



CITY OF NORMAN, OK CITY COUNCIL REGULAR MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Tuesday, July 23, 2024, at 6:30 PM

MINUTES

CITY COUNCIL, NORMAN UTILITIES AUTHORITY, NORMAN MUNICIPAL AUTHORITY, AND NORMAN TAX INCREMENT FINANCE AUTHORITY

The City Council of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers in the Municipal Building, on Tuesday, July 23, 2024, at 6:30 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.

It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, relation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please contact the ADA Technician at 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.

CALL TO ORDER

Mayor Heikkila called the meeting to order.

ROLL CALL

PRESENT

Mayor Larry Heikkila
Councilmember Ward 1 Austin Ball
Councilmember Ward 2 Matthew Peacock
Councilmember Ward 3 Bree Montoya
Councilmember Ward 4 Helen Grant
Councilmember Ward 5 Michael Nash
Councilmember Ward 6 Joshua Hinkle
Councilmember Ward 7 Stephen Holman
Councilmember Ward 8 Scott Dixon

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Mayor Heikkila.

AWARDS AND PRESENTATIONS

1. PRESENTATION TO OFFICER JENNY BRYAN FROM THE FARZANEH FAMILY FOUNDATION AND THE CHICKASAW NATION.

Mr. Jalal Farzaneh, Farzaneh Foundation, and Ms. Jill Daugherty, Director of Government Affairs at Chickasaw Nation, presented Ms. Jenny Bryan, a Norman Police Officer who is terminally ill, with a check to pay off her home so her children would not be left with that burden after Jenny's passing.

COUNCIL ANNOUNCEMENTS

Ward 1 - Councilmember Ball

- Offered prayers for the Bryan family and thanks to the Farzaneh's and Chickasaw Nation, emphasizing Norman's compassionate community spirit.

Ward 2 – Councilmember Peacock

- Expressed emotional support following earlier comments.
- Announced that Consent Agenda Item 19 includes funding for a HAWK pedestrian crossing system at Ruby Grant Park, a project long requested by nearby residents. Commended for securing a grant to fund the project.

Ward 4 – Councilmember Grant

- Announced a Resource Fair to be held on Wednesday, July 24th, from 3:00 to 6:00 p.m. at The Well, 210 South James Garner. The event is hosted by Oklahoma Indigent Defense System, Transition House, and Norman Public Library, with participation by the City of Norman Municipal Court.
- Services to be offered:
 - Warrant clearing for eligible traffic and non-traffic cases.
 - ID and birth certificate assistance for individuals experiencing homelessness.
 - Access to housing, mental health, substance abuse support, legal aid, veteran's services, women's resources, and family programs.
 - For details, the public may contact 405-366-5325.

Ward 7 - Councilmember Holman

- Echoed support for the Resource Fair.
- Announced Norman Police Academy graduation on Thursday at 2:00 p.m., with six new officers graduating; the public is invited.
- Provided an update that the Emergency Operations Center ribbon-cutting originally scheduled for July 18th has been postponed to August; details to follow. The center is a voter-approved, storm-hardened facility that will house emergency communications, traffic management, and emergency operations.
- Extended appreciation to the Farzaneh family, the Chickasaw Nation, and Mayor Heikkila for their role in helping pay off a family's home, allowing stability for the children of a terminally ill mother.

Ward 8 - Councilmember Dixon

- Praised the community, including the Farzaneh Foundation and Chickasaw Nation, for their charitable efforts.
- Announced launch of SPIDR Technology by the Norman Police Department — the first in Oklahoma. This system sends automated text updates to citizens who request police services.

Council Announcements, continued

Ward 8 - Councilmember Dixon

- Shared information about the Norman Police Skills Camp for incoming 6th–8th graders, to be held August 12–13, 2025, from 9:00 a.m. to noon at the Young Family Athletic Center. Free to attend.
- Announced that beginning August 1st, the City of Norman Sanitation crew will take over curbside recycling collection, previously handled by a private contractor. Expected benefits include cost savings and improved customer service. Appreciation expressed to Chris Mattingly and team for their work on this transition.

