

CITY COUNCIL MINUTES
NORMAN UTILITIES AUTHORITY MINUTES
NORMAN MUNICIPAL AUTHORITY MINUTES
NORMAN TAX INCREMENT FINANCE AUTHORITY MINUTES

April 13, 2021

The City Council of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session virtually in the Council Chambers of the Norman Municipal Building on the 13th day of April, 2021, at 6:30 p.m., and notice and agenda of the meeting were posted at the Municipal Building at 201 West Gray Street 24 hours prior to the beginning of the meeting.

PRESENT: Councilmembers Bierman, Foreman,
Hall, Holman, Nash, Peacock,
Petrone, Mayor Clark

ABSENT: None

The Pledge of Allegiance was led by Mayor Clark.

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Item 3, being:

APPROVAL OF THE MINUTES AS FOLLOWS:

CITY COUNCIL FINANCE COMMITTEE MINUTES OF SEPTEMBER 19, 2019
CITY COUNCIL FINANCE COMMITTEE MINUTES OF OCTOBER 17, 2019
CITY COUNCIL FINANCE COMMITTEE MINUTES OF NOVEMBER 12, 2019
CITY COUNCIL MINUTES OF MARCH 23, 2021
NORMAN UTILITIES AUTHORITY MINUTES OF MARCH 23, 2021
NORMAN MUNICIPAL AUTHORITY MINUTES OF MARCH 23, 2021
NORMAN TAX INCREMENT FINANCE AUTHORITY MINUTES OF MARCH 23, 2021

Acting as the City Council, Norman Utilities Authority, Norman Municipal Authority, and Norman Tax Increment Finance Authority, Councilmember Hall moved that the minutes be approved and the filing thereof be directed, which motion was duly seconded by Councilmember Bierman;

Items submitted for the record

1. City Council Staff Report GID-2021-51 dated April 6, 2021, by Brenda Hall, City Clerk
2. City Council Finance Committee minutes of September 19, 2019
3. City Council Finance Committee minutes of October 17, 2019
4. City Council Finance Committee minutes of November 12, 2019
5. City Council minutes of March 23, 2021
6. Norman Utilities Authority minutes of March 23, 2021
7. Norman Municipal Authority minutes of March 23, 2021
8. Norman Tax Increment Finance Authority minutes of March 23, 2021

and the question being upon approving the minutes and upon the subsequent directive, a vote was taken with the following result:

YEAS: Councilmembers Bierman, Foreman,
Hall, Holman, Nash, Peacock,
Petrone, Mayor Clark

NAYES: None

The Mayor declared the motion carried and the minutes approved; and the filing thereof was directed.

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Item 4, being:

PROCLAMATION P-2021-21: A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAIMING THE MONTH OF APRIL, 2021, AS ARAB AMERICAN HISTORY MONTH IN THE CITY OF NORMAN.

Councilmember Foreman moved that receipt of Proclamation P-2021-21 proclaiming the month of April, 2021, as Arab American History Month in the City of Norman be acknowledged and the filing thereof be directed, which motion was duly seconded by Councilmember Holman;

Items submitted for the record

- 1. City Council Staff Report P-2021-21 dated April 8, 2021, by Cinthya Allen, Chief Diversity and Equity Officer
- 2. Proclamation P-2021-21

Participants in discussion

- 1. Mr. Yousef Elyssin, President of the Arab American Association of Oklahoma, accepted the proclamation and thanked the Council

and the question being upon acknowledging receipt of Proclamation P-2021-21 proclaiming the month of April, 2021, as Arab American History Month in the City of Norman and upon the subsequent directive, a vote was taken with the following result:

YEAS:	Councilmembers Bierman, Foreman, Hall, Holman, Nash, Peacock, Petrone, Mayor Clark
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NAYES:	None
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The Mayor declared the motion carried and receipt of Proclamation P-2021-21 proclaiming the month of April, 2021, as Arab American History Month in the City of Norman acknowledged; and the filing thereof was directed.

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Item 5, being:

COUNCIL ANNOUNCEMENTS

Ward 2 Selection Committee. Councilmember Bierman said she wanted to make sure everyone was aware that Council is moving forward on the Ward 2 Selection Committee. She said the application is posted on the City Website and encouraged anyone who was interested in serving on Council to please apply.

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Storm Alert. Councilmember Bierman reminded everyone to clean out their storm shelters because it is storm season. She said if there is no storm shelter nearby, please identify the safest area of the home.

*

Arab American History Month. Councilmember Petrone said she was glad that there was a proclamation about Arab American History Month. She said she is proud of our community for being open and inclusive.

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School Testing. Councilmember Petrone said if Norman residents noticed their children’s teachers being worn out, it is because State testing has started and during COVID-19 guidelines, it is probably very stressful for them. She said she wanted all teachers to know that they have our support.

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Item 5, Council Announcements, continued:

Neighborhood Meetings. Councilmember Hall said she is wanting to hear what neighbors and constituents have to say about all of the issues that confront the City. She is setting up a series of small neighborhood meetings to allow her to meet with everyone in person. She thanked the Southridge Neighborhood and the neighborhood that is just south of Alameda Street on Ponca Avenue and Morningside Drive to allow her to have two neighborhood meetings last weekend. She said there was a good turnout for both meetings and she appreciates hearing their concerns. She said these meetings will continue over the next few months. She said she's reaching out to different neighborhoods but also would appreciate it if someone reaches out to her wanting a meeting. She said she can be contacted at Ward4@normanok.gov.

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Stop Signs on 36th S.E. Councilmember Nash thanked staff for installing two stops signs at the intersection of 36th Avenue S.E. and Cedar Lane. He said the Ward 5 residents will no longer be afraid when they stop at this four-way stop.

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Spring Cleanup. Councilmember Foreman reminded Ward 6 residents that Saturday, April 17th, is their Big Trash Pickup day during the City Spring Cleanup event. She said she will send out reminders.

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Thanks to Voters. Councilmember Holman thanked all voters who went to vote on Tuesday, April 6th, on the Transportation Bond Issue. He said this is an extremely important program in our City. He said each ward will benefit from it.

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Community Planning and Transportation Committee (CPTC). Councilmember Holman said the CPTC will meeting Thursday, April 22nd, at 4:00 p.m. virtually.

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Regional Transportation Authority. Councilmember Holman said the previous meeting had been a presentation by the Regional Transportation Authority which included plans for a unified public transit system to serve the entire metropolitan area including Norman, Moore, Edmond, Oklahoma City, Midwest City, Del City and adding Mustang, Yukon, and Oklahoma City Airport area. He said this plan has been in the works for almost 20 years. He encouraged Norman residents to watch the media and read about the regional transit solutions that have been discussed.

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Appointments of Ward 8 Residents. Councilmember Peacock congratulated Elizabeth Ross for her reappointment to the Board of Parks Commissioners and Rachel Wyatt-Swanson on her appointment to the Greenbelt Commission.

