



CITY OF NORMAN, OK CITY COUNCIL SPECIAL MEETING

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

Tuesday, November 04, 2025 at 5:30 PM

MINUTES

The City Council Special Meeting of the City of Norman, Cleveland County, State of Oklahoma, met in Special Session in the Council Chambers in the Municipal Building, on Tuesday, November 04, 2025 at 5:30 PM, and notice of the agenda of the meeting was posted at the Norman 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

PRESENT

Mayor Stephen T. Holman
Councilmember Ward 1 David Gandesbery
Councilmember Ward 2 Matthew Peacock
Councilmember Ward 3 Robert Bruce
Councilmember Ward 4 Helen Grant
Councilmember Ward 5 Brandon Nofire
Councilmember Ward 6 Joshua Hinkle
Councilmember Ward 7 Kimberly Blodgett
Councilmember Ward 8 Scott Dixon

AGENDA ITEMS

1. DISCUSSION REGARDING THREE UNRELATED PERSONS IN RESIDENTIAL ZONING.

Ms. Jane Hudson, Planning and Community Development Director:

Provided background and overview:

- The “three unrelated persons” definition has been part of Norman’s zoning ordinance since 1954.
- Common complaints include traffic, parking, and noise, though enforcement is difficult and relies on neighbor reports.
- Complaint data:
 - 2023: 19 complaints, none cited.
 - 2024: 8 complaints, none cited.
 - 2025: 1 complaint, closed for lack of evidence.
- The rule may disproportionately affect low-income and student housing.

Item 1, continued:

- Revising or removing it could improve housing flexibility and affordability.
- Existing nuisance, parking, and noise ordinances already address related issues.
- A proposed amendment would redefine “family” to reflect modern living arrangements while maintaining provisions for group homes.
- The proposal will go to Planning Commission next week and to City Council in January 2026.

Council Discussion:

- Councilmember Grant supported the revision but noted concerns from historic neighborhoods about investor-owned and multi-occupancy homes.
- Ms. Hudson responded that existing code and police enforcement can address such issues, and staff are developing an FAQ for new tenants to improve compliance.
- Mayor Holman questioned the relevance of the current limit, calling it arbitrary and outdated, noting personal experiences with student neighbors and inconsistent enforcement.
- Councilmember Grant raised questions about fire safety and occupancy, while Ms. Hudson clarified those are governed by building and fire codes, not family definitions.
- Councilmembers Bruce and Gandesbery asked for clarification on boarding house regulations and supported revising the ordinance to encourage shared, affordable living.
- Ms. Lora Hoggatt, Planning Services Manager, explained that such uses require a rezoning or special use permit, depending on district. Boarding houses are not permitted in R-1 zones except as federally protected Oxford Houses

Council agreed the “three unrelated persons” regulation is outdated, difficult to enforce, and may hinder housing affordability. Consensus was to move forward with the proposed amendment redefining “family,” continue applying nuisance and parking ordinances for enforcement, and bring the item forward through the Planning Commission process for formal consideration.

2. DISCUSSION REGARDING A PROPOSED BOND ELECTION FOR A HOMELESS SHELTER.

Mr. Darrel Pyle, City Manager:

Provided background:

- A prior \$5 million shelter bond received 48% support, despite limited details.
- The City now has a defined site on Griffin property, potential partnership with City Care, and clearer design and operational plans.
- A bond election could be held in February or April 2026.
- Requested feedback on moving forward.

Council Discussion:

- Councilmember Grant supported proceeding and suggested public surveys to gauge sentiment.
- Mr. Pyle described City Care's model, which includes overnight stays, day services, laundry, and kenneling, funded mainly by private donations.
- Councilmember Peacock noted improved clarity compared to the prior election and believed voter support may have grown.
- Mayor Holman agreed and emphasized presenting specific site and design details before the vote, suggesting possible bundling with public safety projects.
- Councilmember Grant supported that approach, calling homelessness a public safety issue.
- Councilmember Gandesbery endorsed bundling the project, noting community need and suggesting inclusion of a new fire station near 36th Street.
- Mr. Pyle provided cost estimates:
 - Fire station construction: ~\$7M
 - Apparatus: ~\$1.5M
 - Staffing: ~\$1.5M annually
- Councilmembers Blodgett and Peacock cited growing business and community support and emphasized crafting clear ballot language.

Council supported developing a bond proposal for a permanent homeless shelter in partnership with City Care and the Department of Mental Health, with potential inclusion on the February or April 2026 ballot. Members favored exploring bundling with fire and police facility improvements and directed staff to gather public input and polling data before finalizing ballot language.

3. CONSIDERATION OF ADJOURNING INTO AN EXECUTIVE SESSION AS AUTHORIZED BY OKLAHOMA STATUTES, UNDER TITLE 25 § 307(B)(3) TO DISCUSS THE POSSIBLE PURCHASE OF REAL PROPERTY ON THE DEPARTMENT OF MENTAL HEALTH AND SUBSTANCE ABUSE PROPERTY BETWEEN ALAMEDA AND MAIN STREET.

Motion made by Councilmember Ward 6 Hinkle, Seconded by Councilmember Ward 4 Grant.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Nofire, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

The City Council Adjourned into Executive Session at 6:18 p.m. Mr. Darrel Pyle, City Manager; Ms. Shannon Stevenson, Assistant City Manager; Mr. Rick Knighton, City Attorney; Mr. Jason Olsen, Director of Parks and Recreation; Mr. Anthony Francisco, Director of Finance; Ms. Kathryn Walker, Assistant City Attorney; Mr. Anthony Purinton, Assistant City Attorney, were in attendance at the Executive Session.

Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 2 Peacock.

Voting Yea: Mayor Holman, Councilmember Ward 1 Gandesbery, Councilmember Ward 2 Peacock, Councilmember Ward 3 Bruce, Councilmember Ward 4 Grant, Councilmember Ward 5 Nofire, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Blodgett, Councilmember Ward 8 Dixon

The possible purchase of real property on the Department of Mental Health and Substance Abuse property between Alameda and Main Street was discussed in Executive Session. No action was taken and no votes were cast.

The Executive Session was adjourned out of at 7:06 p.m.

ADJOURNMENT

The meeting adjourned at 7:06 p.m.

ATTEST:



City Clerk



Mayor Stephen T. Holman