



CITY OF NORMAN, OK CITY COUNCIL SPECIAL MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Tuesday, September 17, 2024 at 6:30 PM

MINUTES

The City Council of the City of Norman, Cleveland County, State of Oklahoma, met in Special Session in the Council Chambers of the Norman Municipal Building on the 17th day of September, 2024, at 6:30 p.m., and notice and agenda of the meeting were posted at the Municipal Building at 201 West Gray 48 hours prior to the beginning of the meeting.

CALL 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.

PUBLIC HEARING

1. CONDUCTING AND CLOSING THE SECOND PUBLIC HEARING FOR CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE ROCK CREEK ENTERTAINMENT DISTRICT PROJECT PLAN AND ITS PROPOSED INCREMENT DISTRICT NO. 4, CITY OF NORMAN, A SALES TAX INCREMENT DISTRICT, AND INCREMENT DISTRICT NO. 5, CITY OF NORMAN, AN AD VALOREM INCREMENT DISTRICT.

Motion made by Councilmember Ward 7 Holman, Seconded by Councilmember Ward 6 Hinkle.

Item 1, continued

Participants in discussion

1. Ms. Kathy O'Connor, Co-Align Group
2. Mr. Sean Rieger, attorney, representing the developer
3. Mr. Danny Lovell, CEO, Rainier Company, developer
4. Mr. Joe Castiglione, Vice-President and Director of Athletics, University of Oklahoma, proponent
5. Mr. Joseph Harroz, President, University of Oklahoma (OU), proponent
6. Mr. Dan Munson, Ward 6, made comments
7. Mr. Rob Norman, Ward 3, made comments
8. Mr. Paul Arcaroli, Ward 3, protestant
9. Mr. Andrew Rosenow, Ward 6, protestant
10. Ms. KJ Kindler, OU Women's Gymnastics Coach, proponent
11. Ms. Jennie Baranczyk, OU Women's Basketball Coach, proponent
12. Mr. Gregg Garn, Ward 7, proponent
13. Mr. Alex Lanphere, Ward 2, protestant
14. Mr. Jalal Farzaneh, Ward 3, proponent
15. Mr. Mohammad Farzaneh, Ward 3, proponent
16. Mr. Marguerite Larson, Ward 6, protestant
17. Mr. Greg Heiple, Ward 4, protestant
18. Mr. Dan Schemm, President, Visit Norman, proponent
19. Ms. Hollye Hunt, Ward 3, proponent
20. Mr. Scott Martin, CEO, Norman Chamber of Commerce, proponent
21. Ms. Shelley Cox, Ward 3, proponent
22. Mr. Paul Bell, Ward 4, protestant
23. Mr. Marcus Bowman, Ward 8, proponent
24. Mr. Sean Burrage, Ward 4, proponent
25. Ms. Mayumi Windler, Ward 2, protestant
26. Mr. Robert Castleberry, Ward 3, proponent
27. Mr. Kenny Adams, Ward 2, proponent
28. Mr. Trey Kirby, Ward 5, made comments
29. Mr. Greg Burge, Ward 7, protestant
30. Ms. Lesley Noble, Ward 3, protestant
31. Mr. Kyle Allison, Ward 3, proponent
32. Mr. Stephen Ellis, Ward 4, protestant
33. Ms. Alison Petrone, Ward 3, protestant
34. Ms. Pam Post, Ward 5, protestant
35. Mr. Mark Campbell, Ward 2, protestant
36. Mr. Chris Moxley, Ward 3, proponent
37. Ms. Becca Opheim, Ward 8, proponent
38. Mr. Russell Rice, Ward 2, protestant
39. Ms. Laura Moxley, Ward 3, proponent
40. Ms. Tracy Bates, Ward 8, made comments
41. Mr. Jayke Flaggert, Ward 4, proponent
42. Mr. John Nolan, Ward 2, protestant
43. Mr. Ben Plummer, Ward 4, protestant
44. Ms. Casey Vineyard, Ward 3, proponent
45. Mr. Matt Schaeperkoetter, Ward 3, proponent
46. Ms. Margaret Blevins, Slaughterville, made comments
47. Mr. Dillon Stanley, Ward 6, proponent
48. Mr. Caleb McGee, Ward 4, protestant

Item 1, continued

Participants in discussion, continued

49. Mr. Trey Bates, Ward 8, made comments
50. Mr. McK Williams, Ward 8, proponent
51. Mr. Tracey Williamson, Ward 5, protestant
52. Ms. Kie Wooldridge, Ward 7, proponent
53. Mr. Ray Howerton, Ward 2, protestant
54. Ms. Cynthia Rogers, Ward 4, protestant
55. Mr. Paul Wilson, Ward 1, proponent
56. Mr. Brad Shipman, Ward 3, proponent
57. Mr. Bob Post, Ward 5, protestant
58. Mr. Bill Waterhouse, Ward 4, asked questions
59. Mr. Richard McKown, Ward 8, proponent
60. Mr. Walker Wambsganns, Ward 4, proponent
61. Ms. Jeanette Coker, Ward 4, made comments
62. Mr. Rick Sondag, Ward 5, made comments
63. Mr. Cory Salazar, Ward 4, protestant
64. Mr. Evan Dunn, Ward 7, protestant
65. Mr. Porter Mosier, OU Men's Basketball Coach, proponent
66. Mr. James Howard, Ward 3, proponent

Motion made by Councilmember Ward 2 Peacock, 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

The motion carried and the public hearing was closed.

