



CITY OF NORMAN, OK CITY COUNCIL REGULAR MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Tuesday, February 08, 2022 at 6:30 PM

AGENDA

Acting as the City Council. Norman Utilities Authority, Norman Municipal Authority and the Norman Tax Increment Finance Authority

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, retaliation, 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

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

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

CITY COUNCIL MINUTES OF JANUARY 18, 2022
NORMAN UTILITIES AUTHORITY MINUTES OF JANUARY 18, 2022
NORMAN MUNICIPAL AUTHORITY MINUTES OF JANUARY 18, 2022
NORMAN TAX INCREMENT FINANCE AUTHORITY MINUTES OF JANUARY 18, 2022

PROCLAMATIONS

2. CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, AMENDMENT, AND/OR POSTPONEMENT OF PROCLAMATION P-2122-20: A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAIMING THE MONTH OF FEBRUARY, 2022, AS BLACK HISTORY MONTH IN THE CITY OF NORMAN.
3. CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, AMENDMENT, AND/OR POSTPONEMENT OF PROCLAMATION P-2122-21: A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAIMING FEBRUARY 1 THROUGH FEBRUARY 15, 2022, AS LUNAR NEW YEAR IN THE CITY OF NORMAN.

4. CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, AMENDMENT, AND/OR POSTPONEMENT OF PROCLAMATION P-2122-22: A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAIMING THURSDAY, FEBRUARY 17, 2022, AS RANDOM ACTS OF KINDNESS DAY IN THE CITY OF NORMAN.

COUNCIL ANNOUNCEMENTS

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 5 through Item 16 be placed on the consent docket.

First Reading Ordinance

5. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2122-33 UPON FIRST READING BY TITLE: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 460 OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOTS THIRTY-TWO (32), AND THIRTY-THREE (33), LESS THE EAST 25 FEET THEREOF, BLOCK THIRTEEN (13), OF M.C. RUNYAN SUBDIVISION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-3, INTENSIVE COMMERCIAL DISTRICT, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (115 SOUTH PETERS AVENUE)

Appointments

6. CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MAYOR’S APPOINTMENTS AS FOLLOWS:

ADA CITIZENS ADVISORY COMMITTEE

TERM: 02-08-22 TO 05-28-22: DECEMBER AMBOS, WARD 6

BICYCLE ADVISORY COMMITTEE

TERM: 02-13-22 TO 02-13-25: OLGA CAULFIELD, WARD 6

TERM: 02-13-22 TO 02-13-25: MICHAEL DICK, WARD 2

TERM: 02-13-22 TO 02-13-25: NATHAN BARRON, WARD 7

TERM: 02-08-22 TO 02-13-24: BRIANN ZIMMERMANN, WARD 2

BOARD OF APPEALS

TERM: 02-08-22 TO 02-03-26: LEANNA RICHTER, WARD 4

TERM: 02-03-22 TO 02-03-26: JON HORN, WARD 3

BOARD OF PARKS COMMISSIONERS

TERM: 01-01-2022 TO 01-01-2025: CHRISTOPHER MOXLEY, WARD 3

TERM: 01-01-2022 TO 01-01-2025: ALLISON MAY, WARD 5

TERM: 01-01-2022 TO 01-01-2025: KRISTI ISACKSEN, WARD 2

GREENBELT COMMISSION

TERM: 02-08-2022 TO 07-13-2022: ZACH DUFRAN, WARD 2

NORMAN FORWARD CITIZENS FINANCE OVERSIGHT BOARD

TERM: 02-08-2022 TO 12-22-2023: ANDY SHERRER, WARD 3

PLANNING COMMISSION

TERM: 02-08-2022 TO 11-01-2022: SHAUN AXTON, WARD 1

PUBLIC SAFETY OVERSIGHT COMMITTEE

TERM: 02-10-2022 TO 02-10-25: MIKE RAINER, WARD 7

SOCIAL AND VOLUNTARY SERVICES COMMISSION

TERM: 12-09-2021 TO 12-09-24: VICTORIA HARRISON, WARD 2

TERM: 02-08-2022 TO 12-09-2024: KEVIN WOODFORK, II, WARD 8

TERM: 12-09-2021 TO 12-09-2024: ANN WAY, WARD 1

Donation

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

Surplus/Obsolete

8. CONSIDERATION OF DECLARATION, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF SURPLUS AND/OR OBSOLETE EQUIPMENT AND MATERIALS AND AUTHORIZING THE DISPOSAL THEREOF.

Certificate of Survey

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF NORMAN RURAL CERTIFICATE OF SURVEY COS-2122-6: FOR FOUR D ACRES WITH A VARIANCE IN THE MINIMUM ACREAGE REQUIREMENT AND EASEMENTS E-2122-28 AND E-2122-29. (LOCATED ON THE SOUTH SIDE OF EAST ROCK CREEK ROAD APPROXIMATELY ONE-QUARTER MILE WEST OF 60TH AVENUE NE.)
10. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF NORMAN RURAL CERTIFICATE OF SURVEY COS-2122-7: FOR DENVER ESTATES WITH A VARIANCE IN THE PRIVATE ROAD WIDTH REQUIREMENT FROM 20 FEET TO 12 FEET AND IN THE MINIMUM ACREAGE REQUIREMENT FOR ALL FOUR LOTS AND EASEMENT. E-2122-30. (GENERALLY LOCATED ONE-QUARTER MILE NORTH OF EAST LINDSEY STREET ON THE EAST SIDE OF 108TH AVENUE SE.)

Contracts

11. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AMENDMENT NO. TWO TO CONTRACT K-1718-110: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND SCIENS, L.L.C., INCREASING THE CONTRACT AMOUNT BY \$36,800 FOR A REVISED CONTRACT AMOUNT OF \$407,601 TO PROVIDE ADDITIONAL CONSULTING SERVICES TO PROVIDE ADDITIONAL TIME FOR THE IMPLEMENTATION, TESTING, AND SOFTWARE UPGRADES FOR THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
12. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AMENDMENT NO. TWO TO CONTRACT K-1920-33: BY AND BETWEEN THE NORMAN UTILITIES AUTHORITY AND CLEAN EARTH OF ALABAMA, INC., INCREASING THE CONTRACT AMOUNT BY \$63,965 FOR A REVISED CONTRACT AMOUNT OF \$181,025.40 TO ADD A PAINT COLLECTION EVENT FOR THE CITIZENS OF NORMAN.
13. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CHANGE ORDER NO. ONE TO CONTRACT K-2021-90: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND D. OWEN CONSTRUCTION, L.L.C., DECREASING THE CONTRACT AMOUNT BY \$1,642.50 FOR A REVISED AMOUNT OF \$340,859.65 FOR THE FYE 2021 MERKLE CREEK DRAINAGE IMPROVEMENT PROJECT, FINAL ACCEPTANCE OF THE PROJECT, AND FINAL PAYMENT OF \$17,042.98.

14. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CHANGE ORDER NO. ONE TO CONTRACT K-2122-24: BY AND BETWEEN THE NORMAN UTILITIES AUTHORITY AND SOUTHWEST WATER WORKS, L.L.C., INCREASING THE CONTRACT AMOUNT BY \$470,794 FOR A REVISED CONTRACT AMOUNT OF \$3,325,518.50 AND ADDING 75 CALENDAR DAYS TO THE CONTRACT FOR THE FLOOD AVENUE WATER LINE REPLACEMENT PROJECT.

15. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CHANGE ORDER NO. TWO TO CONTRACT K-2122-33: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND G&S SIGN SERVICES INCREASING THE CONTRACT AMOUNT BY \$9,930 FOR A REVISED CONTRACT AMOUNT OF \$118,940 FOR THE WAYFINDING PHASE 1 UPGRADES TO LINDSEY STREET AND AROUND THE MUNICIPAL COMPLEX.

Resolutions

16. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2122-89: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AND THE TRUSTEES OF THE NORMAN UTILITIES AUTHORITY APPROPRIATING \$684,000 FROM THE GENERAL FUND BALANCE AND \$576,000 FROM THE CAPITAL FUND BALANCE AND TRANSFERRING \$540,000 FROM SANITATION UTILITY EFFLUENT TRUCK WASH FACILITY PROJECT FOR THE CONSTRUCTION OF THE NORTH BASE PHASE 2 VEHICLE WASH FACILITY PROJECT

NON-CONSENT ITEMS

17. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2122-88: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, APPROVING AN APPEAL OF THE TEMPORARY ADMINISTRATIVE DELAY TO ALLOW THE SUBMITTAL OF A DEMOLITION APPLICATION FOR THE DWELLING STRUCTURE AT 201 WEST APACHE STREET.

MISCELLANEOUS COMMENTS

This is an opportunity for citizens to address City Council. Due to Open Meeting Act regulations, Council is not able to participate in discussion during miscellaneous comments. Remarks should be directed to the Council as a whole and limited to three minutes or less.

ADJOURNMENT

File Attachments for Item:

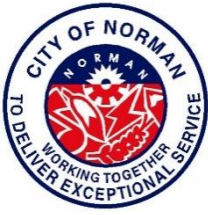
1. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES AS FOLLOWS:

CITY COUNCIL MINUTES OF JANUARY 18, 2022

NORMAN UTILITIES AUTHORITY MINUTES OF JANUARY 18, 2022

NORMAN MUNICIPAL AUTHORITY MINUTES OF JANUARY 18, 2022

NORMAN TAX INCREMENT FINANCE AUTHORITY MINUTES OF JANUARY 18, 2022



CITY OF NORMAN, OK STAFF REPORT

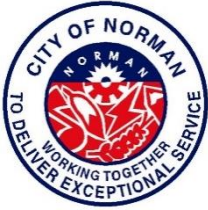
MEETING DATE: 02/08/2022

REQUESTER: Brenda Hall, City Clerk

PRESENTER: Brenda Hall, City Clerk

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR
POSTPONEMENT OF THE MINUTES AS FOLLOWS:

CITY COUNCIL MINUTES OF JANUARY 18, 2022
NORMAN UTILITIES AUTHORITY MINUTES OF JANUARY 18, 2022
NORMAN MUNICIPAL AUTHORITY MINUTES OF JANUARY 18, 2022
NORMAN TAX INCREMENT FINANCE AUTHORITY MINUTES OF
JANUARY 18, 2022



CITY OF NORMAN, OK CITY COUNCIL REGULAR MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Tuesday, January 18, 2022 at 6:30 PM

MINUTES

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

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, retaliation, 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 Pro Tem Holman called the meeting to order at 6:30 p.m.

ROLL CALL

PRESENT

- Councilmember Ward 1 Brandi Studley
- Councilmember Ward 2 Lauren Schueler
- Councilmember Ward 4 Lee Hall
- Councilmember Ward 5 Rarchar Tortorello
- Councilmember Ward 6 Elizabeth Foreman
- Councilmember Ward 7 Stephen Holman
- Councilmember Ward 8 Matthew Peacock

ABSENT

- Mayor Breea Clark
- Councilmember Ward 3 Kelly Lynn

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Holman led the Pledge of Allegiance.

APPROVAL OF MINUTES

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

CITY COUNCIL STUDY SESSION MINUTES OF OCTOBER 5, 2021
 CITY COUNCIL STUDY SESSION MINUTES OF OCTOBER 19, 2020
 CITY COUNCIL COMMUNITY PLANNING AND TRANSPORTATION COMMITTEE MINUTES OF OCTOBER 28, 2021
 CITY COUNCIL STUDY SESSION MINUTES OF NOVEMBER 2, 2021
 CITY COUNCIL MINUTES OF DECEMBER 14, 2021
 NORMAN UTILITIES AUTHORITY MINUTES OF DECEMBER 14, 2021
 NORMAN MUNICIPAL AUTHORITY MINUTES OF DECEMBER 14, 2021
 NORMAN TAX INCREMENT FINANCE AUTHORITY MINUTES OF DECEMBER 14, 2021

Acting as the City Council, Norman Utilities Authority, Norman Municipal Authority, and Norman Tax Increment Finance Authority

Motion made by Councilmember Ward 6 Foreman, Seconded by Councilmember Ward 4 Hall.

Voting Yea: Mayor Pro Tem Holman, Councilmember Ward 1 Studley, Councilmember Ward 2 Schueler, Councilmember Ward 4 Hall, Councilmember Ward 5 Tortorello, Councilmember Ward 6 Foreman, Councilmember Ward 8 Peacock

Items submitted for the record

1. Staff Report dated January 18, 2022, from Brenda Hall, City Clerk
2. City Council Study Session minutes of October 5, 2021
3. City Council Study Session minutes of October 19, 2021
4. City Council Community Planning and Transportation Committee minutes of October 28, 2021
5. City Council Study Session minutes of November 2, 2021
6. City Council minutes of December 14, 2021
7. Norman Utilities Authority minutes of December 14, 2021
8. Norman Municipal Authority minutes of December 14, 2021
9. Norman Tax Increment Finance Authority minutes of December 14, 2021

The Minutes were Approved.

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PROCLAMATIONS

2. CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PROCLAMATION P-2122-18: A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, RECOGNIZING MONDAY, JANUARY 17, 2022, AS MARTIN LUTHER KING JR. DAY IN THE CITY OF NORMAN

Motion made by Councilmember Ward 6 Foreman, Seconded by Councilmember Ward 4 Hall.

Voting Yea: Mayor Pro Tem Holman, Councilmember Ward 1 Studley, Councilmember Ward 2 Schueler, Councilmember Ward 4 Hall, Councilmember Ward 5 Tortorello, Councilmember Ward 6 Foreman, Councilmember Ward 8 Peacock

Items submitted for the record

- 1. Staff Report dated January 18, 2022, from Cinthya Allen, Chief Diversity and Equity Officer
- 2. Proclamation P-2122-18

Participants in discussion

- 1. Mr. Samuel Woodfork, Human Rights Commissioner, accepted the proclamation and thanked the Council

Receipt of the Proclamation was Acknowledged.

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- 3. CONSIDERATION OF ACKNOWLEDGEMENT, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PROCLAMATION P-2122-19: A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAIMING THE MONTH OF JANUARY, 2022, AS NATIONAL MENTORING MONTH IN THE CITY OF NORMAN.

This Item was Withdrawn by Staff.

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COUNCIL ANNOUNCEMENTS

Free COVID-19 Tests. Councilmember Schueler said the Government is offering four free individual Rapid Antigen COVID-19 Tests per household. She said they can be ordered on the website special.usps.com/test_kits. She said ordering is very simple and it took her about one minute to finish. The test kits will go out in late January.

*

Upcoming Municipal Election. Councilmember Schueler urged residents to pay attention to the upcoming City Council Election and said various Candidate Forums were planned.

Councilmember Hall said Municipal Elections are known as having a low voter turnout which is ironic because this is where the citizens' voices can be the most effective. She said there are three significant Candidate Forums coming up, the Norman Transcript Forum is Wednesday, January 19th, from 5-9 p.m. and is online only. She said the League of Women Voters Forum will be Thursday, January 20th, for the Mayor Candidates and Monday, January 24th, for the candidates. She said Absentee Ballots can still be obtained through January 24th. She is a Notary Public specifically for the purpose of notarizing ballots and if someone needs her, she can be contacted at the telephone number on the website and through her city email. She said early voting will be Thursday, February 3rd, and Friday, February 4th, from 8:00 a.m. to 6:00 p.m.

Council Announcements, continued:

Upcoming Municipal Election, continued. Councilmember Foreman said the Mayoral and Municipal Election for the even wards will be Tuesday, February 8th. She said this election will be fighting for the heart and soul of the City of Norman and urged people to please go vote.

Mayor Pro Tem Holman encouraged people to get out and vote. He said local government provides the most access to residents. He said every vote can make a difference.

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Improvements to City Council Chambers. Councilmember Hall said it was exciting to see the improvements in the Council Chambers and looks forward to seeing what improvements are yet to come. She thanked Staff for all of the coordination necessary to allow the contractor to get the work done in a short period of time.

Mayor Pro Tem Holman said there is a lot going on with the City improvements. He said the Council Chambers has better light now and the chairs are just temporary because the new seating is backordered. He said the City is working to make City Hall more accessible.

*

Center City Form Based Code (CCFBC) Ad Hoc Committee Meeting. Councilmember Hall said the CCFBC Ad Hoc Committee Meeting will be Thursday, January 20th, at 11:30 a.m. She is looking forward to working with the committee to find solutions closer to the vision of what was originally intended to execute the Form Based Code.

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Happy New Year. Councilmember Foreman wished everyone a Happy New Year.

*

Hall Park Residents. Councilmember Foreman said she was glad to see some residents from Hall Park at the meeting. She thanked staff for bringing forward the contract tonight with the Hall Park Property Owner's Association.

*

Business and Community Affairs (BACA) Committee Meeting. Councilmember Peacock said the BACA Committee recently discussed the concept of Pattern Zoning. He said if this is implemented, it will make it easier for small developers to do high quality infill projects. He is excited about this concept and urged residents to watch the YouTube video of the meeting.

*

Ruby Grant Park Crossing. Councilmember Peacock said he had received concerns from constituents regarding the crossing on 36th Avenue N.W. at Ruby Grant Park. He said he had asked Staff to find ways to improve the crossing at the entrance of the park. He said improved signage and flashing warning signs will be installed as an interim solution while Staff continues to look at implementing a long-term crosswalk solution.