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International Festival. Mayor Clark announced that the University of Oklahoma International Advisory Committee is hosting an International Festival on Friday, April 16th at 6:00 p.m. She said information about the event can be found on social media and indoor locations will be available in case of rain.

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Item 5, Council Announcements, continued:

International Festival. Mayor Clark said on Saturday, April 24th, at 10:00 a.m. will be the next “Move with the Mayor” at Griffin Park where we will learn to play Disc Golf. She said there might be a special guest from Ward One, Councilmember Bierman, to show everyone how it is done.

Councilmember Bierman challenged everyone to a “Council Throw-Off” and the Banana Split Eating Contest is always a grand old time.

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Medieval Fair. Mayor Clark congratulated the Medieval Fair on their return with great Fair Food. She said she hopes that give them the boost they need to come roaring back in 2022.

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Happy Passover. Mayor Clark wished everyone Happy Passover, Happy Easter, or Happy Ramadan Mubarak.

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Vaccinations. Mayor Clark urged everyone to get vaccinated.

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Item 6, being:

CONSENT DOCKET

Councilmember Petrone moved that Item 7 through Item 29 be placed on the consent docket by unanimous vote, which motion was duly seconded by Councilmember Foreman; and the question being upon the placement on the consent docket by unanimous vote of Item 7 through Item 29, a vote was taken with the following result:

YEAS: Councilmembers Bierman, Foreman, Hall, Holman, Nash, Peacock, Petrone, Mayor Clark

NAYES: None

The Mayor declared the motion carried and Item 7 through Item 29 were placed on the consent docket by unanimous vote.

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Item 7, being:

CONSIDERATION OF ORDINANCE O-2021-32 UPON FIRST READING BY TITLE: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, CLOSING THIRTY-THREE (33) FEET OF A PORTION OF THE STATUTORY RIGHT-OF-WAY OF 36TH AVENUE S.E. TO NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF.

Councilmember Bierman moved that Ordinance O-2021-32 be Introduced and adopted upon First Reading by title, which motion was duly seconded by Councilmember Petrone;

Item 8, continued:

Items submitted for the record

1. City Council Staff Report O-2021-32 dated February 9, 2021, by Ken Danner, Subdivision Development Manager
2. Ordinance O-2021-32
3. Location map
4. Letter of request dated February 1, 2021, from Gunner B. Joyce, Attorney at Law, The Rieger Law Group, to Ms. Brenda Hall, City Clerk, with attached Legal Description and location map
5. Staff Report dated March 11, 2021, recommending approval
6. Pertinent excerpts from Planning Commission minutes of March 11, 2021

and the question being upon the Introduction and adoption of Ordinance O-2021-32 upon First Reading by title, a vote was taken with the following result:

YEAS:	Councilmembers Bierman, Foreman, Hall, Holman, Nash, Peacock, Petrone, Mayor Clark
NAYES:	None

The Mayor declared the motion carried and Ordinance O-2021-32 was Introduced, read, and adopted upon First Reading by title.

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Item 8, being:

CONSIDERATION OF ORDINANCE O-2021-33 UPON FIRST READING BY TITLE: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 460 OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOTS THE SOUTH SIXTY (60) FEET OF LOT ONE (1), TWO (2), AND THREE (3), IN BLOCK ELEVEN (11), OF ORIGINAL TOWN OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-3, MULTI-FAMILY DWELLING DISTRICT, AND PLACE THE SAME IN THE C-3, INTENSIVE COMMERCIAL DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (309 SOUTH PETERS AVENUE)

Councilmember Bierman moved that Ordinance O-2021-33 be Introduced and adopted upon First Reading by title, which motion was duly seconded by Councilmember Petrone;

Items submitted for the record

1. City Council Staff Report O-2021-33 dated February 9, 2021, by Jane Hudson, Director of Planning and Community Development
2. Ordinance O-2021-33
3. Location map
4. Staff Report dated March 11, 2021, recommending approval
5. Aerial Photograph of location
6. City of Norman Predevelopment Summary PD21-04 dated February 25, 2021, from Jonathan Hunnell for property located at 309 South Peters Avenue
7. Pertinent excerpts from Planning Commission minutes of March 11, 2021

and the question being upon the Introduction and adoption of Ordinance O-2021-33 upon First Reading by title, a vote was taken with the following result:

YEAS:	Councilmembers Bierman, Foreman, Hall, Holman, Nash, Peacock, Petrone, Mayor Clark
NAYES:	None

The Mayor declared the motion carried and Ordinance O-2021-33 was Introduced, read, and adopted upon First Reading by title.

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Item 9, being:

CONSIDERATION OF ORDINANCE O-2021-35 UPON FIRST READING BY TITLE: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 460 OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN SO AS TO GRANT SPECIAL USE FOR A MEDICAL MARIJUANA DISPENSARY IN THE I-1, LIGHT INDUSTRIAL DISTRICT FOR LOT ONE (1), BLOCK ONE (1), MASTERCRAFT PROPERTIES ADDITION, TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (3001 36TH AVENUE N.W.)

Councilmember Bierman moved that Ordinance O-2021-35 be Introduced and adopted upon First Reading by title, which motion was duly seconded by Councilmember Petrone;

Items submitted for the record

1. City Council Staff Report O-2021-35 dated February 9, 2021, by Lora Hoggatt, Planning Services Manager
2. Ordinance O-2021-35
3. Site plan
4. Location map
5. Staff Report dated March 11, 2021, recommending approval
6. Aerial Photograph of location
7. City of Norman Predevelopment Summary PD21-09 dated February 25, 2021, from Joe Wilson for property located at 3001 36th Avenue N.W.
8. Pertinent excerpts from Planning Commission minutes of March 11, 2021

and the question being upon the Introduction and adoption of Ordinance O-2021-35 upon First Reading by title, a vote was taken with the following result:

YEAS:	Councilmembers Bierman, Foreman, Hall, Holman, Nash, Peacock, Petrone, Mayor Clark
NAYES:	None

The Mayor declared the motion carried and Ordinance O-2021-35 was Introduced, read, and adopted upon First Reading by title.