Mayor Heikkila

- Provided additional context about a family supported by the Farzaneh family and Chickasaw Nation. He explained the significance of paying off a family's mortgage so that older children could care for younger siblings in the same home following their mother's terminal diagnosis. Expressed deep gratitude for the generosity that made this possible.

CONSENT DOCKET

This item is placed on the agenda so that the City Council, by unanimous consent, can designate those routine agenda items that they wish to be approved or acknowledged by one motion. If any item proposed does not meet with approval of all Councilmembers, that item will be heard in regular order. Staff recommends that Item 2 through Item 19 be placed on the consent docket.

Motion made by Councilmember Ward 4 Grant, Seconded by Councilmember Ward 7 Holman.

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 4 Grant, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

Items 2 through 19 were placed on the Consent Docket.

APPROVAL OF MINUTES

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES AS FOLLOWS:

CITY COUNCIL FINANCE COMMITTEE MEETING MINUTES OF
NOVEMBER 17, 2022

Motion made by Councilmember Ward 2 Peacock, Seconded by Councilmember Ward 1 Ball.

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 4 Grant, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

The minutes were approved.

Reports/Communications

3. CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MONTHLY DEPARTMENTAL REPORTS FOR THE MONTH OF JUNE, 2024.

Motion made by Councilmember Ward 8 Peacock, Seconded by Councilmember Ward 1 Ball.

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 4 Grant, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

Receipt of the Monthly Departmental Reports was Acknowledged.

4. CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RECEIPT OF THE FINANCE DIRECTOR'S INVESTMENT REPORT AS OF JUNE 30, 2024, AND DIRECTING THE FILING THEREOF.

Motion made by Councilmember Ward 8 Peacock, Seconded by Councilmember Ward 1 Ball.

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 4 Grant, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

Receipt of the Finance Director's Investment Report was acknowledged.

Bids

5. CONSIDERATION OF AWARDING, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BID 2425-8 SUBMITTED BY CARGILL, INC., IN THE AMOUNT OF \$274.21 PER TON FOR THE PURCHASE OF SOLAR SALT FOR THE WATER TREATMENT FACILITY.

Acting as the Norman Utilities Authority

Motion made by Trustee Ward 2 Peacock, Seconded by Trustee Ward 1 Ball.

Voting Yea: Chairman Heikkila, Trustee Ward 1 Ball, Trustee Ward 2 Peacock, Trustee Ward 3 Montoya, Trustee Ward 4 Grant, Trustee Ward 5 Nash, Trustee Ward 6 Hinkle, Trustee Ward 7 Holman, Trustee Ward 8 Dixon.

All bids were accepted and Bid 2425-8 was Awarded to Cargill, Inc.

Donation

6. CONSIDERATION OF ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A DONATION IN THE AMOUNT OF \$2,600 FOR THE PURCHASE OF SUCTION UNITS FROM THE CLEVELAND COUNTY PUBLIC SAFETY SALES TAX COMMITTEE (CCPSST) TO BE USED BY THE NORMAN FIRE DEPARTMENT AND APPROPRIATION AS OUTLINED IN THE STAFF REPORT.

Motion made by Councilmember Ward 8 Peacock, Seconded by Councilmember Ward 1 Ball.

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 4 Grant, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

The donation from the Cleveland County Public Safety Sales Tax Committee was Accepted.

7. CONSIDERATION OF ACCEPTANCE AND APPROPRIATION OF A DONATION IN THE AMOUNT OF \$500 FROM THE J.M. WILLIAMS REVOCABLE TRUST TO THE NORMAN FIRE DEPARTMENT

Motion made by Councilmember Ward 8 Peacock, Seconded by Councilmember Ward 1 Ball.

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 4 Grant, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

The donation from J.M. Williams Revocable Trust was Accepted.