*

Council Announcements, continued:

Martin Luther King Celebration. Mayor Pro Tem Holman said he was honored to fill in for Mayor Clark welcoming those who attended the Martin Luther King Celebration and concert by the Norman Philharmonic Symphony at McFarlin Church. He said the event was well attended with wonderful speakers who talked about the legacy of Dr. Martin Luther King and his impact on our community, our state, and our nation as a whole.

*

Message to Mayor Clark. Mayor Pro Tem Holman said he wanted to send greetings out to Mayor Clark. He said many already knew that the Mayor is quarantining in a hotel room in Costa Rica and will be there at least until Sunday, January 23rd. He said he hoped she had a mild case of COVID-19.

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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 4 through Item 32 excluding Item 27 be placed on the consent docket.

Motion made by Councilmember Ward 6 Foreman, Seconded by Councilmember Ward 8 Peacock.

Voting Yea: Mayor Pro Tem Holman, Councilmember Ward 1 Studley, Councilmember Ward 2 Schueler, Councilmember Ward 4 Hall, Councilmember Ward 5 Tortorello, Councilmember Ward 6 Foreman, Councilmember Ward 8 Peacock

Item 4 through Item 32 excluding Item 27 were Placed on the Consent Docket.

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First Reading Ordinance

- 4. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2122-22 UPON FIRST READING BY TITLE:
 AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 460 OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE PART OF THE WEST HALF (W/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-NINE (29), TOWNSHIP NINE (9) NORTH, RANGE ONE (1) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE RE, RESIDENTIAL ESTATES DWELLING DISTRICT AND PLACE THE SAME IN THE CR, RURAL COMMERCIAL DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (WEST OF OLIPHANT AVENUE BETWEEN ALAMEDA DRIVE AND ALAMEDA STREET)

Item 4, continued:

Motion made by Councilmember Ward 6 Foreman, Seconded by Councilmember Ward 4 Hall.

Voting Yea: Mayor Pro Tem Holman, Councilmember Ward 1 Studley, Councilmember Ward 2 Schueler, Councilmember Ward 4 Hall, Councilmember Ward 5 Tortorello, Councilmember Ward 6 Foreman, Councilmember Ward 8 Peacock

Items submitted for the record

1. Staff Report dated January 18, 2022, from Jane Hudson, Director of Planning and Community Development
2. Ordinance O-2122-22
3. Location map
4. City of Norman Predevelopment Summary PD21-27 dated July 22, 2021, for Saffron Fletcher, Sanctuary Gardens and Wellness, L.L.C., for property located west of Oliphant Avenue north of Alameda Street
5. Planning Commission Staff Report dated December 9, 2021
6. Site Plan
7. Protest Map dated December 7, 2021, containing 7.6% Protest Within Notification Area
8. Letter of Protest filed December 6, 2021, from Maeghan and John Hennessey
9. Pertinent excerpts from Planning Commission minutes of December 9, 2021

Ordinance O-2122-22 was Adopted Upon First Reading

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5. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2122-27 UPON FIRST READING BY TITLE:
AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 460 OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN SO AS TO GRANT SPECIAL USE FOR MEDICAL MARIJUANA PROCESSING (TIER III) IN THE C-2, GENERAL COMMERCIAL DISTRICT FOR LOT 3C IN BLOCK TWO (2) OF EAST LINDSEY PLAZA SECTION 2, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1228 LINDSEY PLAZA DRIVE)

Motion made by Councilmember Ward 6 Foreman, Seconded by Councilmember Ward 4 Hall.

Voting Yea: Mayor Pro Tem Holman Councilmember Ward 1 Studley, Councilmember Ward 2 Schueler, Councilmember Ward 4 Hall, Councilmember Ward 5 Tortorello, Councilmember Ward 6 Foreman, Councilmember Ward 8 Peacock

Item 5, continued:

Items submitted for the record

1. Staff Report dated January 18, 2022, from Jane Hudson, Director of Planning and Community Development
2. Ordinance O-2122-27
3. Location map
4. Aerial location map
5. City of Norman Predevelopment Summary PD21-37 dated November 17, 2021, for Greg Inman and Hong Loan Thi Danh for property located at 1228 Lindsey Plaza Drive
6. Planning Commission Staff Report dated December 9, 2021
7. Protest Map dated December 7, 2021, containing 5.3% Protest Within Notification Area
8. Letter of protest dated December 6, 2021, from Gina Waller, Owner, Emcee Investments, L.L.C., to the City of Norman
9. Pertinent excerpts from Planning Commission minutes of December 9, 2021

Ordinance O-2122-27 was Adopted Upon First Reading

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6. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2122-29 UPON FIRST READING BY TITLE:
 AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 460 OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-NINE (29), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE FAMILY DWELLING DISTRICT, THE C-3, INTENSIVE COMMERCIAL DISTRICT, AND THE O-1, OFFICE-INSTITUTIONAL DISTRICT, AND PLACE SAME IN THE PUD, PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NORMAN REGIONAL HEALTH SYSTEM PORTER CAMPUS)

Motion made by Councilmember Ward 6 Foreman, Seconded by Councilmember Ward 4 Hall.

Voting Yea: Mayor Pro Tem Holman, Councilmember Ward 1 Studley, Councilmember Ward 2 Schueler, Councilmember Ward 4 Hall, Councilmember Ward 5 Tortorello, Councilmember Ward 6 Foreman, Councilmember Ward 8 Peacock

Items submitted for the record

1. Staff Report dated January 18, 2022, from Jane Hudson, Director of Planning and Community Development
2. Ordinance O-2122-29
3. Location map
4. Planning Commission Staff Report dated December 9, 2021
5. City of Norman Predevelopment Summary PD21-39 dated November 17, 2021, for Norman Regional Hospital/City of Norman for property located at the Norman Regional Hospital Porter Campus Site

Item 6, continued:

Items submitted for the record, continued

6. Application for Planned Unit Development, 2025 Amendment, and Preliminary Plat submitted November 1, 2021, and revised December 3, 2021, for Porter Campus prepared by Rieger Law Group, P.L.L.C. with Exhibit A, Legal Description of the Porter Campus; Exhibit B, Preliminary Plat; Exhibit C, Preliminary Site Development Plan; and Exhibit D, Allowable Uses
7. Pertinent excerpts from Planning Commission minutes of December 9, 2021

Ordinance O-2122-29 was Adopted Upon First Reading

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7. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2122-30 UPON FIRST READING BY TITLE: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, CLOSING CERTAIN PUBLIC INTERESTS IN AN ALLEY AND RIGHTS-OF-WAY LOCATED AT THE NORMAN REGIONAL HEALTH SYSTEM PORTER CAMPUS SITE; AND PROVIDING FOR THE SEVERABILITY THEREOF.

Motion made by Councilmember Ward 6 Foreman, Seconded by Councilmember Ward 4 Hall.

Voting Yea: Mayor Pro Tem Holman, Councilmember Ward 1 Studley, Councilmember Ward 2 Schueler, Councilmember Ward 4 Hall, Councilmember Ward 5 Tortorello, Councilmember Ward 6 Foreman, Councilmember Ward 8 Peacock

Items submitted for the record

1. Staff Report dated January 18, 2022, from Ken Danner, Subdivision Development Manager
2. Ordinance O-2122-30
3. Memorandum dated November 1, 2021, from Brenda Hall, City Clerk, to Kathryn Walker, City Attorney; Chris Mattingly, Director of Utilities; Ken Danner, Subdivision Manager; Rone Tromble, Administrative Technician IV; and Jane Hudson, Director of Planning and Community Development
4. Letter of request filed November 1, 2022, from Sean Paul Rieger, Attorney, Architect, Broker, Rieger Law Group, P.L.L.C., to Ms. Brenda Hall, City Clerk, with attached aerial location map
5. Planning Commission Staff Report dated December 9, 2021
6. Pertinent excerpts from Planning Commission minutes of December 9, 2021

Ordinance O-2122-30 was Adopted Upon First Reading

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- 8. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2122-31 UPON FIRST READING BY TITLE: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA AMENDING CHAPTER 22 (ZONING ORDINANCE), ARTICLE XI, SPECIFIC DISTRICT REGULATIONS, SECTION 429.3 IN DEFINITIONS DELETING CONSERVATION AND ADDING ORIGINAL, PERIOD OF SIGNIFICANCE, RELOCATION, AND SECRETARY OF THE INTERIOR STANDARDS OF HISTORIC BUILDINGS; EDITS FOR CONSISTENCY OR CORRECTION PURPOSES; ADDING WRITTEN DENIAL REQUIREMENT; ADDING SEVEN DAY NOTICE; EXTENDING TIME LIMIT OF CERTIFICATE OF APPROPRIATENESS (COA) FROM SIX MONTHS TO TWELVE MONTHS; AND RESTRUCTURING EXCEPTIONS TO ADMINISTRATIVE BYPASS; AND PROVIDING FOR THE SEVERABILITY THEREOF.

Motion made by Councilmember Ward 6 Foreman, Seconded by Councilmember Ward 4 Hall.

Voting Yea: Mayor Pro Tem Holman, Councilmember Ward 1 Studley, Councilmember Ward 2 Schueler, Councilmember Ward 4 Hall, Councilmember Ward 5 Tortorello, Councilmember Ward 6 Foreman, Councilmember Ward 8 Peacock

Items submitted for the record

- 1. Staff Report dated January 18, 2022, from Anais Starr, Planner II
- 2. Ordinance O-2122-31
- 3. Historic District Commission minutes of October 4, 2021
- 4. Legislatively notated copy of Ordinance O-2122-31
- 5. Planning Commission Staff Report dated December 9, 2021
- 6. Pertinent excerpts from Planning Commission minutes of December 9, 2021

Ordinance O-2122-31 was Adopted Upon First Reading

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- 9. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF ORDINANCE O-2122-34: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA AMENDING SECTION 21-113 OF CHAPTER 21 OF THE CODE OF ORDINANCES OF THE CITY OF NORMAN, OKLAHOMA, CONTINGENT ON VOTER APPROVAL OF ORDINANCE O-2122-35, INCREASING THE MONTHLY BASE FEE FOR RESIDENTIAL METERED USERS FROM SIX DOLLARS (\$6.00) TO SEVEN DOLLARS AND EIGHTY CENTS (\$7.80); INCREASING THE MONTHLY WATER RATES FOR RESIDENTIAL METERED USERS FROM THREE DOLLARS AND THIRTY-FIVE CENTS (\$3.35) TO FOUR DOLLARS AND TWENTY CENTS (\$4.20) PER THOUSAND GALLONS FOR THE FIRST 5,000 GALLONS OF WATER, FROM FOUR DOLLARS AND TEN CENTS (\$4.10) TO FIVE DOLLARS AND FIFTEEN CENTS (\$5.15) PER THOUSAND GALLONS FOR WATER USAGE BETWEEN 5,001 AND 15,000 GALLONS, FROM FIVE DOLLARS AND TWENTY CENTS (\$5.20) TO

Item 9, continued:

SIX DOLLARS AND FIFTY CENTS (\$6.50) PER THOUSAND GALLONS FOR WATER USAGE BETWEEN 15,001 AND 20,000 GALLONS, AND FROM SIX DOLLARS AND EIGHTY CENTS (\$6.80) TO EIGHT DOLLARS AND FIFTY CENTS (\$8.50) PER THOUSAND GALLONS FOR WATER USAGE OVER 20,000 GALLONS; INCREASING THE MONTHLY BASE FEE FOR NON-RESIDENTIAL WATER SERVICE FROM SIX DOLLARS (\$6.00) TO SEVEN DOLLARS AND EIGHTY CENTS (\$7.80); INCREASING THE WATER RATES FOR NON-RESIDENTIAL METERED USERS FROM THREE DOLLARS AND EIGHTY CENTS (\$3.80) TO FOUR DOLLARS AND THIRTY-FIVE CENTS (\$4.35) PER THOUSAND GALLONS FOR WATER USAGE UP TO SUCH CUSTOMER'S AVERAGE WINTER CONSUMPTION AS DEFINED HEREIN AND FROM FOUR DOLLARS AND TWENTY CENTS (\$4.20) TO FOUR DOLLARS AND EIGHTY CENTS (\$4.80) PER THOUSAND GALLONS FOR WATER USAGE EXCEEDING SUCH NON-RESIDENTIAL METERED USER'S AVERAGE WINTER CONSUMPTION AS DEFINED HEREIN; PROVIDING AN EFFECTIVE DATE FOR SAID INCREASE SUBJECT TO VOTER APPROVAL; AND PROVIDING FOR THE SEVERABILITY THEREOF.

Motion made by Councilmember Ward 6 Foreman, Seconded by Councilmember Ward 4 Hall.

Voting Yea: Mayor Pro Tem Holman, Councilmember Ward 1 Studley, Councilmember Ward 2 Schueler, Councilmember Ward 4 Hall, Councilmember Ward 5 Tortorello, Councilmember Ward 6 Foreman, Councilmember Ward 8 Peacock

Items submitted for the record

1. Staff Report dated January 18, 2022, from Chris Mattingly, Director of Utilities
2. Ordinance O-2122-34
3. Legislatively notated copy of Ordinance O-2122-34

Ordinance O-2122-34 was Adopted Upon First Reading

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10. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF ORDINANCE O-2122-35: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AUTHORIZING THE CALLING AND HOLDING OF A SPECIAL ELECTION IN THE CITY OF NORMAN, COUNTY OF CLEVELAND, STATE OF OKLAHOMA, ON THE 5TH DAY OF APRIL, 2022, FOR THE PURPOSE OF SUBMITTING TO THE REGISTERED VOTERS OF THE CITY OF NORMAN THE QUESTION OF APPROVING OR REJECTING ORDINANCE O-2122-34, WHICH ORDINANCE AMENDING SECTION 21-113 OF CHAPTER 21 OF THE CODE OF ORDINANCES OF THE CITY OF NORMAN, OKLAHOMA, CONTINGENT ON VOTER APPROVAL OF ORDINANCE O-2122-35, INCREASING THE MONTHLY BASE FEE FOR RESIDENTIAL METERED USERS FROM SIX DOLLARS (\$6.00) TO SEVEN DOLLARS AND EIGHTY CENTS (\$7.80); INCREASING THE MONTHLY WATER RATES FOR RESIDENTIAL METERED USERS FROM THREE DOLLARS AND THIRTY-FIVE CENTS (\$3.35) TO FOUR DOLLARS AND TWENTY CENTS (\$4.20) PER THOUSAND GALLONS FOR THE FIRST 5,000 GALLONS OF WATER, FROM FOUR DOLLARS AND TEN CENTS (\$4.10) TO FIVE DOLLARS AND FIFTEEN CENTS (\$5.15) PER THOUSAND GALLONS FOR WATER USAGE BETWEEN 5,001 AND 15,000 GALLONS, FROM FIVE DOLLARS

AND TWENTY CENTS (\$5.20) TO SIX DOLLARS AND FIFTY CENTS (\$6.50) PER THOUSAND GALLONS FOR WATER USAGE BETWEEN 15,001 AND 20,000 GALLONS, AND FROM SIX DOLLARS AND EIGHTY CENTS (\$6.80) TO EIGHT DOLLARS AND FIFTY CENTS (\$8.50) PER THOUSAND GALLONS FOR WATER USAGE OVER 20,000 GALLONS; INCREASING THE MONTHLY BASE FEE FOR NON-RESIDENTIAL WATER SERVICE FROM SIX DOLLARS (\$6.00) TO SEVEN DOLLARS AND EIGHTY CENTS (\$7.80); INCREASING THE WATER RATES FOR NON-RESIDENTIAL METERED USERS FROM THREE DOLLARS AND EIGHTY CENTS (\$3.80) TO FOUR DOLLARS AND THIRTY-FIVE CENTS (\$4.35) PER THOUSAND GALLONS FOR WATER USAGE UP TO SUCH CUSTOMER'S AVERAGE WINTER CONSUMPTION AS DEFINED HEREIN AND FROM FOUR DOLLARS AND TWENTY CENTS (\$4.20) TO FOUR DOLLARS AND EIGHTY CENTS (\$4.80) PER THOUSAND GALLONS FOR WATER USAGE EXCEEDING SUCH NON-RESIDENTIAL METERED USER'S AVERAGE WINTER CONSUMPTION AS DEFINED HEREIN; PROVIDING AN EFFECTIVE DATE FOR SAID INCREASE SUBJECT TO VOTER APPROVAL; AND PROVIDING FOR THE SEVERABILITY THEREOF.

Motion made by Councilmember Ward 6 Foreman, Seconded by Councilmember Ward 4 Hall.