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Item 10, being:

CONSIDERATION OF THE MAYOR'S APPOINTMENTS AS FOLLOWS:

BICYCLE ADVISORY COMMITTEE

TERM: 02-13-21 TO 02-13-24: GEORGE AHMADI, WARD 4

TERM: 02-13-21 TO 02-13-24: CHRISTOPHER SOUTHERN, WARD 4

BOARD OF PARKS COMMISSIONERS

TERM: 01-01-21 TO 01-01-24: ELISABETH ROSS, WARD 8

TERM: 01-01-21 TO 01-01-24: JEFFERY SALMOND, WARD 6

TERM: 01-01-21 TO 01-01-24: MARY SALLEE, WARD 5

GREENBELT COMMISSION

TERM: 04-13-21 TO 07-13-23: MAUREEN CHITTENDEN, WARD 7

TERM: 04-13-21 TO 07-13-21: RACHEL WYATT-SWANSON, WARD 8

NORMAN FORWARD CITIZENS FINANCIAL OVERSIGHT BOARD

TERM: 04-13-21 TO 07-13-21: ERIK PAULSON, WARD 2

Councilmember Bierman moved that the appointments be confirmed, which motion was duly seconded by Councilmember Petrone;

Item 10, continued:

Items submitted for the record

- 1. City Council Staff Report AP-2021-21 dated March 30, 2021, by Brenda Hall, City Clerk

and the question being upon confirming the appointments, a vote was taken with the following result:

YEAS: Councilmembers Bierman, Foreman, Hall, Holman, Nash, Peacock, Petrone, Mayor Clark

NAYES: None

The Mayor declared the motion carried and the appointments were confirmed.

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Item 11, being:

CONSIDERATION OF THE MAYOR'S APPOINTMENTS TO THE WARD 2 CANDIDATE SELECTION COMMITTEE:

- JOE CARTER
- ALEISHA KARJALA
- BRITTON PERRY
- RICHARD STAWICKI
- COUNCILMEMBER HALL, CHAIR (EX-OFFICIO MEMBER)

Councilmember Bierman moved that the appointments be confirmed, which motion was duly seconded by Councilmember Petrone;

Items submitted for the record

- 1. City Council Staff Report AP-2021-23 dated April 9, 2021, by Brenda Hall, City Clerk

and the question being upon confirming the appointments, a vote was taken with the following result:

YEAS: Councilmembers Bierman, Foreman, Hall, Holman, Nash, Peacock, Petrone, Mayor Clark

NAYES: None

The Mayor declared the motion carried and the appointments were confirmed.

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Item 12, being:

CONSIDERATION OF THE NORMAN CONVENTION AND VISITOR'S BUREAU, INC., (NCVB) 2020 SEMI-ANNUAL REPORT THROUGH DECEMBER 31, 2020.

Councilmember Bierman moved that receipt of the report be acknowledged and the filing thereof be directed, which motion was duly seconded by Councilmember Petrone;

Items submitted for the record

- 1. City Council Staff Report RPT-2021-47 dated April 1, 2021, by Brenda Hall, City Clerk
- 2. Fiscal Year 2021 Semi-Annual Report, July 1 to December 31, 2020.

Item 12, continued:

and the question being upon acknowledging receipt of the report and upon the subsequent directive, a vote was taken with the following result:

YEAS:	Councilmembers Bierman, Foreman, Hall, Holman, Nash, Peacock, Petrone, Mayor Clark
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NAYES:	None
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The Mayor declared the motion carried and receipt of the report acknowledged; and the filing thereof was directed.

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Item 13, being:

CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY COS-2021-8 FOR INDIAN HILLS RIDGE ESTATES. (LOCATED ONE-HALF MILE NORTH OF INDIAN HILLS ROAD ON WEST SIDE OF 144TH AVENUE N.E.)

Councilmember Bierman moved that Rural Certificate of Survey COS-2021-8 for Indian Hills Ridge Estates be approved and the filing thereof be directed, which motion was duly seconded by Councilmember Petrone;

Items submitted for the record

1. City Council Staff Report COS-2021-8 dated February 1, 2021, by Ken Danner, Subdivision Development Coordinator
2. Location map
3. Norman Rural Certificate of Survey COS-2021-8
4. Planning Commission Staff Report dated February 11, 2021, recommending approval
5. Pertinent excerpts from Planning Commission minutes of February 11, 2021

and the question being upon approving the Norman Rural Certificate of Survey COS-2021-8 for Indian Hills Ridge Estates and upon the subsequent directive, a vote was taken with the following result:

YEAS:	Councilmembers Bierman, Foreman, Hall, Holman, Nash, Peacock, Petrone, Mayor Clark
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NAYES:	None
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The Mayor declared the motion carried and Rural Certificate of Survey COS-2021-8 for Indian Hills Ridge Estates approved; and the filing thereof with the Cleveland County Clerk was directed.

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Item 14, being:

CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY COS-2021-9 FOR MCDANIEL MEADOWS AND ACCEPTANCE OF EASEMENTS E-2021-78 AND E-2021-79. (GENERALLY LOCATED ON THE EAST SIDE OF NORTH PORTER AVENUE ONE-HALF MILE NORTH OF FRANKLIN ROAD)

Councilmember Bierman moved that Rural Certificate of Survey COS-2021-9 for McDaniel Meadows be approved, Easements E-2021-78 and E-2021-79 be accepted, and the filing of the certificate of survey and easements be directed, which motion was duly seconded by Councilmember Petrone;

Item 14, continued:

Items submitted for the record

1. City Council Staff Report COS-2021-9 dated February 9, 2021, by Ken Danner, Subdivision Development Coordinator
2. Location map
3. Norman Rural Certificate of Survey COS-2021-9
4. Easement E-2021-78 with Attachment "A", legal description and location map
5. Easement E-2021-79 with Attachment "A", legal description and location map
6. Planning Commission Staff Report dated February 11, 2021, recommending approval
7. Pertinent excerpts from Planning Commission minutes of February 11, 2021

and the question being upon approving the Norman Rural Certificate of Survey COS-2021-9 for McDaniel Meadows and upon the subsequent acceptance and directive, a vote was taken with the following result:

YEAS: Councilmembers Bierman, Foreman, Hall, Holman, Nash, Peacock, Petrone, Mayor Clark

NAYES: None

The Mayor declared the motion carried and Rural Certificate of Survey COS-2021-9 for McDaniel Meadows approved; and the filing thereof of the Certificate of Survey and Easements with the Cleveland County Clerk was directed.

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Item 15, being:

CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY COS-2021-11 FOR HERITAGE INFINITY WITH A VARIANCE TO THE PRIVATE ROAD REQUIREMENT FROM 20-FEET TO 12-FEET. (GENERALLY LOCATED ON THE SOUTH SIDE OF EAST CEDAR LANE ROAD EAST OF 132ND AVENUE S.E.

Councilmember Bierman moved that Rural Certificate of Survey COS-2021-11 for Heritage Infinity with a variance to the private road requirement from 20-feet to 12-feet be approved and the filing thereof be directed, which motion was duly seconded by Councilmember Petrone;

Items submitted for the record

1. City Council Staff Report COS-2021-11 dated February 9, 2021, by Ken Danner, Subdivision Development Coordinator
2. Location map
3. Norman Rural Certificate of Survey COS-2021-11
4. Planning Commission Staff Report dated March 11, 2021, recommending approval
5. Letter requesting variance dated March 1, 2021, from Dawn P. Casey, Agent, Dillard Group Real Estate, to City of Norman Planning Commission
6. Pertinent excerpts from Planning Commission minutes of March 11, 2021

and the question being upon approving the Norman Rural Certificate of Survey COS-2021-11 for Heritage Infinity with a variance to the private road requirement from 20-feet to 12 feet and upon the subsequent directive, a vote was taken with the following result:

YEAS: Councilmembers Bierman, Foreman, Hall, Holman, Nash, Peacock, Petrone, Mayor Clark

NAYES: None

The Mayor declared the motion carried and Rural Certificate of Survey COS-2021-11 for Heritage Infinity with a variance to the private road requirement from 20-feet to 12-feet approved; and the filing thereof with the Cleveland County Clerk was directed.