Contracts

8. CONSIDERATION OF ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CHANGE ORDER ONE TO CONTRACT K-2223-153: BY AND BETWEEN THE CITY OF NORMAN AND ARROYO'S CONCRETE LLC DECREASING THE CONTRACT AMOUNT BY \$45,543.79 FOR A REVISED AMOUNT OF \$362,558.71 AND THE FINAL ACCEPTANCE OF THE CONTRACT AND FINAL PAYMENT OF \$18,128.05, FOR THE MILLER AVENUE CURB AND GUTTER MAINTENANCE PROJECT.

Motion made by Councilmember Ward 2 Peacock, Seconded by Councilmember Ward 1 Ball.

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 4 Grant, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

Change Order One to Contract K-2223-153 was Approved.

9. CONSIDERATION OF ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AWARDED BID 2425-2; CONTRACT K-2425-1 AND CHANGE ORDER ONE: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND ARROYO'S CONCRETE L.L.C., IN THE AMOUNT OF \$532,590.62 FOR THE FYE 2025 SIDEWALK CONCRETE PROJECTS, PERFORMANCE BOND B-2425-1; STATUTORY BOND B-2425-2; MAINTENANCE BOND MB-2425-1, AND RESOLUTION R-2425-1 GRANTING TAX-EXEMPT STATUS

Motion made by Councilmember Ward 2 Peacock, Seconded by Councilmember Ward 1 Ball.

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 4 Grant, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

Bid 2425-2 was Accepted, Contract K-2425-1, Change Order One, and the associated bonds were Approved, and Resolution R-2425-1 was Adopted.

10. CONSIDERATION OF ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A GRANT IN THE AMOUNT OF \$10,000 FROM THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY TO BE USED TO HOLD TWO ELECTRONICS WASTE EVENTS IN FYE 2025 AND APPROVAL OF CONTRACT K-2425-9, AS OUTLINED IN THE STAFF REPORT.

Motion made by Councilmember Ward 2 Peacock, Seconded by Councilmember Ward 1 Ball.

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 4 Grant, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

The grant was Accepted and Contract K-2425-9 was Approved.

11. CONSIDERATION OF ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A GRANT IN THE AMOUNT OF \$4,000 FROM THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY TO BE USED TO PURCHASE EQUIPMENT FOR THE HOUSEHOLD HAZARDOUS WASTE FACILITY AND APPROVAL OF CONTRACT K-2425-10 AS OUTLINED IN THE STAFF REPORT.

Motion made by Councilmember Ward 2 Peacock, Seconded by Councilmember Ward 1 Ball.

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 4 Grant, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

The grant was Accepted and Contract K-2425-9 was Approved.

12. CONSIDERATION OF ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF A GRANT FROM THE STATE OF OKLAHOMA BY AND THROUGH THE OFFICE OF THE ATTORNEY GENERAL AND THE OKLAHOMA OPIOID ABATEMENT BOARD (OAB) FOR THE POLITICAL SUBDIVISIONS OPIOID ABATEMENT GRANT IN THE AMOUNT OF \$190,000 TO BE USED FOR AN APPROVED OPIOID ABATEMENT PROJECT IN THE CITY OF NORMAN; APPROVAL OF CONTRACT K-2425-21 BY AND BETWEEN THE STATE OF OKLAHOMA AND THE CITY OF NORMAN, AND BUDGET APPROPRIATION.

Motion made by Councilmember Ward 2 Peacock, Seconded by Councilmember Ward 1 Ball.

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 4 Grant, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

The grant was Accepted, Contract K-2425-21 was Approved, and the budget appropriation was Authorized.

13. CONSIDERATION OF ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2425-22: BY AND BETWEEN THE CITY OF NORMAN AND THE VIRTUE CENTER FOR A TOTAL OF \$190,000 TO IMPLEMENT THE APPROVED POLITICAL SUBDIVISIONS OPIOID ABATEMENT GRANT PROJECT WHICH CONSISTS OF A FREE EDUCATION AND AWARENESS PROGRAM, EXPANDING OUTPATIENT TREATMENT SERVICES FOR ADOLESCENTS AND ADULTS ADDICTED TO OPIATES, AND PROVIDING TRAINING FOR THERAPISTS IN EVIDENCE-BASED TREATMENT MODALITIES.