Voting Yea: Mayor Pro Tem Holman, Councilmember Ward 1 Studley, Councilmember Ward 2 Schueler, Councilmember Ward 4 Hall, Councilmember Ward 5 Tortorello, Councilmember Ward 6 Foreman, Councilmember Ward 8 Peacock

Items submitted for the record

1. Staff Report dated January 18, 2022, from Chris Mattingly, Director of Utilities
2. Ordinance O-2122-35
3. Proclamation and Notice of Election

Ordinance O-2122-35 was Adopted Upon First Reading

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Appointments

11. CONSIDERATION OF CONFIRMATION, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MAYOR'S APPOINTMENTS AS FOLLOWS:

NORMAN REGIONAL HOSPITAL AUTHORITY
 TERM: 10-31-21 TO 10-31-24: MARY WOMACK, WARD 5
 TERM: 10-31-21 TO 10-31-24: DR. MUHAMMAD ANWAR, WARD 8
 TERM: 10-31-21 TO 10-31-24: DR. DIANNE CHAMBERS, WARD 3

Motion made by Councilmember Ward 6 Foreman, Seconded by Councilmember Ward 4 Hall.

Item 11, continued:

Voting Yea: Mayor Pro Tem Holman, Councilmember Ward 1 Studley, Councilmember Ward 2 Schueler, Councilmember Ward 4 Hall, Councilmember Ward 5 Tortorello, Councilmember Ward 6 Foreman, Councilmember Ward 8 Peacock

Items submitted for the record

1. Staff Report dated January 18, 2022, from Brenda Hall, City Clerk

The Appointments were Confirmed.

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Reports/Communications

12. CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MONTHLY DEPARTMENTAL REPORT FOR THE MONTH OF NOVEMBER, 2021.

Motion made by Councilmember Ward 6 Foreman, Seconded by Councilmember Ward 4 Hall.

Voting Yea: Mayor Pro Tem Holman, Councilmember Ward 1 Studley, Councilmember Ward 2 Schueler, Councilmember Ward 4 Hall, Councilmember Ward 5 Tortorello, Councilmember Ward 6 Foreman, Councilmember Ward 8 Peacock

Items submitted for the record

1. Staff Report dated January 18, 2022, from Stacey Parker, Executive Assistant
2. Monthly Departmental Reports for the month of November, 2021

Receipt of the Report was Acknowledged.

* * * * *

13. CONSIDERATION OF ACKNOWLEDGEMENT, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE NORMAN CONVENTION AND VISITORS BUREAU, INC., (VISIT/NORMAN) ANNUAL REPORT FROM JULY 1, 2020, THROUGH JUNE 30, 2021.

Motion made by Councilmember Ward 6 Foreman, Seconded by Councilmember Ward 4 Hall.

Voting Yea: Mayor Pro Tem Holman, Councilmember Ward 1 Studley, Councilmember Ward 2 Schueler, Councilmember Ward 4 Hall, Councilmember Ward 5 Tortorello, Councilmember Ward 6 Foreman, Councilmember Ward 8 Peacock

Items submitted for the record

1. Staff Report dated January 18, 2022, from Brenda Hall, City Clerk
2. VisitNorman Annual Report from July 1, 2020, to June 30, 2021

Receipt of the Report was Acknowledged.

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Bid

14. CONSIDERATION OF AWARDING, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF BID 2122-32: FOR THE PURCHASE OF A THIRTY (30) TON CARBON DIOXIDE TANK FROM TOMCO SYSTEMS COMPANY IN THE AMOUNT OF \$228,975 FOR WATER TREATMENT PLANT CARBON DIOXIDE REPLACEMENT TANK.

Acting as the Norman Utilities Authority

Motion made by Councilmember Ward 6 Foreman, Seconded by Councilmember Ward 4 Hall.

Voting Yea: Mayor Pro Tem Holman, Councilmember Ward 1 Studley, Councilmember Ward 2 Schueler, Councilmember Ward 4 Hall, Councilmember Ward 5 Tortorello, Councilmember Ward 6 Foreman, Councilmember Ward 8 Peacock

Items submitted for the record

- 1. Staff Report dated January 18, 2022, from Rachel Croft, Staff Engineer
- 2. Bid Tabulation

The Bid was Awarded to Tomco Systems Company in the amount of \$228,975.

* * * * *

Donation

15. CONSIDERATION OF ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A DONATION IN THE AMOUNT OF \$500 FROM THE J.M. WILLIAMS REVOCABLE TRUST TO BE USED FOR TRAINING FOR THE NORMAN POLICE DEPARTMENT AND BUDGET TRANSFER AS OUTLINED IN THE STAFF REPORT.

Motion made by Councilmember Ward 6 Foreman, Seconded by Councilmember Ward 4 Hall.

Voting Yea: Mayor Pro Tem Holman, Councilmember Ward 1 Studley, Councilmember Ward 2 Schueler, Councilmember Ward 4 Hall, Councilmember Ward 5 Tortorello, Councilmember Ward 6 Foreman, Councilmember Ward 8 Peacock

Items submitted for the record

- 1. Staff Report dated January 18, 2022, from Kevin Foster, Chief of Police

The Donation from J.M. Williams Revocable Trust in the amount of \$500 was Accepted.

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Reconciliation of Funds

16. CONSIDERATION FOR APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE REALLOCATION OF AVAILABLE FUNDS TO THE CAPITAL FUND BALANCE AS OUTLINED IN THE STAFF REPORT AND THE ATTACHMENTS FOR THE 2012 TRANSPORTATION BOND PROGRAM RECONCILIATION.

Motion made by Councilmember Ward 6 Foreman, Seconded by Councilmember Ward 4 Hall.

Voting Yea: Mayor Pro Tem Holman, Councilmember Ward 1 Studley, Councilmember Ward 2 Schueler, Councilmember Ward 4 Hall, Councilmember Ward 5 Tortorello, Councilmember Ward 6 Foreman, Councilmember Ward 8 Peacock

Items submitted for the record

1. Staff Report dated January 18, 2022, from Shawn O'Leary, Director of Public Works with Attachment 1, account numbers and values; Attachment 2, Slide as Presented to City Council on November 16, 2021; and Attachment 3, 2012 Transportation Bond Map and Project Descriptions

The Reconciliation of Funds was Approved.

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Certificate of Plat Correction

17. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF NORMAN RURAL CERTIFICATE OF SURVEY COS-2122-2 FOR LITTLE RIVER ESTATES, AND EASEMENT E-2122-27 (LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF 120TH AVE. S.E. AND CEDAR LANE ROAD {CLOSED}).

Motion made by Councilmember Ward 6 Foreman, Seconded by Councilmember Ward 4 Hall.

Voting Yea: Mayor Pro Tem Holman, Councilmember Ward 1 Studley, Councilmember Ward 2 Schueler, Councilmember Ward 4 Hall, Councilmember Ward 5 Tortorello, Councilmember Ward 6 Foreman, Councilmember Ward 8 Peacock

Items submitted for the record

1. Staff Report dated January 18, 2022, from Ken Danner, Subdivision Development Manager
2. Location map
3. Norman Rural Certificate of Survey COS-2122-2
4. Easement E-2122-27
5. Planning Commission Staff Report dated September 9, 2021
6. Pertinent excerpts from Planning Commission minutes of September 9, 2021

Norman Rural Certificate of Survey COS-2122-2 was Approved.

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Final Plat

18. CONSIDERATION FOR APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A FINAL PLAT FOR CLUB CARWASH AT ST. JAMES CENTRE AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (LOCATED AT THE SOUTHEAST CORNER OF CLASSEN BOULEVARD AND CEDAR LANE ROAD)

Motion made by Councilmember Ward 6 Foreman, Seconded by Councilmember Ward 4 Hall.

Voting Yea: Mayor Pro Tem Holman, Councilmember Ward 1 Studley, Councilmember Ward 2 Schueler, Councilmember Ward 4 Hall, Councilmember Ward 5 Tortorello, Councilmember Ward 6 Foreman, Councilmember Ward 8 Peacock

Items submitted for the record

- 1. Staff Report dated January 18, 2022, from Ken Danner, Subdivision Development Manager
- 2. Location map
- 3. Final Plat
- 4. Site Plan
- 5. Preliminary Plat
- 6. Development Committee Staff Report dated December 7, 2021
- 7. Application for Development Committee Action dated November 3, 2021, for Club Carwash Classen, L.L.C., for property located at 3603 Classen Boulevard

The Final Plat for Club Carwash at St. James Centre was Approved.

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Contracts

19. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION AND/OR POSTPONEMENT OF CHANGE ORDER NO. TWO TO CONTRACT K-2122-1: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND NASH CONSTRUCTION COMPANY INCREASING THE CONTRACT BY \$80,000 FOR A REVISED CONTRACT AMOUNT OF \$439,109 AND BUDGET APPROPRIATION AND TRANSFERS AS OUTLINED IN THE STAFF REPORT.

Motion made by Councilmember Ward 6 Foreman, Seconded by Councilmember Ward 4 Hall.

Voting Yea: Mayor Pro Tem Holman, Councilmember Ward 1 Studley, Councilmember Ward 2 Schueler, Councilmember Ward 4 Hall, Councilmember Ward 5 Tortorello, Councilmember Ward 6 Foreman, Councilmember Ward 8 Peacock

Items submitted for the record

- 1. Staff Report dated January 18, 2022, from Nate McNeely, Engineering Assistant
- 2. Change Order No. Two to Contract K-2122-1 with attached Unit Bid Prices

Item 19, continued:

Change Order No. Two to Contract K-2122-1 with Nash Construction Company was Approved.

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20. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AMENDMENT NO ONE TO CONTRACT K-2021-128: AN INTERLOCAL AGREEMENT BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND THE CENTRAL OKLAHOMA TRANSPORTATION AND PARKING AUTHORITY (COTPA) D/B/A EMBARK, INCREASING THE CONTRACT AMOUNT BY \$107,687.58 FOR A REVISED AMOUNT NOT-TO-EXCEED \$3,459,655.58 TO ADD THE PROVISION OF WASHING AND FUELING SERVICES TO THE SERVICE AGREEMENT FOR THE CITY OF NORMAN PUBLIC TRANSPORTATION FLEET.

Motion made by Councilmember Ward 6 Foreman, Seconded by Councilmember Ward 4 Hall.

Voting Yea: Mayor Pro Tem Holman, Councilmember Ward 1 Studley, Councilmember Ward 2 Schueler, Councilmember Ward 4 Hall, Councilmember Ward 5 Tortorello, Councilmember Ward 6 Foreman, Councilmember Ward 8 Peacock

Items submitted for the record

1. Staff Report dated January 18, 2022, from Taylor Johnson, Transit and Parking Program Manager
2. Amendment No. One to Contract K-2021-128 with Exhibit A, Scope of Washing and Fueling Services; Exhibit B, Employee Work Schedule; Exhibit C, Washing Cycle, and Exhibit D, Interlocal Agreement

Participants in discussion

1. Mr. Taylor Johnson, Transit and Parking Program Manager

Amendment No. One to Contract K-2021-128 with EMBARK was Approved.

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21. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2122-80: BY AND BETWEEN NORMAN UTILITIES AUTHORITY AND OKLAHOMA ELECTRIC COOPERATIVE FOR A DISTRIBUTION COOPERATIVE AGREEMENT FOR INTERCONNECTION OF DISTRIBUTED GENERATION AT THE WATER RECLAMATION FACILITY AT 3500 JENKINS AVENUE.

Acting as the Norman Utilities Authority

Motion made by Trustee Ward 6 Foreman, Seconded by Trustee Ward 4 Hall.

Voting Yea: Vice-Chairman Holman, Trustee Ward 1 Studley, Trustee Ward 2 Schueler, Trustee Ward 4 Hall, Trustee Ward 5 Tortorello, Trustee Ward 6 Foreman, Trustee Ward 8 Peacock

Item 21, continued:

Items submitted for the record

1. Staff Report dated January 18, 2022, from Nathan Madenwald, Utilities Engineer
2. Contract K-2122-80
3. Application for DG Systems 25 Kilowatt or Less

Contract K-2122-80 with Oklahoma Electric Cooperative was Approved.

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22. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A CONTRACT K-2122-87: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND HALL PARK PROPERTY OWNERS' ASSOCIATION, INC., FOR VEGETATIVE MANAGEMENT AT HALL PARK LAKES.

Motion made by Councilmember Ward 6 Foreman, Seconded by Councilmember Ward 4 Hall.

Voting Yea: Mayor Pro Tem Holman, Councilmember Ward 1 Studley, Councilmember Ward 2 Schueler, Councilmember Ward 4 Hall, Councilmember Ward 5 Tortorello, Councilmember Ward 6 Foreman, Councilmember Ward 8 Peacock

Items submitted for the record

1. Staff Report dated January 18, 2022, from Jason Murphy, Stormwater Program Manager
2. Aerial Location Map
3. Report of recommendations for the Hall Park Lake Restoration Project prepared by Robison Wildlife Solutions
4. Contract K-2122-87

Contract K-2122-87 with Hall Park Property Owners' Association, Inc., was Approved.

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23. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2122-88: A CONTRACT BY AND BETWEEN THE NORMAN MUNICIPAL AUTHORITY AND CROSSLAND CONSTRUCTION COMPANY, INC., IN THE AMOUNT OF \$32,250 FOR CONSTRUCTION MANAGER AT RISK SERVICES FOR THE CONSTRUCTION OF THE EMERGENCY COMMUNICATIONS CENTER/ EMERGENCY OPERATIONS CENTER (ECC/EOC).

Acting as the Norman Municipal Authority

Motion made by Trustee Ward 6 Foreman, Seconded by Trustee Ward 4 Hall.

Voting Yea: Vice-Chairman Holman, Trustee Ward 1 Studley, Trustee Ward 2 Schueler, Trustee Ward 4 Hall, Trustee Ward 5 Tortorello, Trustee Ward 6 Foreman, Trustee Ward 8 Peacock

Item 23, continued:

Items submitted for the record

1. Staff Report dated January 18, 2022, from Major Brent Barbour, Norman Police Department
2. Contract K-2122-88
3. Preconstruction Services Proposal

Contract K-2122-88 with Crossland Construction Company, Inc., was Approved.

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24. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AMENDMENT NO. THREE TO CONTRACT K-1617-69: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, THE NORMAN MUNICIPAL AUTHORITY AND ARCHITECTS DESIGN GROUP, INC., (ADG) INCREASING THE CONTRACT AMOUNT BY \$1,097,405 FOR A REVISED CONTRACT AMOUNT OF \$2,152,611 TO PROVIDE ADDITIONAL PROFESSIONAL ARCHITECTURAL DESIGN SERVICES, AND ADDING THE NORMAN MUNICIPAL AUTHORITY AS A PARTY TO THE CONTRACT AND ITS VARIOUS AMENDMENTS, FOR THE EMERGENCY COMMUNICATIONS CENTER/EMERGENCY OPERATIONS CENTER (ECC/EOC).

Acting as the City of Norman and Norman Municipal Authority

Motion made by Councilmember Ward 6 Foreman, Seconded by Councilmember Ward 4 Hall.

Voting Yea: Mayor Pro Tem Holman, Councilmember Ward 1 Studley, Councilmember Ward 2 Schueler, Councilmember Ward 4 Hall, Councilmember Ward 5 Tortorello, Councilmember Ward 6 Foreman, Councilmember Ward 8 Peacock

Items submitted for the record

1. Staff Report dated January 18, 2022, from Major Brent Barbour, Norman Police Department
2. Amendment No. Three to Contract K-1617-69 with Exhibit "A", Scope of Services; Exhibit "B", Information Requested; Exhibit "C", Project Schedule; Exhibit "D", Professional Fee Allocation; and Exhibit "E", Other Conditions or Services

Amendment No. Three Contract K-1617-69 with Architects Design Group, Inc., was Approved.

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25. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2122-90: A PURCHASE SALE AGREEMENT BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND JPMORGAN CHASE BANK IN THE AMOUNT OF \$435,000 FOR THE PURCHASE OF REAL PROPERTY LOCATED AT 318-320 EAST COMANCHE STREET AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE ANY DOCUMENTS ON BEHALF OF THE CITY OF NORMAN WITH JPMORGAN CHASE BANK TO CONTINUE THE SALE PROCESS.

Motion made by Councilmember Ward 6 Foreman, Seconded by Councilmember Ward 4 Hall.

Voting Yea: Mayor Pro Tem Holman, Councilmember Ward 1 Studley, Councilmember Ward 2 Schueler, Councilmember Ward 4 Hall, Councilmember Ward 5 Tortorello, Councilmember Ward 6 Foreman, Councilmember Ward 8 Peacock

Items submitted for the record

- 1. Staff Report dated January 18, 2022, from Taylor Johnson, Transit and Parking Program Manager
- 2. Contract K-2122-90 with Exhibit A, Legal Description of the Land; Exhibit B, Special Warranty Deed; Exhibit C, Bill of Sale, Assignment and Assumption Agreement; and Exhibit D, Foreign Investment in Real Property Tax Act of 1980 (FIRPTA) Certificate

Contract K-2122-90 with JPMorgan Chase Bank was Approved.

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26. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CONTRACT K-2122-85: A CONTRACT BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND TETRA TECH, INC., TO PROVIDE CONSULTANT SERVICES TO UPDATE THE CITY OF NORMAN DISASTER DEBRIS MANAGEMENT PLAN

Motion made by Councilmember Ward 6 Foreman, Seconded by Councilmember Ward 4 Hall.