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Item 16, being:

CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR NORMAN REGIONAL HEALTH SYSTEM EAST CAMPUS ADDITION, A PLANNED UNIT DEVELOPMENT. (LOCATED AT THE SOUTHWEST CORNER OF HIGHWAY 9 AND 24TH AVENUE S.E.)

Councilmember Bierman moved that the final site development plan and final plat for Norman Regional Health System East Campus Addition, a Planned Unit Development, be approved, the Mayor be authorized to sign the final plat and subdivision and maintenance bonds subject to the City Development Committee’s acceptance of all required public improvements, and the filing of the final site development plan and final plat be directed, which motion was duly seconded by Councilmember Petrone;

Items submitted for the record

1. City Council Staff Report FP-2021-10 dated March 23, 2021, by Ken Danner, Subdivision Development Manager
2. Location map
3. Final plat
4. Final site development plan
5. Preliminary plat
6. Development Committee Staff Report dated March 18, 2021
7. Application for Development Committee Action dated March 4, 2021, by Norman Regional Hospital Authority, a Public Trust, d/b/a Norman Regional Health Systems, Norman Oklahoma, for property located at Lot 1, Block 1, and Lot 1, Block 2, Norman Regional Health System East Campus Addition, Section 1, a Planned Unit Development

and the question being upon approving the final site development plan and final plat for Norman Regional Health System East Campus Addition, a Planned Unit Development, and upon the subsequent authorization and directive, a vote was taken with the following result:

YEAS:	Councilmembers Bierman, Foreman, Hall, Holman, Nash, Peacock, Petrone, Mayor Clark
NAYES:	None

The Mayor declared the motion carried and final site development plan and final plat for Norman Regional Health System East Campus Addition, a Planned Unit Development, approved; the Mayor was authorized to sign the final plat and subdivision and maintenance bonds subject to the City Development Committee’s acceptance of all required public improvements and the filing of the final site development plan and final plat was directed.

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Item 17, being:

CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR GREENLEAF TRAILS ADDITION, SECTION 11, A PLANNED UNIT DEVELOPMENT, AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED ONE-FOURTH MILE EAST OF 12TH AVENUE N.W. AND ONE-FOURTH MILE SOUTH OF TECUMSEH ROAD)

Councilmember Bierman moved that the final site development plan and final plat for Greenleaf Trails Addition, Section 11, a Planned Unit Development, be approved, the Mayor be authorized to sign the final plat and subdivision and maintenance bonds subject to the City Development Committee’s acceptance of all required public improvements and receipt of a copy of warranty deed for private park land and traffic impact fees in the amount of \$11,625.38, and the filing of the final site development plan and final plat be directed, which motion was duly seconded by Councilmember Petrone;

Item 17, continued:

Items submitted for the record

1. City Council Staff Report FP-2021-11 dated March 23, 2021, by Ken Danner, Subdivision Development Manager
2. Location map
3. Final plat/Final site development plan
4. Preliminary plat
5. Development Committee Staff Report dated March 18, 2021
6. Application for Development Committee Action dated March 15, 2021, by Sweetgrass Partners, L.L.C., for Greenleaf Trails Addition, Section 11

and the question being upon approving the final site development plan and final plat for Greenleaf Trails Addition, Section 11, a Planned Unit Development, and upon the subsequent authorization and directive, a vote was taken with the following result:

YEAS: Councilmembers Bierman, Foreman, Hall, Holman, Nash, Peacock, Petrone, Mayor Clark

NAYES: None

The Mayor declared the motion carried and final site development plan and final plat for final site development plan and final plat for Greenleaf Trails Addition, Section 11, a Planned Unit Development, approved; the Mayor was authorized to sign the final plat and subdivision and maintenance bonds subject to the City Development Committee's acceptance of all required public improvements and receipt of a copy of warranty deed for private park land and traffic impact fees in the amount of \$11,625.38 and the filing of the final site development plan and final plat was directed.

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Item 18, being:

CONSIDERATION OF A FINAL PLAT FOR NORMAN CAR-MART ADDITION AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (512 NORTH INTERSTATE DRIVE).

Councilmember Bierman moved that the final plat for Car-Mart Addition be approved, the Mayor be authorized to sign the final plat and subdivision and maintenance bonds subject to the City Development Committee's acceptance of all required public improvements, and the filing of the final plat be directed, which motion was duly seconded by Councilmember Petrone;

Items submitted for the record

1. City Council Staff Report FP-2021-12 dated March 23, 2021, by Ken Danner, Subdivision Development Manager
2. Location map
3. Final plat
4. Preliminary plat
5. Site plan
6. Development Committee Staff Report dated March 18, 2021
7. Application for Development Committee Action dated March 18, 2021, by Jorge Du Quesne, P.E., Blew & Associates, PA, for Norman Car-Mart Addition

and the question being upon approving the final plat for Norman Car-Mart Addition and upon the subsequent authorization and directive, a vote was taken with the following result:

YEAS: Councilmembers Bierman, Foreman, Hall, Holman, Nash, Peacock, Petrone, Mayor Clark

NAYES: None

The Mayor declared the motion carried and the final plat for Norman Car-Mart Addition approved; the Mayor was authorized to sign the final plat and subdivision and maintenance bonds subject to the City Development Committee's acceptance of all required public improvements and the filing of the final site development plan and final plat was directed.

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Item 19, being:

CONSIDERATION OF RATIFICATION OF A DECLARATION OF EMERGENCY FOR EXCAVATION SERVICES IN THE AMOUNT OF \$69,844 PERFORMED BY HAMMETT EXCAVATION AT THE SOUTHEAST OKLAHOMA CITY LANDFILL RELATED TO A MISSING PERSON'S CASE AND BUDGET APPROPRIATION FROM THE GENERAL FUND BALANCE.