Motion made by Councilmember Ward 2 Peacock, Seconded by Councilmember Ward 1 Ball.

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 4 Grant, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

Contract K-2425-22 was Approved.

14. CONSIDERATION OF ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2425-23: A CONTRACT BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND THE ALTERNATIVE DISPUTE RESOLUTION SYSTEM OF THE STATE OF OKLAHOMA FOR CERTIFYING NORMAN'S DISPUTE MEDIATION PROGRAM BEGINNING JULY 1, 2024 AND ENDING JUNE 30, 2025.

Motion made by Councilmember Ward 2 Peacock, Seconded by Councilmember Ward 1 Ball.

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 4 Grant, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

Contract K-2425-23 was Approved.

15. CONSIDERATION OF ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2425-25: BY AND BETWEEN THE NORMAN UTILITIES AUTHORITY, DEL CITY MUNICIPAL SERVICES AUTHORITY, AND THE CENTRAL OKLAHOMA MASTER CONSERVANCY DISTRICT FOR THE PURCHASE OF UNUSED LAKE THUNDERBIRD WATER ALLOCATION AND APPROPRIATION AS OUTLINED IN THE STAFF REPORT.

Motion made by Councilmember Ward 2 Peacock, Seconded by Councilmember Ward 1 Ball.

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 4 Grant, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

Contract K-2425-25 was Approved.

16. CONSIDERATION OF ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF CONTRACT K-2425-31: A CONTRACT BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND FELICIA RISH AND ANDREA MONTGOMERY, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, IN THE AMOUNT OF \$65,198 FOR THE PURCHASE OF REAL ESTATE LOCATED AT 214 SOUTH LAHOMA AVENUE AND BUDGET TRANSFERS TO COVER VARIOUS CLOSING, DUE DILIGENCE AND DEMOLITION COSTS AS OUTLINED IN THE STAFF REPORT.

Motion made by Councilmember Ward 2 Peacock, Seconded by Councilmember Ward 1 Ball.

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 4 Grant, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

Contract K-2425-22 was Approved.

Resolutions

17. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-11: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AND THE MUNICIPAL AUTHORITY, AUTHORIZING AND APPOINTING CROSSLAND CONSTRUCTION, INC., AS PROJECT AGENT FOR THE REPLACEMENT OF THE GENERATOR FOR BUILDING 201 ASSOCIATED WITH IMPROVEMENTS FOR THE MUNICIPAL COMPLEX RENOVATION PROJECT FOR THE CITY OF NORMAN.

Motion made by Councilmember Ward 2 Peacock, Seconded by Councilmember Ward 1 Ball.

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 4 Grant, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

Resolution R-2425-11 was Adopted.

18. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-12: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, PROGRAMMING ACOG TAP FUNDING FOR TRANSPORTATION ALTERNATIVES FOR THE PEDESTRIAN CROSSING SYSTEMS ON 36TH AVENUE NW AND ON 24TH AVENUE NE.

Item 18, continued

Motion made by Councilmember Ward 2 Peacock, Seconded by Councilmember Ward 1 Ball.

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 4 Grant, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

Resolution R-2425-12 was Adopted.

19. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-13: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, PROGRAMMING ACOG TAP FUNDING FOR A PEDESTRIAN HYBRID BEACON SIGNAL ON 36TH AVENUE NW AT RUBY GRANT PARK.

Motion made by Councilmember Ward 2 Peacock, Seconded by Councilmember Ward 1 Ball.

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 4 Grant, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

Resolution R-2425-13 was Adopted.

NON-CONSENT ITEMS

Second Reading Ordinance

20. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-54 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTIONS 36-514 ("R-1, SINGLE-FAMILY DWELLING DISTRICT"), 36-516 ("R-2, TWO-FAMILY DWELLING DISTRICT"), AND 36-520 ("R-3, MULTIFAMILY DWELLING DISTRICT"), ALL IN CHAPTER 36 ("ZONING") OF THE CODE OF THE CITY OF NORMAN TO PERMIT R-1 USES FOR UNDERSIZED LOTS WHERE SUBDIVISION EXISTED AT ZONING ORDINANCE ADOPTION OR OCCURRED IN CONFORMITY WITH SECTION 30-605 OF THE NORMAN MUNICIPAL CODE AND ALL BOUNDARY LINES OF THE SUBJECT LOT TOUCH LANDS UNDER OTHER OWNERSHIP; AND PROVIDING FOR THE SEVERABILITY THEREOF.