Voting Yea: Mayor Pro Tem Holman, Councilmember Ward 1 Studley, Councilmember Ward 2 Schueler, Councilmember Ward 4 Hall, Councilmember Ward 5 Tortorello, Councilmember Ward 6 Foreman, Councilmember Ward 8 Peacock

Items submitted for the record

- 1. Staff Report dated January 18, 2022, from Joseph Hill, Streets Program Manager
- 2. Contract K-2122-85 with Attachment A, Scope of Services; Attachment B, Project Schedule; Attachment C, Compensation; and Attachment D, Owner’s Responsibilities

Item 26, continued:

Items submitted for the record, continued

3. City of Norman, Oklahoma, Disaster Debris Management Plan with Appendix A, Monitoring Firm and Debris Removal; Appendix B, Debris Management Site Report; Appendix C, Field Documents; Appendix E, Hazardous Stump Extraction and Removal; Appendix E, Sample Press Releases; Appendix F, Sample Right-of-Way Agreement; Appendix G, Sample Memorandum of Agreement; Appendix H, Zone Maps; Appendix I, City Safety Manual; Appendix J, Health and Safety Strategy; Appendix K, FEMA Fact Sheet RP9580.201; Appendix L, City Procurement Procedures; Appendix M, Municipal Road Maintenance Agreements; Appendix N, City Resources; Appendix O, Debris Removal Contractor Solicitation; Appendix P, Contracts; and Appendix Q, Debris Management Checklists

Contract K-2122-85 with Tetra Tech, Inc., was Approved.

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Item 27 was removed from the Consent Docket.

Resolutions

28. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2122-75: A RESOLUTION OF THE NORMAN UTILITIES AUTHORITY AUTHORIZING THE CHAIRMAN TO SUBMIT OKLAHOMA GAS AND ELECTRIC COMPANY (OG&E) INTERCONNECTION APPLICATIONS FOR THE SOLAR PROJECT AT THE WATER RECLAMATION FACILITY AND THE WATER TREATMENT PLANT.

Acting as the Norman Utilities Authority

Motion made by Trustee Ward 6 Foreman, Seconded by Trustee Ward 4 Hall.

Voting Yea: Vice-Chairman Holman, Trustee Ward 1 Studley, Trustee Ward 2 Schueler, Trustee Ward 4 Hall, Trustee Ward 5 Tortorello, Trustee Ward 6 Foreman, Trustee Ward 8 Peacock

Items submitted for the record

1. Staff Report dated January 18, 2022, from Nathan Madenwald, P.E., Utilities Engineer
2. Resolution R-2122-75

Resolution R-2122-75 was Adopted.

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29. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/C
POSTPONEMENT OF RESOLUTION R-2122-79: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, ASSIGNING CONTRACT K-8990-32 WITH HASKELL LEMON CONSTRUCTION COMPANY TO HASKELL LEMON GROUP, L.L.C., AND ASSIGNING ALL RIGHTS AND DUTIES AS "LESSEE" UNDER THE CONTRACT TO HASKELL LEMON GROUP, L.L.C.

Motion made by Councilmember Ward 6 Foreman, Seconded by Councilmember Ward 4 Hall.

Voting Yea: Mayor Pro Tem Holman, Councilmember Ward 1 Studley, Councilmember Ward 2 Schueler, Councilmember Ward 4 Hall, Councilmember Ward 5 Tortorello, Councilmember Ward 6 Foreman, Councilmember Ward 8 Peacock

Items submitted for the record

1. Staff Report dated January 18, 2022, from Elisabeth Muckala, Assistant City Attorney
2. Resolution R-2122-79
3. Assignment and Assumption of lease agreement to Oklahoma Construction Materials on December 13, 2005
4. Contract K-8990-32 with Exhibit A, location map
5. Addendum No. One to Contract K-8990-32
6. Addendum No. Two to Contract K-8990-32 with Exhibit A, legal description
7. Addendum No. Three to Contract K-8990-32 with Exhibit "A", Legal Description
8. Memorandum dated October 24, 2005, from Jeff Harley Bryant, City Attorney, to the Honorable Mayor and Councilmembers
9. Consent to Assignment and Assumption of Lease Agreement
10. Assignment and Assumption of Lease Agreement
11. Letter dated December 5, 2003, from Anthony Francisco, Finance Director, to Chris Lohne, Norman Asphalt in care of Martin Marietta Materials
12. Letter dated January 12, 2005, from Anthony Francisco, Finance Director, to Norman Asphalt in care of Oklahoma Construction Materials
13. Letter dated February 14, 2014, from Anthony Francisco, Finance Director, to Larry Lemon, Haskell Lemon Construction Company
14. Letter dated February 14, 2014, from Anthony Francisco, Finance Director, to Ellsworth Dutton, Adkins Materials/Bear Sand & Gravel, Inc., L.L.C.
15. Addendum No. Four to Contract K-8990-32
16. Consent to Assignment and Assumption of Lease Agreement dated October 12, 2005
17. Assignment and Assumption of Lease Agreement dated July 1, 2005
18. Consent dated December 13, 2005
19. Letter dated September 26, 2005 from Larry H. Lemon, Chairman, Haskell Lemon Construction Company, to Mr. Brad Gambill, City Manager
20. Certificate of Limited Liability Company dated November 19, 2021, from the State of Oklahoma Office of the Secretary of State
21. Articles of Organization led November 19, 2021, for Haskell Lemon Group, L.L.C., from the Oklahoma Secretary of State

Item 29, continued:

Items submitted for the record, continued

22. Letter dated December 17, 2021, from Jay Lemon, President, Haskell Lemon Construction Company, to Beth Muckala, the City of Norman Office of the City Manager

Resolution R-2122-79 was Adopted.

* * * * *

30. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2122-80: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, ADOPTING THE 2021 ADA TRANSIT TRANSITION PLAN AS AN ADDENDUM TO THE 2018 SELF-EVALUATION AND TRANSITION PLAN IN ORDER TO IMPROVE ACCESSIBILITY FOR CITY PROGRAMS, SERVICES, ACTIVITIES, FACILITIES, PROJECT DECISIONS, AND IMPROVEMENTS THAT ARE PLANNED AND GUIDED BY THE CURRENT AMERICANS WITH DISABILITIES ACT REQUIREMENTS.

Motion made by Councilmember Ward 6 Foreman, Seconded by Councilmember Ward 4 Hall.

Voting Yea: Mayor Pro Tem Holman, Councilmember Ward 1 Studley, Councilmember Ward 2 Schueler, Councilmember Ward 4 Hall, Councilmember Ward 5 Tortorello, Councilmember Ward 6 Foreman, Councilmember Ward 8 Peacock

Items submitted for the record

1. Staff Report dated January 18, 2022, from Cinthya Allen, Chief Diversity and Equity Officer
2. Resolution R-2122-80

Resolution R-2122-80 was Adopted.

* * * * *

31. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2122-81: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, ACCEPTING THE APPORTIONMENT OF \$919,549 TO THE FEDERAL TRANSIT ADMINISTRATION'S NORMAN URBANIZED AREA THROUGH THE AMERICAN RESCUE PLAN ACT OF 2021 AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO SUBMIT, EXECUTE, AND FILE AN APPLICATION ON BEHALF OF THE CITY OF NORMAN WITH THE UNITED STATES DEPARTMENT OF TRANSPORTATION TO FORMALLY PROGRAM THE FUNDING FOR A VEHICLE WASH FACILITY.

Motion made by Councilmember Ward 6 Foreman, Seconded by Councilmember Ward 4 Hall.

Item 31, continued:

Voting Yea: Mayor Pro Tem Holman, Councilmember Ward 1 Studley, Councilmember Ward 2 Schueler, Councilmember Ward 4 Hall, Councilmember Ward 5 Tortorello, Councilmember Ward 6 Foreman, Councilmember Ward 8 Peacock

Items submitted for the record

1. Staff Report dated January 18, 2022, from Taylor Johnson, Transit and Parking Program Manager
2. Resolution R-2122-81
3. Email dated December 20, 2021, from Marcos Lechuga, General Engineer, Federal Transit Administration, Region 6, to Taylor S. Johnson

Resolution R-2122-81 was Adopted.

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32. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2122-83: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA CREATING AN AD HOC COMMITTEE TO REVIEW POTENTIAL AMENDMENTS TO THE CENTER CITY FORM BASED CODE (“CCFBC”), APPOINTING MEMBERS, AND DESIGNATING A CHAIRPERSON.

Motion made by Councilmember Ward 6 Foreman, Seconded by Councilmember Ward 4 Hall.

Voting Yea: Mayor Pro Tem Holman, Councilmember Ward 1 Studley, Councilmember Ward 2 Schueler, Councilmember Ward 4 Hall, Councilmember Ward 5 Tortorello, Councilmember Ward 6 Foreman, Councilmember Ward 8 Peacock

Items submitted for the record

1. Staff Report dated January 18, 2022, from Jane Hudson, Director of Planning and Community Development
2. Resolution R-2122-83 with Exhibit “A”, Center City Study Area

Resolution R-2122-83 was Adopted.

* * * * *

NON-CONSENT ITEMS

27. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2122-73. A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, APPROPRIATING \$27,300 FROM THE FEDERAL SEIZURE AND RESTITUTION FUND BALANCE TO PURCHASE YEAR FOUR OF THE AXON TECHNOLOGY ASSURANCE PLAN UNDER CONTRACT K-1819-57.

Motion made by Councilmember Ward 6 Foreman, Seconded by Councilmember Ward 8 Peacock.

Item 27, continued:

Motion to amend Section 5 of Resolution R-2122-73 to direct the City Manager to find funding through other account appropriations

Motion made by Mayor Pro Tem Holman, Seconded by Councilmember Ward 1 Studley

Voting Yea: Mayor Pro Tem Holman, Councilmember Ward 1 Studley, Councilmember Ward 2 Schueler, Councilmember Ward 4 Hall

Voting Nay: Councilmember Ward 5 Tortorello, Councilmember Ward 6 Foreman, Councilmember Ward 8 Peacock

The Motion to amend Section 5 of Resolution R-2122-73 to direct the City Manager to find funding through other account appropriations was not approved.

The Motion on the Floor is to Adopt Resolution R-2122-73.

Voting Yea: Mayor Pro Tem Holman, Councilmember Ward 2 Schueler, Councilmember Ward 4 Hall, Councilmember Ward 5 Tortorello, Councilmember Ward 6 Foreman, Councilmember Ward 8 Peacock

Voting Nay: Councilmember Ward 1 Studley

Items submitted for the record

- 1. Staff Report dated January 18, 2022, from Kevin Foster, Chief of Police
- 2. Resolution R-2122-73

Participants in Discussion

- 1. Mr. Darrel Pyle, City Manager
- 2. Mr. Anthony Francisco, Director of Finance.

Resolution R-2122-73 was Adopted.

* * * * *

Ms. Brenda Hall, City Clerk, said Item 33, the Land Use Plan for Resolution R-2122-79, was previously postponed on November 30, 2021, until the January 18, 2022, agenda. Due to a technical error, Resolution R-2122-79 did not appear on the agenda. She said the error was not noticed until after 6:30 p.m. on Friday, January 14, 2022. She said under the Open Meetings Act, once posted, an agenda can only be amended up to 24 hours prior to the meeting. However, that does exclude weekends and holidays; therefore, the City of Norman was past the 24-hour deadline because Monday was a legal holiday. She said since the item was postponed until this meeting and was not included in the agenda, it will automatically be placed on the next City Council Agenda which is January 25th. The companion zoning ordinance cannot be considered by City Council without the Land Use Plan Amendment. She said as a matter of process, Council will need to postpone Ordinance O-2122-15 until January 25, 2022. She offered her sincere apologies to the applicant and the participants who came tonight to speak.

* * * * *

34. CONSIDERATION OF POSTPONEMENT OF ORDINANCE O-2122-15 UPD

SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 460 OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE NORTH ONE HUNDRED FIFTY (150) FEET OF LOT TWO (2), BLOCK TEN (10), OF PICKARD ACRES ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE FAMILY DWELLING DISTRICT, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT, AND TO REMOVE THE SOUTH ONE HUNDRED FIFTY-TWO AND ONE-HALF (152.5) FEET OF LOT TWO (2), BLOCK TEN (10), OF PICKARD ACRES ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE CO, SUBURBAN OFFICE COMMERCIAL DISTRICT, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1027 AND 1035 SOUTH BERRY ROAD)

Motion made by Councilmember Ward 6 Foreman, Seconded by Councilmember Ward 5 Tortorello.

Voting Yea: Mayor Pro Tem Holman, Councilmember Ward 1 Studley, Councilmember Ward 2 Schueler, Councilmember Ward 4 Hall, Councilmember Ward 5 Tortorello, Councilmember Ward 6 Foreman, Councilmember Ward 8 Peacock

Items submitted for the record

1. Staff Report dated January 18, 2022, from Jane Hudson, Director of Planning and Community Development
2. Ordinance O-2122-15
3. Application for Simple Planned Unit Development submitted August 2, 2021, and Revised November 2, 2021, prepared by Rieger Law Group, P.L.L.C., with Exhibit A, Site Development Plan; Exhibit B, Allowable Uses; Exhibit C, Open Space Diagram; and Exhibit D, Stormwater Enhancement Diagram
4. Location map
5. Planning Commission Staff Report dated October 14, 2021
6. City of Norman Predevelopment Summary PD21-23 dated June 24, 2021, from Sooner Traditions, L.L.C., for property located at 1027 and 1035 South Berry Road
7. City of Norman Development Review Form, Transportation Impacts, dated October 5, 2021, conducted by Jami L. Short, P.E., City Traffic Engineer
8. Protest and Support Map dated October 6, 2021, containing 8.3% protest and 17.8% support within Notification Area
9. Statement of Support received October 6, 2021, from Gary Graham
10. Statement of Support received October 6, 2021, from Hunter Miller
11. Statement of Support received October 6, 2021, from Hal Smith
12. Statement of Support received October 6, 2021, from Carol West
13. Letter of protest received September 9, 2021, from Alise Osis and Daniel Mains with attached aerial map
14. Letters of protest received August 30, 2021, and June 22, 2021, from David and Kathy Nehrenz with attached aerial map
15. Letter of protest received September 3, 2021, from Michelle Nehrenz
16. Letter of protest received August 31, 2021, from Gabrielle Mandeville

Item 34, continued:

Items submitted for the record, continued

17. Letter of protest received September 2, 2021, from Cynthia Brnx Mills
18. Letter of protest received September 2, 2021, from Delbert G. Mills
19. Letter of protest received September 2, 2021, from Gary Kruk
20. Letter of protest received September 2, 2021, from Micah Alcorn
21. Letter of protest received September 3, 2021, from Dana Drury and Stephen Maple with attached aerial map
22. Protest and Support Map dated October 14, 2021, containing 12.5% protest and 17.8% support within notification area
23. Letter of protest received October 13, 2021, from Nathalie Rocher, PhD, and Solon Clinton
24. Letter of protest received October 7, 2021, from Ron LaSpisa
25. Letter of protest received October 7, 2021, from Susan Meyer
26. Letter of protest received October 7, 2021, from Dennis Yarbrow
27. Letter of protest received October 7, 2021, from Roxana Leonard
28. Letter of protest received October 8, 2021, from Konstantinos Karathanasis, Ph.D., Professor of Music Technology and Composition, School of Music, the University of Oklahoma, and Ekaterini Akarepi, Lecturer of World Music, the University of Oklahoma
29. Letter of protest received October 8, 2021, from Leslie Cornwall
30. Letter of protest received October 8, 2021, from John B. Cornwall
31. Letter of protest received October 8, 2021, from JoAnn Oliver
32. Letter of protest received October 12, 2021, from Linda Lockett
33. Letter of protest received October 12, 2021, from William Farrell and Alana Sofia
34. Letter of protest received October 12, 2021, from William Lockett
35. Letter of protest received October 12, 2021, from Kevin and Cricket Connywerdy
36. Letter of protest received October 12, 2021, from Carolyn and Gary Kauley
37. Letter of protest received October 12, 2021, from Nolita C. Morgan with attached family photograph and photograph of Lindsey and Berry intersection
38. Letter of support received October 14, 2021, from Brent Swift, Swift Company
39. Revised Traffic Impact Analysis prepared for Shops at Berry, L.L.C., October, 2021, prepared by Traffic Engineering Consultants, Inc., with Figure 1, Project Location Map; Figure 2, Proposed Site Plan; Figure 3, 2021 Existing Traffic; Figure 4, 2023 Future Background Traffic; Figure 5, Proposed Development Traffic; Figure 6, Projected Combined Traffic; Table 1, Projects Site Generate Traffic; Table 2, Level-of-Service Criteria; and Table 3, Intersection Capacity Analysis Results
40. Pertinent excerpts from Planning Commission Minutes of October 14, 2021

Participants in discussion

1. Mr. Sean Rieger, The Rieger Law Group, 136 Thompson Drive, attorney representing the applicant
2. Mr. John Cornwell, Ward 4, made comments

Ordinance O-2122-15 was Postponed until January 25, 2022.