Councilmember Bierman moved that declaration of an emergency for excavation services performed by Hammett Excavation in the amount of \$69,844 from the Oklahoma City Landfill related to a missing person's case be ratified and \$69,844 be appropriated from the General Fund Balance (10-29001) to Professional Services-Other (10660321-44009), which motion was duly seconded by Councilmember Petrone;

Items submitted for the record

1. City Council Staff Report GID-2021-36 dated March 31, 2021, by Kevin Foster, Police Chief
2. Invoice #HE4501 dated December 30, 2020, from Hammett Excavation in the amount of \$69,844

and the question being upon ratifying declaration of an emergency for excavation services performed by Hammett Excavation in the amount of \$69,844 from the Oklahoma City Landfill related to a missing person's case and upon the subsequent directive, a vote was taken with the following result:

YEAS:	Councilmembers Bierman, Foreman, Hall, Holman, Nash, Peacock, Petrone, Mayor Clark
NAYES:	None

The Mayor declared the motion carried and declaration of an emergency for excavation services performed by Hammett Excavation in the amount of \$69,844 from the Oklahoma City Landfill related to a missing person's case ratified; and \$69,844 was appropriated from the General Fund Balance (10-29001) to Professional Services-Other (10660321-44009).

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Item 20, being:

CONSIDERATION OF THE ACCEPTANCE OF A GRANT IN THE AMOUNT OF \$10,000 FROM THE NATIONAL ASSOCIATION OF CITY AND COUNTY HEALTH OFFICIALS (NACCHO) TO SUPPORT THE EFFORTS OF THE MEDICAL RESERVE CORPS VOLUNTEER PROGRAM MANAGED BY THE NORMAN EMERGENCY MANAGEMENT DIVISION, APPROVAL OF CONTRACT K-2021-113, AND BUDGET APPROPRIATION.

Councilmember Bierman moved that a grant in the amount of \$10,000 from NACCHO be accepted; Contract K-2021-113 be approved; the execution thereof be authorized; and \$10,000 be appropriated from the Special Grants Fund Balance (22-29000) designating \$2,000 to Other Supplies Materials Miscellaneous/Emergency Management (22695508-43199); \$6,000 to Workshops and Seminars (22695508-44604); \$1,000 to Postage (22695508-44701); and \$1,000 to Personal Computer (22695508-45302); and, upon receipt of the grant, funds be deposited into Other Revenue/Emergency Management (226-333360), which motion was duly seconded by Councilmember Petrone;

Items submitted for the record

1. City Council Staff Report K-2021-113 dated March 29, 2021, by David Grizzle, Emergency Management Coordinator
2. MRC 2021 Operational Readiness Awards Budget
3. Email dated January 14, 2021, from Laura Biesiadecki, MSPH, Senior Director, Preparedness, NACCHO, to David Grizzle
4. Contract K-2021-113

Item 20, continued:

and the question being upon approving a grant in the amount of \$10,000 from NACCHO and upon the subsequent approval, authorization, and appropriation, a vote was taken with the following result:

YEAS: Councilmembers Bierman, Foreman,
Hall, Holman, Nash, Peacock, Petrone,
Mayor Clark

NAYES: None

The Mayor declared the motion carried and a grant in the amount of \$10,000 from NACCHO accepted; Contract K-2021-113 was approved, the execution thereof was authorized, and \$10,000 was appropriated from the Special Grants Fund Balance (22-29000) designating \$2,000 to Other Supplies Materials Miscellaneous/Emergency Management (22695508-43199); \$6,000 to Workshops and Seminars (22695508-44604); \$1,000 to Postage (22695508-44701); and \$1,000 to Personal Computer (22695508-45302); and, upon receipt of the grant, funds will be deposited into Other Revenue/Emergency Management (226-333360).

* * * * *

Item 21, being:

AUTHORIZATION FOR ADDITIONAL PAYMENT IN THE AMOUNT OF \$122,413.10 TO THE OKLAHOMA DEPARTMENT OF TRANSPORTATION (ODOT) UNDER CONTRACT K-2021-33, A PROJECT AGREEMENT FOR THE CONSTRUCTION OF ROBINSON STREET WEST OF I-35 PROJECT, ODOT PROJECT STP-214B (104) AG, JOB NO. 31506(04) AND BUDGET APPROPRIATION FROM THE UNP TIF FUND BALANCE.

Acting as the City Council and Norman Tax Increment Finance Authority, Councilmember Bierman moved that an additional payment in the amount of \$122,413.10 to ODOT be approved and \$122,413.10 be appropriated from the UNP TIF Fund Balance (22-29000) to Project UT0011, Robinson West/Crossroads, Construction (57595552-46101), which motion was duly seconded by Councilmember Petrone;

Items submitted for the record

1. City Council Staff Report GID-2021-49 dated March 19, 2021, by Tim Miles, Capital Projects Engineer
2. Project location map
3. Exhibit A to Contract K-0607-45
4. Preferred Alternative
5. Letter dated January 19, 2017, from Timothy A. Tegeler, P.E., Director of Engineering, Oklahoma Department of Transportation, to Mr. Shawn O'Leary, P.E., Director of Public Works, Public Works Department
6. Letter dated March 15, 2021, from Christy Barron, CPA, Comptroller, Oklahoma Department of Transportation, to Breea Clark, Mayor
7. Revised Oklahoma Department of Transportation Progressive Funding Breakdown
8. Construction Management Request for Task Order Approval from Jacobs Engineering to Project Management Division, Oklahoma Department of Transportation

and the question being upon approving an additional payment in the amount of \$122,413.10 to ODOT and upon the subsequent and appropriation, a vote was taken with the following result:

YEAS: Councilmembers Bierman, Foreman,
Hall, Holman, Nash, Peacock, Petrone,
Mayor Clark

NAYES: None

The Mayor declared the motion carried and an additional payment in the amount of \$122,413.10 to ODOT approved; and \$122,413 was appropriated from the UNP TIF Fund Balance (22-29000) to Project UT0011, Robinson West/Crossroads, Construction (57595552-46101).

* * * * *

Item 22, being:

CHANGE ORDER NO. THREE TO CONTRACT K-1920-46: BY AND BETWEEN THE NORMAN UTILITIES AUTHORITY AND CIMARRON CONSTRUCTION COMPANY, L.L.C., INCREASING THE CONTRACT AMOUNT BY \$132,940 FOR A REVISED CONTRACT AMOUNT OF \$2,277,439.56 AND ADDING 150 CALENDAR DAYS TO THE CONTRACT FOR THE GRAY STREET AND TONHAWA STREET WATER LINE REPLACEMENT PROJECT.

Acting as the Norman Utilities Authority, Trustee Bierman moved that Change Order No. Three to Contract K-1920-46 with Cimarron Construction Company, L.L.C., increasing the contract amount by \$132,940 for a revised contract amount of \$2,277,439.56 and adding 150 calendar days to the contract be approved and the execution thereof be authorized, which motion was duly seconded by Trustee Petrone;

Items submitted for the record

1. City Council Staff Report K-1920-46, Change Order No. Three, dated March 29, 2021, by Nathan Madenwald, Utilities Engineer
2. Change Order No. Three to Contract K-1920-46
3. Project location map

and the question being upon approving Change Order No. Three to Contract K-1920-46 with Cimarron Construction Company, L.L.C., increasing the contract amount by \$132,940 for a revised contract amount of \$2,277,439.56 and adding 150 calendar days to the contract and upon the subsequent authorization, a vote was taken with the following result:

YEAS: Trustees Bierman, Foreman, Hall, Holman, Nash, Peacock, Petrone, Chairman Clark

NAYES: None

The Chairman declared the motion carried and Change Order No. Three to Contract K-1920-46 with Cimarron Construction Company, L.L.C., increasing the contract amount by \$132,940 for a revised contract amount of \$2,277,439.56 and adding 150 calendar days to the contract approved; and the execution thereof was authorized.