Motion made by Councilmember Ward 2 Peacock, Seconded by Councilmember Ward 7 Holman.

Participants in discussion

1. Ms. Jane Hudson, Director of Planning and Community Development
2. Ms. Chelsey Gravel, Ward 4, asked questions
3. Ms. Sherylann Densow, Wards 4 and 6, made comments
4. Mr. Evan Dunn, Ward 7, proponent
5. Mr. Chris Mattingly, Director of Utilities

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 4 Grant, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

Ordinance O-2324-54 was adopted on Second Reading section by section.

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

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 3 Montoya, Councilmember Ward 4 Grant, Councilmember Ward 5 Nash, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

Ordinance O-2324-54 was adopted on Final Reading.

MISCELLANEOUS COMMENTS

Homeless Shelter and Homelessness

Chelsea Gravel, Ward 4, spoke on behalf of the *Norman Neighbors* Facebook group. She criticized current homeless initiatives, arguing they fail to address the broader deterioration of downtown Norman. She expressed concerns about unclean conditions (feces, dead birds) and lack of power washing downtown. She said there is an increase in crime and loitering and an impact on property values and business viability. She questioned the City's priorities, suggesting that funds spent on sheltering 50 individuals could be redirected to secure apartments. She called for accountability, security, cleanliness, and a multi-layered solution for mental illness and addiction, instead of continuing with what she described as short-term fixes.

Karlinda Gravel, Ward 4, cited data regarding arrests and criminal offenses among the homeless population in Norman: 2022: 527 homeless individuals arrested and 2023: 639 arrests; 2,118 offenses (21% increase). She asserted that 41% of serious crimes are committed by the homeless, according to Norman Police data. She called for a structured, multi-level facility on rural land, staffed and operated by the City and providers. She suggested alternative approaches, including FEMA-style tent encampments and more restrictive ordinances and offered her assistance to clean the downtown area and emphasized the need for tangible action, not just ongoing discussion.

Miscellaneous Comments, continued

Homeless Shelter and Homelessness, continued

Diana Hutzell, Ward 5, advocated for a transitional, 24/7 shelter that requires participation in sobriety, employment, and reintegration programs and is minimally reliant on taxpayer funds. She submitted a proposal suggesting repurposing buildings on the Griffin property, creating green spaces and dog parks nearby, and securing support through university and hospital endowments by leveraging volunteerism and a municipal court fee. She recommended a governance board to oversee shelter operations for transparency and accountability.

Marguerite Larson, Ward 6, expressed support for *A Friend's House* and for maintaining a transitional shelter. She argued that homelessness is growing due to rising housing costs. She criticized the Supreme Court ruling allowing punishment of unhoused individuals and warned Council closing the shelter without a replacement will burden the court system and law enforcement.

Sherylann Densow, Wards 4 and 6, criticized the current shelter as inadequate and urged the City to learn from successful models, such as *San Antonio's Haven for Hope* and *UNC partnerships in North Carolina*. She emphasized Norman cannot handle the problem alone and needs broader support and smarter allocation of resources. She argued that money is being misused due to manipulation of the Point-In-Time count.

Alex Lanphere, Ward 2, voiced support for *A Friend's House*, calling the staff effective given their limited resources. He opposed ending the contract without a viable long-term solution in place, arguing that doing so would worsen homelessness in downtown Norman.

Kathleen Stratton, Ward 8, voiced strong support for *A Friend's House* and *Food and Shelter for Friends*. She criticized divisive rhetoric and lack of compassion toward the unhoused, those with addictions, and members of the LGBTQ+ community. She emphasized that every person deserves a safe place to sleep, and failing to protect vulnerable individuals reflects poorly on the community.