* * * * *

35. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2122-86: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA APPROVING AN APPEAL OF THE TEMPORARY ADMINISTRATIVE DELAY TO ALLOW THE SUBMITTAL OF A PERMIT APPLICATION FOR THE CONSTRUCTION OF A TRIPLEX WITH A REAR PARKING AREA AT 719 DEANS ROW AVENUE.

Motion made by Councilmember Ward 6 Foreman, Seconded by Councilmember Ward 8 Peacock.

Voting Yea: Mayor Pro Tem Holman, Councilmember Ward 1 Studley, Councilmember Ward 2 Schueler, Councilmember Ward 4 Hall, Councilmember Ward 5 Tortorello, Councilmember Ward 6 Foreman, Councilmember Ward 8 Peacock

Items submitted for the record

1. Staff Report dated January 18, 2022, from Jane Hudson, Director of Planning and Community Development
2. Resolution R-2122-86
3. Location map
4. Administrative Delay Appeal received January 7, 2022, from Ryan Broyles, Red Door Realty, L.L.C., for property located in Lots 74-76, Block 3, Larsh’s University Addition
5. Letter dated January 6, 2022, from Mark Krittenbrink, Krittenbrink Architecture, to City of Norman
6. Letter from Logan Hubble, Planner I, Planning and Community Development Department, dated January 7, 2022, denying a Certificate of Compliance for property located at 719 Deans Row Avenue
7. Aerial location map
8. Photograph of existing property
9. Site Plan
10. Floor Plan
11. Second Floor Plan
12. Examples of Dwellings to be built
13. Resolution R-2122-76 with Exhibit A, location map

Items submitted for the record

1. Mr. Mark Krittenbrink, Krittenbrink Architecture, L.L.C., 119 West Main Street, architect representing the applicant

Resolution R-2122-76 was Adopted.

* * * * *

36. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A PRELIMINARY PLAT FOR THE APOSTOLIC WORSHIP CENTER. (GENERALLY LOCATED 1300 FEET SOUTH OF TECUMSEH ROAD ON THE EAST SIDE OF PORTER AVENUE-3221 NORTH PORTER AVENUE)

Motion made by Councilmember Ward 6 Foreman, Seconded by Councilmember Ward 5 Tortorello.

Item 36, continued:

Voting Yea: Mayor Pro Tem Holman, Councilmember Ward 1 Studley, Councilmember Ward 2 Schueler, Councilmember Ward 4 Hall, Councilmember Ward 5 Tortorello, Councilmember Ward 6 Foreman, Councilmember Ward 8 Peacock

Items submitted for the record

1. Staff Report dated January 18, 2022, from Ken Danner, Subdivision Development Manager
2. Location map
3. Preliminary plat
4. Site plan
5. Greenbelt Commission Final Comments
6. City of Norman Development Review Form, Transportation Impacts, dated September 28, 2021, conducted by Jami L. Short, P.E., City Traffic Engineer, for the Apostolic Worship Center Preliminary Plat
7. City of Norman Predevelopment Summary PD21-31 for United Pentecostal Church located at 3221 North Porter Avenue
8. Planning Commission Staff Report dated November 18, 2021
9. Pertinent Excerpts from Planning Commission minutes of November 18, 2021

Participants in discussion

1. Mr. Kent Mace, MacBax & Associates, 323-B South Main Street, Noble, OK, engineer representing the applicant

The Preliminary Plat for the Apostolic Worship Center was Approved.

* * * * *

37. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A PRELIMINARY PLAT FOR ALPINE MOTORSPORTS. (GENERALLY LOCATED ONE-HALF MILE WEST OF PORTER AVENUE ON THE SOUTH SIDE OF WEST TECUMSEH ROAD-510 WEST TECUMSEH ROAD).

Motion made by Councilmember Ward 6 Foreman, Seconded by Councilmember Ward 4 Hall.

Voting Yea: Mayor Pro Tem Holman, Councilmember Ward 1 Studley, Councilmember Ward 2 Schueler, Councilmember Ward 4 Hall, Councilmember Ward 5 Tortorello, Councilmember Ward 6 Foreman, Councilmember Ward 8 Peacock

Items submitted for the record

1. Staff Report dated January 18, 2022, from Ken Danner, Subdivision Development Manager
2. Location map
3. Site plan
4. Planning Commission Staff Report dated December 9, 2021
5. City of Norman Development Review Form, Transportation Impacts, dated November 4, 2021, conducted by Jami L. Short, P.E., City Traffic Engineer, for the Alpine Motorsports Addition

Item 37, continued:

Items submitted for the record, continued

6. Traffic Impacts
7. Preliminary plat
8. City of Norman Predevelopment Summary PD21-33 for Michael Roberts for property located at 520 West Tecumseh Road
9. Pertinent Excerpts from Planning Commission minutes of December 9, 2021

Participants in discussion

1. Mr. J.W. Dansby, J.W. Dansby and Associates, Inc., 2202 Westpark Drive, #B, engineer representing the applicant

The Preliminary Plat for the Alpine Motorsports was Approved.

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38. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A PRELIMINARY PLAT FOR TRENT ESTATES. (LOCATED AT THE SOUTHEAST CORNER OF 96TH AVENUE N.E. AND ROCK CREEK ROAD [A CLOSED STREET]).

Motion made by Councilmember Ward 5 Tortorello, Seconded by Councilmember Ward 6 Foreman.

Voting Yea: Mayor Pro Tem Holman, Councilmember Ward 1 Studley, Councilmember Ward 2 Schueler, Councilmember Ward 4 Hall, Councilmember Ward 5 Tortorello, Councilmember Ward 6 Foreman, Councilmember Ward 8 Peacock

Items submitted for the record

1. Staff Report dated January 18, 2022, from Ken Danner, Subdivision Development Manager
2. Location map
3. Preliminary plat
4. City of Norman Predevelopment Summary PD21-36 for Katherine and Byren Trent for property located at 2301 96th Avenue N.E.
5. Greenbelt Commission Final Comments
6. Planning Commission Staff Report dated December 9, 2021
7. Pertinent Excerpts from Planning Commission minutes of December 9, 2021

Participants in discussion

1. Ms. Katherine Trent, Ward 5, applicant
2. Ms. Jane Hudson, Director of Planning and Community Development

The Preliminary Plat for Trent Estates was Approved.

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39. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2122-21 UPON SECOND AND FINAL READING:
 AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE PLANNED UNIT DEVELOPMENT ESTABLISHED IN ORDINANCE O-1415-45 TO AMEND THE ALLOWABLE USES FOR LOT 4A, IN BLOCK ONE (1), OF UNIVERSITY NORTH PARK PROFESSIONAL CENTER, TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF.

Motion made by Councilmember Ward 6 Foreman, Seconded by Councilmember Ward 5 Peacock.

Voting Yea: Mayor Pro Tem Holman, Councilmember Ward 1 Studley, Councilmember Ward 2 Schueler, Councilmember Ward 4 Hall, Councilmember Ward 5 Tortorello, Councilmember Ward 6 Foreman, Councilmember Ward 8 Peacock

Items submitted for the record

1. Staff Report dated December 14, 2021, from Jane Hudson, Director of Planning and Community Development
2. Ordinance O-2122-21
3. Location map
4. Planning Commission Staff Report dated November 18, 2021
5. City of Norman Development Review Form, Transportation Impacts, dated September 20, 2021, prepared by Jami L. Short, P.E., City Traffic Engineer for UNP Daycare PUD Amendment
6. Traffic Impact Analysis for UNP Daycare prepared by Johnson & Associates
7. Amended and Restated University North Park PUD Development Plan, October, 2021, with Exhibit A, Revised Preliminary Plat dated August 14, 2006, and subsequently revised as presented to Council on December 12, 2006; Exhibit B, Revised Traffic Impact Analysis dated August 14, 2006; Exhibit C, Revised Preliminary Development Plan Map dated August 14, 2006, as revised for Council on December 12, 2006; Exhibit D, Revised Streetscape/Landscape/Greenway Plan dated August 14, 2006; Exhibit E, Revised Drainage/Detention Plan dated August 14, 2006 and revised September 22, 2006; Exhibit F-1, University North Park (South Half) Master Signage Plan dated August 14, 2006, and location map; Exhibit F-2, Illustration of Freestanding (Ground) Signs dated September 1, 2006; Exhibit F-3, Typical Pylon Sign Materials dated August 11, 2006; Exhibit F-4, Typical Outparcel Monument Sign Materials (Applied to Type D.E.F) dated August 11, 2006; Exhibit G, Legal Description, University North Park (SDA-1) Purchase Tract; Exhibit G-1, Location Map, UNP Business Center; Exhibit H, Amended uses to a portion of the south half of UNP to allow a bar, lounge or tavern, live entertainment venue, and mixed buildings as permitted uses; Exhibit I, Amended use to a portion of the south half of UNP to allow for seasonal uses of a stage for outdoor live entertainment located in the area as shown on Exhibit I; Exhibit J, Legal Description for additional allowable use of senior living center with a restaurant and a bar, and a revised parking ratio and Preliminary Site Layout-Phase 2; Exhibit K, Location Map for Lot 4A, Block 1, University North Park Professional Center (provided by Johnson and Associates); Exhibit L, Legal Description for Lot 4A, Block 1, University North Park Professional Center (provided by Johnson and Associates); and Exhibit M, Site Plan for Lot 4A, Block 1, University North Park Professional Center (provided by Johnson and Associates)

Item 39, continued:

Items submitted for the record, continued

8. Pertinent excerpts for Planning Commission minutes of November 18, 2021

Participants in discussion

1. Mr. Mark Zitzow, Director of Urban Planning, Johnson & Associates, 1 East Sheridan Avenue, Suite 200, Oklahoma City, representing the applicant

Ordinance O-2122-21 was Adopted on Upon Second Reading Section by Section.

Motion made by Councilmember Ward 6 Foreman, Seconded by Councilmember Ward 5 Tortorello.

Voting Yea: Mayor Pro Tem Holman, Councilmember Ward 1 Studley, Councilmember Ward 2 Schueler, Councilmember Ward 4 Hall, Councilmember Ward 5 Tortorello, Councilmember Ward 6 Foreman, Councilmember Ward 8 Peacock

Ordinance O-2122-21 was Adopted on Upon Final Reading as a Whole.

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40. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2122-24 UPON SECOND AND FINAL READING:
AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 460 OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN SO AS TO GRANT SPECIAL USE FOR A BAR, LOUNGE OR TAVERN IN THE C-2, GENERAL COMMERCIAL DISTRICT, FOR LOT THREE (3), OF BLOCK ONE (1), OF JENNINGS ESTATES NO. 1 ADDITION, A REPLAT OF PART OF BLOCK 1, OF JENNINGS ESTATES NO. 1 ADDITION, TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (2224 WEST MAIN STREET, SUITE 2262)

Motion made by Councilmember Ward 2 Schueler, Seconded by Councilmember Ward 6 Foreman.

Voting Yea: Mayor Pro Tem Holman, Councilmember Ward 1 Studley, Councilmember Ward 2 Schueler, Councilmember Ward 4 Hall, Councilmember Ward 5 Tortorello, Councilmember Ward 6 Foreman, Councilmember Ward 8 Peacock

Items submitted for the record

1. Staff Report dated December 14, 2021, from Jane Hudson, Director of Planning and Community Development
2. Ordinance O-2122-24
3. Location map
4. Planning Commission Staff Report dated November 18, 2021
5. City of Norman Predevelopment Summary PD21-32 dated October 28, 2021, for WH Normandy Creek, L.P., located at 2224 West Main Street
6. Site Plan
7. Pertinent excerpts from Planning Commission minutes of November 18, 2021

Participants in discussion

1. Mr. Garrett Haley, Project Manager, Wheelhouse Commercial Development, 6502 Slide Road, Suite 200, Lubbock, Texas, representing the applicant

Item 40, continued:

Ordinance O-2122-24 was Adopted on Upon Second Reading Section by Section.

Motion made by Councilmember Ward 2 Schueler, Seconded by Councilmember Ward 6 Foreman.

Voting Yea: Mayor Pro tem Holman, Councilmember Ward 1 Studley, Councilmember Ward 2 Schueler, Councilmember Ward 4 Hall, Councilmember Ward 5 Tortorello, Councilmember Ward 6 Foreman, Councilmember Ward 8 Peacock

Ordinance O-2122-24 was Adopted on Upon Final Reading as a Whole.

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- 41. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2122-25 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, FOR THE REVISED FLOODPLAIN ORDINANCE ALLOWING FOR A REDUCTION IN FLOOD INSURANCE PREMIUMS THROUGH AMENDMENT OF SECTION 22:429.1 4 (C) 1 AND 4(C)3

Motion made by Councilmember Ward 4 Hall, Seconded by Councilmember Ward 6 Foreman.

Voting Yea: Mayor Pro Tem Holman, Councilmember Ward 1 Studley, Councilmember Ward 2 Schueler, Councilmember Ward 4 Hall, Councilmember Ward 5 Tortorello, Councilmember Ward 6 Foreman, Councilmember Ward 8 Peacock

Ordinance O-2122-25 was Adopted on Upon Second Reading Section by Section.

Items submitted for the record

- 1. Staff Report dated December 14, 2021, from Todd McLellan, Development Engineer
- 2. Ordinance O-2122-25
- 3. Legislatively notated copy of Ordinance O-2122-25

Participants in discussion

- 1. Mr. Todd McClellan, Development Engineer

Motion made by Councilmember Ward 6 Foreman, Seconded by Councilmember Ward 5 Tortorello.

Voting Yea: Mayor Pro Tem Holman, Councilmember Ward 1 Studley, Councilmember Ward 2 Schueler, Councilmember Ward 4 Hall, Councilmember Ward 5 Tortorello, Councilmember Ward 6 Foreman, Councilmember Ward 8 Peacock

Ordinance O-2122-25 was Adopted on Upon Final Reading as a Whole.

* * * * *

MISCELLANEOUS COMMENTS

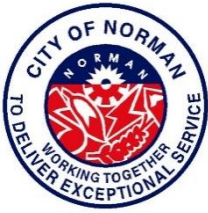
Westwood Golf Course. Mr. Dan Munson, Ward 6, said Westwood Golf Course is a Par 70 and to host a major golf tournament, a golf course must have a Par 72. He said the golf course does not generate a lot of revenue and it is his understanding that since 2010, only \$3,200 has been allocated for projects at the golf course. That tells him that the City is not very invested in the golf course. He said the golf course property is close to Interstate 35 which makes it valuable land. He asked Council to consider what would happen if the golf course was turned into a nine-hole golf course and the rest of the land be used as an industrial or research park. He said doing this would create a lot of jobs and selling the property would bring in a lot of money. He said the revenue could build a world class golf course that would host tournaments which would generate sales tax and revenue. He said the City of Norman encompasses 189 square miles and a golf course could be built in Ward 5. He asked Council and Staff to consider this.

ADJOURNMENT

The meeting adjourned at 8:17 p.m.

File Attachments for Item:

2. CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, AMENDMENT, AND/OR POSTPONEMENT OF PROCLAMATION P-2122-20: A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAIMING THE MONTH OF FEBRUARY, 2022, AS BLACK HISTORY MONTH IN THE CITY OF NORMAN.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 2/8/2022

REQUESTER: Cinthya Allen

PRESENTER: Cinthya Allen, Chief Diversity & Equity Officer

ITEM TITLE: CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, AMENDMENT, AND/OR POSTPONEMENT OF PROCLAMATION P-2122-20: A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAIMING THE MONTH OF FEBRUARY, 2022, AS BLACK HISTORY MONTH IN THE CITY OF NORMAN.

P-2122-20

A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAIMING THE MONTH OF FEBRUARY, 2022, AS BLACK HISTORY MONTH IN THE CITY OF NORMAN.

- § 1. WHEREAS, since its origin in 1926 by the “Father of Black History” Dr. Carter G. Woodson in his pursuit to raise awareness of African American's contributions to civilization, Black History Week began and evolved into Black History Month; and
- § 2. WHEREAS, 2022’s national theme, “Black Health and Wellness,” recognizes the reality and problem of health and wellness for African-Americans traces back centuries. Where medical facilities were nonexistent or understaffed, homemade remedies passed through ancestors played a key role in healing, and still do today; and
- § 3. WHEREAS, we acknowledge the legacy of black scholars, medical practitioners, leaders, and allies whose self-determination to desegregate hospitals was realized through the Civil Rights Act of 1964; and
- § 4. WHEREAS, today, the Black community is still most vulnerable. However, initiatives to build hospitals and community clinics, have more diverse health practitioners, and serve the Black community are growing; and
- § 5. WHEREAS, in Norman, we are grateful to have various community clinics and a hospital system which embraces diversity through direct policies, resources, and action, including the Inclusion and Diversity Council which was established in 2020 and is active within the hospital system and the Norman community; and
- § 6. WHEREAS, the Alliance of Black Employees, a City of Norman Employee Resource Group, established in 2021 also provides support and representation to the Black community in Norman, while providing non-black communities an opportunity to learn the Black experience to better understand diverse perspectives; and
- § 7. WHEREAS, the Norman Human Rights Commission continues to work to dispel prejudice and discrimination, and to advance fairness, mutual understanding, and appreciation for the worth of all people.

