



CITY OF NORMAN, OK CITY COUNCIL SPECIAL MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Tuesday, June 10, 2025 at 5:00 PM

MINUTES

The City Council of the City of Norman, Cleveland County, State of Oklahoma, met in Special Session in the Municipal Building Conference Room, on Tuesday, June 10, 2025 at 5:00 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 48 hours prior to the beginning of the meeting.

Mayor Heikkila called the meeting to order at 5:00 p.m.

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 Matthew Peacock

ABSENT

Councilmember Ward 1 Austin Ball

AGENDA ITEMS

1. PRESENTATION OF THE WESTWOOD MASTER PLAN.

Mr. Jason Olsen, Director of Parks and Recreation, introduced the presentation of the *Westwood Master Plan*, a key element in future parks and recreation development, with the potential to be included in a future Norman Forward bond election. The plan is the result of nearly a year of work, involving a steering committee appointed by the Parks Board, extensive public input, and design consultation. Westwood Park is an aging facility with significant potential to become self-sustaining through thoughtful reinvestment. The plan includes revitalization of the golf course, clubhouse, tennis, pickleball, and parking infrastructure.

The Project Team included GSB Architects (Mike Hinchey) – Lead architect firm; CEC Design (Colton Craig) – Golf course redesign; Tom Hoch Design – Golf clubhouse programming and interior design; and Wallace Engineering – Civil engineering and utilities research.

Item 1, continued

Mr. Hinchey, said initial programming began in June 2023, focusing on evaluating existing facilities and defining future needs. Public input was gathered through on-site displays; public comment cards; in-person presentations at Westwood Golf and Tennis facilities; and Committee review meetings.

Tennis Courts: Mr. Hinchey said the Plan evolved in response to community feedback e.g. relocating tennis courts away from Robinson due to noise complaints; adjustments to landscaping to minimize leaf debris on courts; access control enhancements via fencing and pro shop entry; elimination of outdoor junior courts in favor of a fourth indoor tennis court; and traffic circulation, parking expansion, and potential future access points.

Site Redevelopment Overview

Facilities Proposed:

- New Golf Clubhouse with adjacent cart staging and dining-facing golf views
- Covered Hitting Tees with Topgolf-style experience and AV integration
- Reimagined Tennis and Pickleball Complex:
 - 12 outdoor tennis courts (2 stadium courts)
 - 4 indoor tennis courts
 - 8 indoor pickleball courts
 - Dedicated bar, food, and restroom access
- Parking: 250+ spaces added to existing 379 for better accessibility
- Aquatic Facility: Continued operations, with added nearby parking
- Golf Maintenance Facility: Relocated for improved service logistics

Golf Course: Mr. Colton Craig, SEC Design, highlighted the course redesign. He said the goal is to make Westwood the top municipal golf course in Oklahoma.

- Primary improvements:
 - Replace failing irrigation, increase reservoir capacity
 - Reduce bunker square footage and improve drainage
 - Re-route holes to align better with new buildings and safety standards
 - Create stronger visual identity and style ("Wild Westwood" theme)
 - Reposition greens/tees to improve aesthetics, function, and walkability
 - Expand main pond by two to three times and implement dry creek drainage features
 - Add screening and planting to enhance course experience and reduce outside distractions

New layout includes:

- Flipping holes one and 10
- Aligning ninth hole to face the new clubhouse instead of the aquatic center
- Creating a community-focused central hub with flexible outdoor seating and event space

The estimated total cost is \$55 million and Includes buildings, golf course, infrastructure, and utilities. Future cost projections estimate are provided for five, 10, and 15 years out. The construction timeline: Golf course: ~14 months, Clubhouse: ~18 months, and the Tennis facility: ~ eight months for a total of 18 months with phased scheduling.

Council Discussion

- Par 70 Course Viability:
 - PGA tournaments have been hosted on par 70 courses.
 - Proposed layout increases course length from ~6,200 yards to over 6,500 yards, meeting standards for more competitive tournaments.
- Indoor Tennis Facility Replacement:
 - The current indoor facility (built ~2019) is durable and could be repurposed (e.g., maintenance or auctioned).
 - A 15–20 year service window was estimated; it may be removed to optimize site planning in the long term.
- Access and Traffic Flow:
 - Concerns raised about future access via T Drive and connectivity to existing traffic signals.
 - Staff acknowledged the importance and indicated willingness to pursue property acquisitions or easements if needed.
 - Mention of opening a right-turn access near the former EMSA/recycling area on Robinson.

Council expressed appreciation for the Comprehensive Master Plan, commitment to public input, and responsiveness of the design team. Staff noted that next steps would include continued refinement, community education, and potential placement in a future Norman Forward bond proposal.

2. CONSIDERATION OF ADJOURNING INTO AN EXECUTIVE SESSION TO DISCUSS PENDING LITIGATION IN THE CASE OF KEVIN HAHN V. CITY OF NORMAN, CLEVELAND COUNTY DISTRICT COURT CASE CJ-2021-210 TB, AS AUTHORIZED BY OKLAHOMA STATUTES, UNDER TITLE 25 § 307(B)(4) AND THE EMPLOYMENT OF THE INTERNAL AUDITOR AS AUTHORIZED BY OKLAHOMA STATUTES, UNDER TITLE 25 § 307(B)(1).

Motion made by Councilmember Ward 6 Hinkle to adjourn out of the Special Session and convene and Executive Session, Seconded by Councilmember Ward 8 Dixon.

Voting Yea: Mayor Heikkila, 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 City Council adjourned into Executive Session at 5:45 p.m. Mr. Darrel Pyle, City Manager; Mr. Rick Knighton, City Attorney; Ms. AshLynn Wilkerson; Ms. Shannon Stevenson, Assistant City Attorney; and Ms. Shaakira Calnick, Internal Auditor, were in attendance at the Executive Session.

Item 2, continued

Motion made by Councilmember Ward 7 Holman to reconvene the Special Session, Seconded by Councilmember Ward 4 Grant.

Voting Yea: Mayor Heikkila, 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 Executive Session was adjourned out of and the Special Session was reconvened at 6:11 p.m.

Pending litigation in the case of Kevin Hahn v. City of Norman, was discussed in Executive Session. No action was taken and no votes were cast.

The meeting recessed at 6:12 p.m.

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Mayor Heikkila declared the Special Session reconvened at 7:14 p.m.

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

Voting Yea: Mayor Heikkila, 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 City Council adjourned into Executive Session at 7:15 p.m., Mr. Rick Knighton, City Attorney, and Mr. Darrel Pyle, City Manager, were in attendance at the Executive Session.

The Executive Session was adjourned out of and the Special Session was reconvened at 8:21 p.m.

The employment of the Internal Auditor was discussed in Executive Session. No action was taken and no votes were cast.

2. CONSIDERATION OF THE REMOVAL, SUSPENSION, OR RESIGNATION OF THE CITY OF NORMAN INTERNAL AUDITOR.

This item was not considered or discussed.

ADJOURNMENT

The meeting was adjourned at 8:23 p.m.

ATTEST:

Brenda Hall

City Clerk



[Signature]

Mayor