Deanna Wilkinson, Ward 2, said she is a licensed clinical social worker with 30+ years of trauma recovery experience. She shared deep concern about the potential closure of *A Friend's House* without a safe, accessible alternative. She provided firsthand accounts of clients who faced homelessness, addiction, and trauma and emphasized the risks of returning traumatized individuals to the streets, including mental health decline and possible suicide. She urged the Council to consider the real human cost of inadequate shelter services.

Mayumi Windler, Ward 2, criticized the inconsistency between providing shelter for animals while resisting efforts to shelter people.

Jeanette Coker, Ward 4, admitted to becoming civically engaged only after a homeless shelter was proposed in East Norman. She expressed skepticism toward current services, claiming they enable rather than rehabilitate and advocated for a model of "tough love" with accountability and structured care. She suggested Norman help the number of people it can truly support—then expand that help gradually. She mentioned *Resurrection House* and *Life Skills Institute* as promising models and called for closure of the current warming shelter.

Miscellaneous Comments, continued

Homeless Shelter and Homelessness, continued

Floyd Carroll, Ward 4, spoke about personal loss of his home in Midwest City and how that experience relates to discussions about housing and homelessness. He raised concerns about unjust property seizure and struggles related to yard sales, vehicle licensing, and community theft. He suggested that children's bikes are stolen to build trailers for homeless transportation. He expressed an emotional connection to his neighborhood and disappointment in some City actions.

Paul Wilson, Ward 1, formerly homeless; credited a shelter for helping him get back on his feet. He advocated for a permanent shelter solution, warning that closing *A Friend's House* will put 50–55 people back on the streets. He emphasized that when other systems fail, the burden falls on the City. He highlighted the fragility of housing security, noting that most people are just a few paychecks away from homelessness and called for embracing the "Oklahoma Standard" by helping the unhoused as we would during natural disasters.

Trudy Sickles, Ward 5, longtime resident concerned about both the homeless population and the vitality of Norman's central business district. She joined others in urging the Council not to close *A Friend's House* until a permanent alternative shelter is established.

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Racism Stinks

Richard Baxter introduced himself as founder of *Racism Stinks*, a 501(c)(3) nonprofit and emphasized unity, community, and racial healing through collaboration. He announced the Skunk Dog Cookout on August 10 – serving 1,000 hot dogs and the upcoming Race Against Racism 5K in November. He encouraged participation from officials, citizens, and organizations in community events and policing initiatives.

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Property on Lahoma Street

Mayumi Windler, Ward 2, asked about the future of a property on Lahoma Street if the City purchases and demolishes it. She suggested Habitat for Humanity or other constructive uses of the land. She proposed community gardens and fruit trees in City parks to combat food insecurity and replacing ornamental trees with fruit-bearing ones.

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Warrant Clearing Event

Dan Munson, Ward 6, announced a warrant-clearing event at *The Well*.

*

Rock Creek Entertainment Tax Increment Finance (TIF) District

Dan Munsen, Ward 6, raised concerns about the proposed Entertainment TIF District. He questioned whether increased revenue from college sports conferences (Big 12 vs. SEC) could offset arena costs. He asked for transparency on how fees (ticketing, parking) would be used to pay down debt and queried about the contingency plan if sales/property tax projections fall short.

Miscellaneous Comments, continued

Water and Sewer Connection Fees

Dan Munson, Ward 6, requested clarity on water/sewer connection fees, especially for larger infrastructure required by arena development. He questioned whether more water would need to be purchased from Oklahoma City to support new development.

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Evan Dunn, Ward 7, thanked those who contributed creative and alternative solutions to city issues. He emphasized the need for broader educational access and critical thinking to tackle long-term societal problems. He touched on integrating entertainment, enlightenment, and agriculture in urban planning and suggested repurposing wasted land for community food production.

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Council Compensation

Evan Dunn, Ward 7, urged Council to increase their compensation and approach governance with deeper philosophical and practical vision.