NOW, THEREFORE, I, MAYOR OF THE CITY OF NORMAN, OKLAHOMA:

- § 8. Do hereby proclaim the month of February, 2022, as Black History Month in the City of Norman and invite all citizens to join me in celebrating the diversity and character of our community.

PASSED AND APPROVED this 8th day of February, 2022.

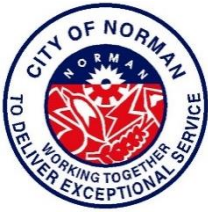
Mayor

ATTEST:

City Clerk

File Attachments for Item:

3. CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, AMENDMENT, AND/OR POSTPONEMENT OF PROCLAMATION P-2122-21: A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAIMING FEBRUARY 1 THROUGH FEBRUARY 15, 2022, AS LUNAR NEW YEAR IN THE CITY OF NORMAN.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 2/8/2022

REQUESTER: Cinthya Allen

PRESENTER: Cinthya Allen, Chief Diversity & Equity Officer

ITEM TITLE: CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, AMENDMENT, AND/OR POSTPONEMENT OF PROCLAMATION P-2122-21: A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAIMING FEBRUARY 1 THROUGH FEBRUARY 15, 2022, AS LUNAR NEW YEAR IN THE CITY OF NORMAN.

A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAIMING FEBRUARY 1 THROUGH FEBRUARY 15, 2022, AS LUNAR NEW YEAR IN THE CITY OF NORMAN.

- § 1. WHEREAS, Lunar New Year, also known as Chinese New Year, Têt, or Spring Festival, is a festival which celebrates the beginning of a new year on the traditional lunisolar calendar; and
- § 2. WHEREAS, 2022 is the year of the Tiger; and
- § 3. WHEREAS, this celebration is more inclusively recognized as Lunar New Year because it transcends the Chinese culture and is celebrated in much of Asia including Korea, Vietnam, Singapore, and the global Asian diaspora; and
- § 4. WHEREAS, it is one of the most important holidays being celebrated by over 1 billion people around the world; and
- § 5. WHEREAS, in Norman 5% of the population is of Asian-alone descent, compared to 2.4% across Oklahoma; and
- § 6. WHEREAS, community representation in Norman and the surrounding areas continues to grow with involvement of organizations such as the Asian American Student Association and Asian Pacific American Law Students Association at The University of Oklahoma, Asian Club at Norman High School, Oklahoma Chinese Association, Share to Grow, and many other organizations; and
- § 7. WHEREAS, maintaining cultural traditions create richer heritage and opportunities for all communities to learn of a global society;

NOW, THEREFORE, I, MAYOR OF THE CITY OF NORMAN, OKLAHOMA:

- § 8. Do hereby proclaim February 1st – 15th, 2022 as Lunar New Year in the City of Norman and invite all Norman residents to learn about this global holiday and the value of the Asian American and Pacific Islander communities we have in Norman.

PASSED AND APPROVED this 8th day of February, 2022.

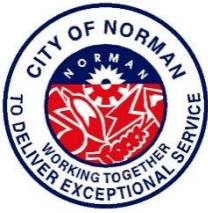
Mayor

ATTEST:

City Clerk

File Attachments for Item:

4. CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, AMENDMENT, AND/OR POSTPONEMENT OF PROCLAMATION P-2122-22: A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAIMING THURSDAY, FEBRUARY 17, 2022, AS RANDOM ACTS OF KINDNESS DAY IN THE CITY OF NORMAN.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 02/08/2022

REQUESTER: Brenda Hall, City Clerk

PRESENTER: Mayor Breea Clark

ITEM TITLE: CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, AMENDMENT, AND/OR POSTPONEMENT OF PROCLAMATION P-2122-22: A PROCLAMATION OF THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA, PROCLAIMING THURSDAY, FEBRUARY 17, 2022, AS RANDOM ACTS OF KINDNESS DAY IN THE CITY OF NORMAN.

P-2122-22

A PROCLAMATION OF THE CITY COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, DECLARING THURSDAY, FEBRUARY 17, 2022, AS RANDOM ACTS OF KINDNESS DAY IN THE CITY OF NORMAN.

- § 1. WHEREAS, Random Acts of Kindness Day is recognized on February 17th as an annual tradition of performing acts of kindness; and
- § 2. WHEREAS, Millions of Americans focus together to change the world, one random act of kindness at a time; and
- § 3. WHEREAS, people of any age can participate in “Random Acts of Kindness” any time, any place, and for the unselfish purpose of spreading goodwill; and
- § 4. WHEREAS, the City of Norman recognizes the value of simple acts of kindness performed without prompting or reason and how these acts can positively impact the performer, the recipient, and the onlooker of the good deed; and
- § 5. WHEREAS, by providing “Random Acts of Kindness” and reaching out to one another, regardless of social or economic status, education, gender, origin, religious belief, age, lifestyle or abilities, we extend an opportunity for grace, dignity and acceptance that might not otherwise be offered; and

NOW, THEREFORE, I, MAYOR OF THE CITY OF NORMAN, OKLAHOMA:

- § 6. Do hereby proclaim Thursday, January 17, 2022, as Random Acts of Kindness Day in the City of Norman, Oklahoma, and encourage the residents of our community to join me to recognize and perform random acts of kindness.

PASSED AND APPROVED this 8th day of February, 2022.

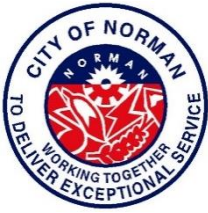
Mayor

ATTEST:

Deputy City Clerk

File Attachments for Item:

5. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2122-33 UPON FIRST READING BY TITLE:
AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 460 OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOTS THIRTY-TWO (32), AND THIRTY-THREE (33), LESS THE EAST 25 FEET THEREOF, BLOCK THIRTEEN (13), OF M.C. RUNYAN SUBDIVISION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-3, INTENSIVE COMMERCIAL DISTRICT, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (115 SOUTH PETERS AVENUE)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 02/08/2022
REQUESTER: James L. Adair
PRESENTER: Jane Hudson, Director of Planning & Community Development
ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2122-33 UPON FIRST READING BY TITLE: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 460 OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOTS THIRTY-TWO (32), AND THIRTY-THREE (33), LESS THE EAST 25 FEET THEREOF, BLOCK THIRTEEN (13), OF M.C. RUNYAN SUBDIVISION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-3, INTENSIVE COMMERCIAL DISTRICT, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (115 SOUTH PETERS AVENUE)

SYNOPSIS:

The applicant, James L. Adair, is requesting to rezone from C-3, Intensive Commercial District to SPUD, Simple Planned Unit Development District to allow for residential dwelling units as well as the commercial/offices uses detailed in the SPUD Narrative. More specifically, the applicant is rezoning to allow for one (1) ADA accessible residential dwelling unit on the ground floor in addition to residential dwelling units on the upper floor. The site consists of a 40' x 100' parcel of roughly 4,000 square feet, with a two-story structure of approximately 7,776 square feet. The proposed development will follow a SPUD Narrative document; see attached.

HISTORY:

The property at 115 South Peters Avenue was purchased by James L. Adair in September 2021. Prior to this, the property was owned by the Turner Odies Primrose Revocable Living Trust. The structure on the property, the historic Primrose Building, was constructed in 1930 and is approximately 7,776 square feet. The property has been zoned C-3, Intensive Commercial District since 1954 (Ordinance 884). In addition, the property is within Block 13 of the Original Townsite, Lots 32 and 33, less the east 25' feet of M.C. Runyan Subdivision of Lots 28-32.

ZONING ORDINANCE CITATION:

SEC 420.05 – SIMPLE PLANNED UNIT DEVELOPMENTS

1. General Description. The Simple Planned Unit Development referred to as SPUD, is a special zoning district that provides an alternate approach to the conventional land use controls and to a PUD, Planned Unit Development to maximize the unique physical features of a particular site and produce unique, creative, progressive, or quality land developments.

The SPUD may be used for particular tracts or parcels of land that are to be developed, according to a SPUD Narrative and a Development Plan Map and contains less than five (5) acres.

The SPUD is subject to review procedures by Planning Commission and adoption by City Council.

2. Statement of Purpose. It is the intent of this section to encourage developments with a superior built environment brought about through unified development and to provide for the application of design ingenuity in such developments while protecting existing and future surrounding areas in achieving the goals of comprehensive plan of record. In addition, the SPUD provides for the following:

Encourage efficient, innovative use of land in the placement and/or clustering of buildings in a development and protect the health, safety and welfare of the community.

Contribute to the revitalization and/or redevelopment of areas where decline of any type has occurred. Promote infill development that is compatible and harmonious with adjacent uses and would otherwise not be an area that could physically be redeveloped under conventional zoning.

Maintain consistency with the City's Zoning Ordinance, and other applicable plans, policies, standards and regulations on record.

Approval of a zone change to a SPUD adopts the Master Plan prepared by the applicant and reviewed as a part of the application. The SPUD establishes new and specific requirements for the amount and type of land use, residential densities, if appropriate, development regulations and location of specific elements of the development, such as open space and screening.

EXISTING ZONING: The subject property currently has a C-3, Intensive Commercial District zoning designation. This commercial district is intended for the conduct of personal and business services and the general retail business of the community. This district does not allow for residential units without a special use permit. Furthermore, the special use permitted for residential units does not allow for ground floor residential.

ANALYSIS: The particulars of this SPUD include:

1. **USE:** As proposed in the SPUD Narrative, the property and buildings shall allow all permissible uses in Section 425.1 of the Norman Zoning Ordinance for C-3, Intensive Commercial District. The property may also feature a maximum of five (5) dwelling units on the upper story, and a minimum of one (1) accessible dwelling unit on the ground floor. The property may also feature a live-work arrangement as part of that use distribution.

Exhibit C

Permissible Uses

1. Property and buildings shall allow uses as outlined below:

(a)

Amusement enterprises.
 Antique shop.
 Apartment Hotel.
 Appliance Store.
 Art Gallery.
 Artist materials supply, or studio.
 Assembly Halls of non-profit corporations.
 Automobile service station.
 Automobile supply store.
 Baby shop.
 Bakery goods store.
 Bakery.
 Bank.
 Barber shop, or beauty parlor.
 Spa/Bath.
 Book or stationery store.
 Bus terminal.
 Camera shop.
 Candy store.
 Carpenter and cabinet shop.
 Cleaning and dyeing works.
 Catering establishment.
 Child Care Center, as currently found in Section 438.3.
 Churches, temples or other places of worship
 Clothing or apparel store.
 Dairy products or ice cream store.
 Delicatessen store.
 Dress shop.
 Drug store or fountain.
 Dry goods store.
 Electric sales and service.
 Emergency Medical Transportation Services.
 Fabric or notion store.

Feed and fuel store.
Florist.
Frozen food locker.
Furniture Store
Gift Shop.
Glass shop.
Grocery or supermarket.
Hardware store.
Hotel or motel.
Interior decorating store.
Jewelry shop.
Key shop.
Laundry.
Leathergoods shop.
Libraries.
Lodge hall.
Medical Marijuana Dispensary, as allowed by state law.
Messenger or telegraph services.
Municipal use, public buildings and public utility
Museums.
Music Conservatories.
Music, radio or television shop.
Office buildings and offices for such professional services as, but not limited to; accountant, architect, attorney, business or management consultant, court reporter, dentist or dental surgeon, engineer, geologist or geophysicist, linguist, landscape architect, optometrist, optician, osteopathic physician, planning consultant, psychologist, physician or surgeon, or registered nurse.
Painting and decorating shop.
Pawn shop.
Pet shop.
Pharmacy.
Photographer's studio.
Public and private schools and college with students in residence and dormitories associated therewith.
Radio and television sales and service.
Restaurant.
Retail spirits store.
Sewing machine sales.
Small animal hospital.
Sporting goods sales.
Shoe store or repair shop.
Short-term rentals.
Tailor shop.
Theater, including one that sells alcoholic beverages in compliance with state law.
Tier I Medical Marijuana Processor, as allowed by state law.

Tier II Medical Marijuana Processor, as allowed by state law.

Toy store.

Trade schools and schools for vocational training.

(b) Buildings and structures and uses accessory and customarily incidental to any of the above uses, provided:

(1) There shall be no manufacture, processing or compounding of products other than such as are customarily incidental or essential to retail establishments.

(2) The Planning Commission makes a determination that such operations are not objectionable due to noise, odor, dust, smoke, vibration, danger to life and property or other similar causes which are injurious to the health or safety of the neighborhood.

(c) Any other retail or wholesale store, shop or establishment which in the opinion of the Planning Commission is of similar character to those listed above and is not more objectionable to the area in which located due to reasons specified in paragraph (b)(2) above.

(d) Mixed building in which one or more dwelling units may be located on the upper floor, and an allowance for one (1) residential dwelling unit on the ground floor to be ADA accessible.

(e) The following uses are permitted, but not subject to the language set forth in subparts (b) and (c) above:

Bar, lounge or tavern

Live Entertainment Venue.

2. **OPEN SPACE:** No increase to the existing building footprint is being proposed. There is no open/green space on this site. The building footprint covers the site.
3. **PARKING:** The property does not have any on-site parking, and none is proposed. The property will utilize on-street handicap accessible parking spaces, and/or one (1) off-street handicap accessible parking space located within the parking lot directly across from the property on Peters Avenue. With the existing C-3 zoning designation, parking accommodations are not required.
4. **PHASES:** There are no phases planned for the development. The project is planned as a renovation to the existing building to accommodate loft apartments and leasable commercial/office space.
5. **SITE PLAN/ACCESS:** The Site Development Plan (see Exhibit B) for the site is concurrently submitted with the SPUD Narrative and shall be incorporated as an integral part of the redevelopment of the site. There are no changes to the existing building footprint. Access to the property is existing and shall be permitted in the manner depicted on the attached Site Development Plan. Trash will be handled through an existing dumpster located in the adjacent alley. Sidewalks currently exist adjacent to the property. There is an existing exterior egress stairway, located in the existing alley, that may need

to be updated and/or relocated to comply with current building codes. The applicant has been made aware of this possible relocation of the exterior stairs.

6. **LANDSCAPING:** In the event of future development, the property shall be in conformance with the City of Norman's ordinances, as amended from time to time.
7. **SIGNAGE:** The signage for this property shall comply with Norman's applicable signage regulations for commercial uses, as amended from time to time.
8. **HEIGHT:** The existing building is two stories in height, and the initial development will be for a renovation to the existing structure. In the event of future development, the maximum building height shall be in accordance with Norman's applicable height regulations from Section 425.1 of the Norman Zoning Ordinance for C-3, Intensive Commercial District.
9. **LIGHTING:** All exterior lighting shall be installed in conformance with any applicable City of Norman Outdoor Lighting Standards, as such may be amended from time to time.

OTHER AGENCY COMMENTS:

PUBLIC WORKS: Peters Avenue west of site is paved and a public alley north of site is paved. Existing sanitary sewer and water serve the site. There is an existing sidewalk adjacent to Peters Avenue.

CONCLUSION:

Staff forwards this request for rezoning from C-3, Intensive Commercial District to a SPUD, Simple Planned Unit Development as Ordinance O-2122-33 for consideration by the City Council. At their January 13, 2022 meeting, the Planning Commission unanimously recommended adoption of Ordinance O-2122-33 by a vote of 6-0.

O-2122-33

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 460 OF CHAPTER 22 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOTS THIRTY-TWO (32), AND THIRTY-THREE (33), LESS THE EAST 25 FEET THEREOF, BLOCK THIRTEEN (13), OF M.C. RUNYAN SUBDIVISION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-3, INTENSIVE COMMERCIAL DISTRICT, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (115 SOUTH PETERS AVENUE)

- § 1. WHEREAS, James L. Adair, the owner of the hereinafter described property, has made application to have the subject property removed from the C-3, Intensive Commercial District and placed in the SPUD, Simple Planned Unit Development District; and
- § 2. WHEREAS, said application has been referred to the Planning Commission of said City and said body has, after conducting a public hearing as required by law, considered the same and recommended that the same should be granted and an ordinance adopted to effect and accomplish such rezoning; and
- § 3. WHEREAS, the City Council of the City of Norman, Oklahoma, has thereafter considered said application and has determined that said application should be granted and an ordinance adopted to effect and accomplish such rezoning.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA:

- § 4. That Section 460 of Chapter 22 of the Code of the City of Norman, Oklahoma, is hereby amended so as to remove the following described property from the C-3, Intensive Commercial District and place the same in the SPUD, Simple Planned Unit Development District, to wit:

Lots Thirty-Two (32), and Thirty-Three (33), Less the East 25 feet thereof, in Block Thirteen (13), of M.C. RUNYAN SUBDIVISION of Lots Twenty-Eight, Twenty-Nine, Thirty, Thirty-One, Thirty-Two, in Block Thirteen (13), of THE ORIGINAL TOWN OF NORMAN, Cleveland County, Oklahoma, according to the recorded plat thereof.

Said tract contains 7,776 square feet, more or less.

§ 5. Further, pursuant to the provisions of Section 22:420.05 of the Code of the City of Norman, as amended, the following condition is hereby attached to the zoning of the tract:

a. The site shall be developed in accordance with the SPUD Narrative with Exhibits A-C, approved by the Planning Commission on January 13, 2022, and supporting documentation submitted by the applicant and approved by the Planning Commission, and made a part hereof.