NON-CONSENT ITEMS

2. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-2 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, APPROVING AND ADOPTING THE ROCK CREEK ENTERTAINMENT DISTRICT PROJECT PLAN; DESIGNATING AND ADOPTING PROJECT AREA AND INCREMENT DISTRICT BOUNDARIES; SETTING EFFECTIVE DATES FOR THE INCREMENT DISTRICTS; ADOPTING CERTAIN FINDINGS; AUTHORIZING THE CITY OF NORMAN AND THE NORMAN TAX INCREMENT FINANCE AUTHORITY TO CARRY OUT AND ADMINISTER THE PROJECT PLAN; RATIFYING AND CONFIRMING THE ACTIONS, RECOMMENDATIONS AND FINDINGS OF THE REVIEW COMMITTEE AND THE NORMAN PLANNING COMMISSION; AND PROVIDING FOR THE SEVERABILITY THEREOF.

Motion made by Councilmember Ward 8 Dixon, Seconded by Councilmember Ward 1 Ball

Item 2, continued

Participants in discussion

1. Mr. Sean Rieger, attorney representing the developer
2. Mr. Anthony Francisco, Director of Finance
3. Mr. Danny Lovell, developer
4. Mr. Darrel Pyle, City Manager
5. Mr. David Floyd, attorney for Cleveland County Recreational and Entertainment Facilities Authority
6. Ms. Emily Polmery, Center for Economic Development Law
7. Mr. Rick Knighton, Interim City Attorney
8. Mr. Terry Haynes, SMC Consulting Engineers, engineer for the developer
9. Mr. David Neher, President, Rainer Development Company, developer
10. Mr. Scott Sturtz, Interim Director of Public Works

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

Voting Nay: Councilmember Ward 3 Montoya, Councilmember Ward 4 Grant, Councilmember Ward 5 Nash, Councilmember Ward 7 Holman

O-2425-2 was adopted on Second Reading Section by Section.

Motion made by Councilmember Ward 1 Ball, Seconded by Councilmember Ward 8 Dixon

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 6 Hinkle, Councilmember Ward 8 Dixon

Voting Nay: Councilmember Ward 3 Montoya, Councilmember Ward 4 Grant, Councilmember Ward 5 Nash, Councilmember Ward 7 Holman

O-2425-2 was adopted on Final Reading.

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF CONTRACT K-2425-55: BY AND BETWEEN THE CITY OF NORMAN; THE NORMAN TAX INCREMENT FINANCE AUTHORITY; UNP NORTH, L.L.C.; AND THE CLEVELAND COUNTY RECREATIONAL AND ENTERTAINMENT FACILITIES AUTHORITY FOR AN ECONOMIC DEVELOPMENT AGREEMENT FOR THE ROCK CREEK ENTERTAINMENT DISTRICT.

Motion made by Councilmember Ward 8 Dixon, Seconded by Councilmember Ward 1 Ball

Item 3, continued

Participants in discussion

1. Mr. Danny Lovell, CEO, Rainer Development Company, developer

Voting Yea: Mayor Heikkila, Councilmember Ward 1 Ball, Councilmember Ward 2 Peacock, Councilmember Ward 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

Voting Nay: Councilmember Ward 3 Montoya, Councilmember Ward 4 Grant, Councilmember Ward 5 Nash

Contract K-2425-55 was approved.

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-35 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE PART OF THE EAST HALF (E/2) OF SECTION FOURTEEN (14), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED EAST OF I-35 BETWEEN CORPORATE CENTRE DRIVE AND ROCK CREEK ROAD)

Motion made by Councilmember Ward 8 Dixon, Seconded by Councilmember Ward 2 Peacock

Participants in discussion

1. Ms. Marguerite Larson, Ward 6, made comments
2. Ms. Mayumi Windler, Ward 2, made comments
3. Ms. Pam Post, Ward 5, protestant
4. Mr. Paul Wilson, Ward 1, proponent
5. Mr. Evan Dunn, Ward 7, made comments

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

Voting Nay: Councilmember Ward 5 Nash

O-2425-2 was adopted on Second Reading Section by Section.

Item 4, continued

Motion made by Councilmember Ward 8 Dixon, Seconded by Councilmember Ward 2 Peacock

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

Voting Nay: Councilmember Ward 5 Nash

O-2425-2 was adopted on Final Reading.

5. CONSIDERATION OF AWARDING, ACCEPTANCE, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-12 PRELIMINARY PLAT FOR THE UNIVERSITY NORTH PARK ENTERTAINMENT DISTRICT, A PLANNED UNIT DEVELOPMENT (LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF 24TH AVENUE NW AND WEST ROCK CREEK ROAD).

Motion made by Councilmember Ward 8 Dixon, 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 6 Hinkle, Councilmember Ward 7 Holman, Councilmember Ward 8 Dixon

Voting Nay: Councilmember Ward 5 Nash

The preliminary plat was approved.

ADJOURNMENT

The meeting was adjourned at 1:40 a.m.

City Clerk

Mayor