21. DISCUSSION REGARDING A POSSIBLE LOCATION FOR THE HOMELESS SHELTER AND CLOSURE OF THE GRAY STREET LOCATION.

Mayor and Council engaged in a discussion regarding a new potential location for a homeless shelter, prompted by a renewed evaluation of a building on the Griffin Memorial Hospital campus, which was initially considered more than two years ago.

City Manager Darrel Pyle opened the discussion by recounting prior efforts to utilize a vacant state-owned building on the Griffin campus. At the time, the Oklahoma Department of Mental Health and Substance Abuse Services (ODMHSAS) declined to lease the facility due to plans to sell the property. However, with the property still unsold and the new Central Behavioral Health Hospital not expected to be operational until mid-2027, Staff revisited the opportunity.

Recent effort site visits with Councilmembers and Staff, discussion with ODMHSAS and upcoming meeting with OMES (Office of Management and Enterprise Services), the state agency responsible for surplus property, and an arrangement in which the City may temporarily occupy the facility, potentially at no cost, while the state transitions operations to Oklahoma City.

City Manager Pyle also noted the City has appraised the Sutton Wilderness and soccer park areas, offering to purchase those lands, potentially strengthening their position for the shelter lease.

Mr. Jason Olsen, Director of Parks and Recreation, and City Building Officials provided a high-level feasibility review of the property:

- *Building Condition*: Reasonably good condition for its age and lack of recent use.
- *Cooling System*: Chiller system is nonfunctional; boiler for heating remains operational.
- *Restrooms and Sprinklers*: More restrooms than the current shelter. Partial fire sprinkler coverage.
- *Sleeping Area*: Large gymnasium space identified as primary sleeping quarters; may require temporary partitioning.
- *Fire Safety Needs*: Installation of 90-minute fire doors and evaluation of existing fire walls. Building-wide fire suppression required in sleeping areas.
- *Heating and Air Conditioning (HVAC) Plan*: Proposing smaller, localized HVAC units to avoid altering fire-rated walls.
- *Water/Sewer Lines*: Functional but will need testing and verification.
- *Technology and Safety Upgrades*: Smoke and carbon monoxide detectors to be installed or updated.

Timeline Estimate:

- Best case scenario: Building could be operational in 3 months.
- Worst-case scenario: Could take up to 6 months, depending on needed repairs.

Capacity and Budget Considerations

- *Occupancy*: Minimum same capacity as current shelter; potential to double with available space.
- *Cost Estimate*:
 - Best case: ~\$100,000
 - Worst-case: Up to \$500,000
- *Previous Gray Street Estimate*: Approximately \$220,000 for renovations.

Councilmember Peacock asked about the projected timeline and budget range. Satisfied with the preliminary three-to-six-month range.

Councilmember Grant inquired about the timeline to get ahead of pending state law changes, possibly before November. She asked about historical occupancy estimates (2021 vs. 2024) confirmed similar or potentially higher capacity at the Griffin site. She clarified that \$500,000 previously allocated to the 718 North Porter property was reabsorbed into the capital budget. She supported exploring the Griffin site again, noting historical use of the property for social services and its proximity to critical partners such as Food and Shelter, Cleveland County Health Department, and Central Oklahoma Community Mental Health Center. She also emphasized concerns about displacing unhoused residents without an immediate replacement site.

Councilmember Ball expressed strong concerns regarding the current shelter operator's performance and the audit report findings. He highlighted 19 operational deficiencies including personnel mismanagement, financial misconduct, and unsafe conditions. He said there were public safety concerns with 122 emergency calls related to overdoses and assaults. He asked about the City's liability based on the audit findings. He stated opposition to continuing the current contract and called for a new approach, favoring a sobering center operating in collabor-

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ation with agencies like Norman Regional Hospital, Red Rock, Cleveland County, and law enforcement.

City Attorney Rick Knighton clarified that the current operational model was chosen specifically to limit the City's liability under Oklahoma's Governmental Tort Claims Act. Any liabilities related to shelter operations would primarily fall on the independent contractor. Staff is currently reviewing and amending the shelter contract to address audit findings.