§ 6. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

ADOPTED this _____ day of _____, 2022.

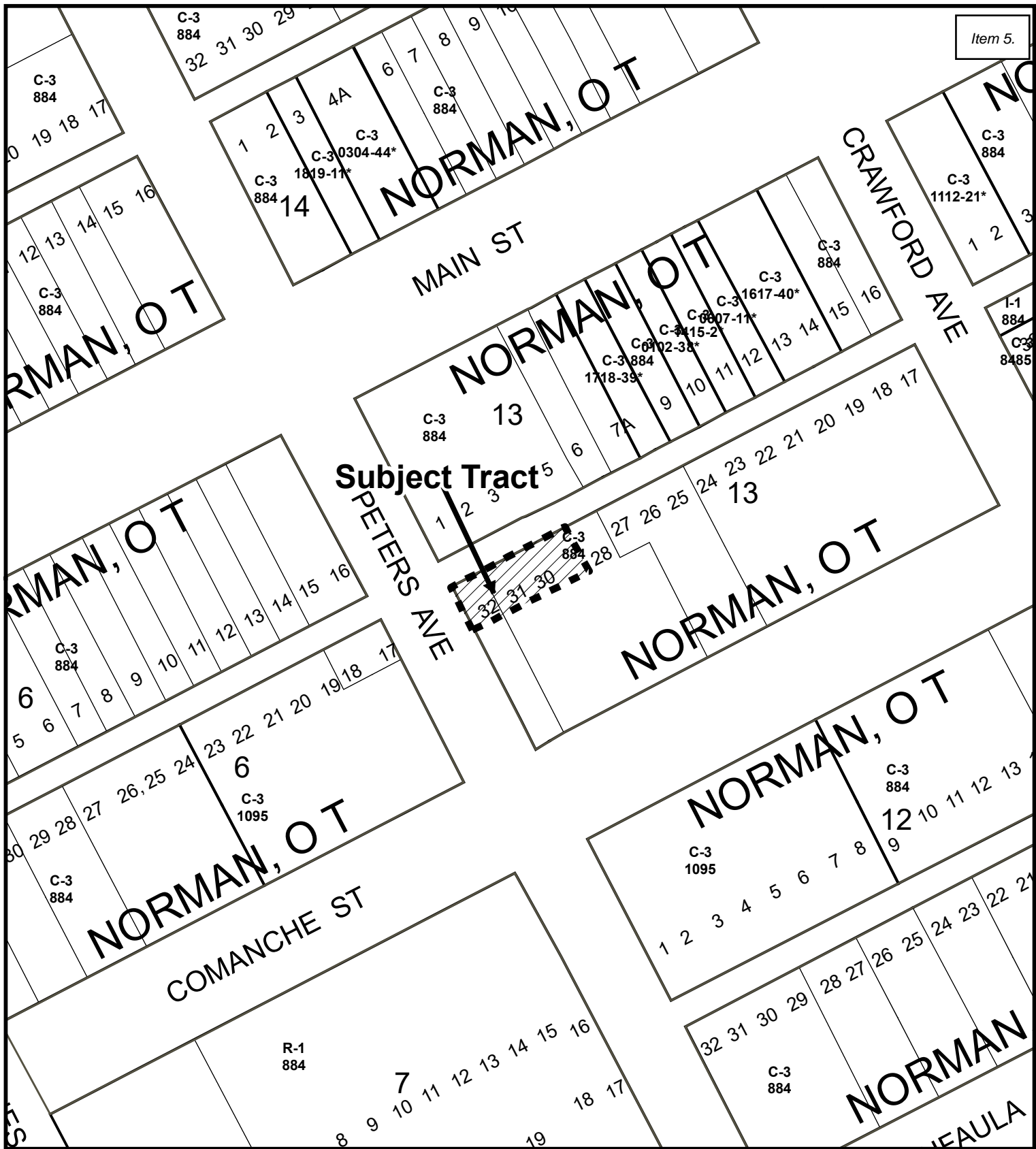
NOT ADOPTED this _____ day of _____, 2022.

(Mayor)

(Mayor)

ATTEST:

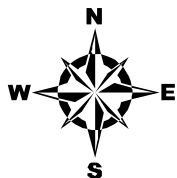
(City Clerk)



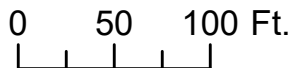
Location Map





Map Produced by the City of Norman
 Geographic Information System.
 The City of Norman assumes no
 responsibility for errors or omissions
 in the information presented.



December 7, 2021



-  Subject Tract
-  Zoning

G:\ArcGIS10\MapTemplates\&T1_LocationMap\ArcMap10.mxd

**115 S. PETERS AVE
SIMPLE PLANNED UNIT DEVELOPMENT**

APPLICANT:

James Adair

APPLICATION FOR:

SIMPLE PLANNED UNIT DEVELOPMENT

Revised: December 21, 2021

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 - A. Background and Intent
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 - B. Existing Land Use and Zoning
 - C. Elevation and Topography
 - D. Utility Services
 - E. Fire Protection Services
 - F. Traffic Circulation and Access
- III. DEVELOPMENT PLAN AND DESIGN CONCEPT
 - A. Permissible Uses
 - B. Building Height
 - C. Parking
 - D. Dumpster and Trash Enclosures
 - E. Miscellaneous Development Criteria

EXHIBITS

- A. Legal Description of the Property
- B. Site Development Plan
- C. Permissible Uses

I. INTRODUCTION

A. Background and Intent:

Adair and Associates (“Applicant”) seeks to rezone property located at **115 N. Peters Ave, Norman, OK 73069-7235**, more particularly described on the attached **Exhibit A** (collectively referred to herein as the “**Property**”). The Applicant intends to renovate the existing building, within the boundary of the existing building footprint and covered overhang.

II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS

A. Location

The Property is made up of a 40’x100’ parcel generally located south of Main Street, East of Peters Avenue, and North of Comanche Street.

B. Existing Land Use and Zoning

Currently, the entire Property is zoned C-3; Intensive Commercial. The entire Property’s current NORMAN 2025 Designation is Commercial.

C. Elevation and Topography

The site is relatively low slope with minimal topographic variation. No part of the Property is in any FEMA 100-year flood plain, and no part of the Property is in any Water Quality Protection Zone.

D. Utility Services

The necessary utility services for this project are already located on or near the Property.

E. Fire Protection Services

Fire Protection services will be provided by the City of Norman Fire Department and by the Applicant as such are required by adopted City codes.

F. Traffic Circulation and Access

Access to the Property is existing and shall be permitted in the manner depicted on the attached Site Development Plan.

III. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Project is planned as a renovation to an existing building to accommodate downtown loft apartments, and leasable commercial space. The intent of the project is to strengthen the mixed-use commercial district in the area, by creating additional housing options on the Property, and thereby fostering a pedestrian-oriented and multi-modal development.

A. Permissible Uses

A list of the allowable uses for the Property is attached hereto as **Exhibit C**. The Property shall not have more than five (5) dwelling units on the upper story, and shall have no less than one accessible dwelling unit on the ground floor. The Property may also feature a live-work arrangement as part of that use distribution.

Definition of Live-work:

Live-work – Denoting or relating to property which combines residential living space with office/commercial space.

B. Building Height

The existing building is two stories in height, and the initial development will be for a renovation to that existing structure. In the event of future development, the maximum building height shall be in accordance with Norman's applicable height regulations currently found in Section 425.1 – C-3, Intensive Commercial District, as amended from time to time.

C. Parking

The Property does not have any on-site parking, and none is proposed. To foster pedestrian-oriented and multi-modal development, the Property will utilize on-street handicap accessible parking spaces, and/or (1) off-street handicap accessible parking space located within the parking lot directly across from the Property on Peters Ave (to be acquired via lease).

D. Dumpster and Trash Enclosures

Trash will be handled through existing dumpsters located in the alley.

E. Miscellaneous Development Criteria

1. Site Plan

The Site Development Plan (Exhibit B) for the site is currently submitted with this SPUD and shall be incorporated herein as an integral part of the SPUD and the development of the property shall be substantially constructed and utilized as presented thereon, subject only to the changes allowed by Sec. 420.05(11) of the City of Norman's SPUD Ordinance.

2. Open Space

No increase to the existing building footprint is being proposed. There is no open/green space on this site. The building footprint covers this site.

3. Signage

The signage for the Property shall comply with Norman's applicable signage regulations for Commercial uses, as amended from time to time.

4. Sidewalks

Access to the Property shall be permitted in the manner depicted on the attached Preliminary Site Development Plan. Sidewalks currently exist adjacent to the Property. The Property shall comply with the City of Norman standards to allow for emergency access and fire access as necessary, as such standards may be amended from time to time. There is an existing exterior egress stairway, located in the existing alley, that will need to be updated and/or moved for compliance with current building codes.

5. Lighting

All exterior lighting shall be installed in conformance with any applicable City of Norman Outdoor Lighting Standards, as such may be amended from time to time.

6. Landscaping

In the event of future development, the Property shall be in conformity to the City of Norman ordinances, as amended from time to time.

EXHIBIT A

Legal Description of the Property

Full Size Documents submitted to City Staff.

LOTS 32 AND 33 LESS E25' BLK 13. MC RUNYAN'S SUBDIVISION OF LOTS 28 THRU 32,
BLOCK 13, ORIGINAL TOWNSITE

EXHIBIT B

Site Development Plan

Full size documents submitted to City Staff

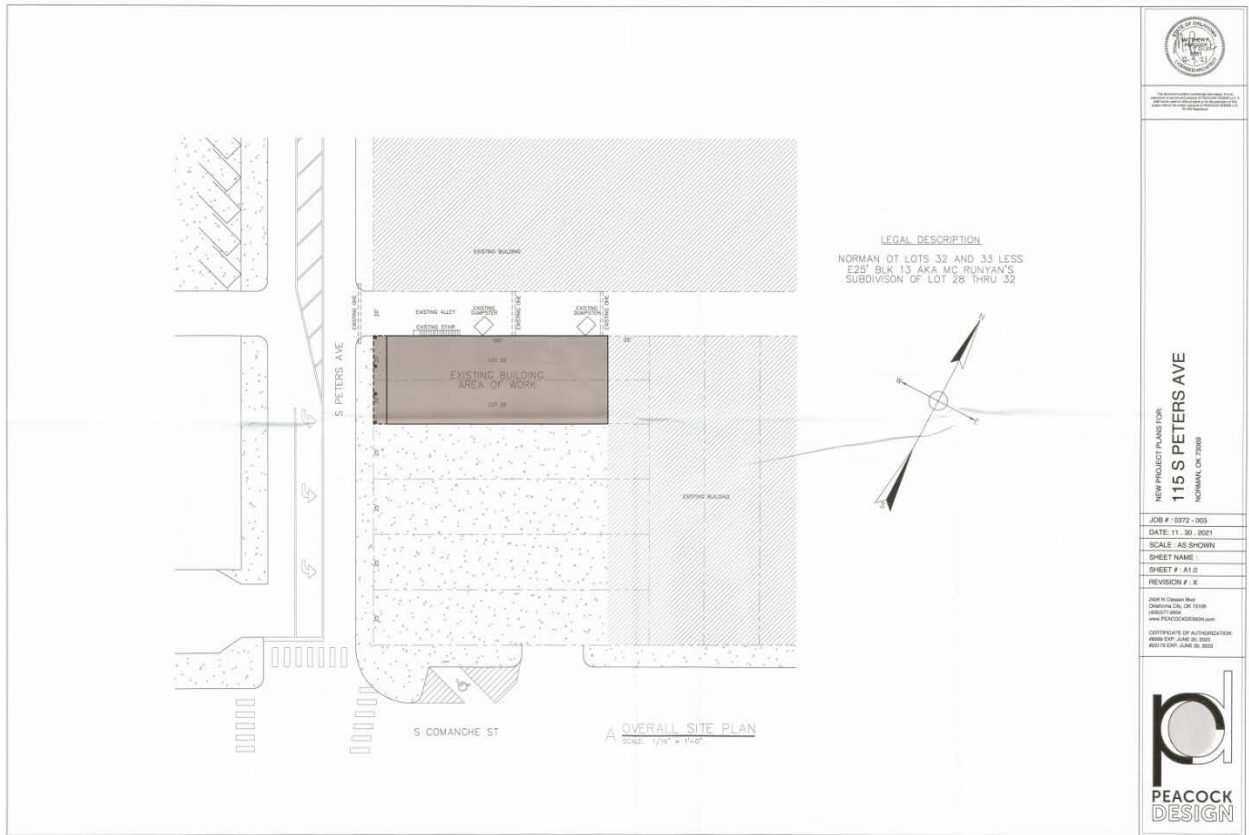


EXHIBIT C

Permissible Uses

Full size documents submitted to City Staff

1. Property and buildings shall allow uses as outlined below:**(a)**

Amusement enterprises.
 Antique shop.
 Apartment Hotel.
 Appliance Store.
 Art Gallery.
 Artist materials supply, or studio.
 Assembly Halls of non-profit corporations.
 Automobile service station.
 Automobile supply store.
 Baby shop.
 Bakery goods store.
 Bakery.
 Bank.
 Barber shop, or beauty parlor.
 Spa/Bath.
 Book or stationery store.
 Bus terminal.
 Camera shop.
 Candy store.
 Carpenter and cabinet shop.
 Cleaning and dyeing works.
 Catering establishment.
 Child Care Center, as currently found in Section 438.3. (O-9596-19)
 Churches, temples or other places of worship (O-2109)
 Clothing or apparel store.
 Dairy products or ice cream store.
 Delicatessen store.
 Dress shop.
 Drug store or fountain.
 Dry goods store.
 Electric sales and service.
 Emergency Medical Transportation Services. (O-0203-46)
 Fabric or notion store.
 Feed and fuel store.
 Florist.
 Frozen food locker.
 Furniture Store
 Gift Shop.
 Glass shop.

Grocery or supermarket.
 Hardware store.
 Hotel or motel.
 Interior decorating store.
 Jewelry shop.
 Key shop.
 Laundry.
 Leathergoods shop.
 Libraries.
 Lodge hall.
 Medical Marijuana Dispensary, as allowed by state law. (O-1920-4)
 Messenger or telegraph services.
 Municipal use, public buildings and public utility. (O-1617-31)
 Museums.
 Music Conservatories.
 Music, radio or television shop.
 Office buildings and offices for such professional services as, but not limited to;
 accountant, architect, attorney, business or management consultant, court reporter,
 dentist or dental surgeon, engineer, geologist or geophysicist, linguist, landscape
 architect, optometrist, optician, osteopathic physician, planning consultant,
 psychologist, physician or surgeon, or registered nurse.
 Painting and decorating shop.
 Pawn shop.
 Pet shop.
 Pharmacy.
 Photographer's studio.
 Public and private schools and college with students in residence and dormitories
 associated therewith.
 Radio and television sales and service.
 Restaurant.
 Retail spirits store. (O-1718-51)
 Sewing machine sales.
 Small animal hospital.
 Sporting goods sales.
 Shoe store or repair shop.
 Short-term rentals. (O-1920-56)
 Tailor shop.
 Theater, including one that sells alcoholic beverages in compliance with state law. (O-
 1718-51)
 Tier I Medical Marijuana Processor, as allowed by state law. (O-1920-39)
 Tier II Medical Marijuana Processor, as allowed by state law. (O-1920-39)
 Toy store.
 Trade schools and schools for vocational training.

(b) Buildings and structures and uses accessory and customarily incidental to any of the above uses, provided:

(1) There shall be no manufacture, processing or compounding of products other than such as are customarily incidental or essential to retail establishments.

(2) The Planning Commission makes a determination that such operations are not objectionable due to noise, odor, dust, smoke, vibration, danger to life and property or other similar causes which are injurious to the health or safety of the neighborhood.

(c) Any other retail or wholesale store, shop or establishment which in the opinion of the Planning Commission is of similar character to those listed above and is not more objectionable to the area in which located due to reasons specified in paragraph (b)(2) above.

(d) Mixed building in which one or more dwelling units may be located on the upper floor, and an allowance for one (1) residential dwelling unit on the ground floor to be ADA accessible.

(e) The following uses are permitted, but not subject to the language set forth in subparts (b) and (c) above:

Bar, lounge or tavern (O-7677-47; O-9192-18)
Live Entertainment Venue. (O-0102-51)

ORDINANCE NO. O-2122-33

ITEM NO. 5

STAFF REPORT

GENERAL INFORMATION

APPLICANT	James L. Adair
REQUESTED ACTION	Rezoning to SPUD, Simple Planned Unit Development
EXISTING ZONING	C-3, Intensive Commercial District
SURROUNDING ZONING	North: C-3, Intensive Commercial District East: C-3, Intensive Commercial District South: C-3, Intensive Commercial District West: C-3, Intensive Commercial District
LOCATION	115 South Peters Avenue
SIZE	7,776 square feet, more or less
PURPOSE	C-3 uses plus residential dwelling units
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Bank (Arvest) East: Printing Services (Norman Transcript) South: Parking Lot West: Parking Lot and Vacant Land

SYNOPSIS: The applicant, James L. Adair, is requesting to rezone from C-3, Intensive Commercial District to SPUD, Simple Planned Unit Development District to allow for residential dwelling units as well as the commercial/offices uses detailed in the SPUD Narrative. More specifically, the applicant is rezoning to allow for one (1) ADA accessible residential dwelling unit on the ground floor in addition to residential dwelling units on the upper floor. The site consists of a 40’x100’ parcel of roughly 4,000 square feet, with a two-story structure of approximately 7,776 square feet. The proposed development will follow a SPUD Narrative document; see attached.

