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City Clerk

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Mayor