* * * * *

Item 23, being:

CHANGE ORDER NO. ONE TO CONTRACT K-2021-8: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND CIMARRON CONSTRUCTION COMPANY, L.L.C., DECREASING THE CONTRACT AMOUNT BY \$93,843.38 FOR A REVISED CONTRACT AMOUNT OF \$737,615.62 AND ADDING 21 DAYS TO THE CONTRACT FOR THE BRIDGE MAINTENANCE PROJECT, FYE 2021 LOCATIONS, AND BUDGET TRANSFER BETWEEN PROJECT ACCOUNTS.

Councilmember Bierman moved that Change Order No. One to Contract K-2021-8 with Cimarron Construction Company, L.L.C., decreasing the contract amount by \$93,843.38 for a revised contract amount of \$737,615.62 and adding 21 calendar days to the contract be approved, the execution thereof be authorized, and \$40,000 be transferred from Project SR0109, Franklin Road Bridge Erosion Repair Construction (50596687-46101) designating \$27,271.08 to Project SR0104, 72nd Ave NE Bridge Maintenance, Construction, and \$12,728.92 to Project TC0254, Bridge Maintenance Program, Construction (50596687-46101), which motion was duly seconded by Councilmember Petrone;

Items submitted for the record

1. City Council Staff Report K-2021-8, Change Order No. One, dated March 25, 2021, by Tim Miles, Capital Projects Engineer
2. Change Order No. One to Contract K-2021-8
3. Project location map

Item 22, continued:

and the question being upon approving Change Order No. One to Contract K-2021-8 with Cimarron Construction Company, L.L.C., decreasing the contract amount by \$93,843.38 for a revised contract amount of \$737,615.62 and adding 21 calendar days to the contract and upon the subsequent authorization and transfer, a vote was taken with the following result:

YEAS:	Councilmembers Bierman, Foreman, Hall, Holman, Nash, Peacock, Petrone, Mayor Clark
NAYES:	None

The Mayor declared the motion carried and Change Order No. One to Contract K-2021-8 with Cimarron Construction Company, L.L.C., decreasing the contract amount by \$93,843.38 for a revised contract amount of \$737,615.62 and adding 21 calendar days to the contract approved; the execution thereof was authorized and \$40,000 was transferred from Project SR0109, Franklin Road Bridge Erosion Repair Construction (50596687-46101) designating \$27,271.08 to Project SR0104, 72nd Ave NE Bridge Maintenance, Construction, and \$12,728.92 to Project TC0254, Bridge Maintenance Program, Construction (50596687-46101).

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Item 24, being:

CONTRACT K-2021-88: A CONTRACT BY AND BETWEEN THE NORMAN UTILITIES AUTHORITY AND NORMAN REGIONAL HOSPITAL AUTHORITY, A PUBLIC TRUST, AUTHORIZING COLLECTION OF A MONTHLY LIFT STATION FEE FROM DEVELOPED PROPERTY IN THE NRH MEDICAL PARK WEST SECTION 2 REPLAT DEVELOPMENT FOR THE OPERATION, MAINTENANCE AND REPLACEMENT OF THE NRH WEST LIFT STATION.

Acting as the Norman Utilities Authority, Trustee Bierman moved that Contract K-2021-88 with Norman Regional Hospital Authority, a Public Trust, be approved and the execution thereof be authorized, which motion was duly seconded by Trustee Petrone;

Items submitted for the record

1. City Council Staff Report dated March 30, 2021, by Nathan Madenwald, Utilities Engineer
2. Contract K-2021-88 with Attachment A, Lift Station Operation, Maintenance, and Replacement Cost Estimate for NRH Medical Park West, Section 2; and Attachment B, location map

and the question being upon approving Contract K-2021-88 with Norman Regional Hospital Authority, a Public Trust, and upon the subsequent authorization, a vote was taken with the following result:

YEAS:	Trustees Bierman, Foreman, Hall, Holman, Nash, Peacock, Petrone, Chairman Clark
NAYES:	None

The Chairman declared the motion carried and Contract K-2021-88 with Norman Regional Hospital Authority, a Public Trust, approved; and the execution thereof be authorized.

* * * * *

Item 25, being:

CONTRACT K-2021-109: A MEMORANDUM OF UNDERSTANDING BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, THE NORMAN MUNICIPAL AUTHORITY, AND HEALTHY LIVING & FITNESS, INC., FOR THE PURPOSE OF DEVELOPING A CONTRACTUAL RELATIONSHIP RELATED TO THE LEASE AND MANAGEMENT OF THE CITY'S SENIOR WELLNESS CENTER.

Acting as the City Council and the Norman Municipal Authority, Councilmember Bierman moved that a Memorandum of Understanding, Contract K-2021-109, with Healthy Living & Fitness, Inc., be approved and the execution thereof be authorized, which motion was duly seconded by Councilmember Petrone;

Items submitted for the record

1. City Council Staff Report dated April 6, 2021, by Kathryn Walker, City Attorney
2. Contract K-2021-109 with Exhibit A, Preliminary List of Programming

and the question being upon approving a Memorandum of Understanding, Contract K-2021-109, with Healthy Living & Fitness, Inc., and upon the subsequent authorization, a vote was taken with the following result:

YEAS: Councilmembers Bierman, Foreman, Hall, Holman, Nash, Peacock, Petrone, Mayor Clark

NAYES: None

The Mayor declared the motion carried and a Memorandum of Understanding, Contract K-2021-109, with Healthy Living & Fitness, Inc., approved; and the execution thereof be authorized.

* * * * *

Item 26, being:

CONTRACT K-2021-111: A CONTRACT BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND WALLACE ENGINEERING STRUCTURAL CONSULTANTS, INC., IN THE AMOUNT OF \$171,900 PLUS \$10,500 FOR REIMBURSABLE EXPENSES TO PROVIDE PROFESSIONAL DESIGN SERVICES TO INCLUDE THE PREPARATION OF CONSTRUCTION DOCUMENTS, BIDDING SERVICES AND CONSTRUCTION SUPERVISION FOR THE NORMAN FORWARD SAXON PARK PROJECT.

