



CITY OF NORMAN, OK CITY COUNCIL BUSINESS & COMMUNITY AFFAIRS COMMITTEE MEETING

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

Thursday, June 04, 2026, at 4:00 PM

MINUTES

The City Council Business & Community Affairs Committee of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Executive Conference Room on the 4th day of June 2026, at 4:00 p.m. and notice of the agenda of the meeting were posted at the Municipal Building at 201 West Gray and on the City website at least 24 hours prior to the beginning of the meeting.

CALL TO ORDER

Chairman Peacock called meeting to Order at 4:00 p.m.

PRESENT:

Councilmember Ward 2 Matthew Peacock (Chair)
Councilmember Ward 7 Kimberly Blodgett

ABSENT:

Councilmember Ward 4 Helen Grant
Councilmember Ward 6 Joshua Hinkle
Councilmember Ward 8 Scott Dixon

OTHER PRESENT:

Councilmember Ward 1 David Gandesbery
Councilmember Ward 3 Robert Bruce
Councilmember Ward 5 Trey Kirby
Ms. Ashlynn Wilkerson, Assistant City Attorney I
Mr. Jason Olsen, Director of Parks and Recreation
Ms. Kathryn Walker, Assistant City Attorney IV
Mr. Troy Williams, Branch Communication Manager Verizon Wireless
Ms. Sandra Simeroth, Administrative Technician IV

AGENDA ITEMS

1. DISCUSSION REGARDING CELL PHONE TOWERS IN CITY PARKS.

Mr. Jason Olsen, Director of Parks and Recreation, presented a proposal from Verizon Wireless to construct a 120-foot monopole cellular tower within Griffin Park. The proposed facility would occupy an approximately 50-foot by 50-foot fenced area. Verizon presented two lease options to staff:

Item 1, continued

- Lease Option: Five-year lease at \$1,000 per month, with automatic five-year renewals (up to nine renewals) and a 10% rent increase every five years.
- Lump Sum Option: \$250,000 upfront payment in exchange for a 50-year easement.

A site location map was presented showing the proposed tower location near existing utilities within Griffin Park.

Mr. Olsen also said Verizon indicated a willingness to work with the City to ensure the tower is aesthetically compatible with the park and that the City would retain the right to install emergency communications equipment, including sirens or public safety communications infrastructure, subject to technical feasibility. The City of Norman currently leases space on approximately ten existing water towers and communication structures for wireless facilities, with existing lease rates generally ranging from \$1,500 to \$4,000 per month, while noting those facilities already have supporting infrastructure in place.

Mr. Olsen explained that the request for an upfront payment was intended to help fund future park improvements, including a highly accessible playground and public restroom facilities in the northeast portion of Griffin Park. The estimated construction costs for these improvements are approximately \$1.0 million to \$1.25 million.

Councilmembers discussed the proposed lease terms, including the renewal schedule, rent escalation provisions and the overall 50-year term.

Mr. Troy Williams, Branch Communication Manager for Verizon Wireless, said the tower would be a self-supporting monopole with no guide wires. The fenced compound would measure approximately 50 feet x 50 feet. Landscaping, privacy screening, and aesthetic enhancements could be incorporated into the project. The maintenance of the leased compound would be the responsibility of Verizon Wireless.

Councilmembers asked if other cell companies could collocate onto the structure.

Mr. Williams said they could, but no additional lease payments would be made to the City of Norman.

Councilmembers discussed concerns about grounds maintenance responsibilities remaining with the lessee and had reservations about establishing a precedent for locating commercial telecommunications facilities within public parks. Councilmembers requested additional research before proceeding and would like this to be presented in a meeting with all Councilmembers present.

Mr. Olsen said Staff would research zoning and parkland regulations applicable to communications towers. Additionally, Staff would determine the feasibility of installing Emergency Warning Sirens and City Communications equipment on the proposed tower.

ADJOURNMENT

The meeting was adjourned at 4:29 p.m.