



# CITY OF NORMAN, OK CITY COUNCIL STUDY SESSION

Municipal Building, Executive Conference Room, 201 West Gray, Norman,  
OK 73069  
Tuesday, May 06, 2025 at 5:30 PM

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## MINUTES

The City Council Study Session of the City of Norman, Cleveland County, State of Oklahoma, met in Study Session in the Executive Conference Room in the Municipal Building, on Tuesday, May 06, 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 Larry Heikkila  
Councilmember Ward 2 Matthew Peacock  
Councilmember Ward 3 Bree Montoya  
Councilmember Ward 4 Helen Grant  
Councilmember Ward 6 Joshua Hinkle  
Councilmember Ward 7 Stephen Holman  
Councilmember Ward 8 Matthew Peacock

#### ABSENT

Councilmember Ward 1 Austin Ball  
Councilmember Ward 5 Michael Nash

### AGENDA ITEMS

1. DISCUSSION REGARDING THE FYE 2026 CAPITAL IMPROVEMENTS PROGRAM BUDGET AND FYE 2027-2030 CAPITAL IMPROVEMENTS PLAN.

Mr. Jacob Huckabaa, Budget Technician, with Ms. Kim Coffman, Budget Manager, presented the Fiscal Year Ending (FYE) 2026 CIP Budget. Key points included:

- **CIP Funds Overview:**
  - Many funds do not include new appropriations for FY26; focus was placed on the Capital Fund and its Capital Sales Tax portion.
  - Enterprise funds with new appropriations will be reviewed at the May 20 session.
- **CDBG Projects:**
  - Habitat for Humanity property acquisition – \$40,000.
  - Affordable Housing Corporation land acquisition – \$100,000.

Item 1, continued:

- **Capital Fund Status:**
  - FY26 projects a **negative \$8.2M balance** for new projects.
  - FY25 estimates assume prior appropriations are fully spent down.
  - FY24 actuals reflected a positive \$3.1M.
  
- **Sales Tax Revenue & Allocation:**
  - FY26 projected revenue: **\$17.5M**, flat from FY25.
  - Preliminary expenditures: \$14.4M, leaving \$3.1M unappropriated.
  - Reductions below guideline levels in several categories to bolster fund balance.
  
- **Sidewalk Programs (\$500,000 total):**
  - Schools and arterials: \$100,000
  - Accessibility projects: \$45,000
  - Citywide: \$125,000
  - Downtown area: \$50,000
  - Sidewalks & trails: \$140,000
  - Saw cut program: \$40,000
  
- **Recurring Projects (FY26 total \$12.1M):**
  - Street maintenance (asphalt, concrete, crack seal): \$2.6M
  - Storm water projects: \$2.4M
  - IT hardware/software: \$845,000
  - Capital outlay: \$3.4M
  - Personnel costs: \$1.3M
  - Existing facility maintenance: \$1M
  - Additional smaller recurring allocations
  
- **One-Time Reductions (FY26 only):**
  - Alley repair, ADA compliance, ODOT audit adjustment, bridge maintenance, traffic calming, and neighborhood improvements.
  - These programs will retain fund balances from prior appropriations and are anticipated to be refunded in FY27.
  
- **Other Sales Tax Funded Projects:**
  - Monument signage: \$345,000
  - Wayfinding (Rock Creek/Alameda/E. Lindsay): \$240,000
  - Regional Transit Authority contribution: \$129,000
  - IT network switch replacement: \$210,000

Item 1, continued:

- **Bond Programs:**
  - 2019 Transportation Bond: \$768,000 (48th Ave NW widening), \$669,000 (management contract).
  - 2021 Street Maintenance Bond: \$389,000 (preventative), \$2.5M (urban concrete), \$92,000 (urban reconstruction).
  - 2023 Bridge Maintenance Bond: \$4.1M (Franklin Rd bridge), \$1.6M (24th Ave SW bridge).
  
- **Norman Forward Fund:**
  - Neighborhood park improvements: \$650,000
  - Griffin land lease: \$80,000
  - Public art: \$21,000
  - Debt service for 2015, 2017, and 2020 bonds continues (\$9.6M total in FY26).

**Council Discussion:**

- Council asked clarifying questions about ADA projects, storm water opportunities, and the timing of future street maintenance bond elections.
- Members expressed support for continuing the no-tax-increase street maintenance bond program, citing strong public approval and equitable ward distribution.
- Discussion included opportunities to pair storm water upgrades with street reconstruction, and the long-term financial balance between construction inflation and debt service costs.

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2. DISCUSSION REGARDING PROPOSED AMENDMENTS TO THE ZONING ORDINANCE AND SUBDIVISION REGULATIONS AS IT RELATES TO DEFINITIONS AND REFERENCES TO THE CITY'S COMPREHENSIVE PLAN TO COME FORWARD WITH THE ADOPTION OF PLAN NORMAN COMPREHENSIVE PLAN AND THE SUBSEQUENT PLANS, I.E., PARKS MASTER PLAN, STORMWATER MASTER PLAN, TRANSPORTATION MASTER PLAN, WATER MASTER PLAN AND THE WASTEWATER MASTER PLAN.

Ms. Beth Muckla, Assistant City Attorney, presented proposed revisions to ensure consistency with the AIM Norman Comprehensive Plan and related master plans.

- **Two Ordinances Proposed:**
  - O-2425-31: Revisions outside the zoning ordinance (Chapters 20 & 30).
  - O-2425-32: Revisions within the zoning ordinance (Chapter 36).

Item 2, continued:

- **Key Updates:**

- Unified definition of “Comprehensive Plan” to reference all AIM Norman components: Land Use, Transportation, Storm Water, Water, Wastewater, Parks, and Housing Master Plans.
- Chapter 20: Updated licensing provisions for oil and gas well fencing setbacks.
- Chapter 30: Updated subdivision provisions, including COS (Certificates of Survey) requirements, introducing a 30-acre minimum in the Urban Reserve Area.
- Chapter 36: Revised PUD, SPUD, special use, and zoning amendment sections to require consideration of plan consistency.

- **Additional Changes:**

- Striking the Northern Community Separator overlay (to be replaced with protections in the new land use plan and WQPC standards).
- Clarifying zoning references previously tied to obsolete land use categories.

**Council Discussion:**

- Questions focused on community separator protections, certificates of survey as alternatives to platting, and timing for code updates funded by federal grants.
- Council emphasized that striking outdated language does not reduce protections, which will be carried forward under AIM Norman and supported by water quality protections.

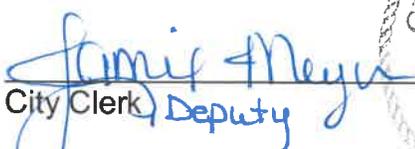
Council expressed support for the FY26 CIP presentation approach, including balancing fund limitations with critical recurring needs. Support was expressed to continue the no-tax-increase Street Maintenance Bond Program, emphasizing its visibility and broad resident benefits. Council agreed with staff’s approach to updating the zoning and subdivision codes for alignment with the AIM Norman Comprehensive Plan.

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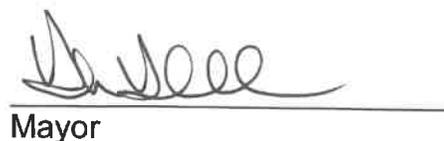
**ADJOURNMENT**

The meeting was adjourned at 6:11 p.m.

ATTEST:

  
City Clerk, Deputy



  
Mayor