Councilmember Bierman moved that Contract K-2021-111 with Wallace Engineering Structural Consultants, Inc., in the amount of \$171,900 plus \$10,500 for reimbursable expenses be approved and the execution thereof be authorized, which motion was duly seconded by Councilmember Petrone;

Items submitted for the record

1. City Council Staff Report dated April 2, 2021, by James Briggs, Park Planner
2. Contract K-2021-111 with Exhibit A, Project of Understanding; Exhibit B, Scope of Services; Exhibit C, Proposed Fees; and Exhibit D, Insurance Certificates
3. Project Location Map

and the question being upon approving Contract K-2021-111 with Wallace Engineering Structural Consultants, Inc., in the amount of \$171,900 plus \$10,500 for reimbursable expenses and upon the subsequent authorization, a vote was taken with the following result:

YEAS: Councilmembers Bierman, Foreman, Hall, Holman, Nash, Peacock, Petrone, Mayor Clark

NAYES: None

The Mayor declared the motion carried and Contract K-2021-111 with Wallace Engineering Structural Consultants, Inc., in the amount of \$171,900 plus \$10,500 for reimbursable expenses approved; and the execution thereof be authorized.

* * * * *

Item 27, being:

CONTRACT K-2021-115: A CONTRACT BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND CROSSLAND CONSTRUCTION COMPANY, INC., IN THE AMOUNT OF \$26,320 TO PROVIDE CONSTRUCTION MANAGEMENT AT RISK SERVICES FOR THE NORMAN FORWARD SENIOR WELLNESS CENTER PROJECT.

Councilmember Bierman moved that Contract K-2021-115 with Crossland Construction Company, Inc., in the amount of \$26,320 be approved and the execution thereof be authorized, which motion was duly seconded by Councilmember Petrone;

Items submitted for the record

- 1. City Council Staff Report dated April 1, 2021, by Jason Olson, Recreation Superintendent
- 2. Contract K-2021-115

and the question being upon approving Contract K-2021-115 with Crossland Construction Company, Inc., in the amount of \$26,320 and upon the subsequent authorization, a vote was taken with the following result:

YEAS:	Councilmembers Bierman, Foreman, Hall, Holman, Nash, Peacock, Petrone, Mayor Clark
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NAYES:	None
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The Mayor declared the motion carried and K-2021-115 with Crossland Construction Company, Inc., in the amount of \$26,320 approved; and the execution thereof be authorized.

* * * * *

Item 28, being:

RESOLUTION R-2021-104: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, APPROPRIATING \$17,865.49 FROM THE REFUNDS REIMBURSEMENTS MISCELLANEOUS RISK MANAGEMENT ACCOUNT RECEIVED FROM INSURANCE COMPANIES TO REPAIR AND REPLACE TRAFFIC SIGNAL EQUIPMENT OR TRAFFIC SIGNS DAMAGED IN TRAFFIC COLLISIONS.

Councilmember Bierman moved that Resolution R-2021-104 be adopted, which motion was duly seconded by Councilmember Petrone;

Items submitted for the record

- 1. City Council Staff Report R-2021-104 dated March 10, 2021, by David Riesland, Transportation Engineer
- 2. Resolution R-2021-104

and the question being upon adopting Resolution R-2021-104, a vote was taken with the following result:

YEAS:	Councilmembers Bierman, Foreman, Hall, Holman, Nash, Peacock, Petrone, Mayor Clark
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NAYES:	None
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The Mayor declared the motion carried and Resolution R-2021-104 was adopted.

* * * * *

Item 29, being:

CONSIDERATION OF ACCEPTANCE OF A QUIT CLAIM DEED FROM WILLIAM H. MATTOON REVOCABLE TRUST FOR PROPERTY GENERALLY LOCATED ON THE NORTHEAST CORNER OF ALAMEDA STREET AND CARTER AVENUE AND BUDGET TRANSFER.

Councilmember Bierman moved that a Quit Claim Deed from William H. Mattoon Revocable Trust for property located on the northeast corner of Alameda Street and Carter Avenue be accepted, the filing thereof with the Cleveland County Clerk be directed, and \$150,000 be transferred from Project TR0057, Classen Blvd Signals, Construction (50590076-46101) and \$150,000 from Project TR0122, I-35 Corridor Study, Phase 2, Design (50596688-46201) to Project BG0257, Mattoon Property Cleanup, Construction (50793365-46101), which motion was duly seconded by Councilmember Petrone;

Items submitted for the record

1. Text File GID-2021-52 dated April 9, 2021, by Kathryn Walker, City Attorney
2. Quit Claim Deed from William H. Mattoon Revocable Trust U/A/D May 15, 2012

and the question being upon accepting a Quit Claim Deed from William H. Mattoon Revocable Trust for property located on the northeast corner of Alameda Street and Carter Avenue and upon the subsequent directive and transfer, a vote was taken with the following result:

YEAS: Councilmembers Bierman, Foreman, Hall, Holman, Nash, Peacock, Petrone, Mayor Clark

NAYES: None

The Mayor declared the motion carried and a Quit Claim Deed from William H. Mattoon Revocable Trust for property located on the northeast corner of Alameda Street and Carter Avenue accepted; the filing thereof with the Cleveland County Clerk was directed and \$150,000 was transferred from Project TR0057, Classen Blvd Signals, Construction (50590076-46101) and \$150,000 from Project TR0122, I-35 Corridor Study, Phase 2, Design (50596688-46201) to Project BG0257, Mattoon Property Cleanup, Construction (50793365-46101).

* * * * *

Item 30, being:

CONSIDERATION OF ORDINANCE O-2021-41 UPON SECOND AND FINAL READING:
 AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN AMENDING SECTION 10-502 OF ARTICLE V, CHAPTER 10 OF THE CODE OF CITY OF NORMAN DELETING, AMENDING, AND ADDING DEFINITIONS; AMENDING SECTION 10-503 TO PROHIBIT SMOKING OF MARIJUANA AND MARIJUANA VAPING IN CERTAIN PUBLIC PLACES; DELETING SECTIONS 10-504 THROUGH 10-512 CONCERNING PREVENTION OF YOUTH ACCESS TO TOBACCO FOR PURPOSES OF INTERNAL CODE CONSISTENCY; AMENDING AND RENUMBERING SECTION 10-513, DELETING REFERENCES TO SECTIONS 10-504 THROUGH 10-512; AND PROVIDING FOR THE SEVERABILITY THEREOF.

Ordinance O-2021-41 having been Introduced and adopted upon First Reading by title in City Council's meeting of March 23, 2021, Councilmember Petrone moved that Ordinance O-2021-41 be adopted upon Second Reading section by section, which motion was duly seconded by Councilmember Hall;

Items submitted for the record

1. City Council Staff Report O-2021-41 dated March 11, 2021, by Anthony Purinton, Assistant City Attorney
2. Legislatively notated copy of Ordinance O-2021-41
3. Ordinance O-2021-41

Item 30, continued:

Participants in discussion

1. Mr. Anthony Purinton, Assistant City Attorney

and the question being upon adopting Ordinance O-2021-41 upon Second Reading section by section, a vote was taken with the following result:

YEAS: Councilmembers Bierman, Foreman, Hall, Holman, Nash, Peacock, Petrone, Mayor Clark

NAYES: None

The Mayor declared the motion carried and Ordinance O-2021-41 was adopted upon Second Reading section by section.