Councilmember Holman highlighted historical use of the Griffin site for public health and its strategic location. He recalled past Council direction that led to rapid conversion of 109 West Gray Street as an emergency measure. He supported using funds from the sale of 718 North Porter to invest in this new site and emphasized the need for a stable and long-term solution.

Councilmember Dixon said the Downtowners Association expressed no opposition to the Griffin location.

Mayor Heikkila voiced frustration with repeated relocations and inadequate shelters. He suggested using hotel vouchers as a short-term measure instead of committing additional funds to an interim building. Recommended involving the Continuum of Care (COC) for hotel placements and suggested greater involvement from faith-based and community groups for long-term solutions.

Councilmember Hinkle supported the relocation of Gray Street if a better solution exists. He expressed concern over the lack of case management and pathways out of homelessness and urged for partnerships with the County and others to support services, not just infrastructure. He suggested possibly smaller facilities across Norman.

Staff and Councilmembers discussed the existing presence of group homes across Norman, which operate inconspicuously in residential neighborhoods and are not subject to restrictive zoning. Councilmember Grant identified Oxford Houses as one such example, though noted variability in their operations. These homes provide housing for multiple unrelated individuals, are self-governed, and receive minimal resistance from the community. City Manager Pyle emphasized the importance of understanding how these homes receive funding to explore replicable, sustainable models.

Multiple Councilmembers reiterated that simply providing shelter is insufficient without wraparound services and a clear path toward permanent stability. Councilmember Hinkle stressed the need for metrics and structured support systems to ensure residents have opportunities to transition out of homelessness. Concerns were raised about capacity doubling in a future facility without adequate staffing and service support, especially as many service providers are already facing resource shortfalls.

Councilmember Peacock advocated for the shelter to be a 24-hour operation to reduce the burden on neighborhoods and improve the lives of shelter residents. Others echoed that a day shelter with embedded services would minimize loitering downtown and increase access to care.

Item 21, continued

Several Councilmembers expressed interest in exploring hotel voucher programs as a transitional strategy, particularly for families or vulnerable individuals. Mayor Heikkila suggested this could be more cost-effective in the short term than funding a facility. The Council acknowledged that the Continuum of Care (COC) and other providers may already have some infrastructure in place for administering such programs.

Councilmember Grant reported that Red Rock Behavioral Health Services may be interested in relocating to Griffin and could be involved in a new shelter or sobering center project. She also mentioned the possibility of partnering with groups like Envision Success for Veterans for housing solutions tailored to veterans. Councilmembers urged leveraging partnerships with Cleveland County, Red Rock, Norman Regional, and others for case management and potential medical billing opportunities.

Councilmember Grant and others reiterated the importance of permanent supportive housing as a long-term solution, not just emergency shelter. Affordable housing shortages and lengthy voucher waitlists were cited as systemic barriers to exiting homelessness. Tiny homes and other permanent supportive housing options were acknowledged as promising but requiring more integration of services.

Councilmember Nash strongly supported the proposed Griffin site, citing its central location, size, access to restrooms and showers, and proximity to partner agencies. He emphasized urgency in bringing the facility online as soon as possible and adapting existing contracts to enable a 24-hour operation. He argued that offering secure shelter space makes enforcement of behavioral issues downtown more justifiable, as it gives individuals a legitimate place to go.

Next Steps / Action Items:

- Await response from ODMHSAS/OMES regarding the potential lease of the Griffin facility.
- Staff continue developing a detailed cost estimate and renovation plan, including HVAC and fire safety modifications.
- City to consider the feasibility of temporary hotel voucher programs, case management partnerships, and pursuing a sobering center model.
- Further Council discussion to follow after state feedback and review of all available options.
- City Manager confirmed that Staff had sufficient direction to move forward with further analysis and negotiations regarding the Griffin site and other options.
- Updates will be sent to Council as progress is made.
- Future discussions may be scheduled via pre-council conferences or study sessions to allow deeper exploration of funding, partnerships, facility improvements, and service models.

ADJOURNMENT

The meeting adjourned at 8:27 p.m.

ATTEST:



City Clerk



Mayor