Thereupon, Councilmember Hall moved that Ordinance O-2021-41 be adopted upon Final Reading as a whole, which motion was duly seconded by Councilmember Petrone; and the question being upon adopting Ordinance O-2021-41 upon Final Reading as a whole, the roll was called with the following result:

YEAS: Councilmembers Bierman, Foreman, Hall, Holman, Nash, Peacock, Petrone, Mayor Clark

NAYES: None

The Mayor declared the motion carried and Ordinance O-2021-41 was adopted upon Final Reading as a whole.

* * * * *

Item 31, being:

MISCELLANEOUS DISCUSSION

None.

* * * * *

Item 32, being:

DISCUSSION REGARDING A POTENTIAL ECONOMIC DEVELOPMENT PROJECT AT 115 WEST GRAY STREET.

Mr. Darrel Pyle, City Manager, said in the last few weeks, City Staff and some City Councilmembers were approached by a group in Oklahoma City that provides full emerging art experiences and a number of full-time jobs as well as a large number of visitors and guests to that facility which would be a big advantage to Downtown Norman. He said the question was whether or not the City Council would consider utilization of City-owned building space on Gray Street immediately adjacent to the Post Office for commercial development. He said currently that space houses the Facility Maintenance Division and provides storage space for items that will be used in the building that formerly housed the Norman Public Library during the renovation of the City of Norman Development Center. He said, with Council consensus, staff would begin to look for a site to house the Facility Maintenance Division and provide short term storage space, possibly at North Base. He said Staff believes with the conversion of Gray Street to two-way, the Gray Street property is ideal downtown property and could be utilized better. He said if Council is interested in this project, the first two things to do is find a location for Facility Maintenance and the second step is to begin conversations with the entity out of Oklahoma City

Item 32, continued:

known as Factory Obscura to see what that real property transaction would look like. He said it could be a long term rental or sale. He said a higher use could be commercial development with job creation and the potential to bring visitors to Downtown. He said staff would be happy to get more involved if Council concurs.

Councilmember Foreman said she loved Factory Obscura in Oklahoma City. She said it would really be a good investment and would like to see these types of sites provide infill in Core Norman.

Mr. Pyle said one of the topics that City Staff was very aware of was the historic nature of several properties in Downtown Norman and had questioned whether some of these buildings actually provide a better opportunity for long term success for this particular use. He said they came to the conclusion that those buildings with greater historical significance would be less potentially modifiable for a Factory Obscura use and this building has little historical significance.

Councilmember Hall said she is fully supportive of moving forward and relocating City staff. She said this is the preliminary support and/or approval of learning more about the details of what may be needed. She said this is just the first step in understanding what the positive benefit would be by having Factory Obscura in Downtown Norman. She said this is just the beginning of the conversation.

Mr. Pyle said every detail would be vetted and approved step by step by City Council.

Councilmember Hall said she had comments from constituents about what this was and the lack of any kind of supporting documentation that goes along with it. She said it is important that we are clear about how we are proceeding. She welcomes this activity in Downtown Norman, it would enhance the City's art scene and she is definitely interested in pursuing the conservation.

Councilmember Bierman said she loved the idea of doing something different with buildings that are just sitting and being forgotten. She said she loved the idea of giving our art scene an injection. She said Factory Obscura is great; however, there are many questions that have not been answered, such as where do we move Facility Maintenance. A second question, do we want to be in the property leasing business once we have the empty building. If not, do we want to use the building for another city purpose or do we want to sell it. She asked if this was the highest and best use of that space and how do we best vet the possibility of other projects? She said there are many things to consider, such as how we are going to engage our community partners. She said it is possible there is someone in town with a similar plan or idea who might want to submit a bid for this space.

Councilmember Holman said he agreed this was potentially a great opportunity for Norman as a whole. He said when Council approved the purchase of the building a few years ago because of the location close to the Municipal Complex. He said that when the building was purchased, it was his understanding that it would be used for incubator/retail space to help new businesses get on their feet by providing a low cost rental space for a period of time. He agrees it should be used for a more productive purpose; it definitely is a prime piece of real estate fronting Gray Street and close to James Garner Avenue. Regardless of Factory Obscura, he prefers that it be used for something other than storage and maintenance. He said he looks forward to assessing this opportunity further.

Councilmember Peacock said he supports the relocation and the use of the property for its highest and best use. He supports continuing the conversation with Factory Obscura and is pleased to hear there is support from fellow Councilmembers. He said Councilmember Bierman makes some good points about needing to bring the public into the conversation.

Councilmember Petrone said this is the second proposal within a years' time regarding the building. She said it was important to make sure the employees that relocate will have their own space. She does agree that storage is not the best use for the property. She said she is definitely supportive of the arts. She said the first proposal was more of a Community Outreach Center. She said she is personally not supportive of selling the property and would rather it be leased.

Item 32, continued:

She appreciates that this proposal is not some Wal-Mart big box store but instead a small eclectic project which is more like Norman.

Mr. Pyle said the concept of local government being around into perpetuity is something that gives staff a sense that long-term, 20 to 50 years from now, what may occupy Gray Street as the highest and best use could possibly change. There are a variety of leases, such as a ground lease. We would anticipate a huge investment and expansion of the building but 25 years from now, those experiences are completely different, the fact of that, it is part of the campus footprint for municipal government hold value. He said the post office is the buildings' closest neighbor but what will postal services look like 25 years from now, it could be completely different. All of the potential relationships that would still allow for development and commercial utilization for the betterment of Downtown; but long term still provide the ownership in the control of the City of Norman.

Councilmember Foreman asked if someone would remind her when Gray Street will be going two-way.

Mr. Pyle said Mr. Shawn O'Leary, Director of Public Works, told him the two-way of Gray Street is projected to be done in Spring, 2022. He said the water line project is getting close to completion.

Mayor Clark said this discussion will give Mr. Pyle a lot to think about. She said she would like to see the Economic Development Advisory Board involved in this process. She said she was on a call with White House Staff last week with the United States Conference of Mayors discussing the American Rescue Plan. She said although staff has an idea of how much it would be, there have been no conversations on how we can spend the money because we have not received those details. She appreciates the White House being very intentional and taking their time in getting a lot of feedback from local government. She said there were several comments, hers included, that this money should not just be spent on infrastructure but also possibly use it for economic development projects like Factory Obscura. She thinks this project could really make a difference especially the location. It seems like a better fit for Norman as we rejuvenate that area. She said when she was talking to residents about this project, one of them worked at OU School of Art and she said the art students love that place and take field trips to Oklahoma City to visit the establishment. She said it would be great if the City could collaborate with the University of Oklahoma.

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Item 33, being:

ADJOURNMENT

The meeting was adjourned at 7:48 p.m.

ATTEST:

City Clerk

Mayor