HISTORY: The property at 115 South Peters Avenue was purchased by James L. Adair in September 2021. Prior to this, the property was owned by the Turner Odies Primrose Revocable Living Trust. The structure on the property, the historic Primrose Building, was constructed in 1930 and is approximately 7,776 square feet. The property has been zoned C-3, Intensive

Commercial District since 1954 (Ordinance No. 884). In addition, the property is within Block of the Original Townsite, Lots 32 and 33, less the east 25' feet of M.C. Runyan's subdivision of Lots 28-32.

ZONING ORDINANCE CITATION:

SEC 420.05 – SIMPLE PLANNED UNIT DEVELOPMENTS

1. General Description. The Simple Planned Unit Development referred to as SPUD, is a special zoning district that provides an alternate approach to the conventional land use controls and to a PUD, Planned Unit Development to maximize the unique physical features of a particular site and produce unique, creative, progressive, or quality land developments.

The SPUD may be used for particular tracts or parcels of land that are to be developed, according to a SPUD Narrative and a Development Plan Map and contains less than five (5) acres.

The SPUD is subject to review procedures by Planning Commission and adoption by City Council.

2. Statement of Purpose. It is the intent of this section to encourage developments with a superior built environment brought about through unified development and to provide for the application of design ingenuity in such developments while protecting existing and future surrounding areas in achieving the goals of comprehensive plan of record. In addition, the SPUD provides for the following:

Encourage efficient, innovative use of land in the placement and/or clustering of buildings in a development and protect the health, safety and welfare of the community.

Contribute to the revitalization and/or redevelopment of areas where decline of any type has occurred. Promote infill development that is compatible and harmonious with adjacent uses and would otherwise not be an area that could physically be redeveloped under conventional zoning.

Maintain consistency with the City's Zoning Ordinance, and other applicable plans, policies, standards and regulations on record.

Approval of a zone change to a SPUD adopts the Master Plan prepared by the applicant and reviewed as a part of the application. The SPUD establishes new and specific requirements for the amount and type of land use, residential densities, if appropriate, development regulations and location of specific elements of the development, such as open space and screening.

EXISTING ZONING: The subject property currently has a C-3, Intensive Commercial District zoning designation. This commercial district is intended for the conduct of personal and business services and the general retail business of the community. This district does not allow for residential units without a special use permit. Furthermore, the special use permitted for residential units does not allow for ground floor residential.

ANALYSIS: The particulars of this SPUD include:

1. **USE:** As proposed in the SPUD Narrative, the property and buildings shall allow all permissible uses in Section 425.1 of the Norman Zoning Ordinance for C-3, Intensive Commercial District. The property may also feature a maximum of five (5) dwelling units

on the upper story, and a minimum of one (1) accessible dwelling unit on the ground floor. The property may also feature a live-work arrangement as part of that use distribution.

Exhibit C

Permissible Uses

1. Property and buildings shall allow uses as outlined below:

(a)

Amusement enterprises.
 Antique shop.
 Apartment Hotel.
 Appliance Store.
 Art Gallery.
 Artist materials supply, or studio.
 Assembly Halls of non-profit corporations.
 Automobile service station.
 Automobile supply store.
 Baby shop.
 Bakery goods store.
 Bakery.
 Bank.
 Barber shop, or beauty parlor.
 Spa/Bath.
 Book or stationery store.
 Bus terminal.
 Camera shop.
 Candy store.
 Carpenter and cabinet shop.
 Cleaning and dyeing works.
 Catering establishment.
 Child Care Center, as currently found in Section 438.3. (O-9596-19)
 Churches, temples or other places of worship (O-2109)
 Clothing or apparel store.
 Dairy products or ice cream store.
 Delicatessen store.
 Dress shop.
 Drug store or fountain.
 Dry goods store.
 Electric sales and service.
 Emergency Medical Transportation Services. (O-0203-46)
 Fabric or notion store.
 Feed and fuel store.
 Florist.
 Frozen food locker.
 Furniture Store
 Gift Shop.
 Glass shop.
 Grocery or supermarket.
 Hardware store.

Hotel or motel.
 Interior decorating store.
 Jewelry shop.
 Key shop.
 Laundry.
 Leathergoods shop.
 Libraries.
 Lodge hall.
 Medical Marijuana Dispensary, as allowed by state law. (O-1920-4)
 Messenger or telegraph services.
 Municipal use, public buildings and public utility. (O-1617-31)
 Museums.
 Music Conservatories.
 Music, radio or television shop.
 Office buildings and offices for such professional services as, but not limited to; accountant, architect, attorney, business or management consultant, court reporter, dentist or dental surgeon, engineer, geologist or geophysicist, linguist, landscape architect, optometrist, optician, osteopathic physician, planning consultant, psychologist, physician or surgeon, or registered nurse.
 Painting and decorating shop.
 Pawn shop.
 Pet shop.
 Pharmacy.
 Photographer's studio.
 Public and private schools and college with students in residence and dormitories associated therewith.
 Radio and television sales and service.
 Restaurant.
 Retail spirits store. (O-1718-51)
 Sewing machine sales.
 Small animal hospital.
 Sporting goods sales.
 Shoe store or repair shop.
 Short-term rentals. (O-1920-56)
 Tailor shop.
 Theater, including one that sells alcoholic beverages in compliance with state law. (O-1718-51)
 Tier I Medical Marijuana Processor, as allowed by state law. (O-1920-39)
 Tier II Medical Marijuana Processor, as allowed by state law. (O-1920-39)
 Toy store.
 Trade schools and schools for vocational training.

(b) Buildings and structures and uses accessory and customarily incidental to any of the above uses, provided:

(1) There shall be no manufacture, processing or compounding of products other than such as are customarily incidental or essential to retail establishments.

(2) The Planning Commission makes a determination that such operations are not objectionable due to noise, odor, dust, smoke, vibration, danger to life and property or other similar causes which are injurious to the health or safety of the neighborhood.

(c) Any other retail or wholesale store, shop or establishment which in the opinion of the Planning Commission is of similar character to those listed above and is not more objectionable to the area in which located due to reasons specified in paragraph (b)(2) above.

(d) Mixed building in which one or more dwelling units may be located on the upper floor, and an allowance for one (1) residential dwelling unit on the ground floor to be ADA accessible.

(e) The following uses are permitted, but not subject to the language set forth in subparts (b) and (c) above:

Bar, lounge or tavern (O-7677-47; O-9192-18)

Live Entertainment Venue. (O-0102-51)

2. **OPEN SPACE:** No increase to the existing building footprint is being proposed. There is no open/green space on this site. The building footprint covers the site.
3. **PARKING:** The property does not have any on-site parking, and none is proposed. The property will utilize on-street handicap accessible parking spaces, and/or one (1) off-street handicap accessible parking space located within the parking lot directly across from the property on Peters Avenue. With the existing C-3 zoning designation, parking accommodations are not required.
4. **PHASES:** There are no phases planned for the development. The project is planned as a renovation to the existing building to accommodate loft apartments and leasable commercial/office space.
5. **SITE PLAN/ACCESS:** The Site Development Plan (see Exhibit B) for the site is concurrently submitted with the SPUD Narrative and shall be incorporated as an integral part of the redevelopment of the site. There are no changes to the existing building footprint. Access to the property is existing and shall be permitted in the manner depicted on the attached Site Development Plan. Trash will be handled through an existing dumpster located in the adjacent alley. Sidewalks currently exist adjacent to the property. There is an existing exterior egress stairway, located in the existing alley, that may need to be updated and/or relocated to comply with current building codes. The applicant has been made aware of this possible relocation of the exterior stairs.
6. **LANDSCAPING:** In the event of future development, the property shall be in conformance with the City of Norman's ordinances, as amended from time to time.
7. **SIGNAGE:** The signage for this property shall comply with Norman's applicable signage regulations for commercial uses, as amended from time to time.
8. **HEIGHT:** The existing building is two stories in height, and the initial development will be for a renovation to the existing structure. In the event of future development, the maximum building height shall be in accordance with Norman's applicable height regulations from Section 425.1 of the Norman Zoning Ordinance for C-3, Intensive Commercial District.

9. **LIGHTING:** All exterior lighting shall be installed in conformance with any applicable City of Norman Outdoor Lighting Standards, as such may be amended from time to time.

Item 5.

OTHER AGENCY COMMENTS:

PUBLIC WORKS: Peters Avenue west of site is paved and a public alley north of site is paved. Existing sanitary sewer and water serve the site. There is an existing sidewalk adjacent to Peters Avenue.

CONCLUSION: Staff forwards this request for rezoning from C-3, Intensive Commercial District to a SPUD, Simple Planned Unit Development as Ordinance No. O-2122-33 for consideration by the Planning Commission.

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

JANUARY 13, 2022

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Conference Room D, Building A of the Norman Municipal Building, 201 West Gray Street, on the 13th day of January, 2022.

Notice and agenda of the meeting were posted at the Norman Municipal Building and online at <https://norman-ok.municodemeetings.com> at least twenty-four hours prior to the beginning of the meeting.

Chair Erica Bird called the meeting to order at 6:30 p.m.

* * *

Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

- Sandy Bahan
- Dave Boeck
- Kevan Parker
- Michael Jablonski
- Steven McDaniel
- Erica Bird

MEMBERS ABSENT

- Erin Williford

A quorum was present.

STAFF MEMBERS PRESENT

- Lora Hoggatt, Planning Services Manager
- Colton Wayman, Planner I
- Roné Tromble, Recording Secretary
- Bryce Holland, Multimedia Specialist
- Heather Poole, Asst. City Attorney
- Todd McLellan, Development Engineer
- Jami Short, Traffic Engineer

* * *

Item No. 5, being:

CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE No. O-2122-33, FOR JAMES L. ADAIR REQUESTS REZONING FROM C-3, INTENSIVE COMMERCIAL DISTRICT, TO SPUD, SIMPLE PLANNED UNIT DEVELOPMENT, FOR PROPERTY LOCATED AT 115 S. PETERS AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. SPUD Narrative with Exhibits A-C

PRESENTATION BY STAFF:

1. Colton Wayman reviewed the staff report, a copy of which is filed with the minutes.

PRESENTATION BY THE APPLICANT:

1. Jim Adair, 111 N. Peters Avenue, the applicant, presented the project.
2. Commissioner Boeck made comments and asked questions.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Commissioner Bird made a comment.
2. Commissioner Boeck made a comment.

Dave Boeck moved to recommend adoption of Ordinance No. O-2122-33 to City Council. Steven McDaniel seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Sandy Bahan, Dave Boeck, Kevan Parker, Michael Jablonski, Steven McDaniel, Erica Bird
NAYES	None
MEMBERS ABSENT	Erin Williford

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-2122-33 to City Council, passed by a vote of 6-0.

File Attachments for Item:

6. CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MAYOR'S APPOINTMENTS AS FOLLOWS:

ADA CITIZENS ADVISORY COMMITTEE

TERM: 02-08-22 TO 05-28-22: DECEMBER AMBOS, WARD 6

BICYCLE ADVISORY COMMITTEE

TERM: 02-13-22 TO 02-13-25: OLGA CAULFIELD, WARD 6

TERM: 02-13-22 TO 02-13-25: MICHAEL DICK, WARD 2

TERM: 02-13-22 TO 02-13-25: NATHAN BARRON, WARD 7

TERM: 02-08-22 TO 02-13-24: BRIANN ZIMMERMANN, WARD 2

BOARD OF APPEALS

TERM: 02-08-22 TO 02-03-26: LEANNA RICHTER, WARD 4

TERM: 02-03-22 TO 02-03-26: JON HORN, WARD 3

BOARD OF PARKS COMMISSIONERS

TERM: 01-01-2022 TO 01-01-2025: CHRISTOPHER MOXLEY, WARD 3

TERM: 01-01-2022 TO 01-01-2025: ALLISON MAY, WARD 5

TERM: 01-01-2022 TO 01-01-2025: KRISTI ISACKSEN, WARD 2

GREENBELT COMMISSION

TERM: 02-08-2022 TO 07-13-2022: ZACH DUFRAN, WARD 2

NORMAN FORWARD CITIZENS FINANCE OVERSIGHT BOARD

TERM: 02-08-2022 TO 12-22-2023: ANDY SHERRER, WARD 3

PLANNING COMMISSION

TERM: 02-08-2022 TO 11-01-2022: SHAUN AXTON, WARD 1

PUBLIC SAFETY OVERSIGHT COMMITTEE

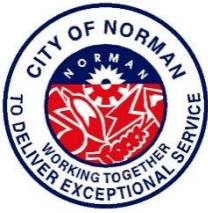
TERM: 02-10-2022 TO 02-10-25: MIKE RAINER, WARD 7

SOCIAL AND VOLUNTARY SERVICES COMMISSION

TERM: 12-09-2021 TO 12-09-24: VICTORIA HARRISON, WARD 2

TERM: 02-08-2022 TO 12-09-2024: KEVIN WOODFORK, II, WARD 8

TERM: 12-09-2021 TO 12-09-2024: ANN WAY, WARD 1



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 02/08/2022

REQUESTER: Brenda Hall

PRESENTER: Brenda Hall, City Clerk

ITEM TITLE: CONSIDERATION OF ACKNOWLEDGEMENT, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MAYOR'S APPOINTMENTS AS FOLLOWS:

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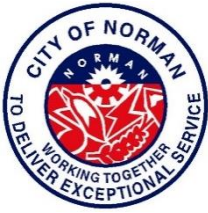
TERM: 02-08-2022 TO 12-09-2024: KEVIN WOODFORK, II, WARD 8

TERM: 12-09-2021 TO 12-09-2024: ANN WAY, WARD 1

December Ambros will fill the unexpired vacancy left by Rob Carr who is no longer eligible to serve; Michael Dick will replace Joseph McCarty who has resigned; Nathan Barron will fill the unexpired vacancy left by Nathalie Rocher who has moved the Environmental Control Advisory Board; Briann Zimmermann will replace Micah Snyder who has resigned; Leanna Richter will replace Hank Strategier who has served since 2002; Zach DuFran will fill the unexpired vacancy left by Samantha Luttrell who has resigned; Andy Sherrer will fill the unexpired vacancy left by Tom Sherman who is no longer eligible to serve; Shaun Axton fill the unexpired vacancy left by Nouman Jan who is no longer eligible to serve; Mike Rainer will replace Eddie Sims who has resigned; Kevin Woodfork will fill the unexpired vacancy left by Nancee Morris who has resigned; and Olga Canfield, Jon Horn; Christopher Moxley; Allison May; Kristi Isacksen; Victoria Harrison, and Ann Way are reappointments.

File Attachments for Item:

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



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 02/08/2022

REQUESTER: Travis King

PRESENTER: Travis King, Fire Chief

ITEM TITLE: CONSIDERATION OF ACCEPTANCE OF A DONATION IN THE AMOUNT OF \$500 FROM THE J.M. WILLIAMS REVOCABLE TRUST TO THE NORMAN FIRE DEPARTMENT AND BUDGET APPROPRIATION AS OUTLINED IN THE STAFF REPORT.

BACKGROUND:

Section 8-111 of the City Code requires that the City Council accept all donations valued greater than \$250 received by the City prior to the use or disbursement of same. Therefore, it is requested that Council review and consider the following item for acceptance and use by the Norman Fire Department.

DISCUSSION:

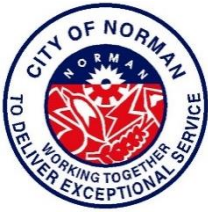
The Fire Department has received a donation of \$500 from the J.M. Williams Revocable Trust. The money will be deposited into the Fire Miscellaneous revenue account to be used to purchase replacement fire station materials.

RECOMMENDATION:

It is recommended that City Council accept the donation of \$500.00 from the J.M. Williams Revocable Trust to be used to purchase fire station materials and the money be deposited into Revenue Donations-Citizens (109-363372) and appropriated into Fire Suppression: Minor Equipment and Tools (10664143-43610).

File Attachments for Item:

8. CONSIDERATION OF DECLARATION, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF SURPLUS AND/OR OBSOLETE EQUIPMENT AND MATERIALS AND AUTHORIZING THE DISPOSAL THEREOF.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 02/08/2022

REQUESTER: Frederick Duke

PRESENTER: Frederick Duke, Procurement Analyst

ITEM TITLE: CONSIDERATION OF DECLARATION, APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF SURPLUS AND/OR OBSOLETE EQUIPMENT AND MATERIALS AND AUTHORIZING THE DISPOSAL THEREOF.

BACKGROUND:

Section 8-301 of the Code of Ordinances of the City of Norman provides that “The City Council must declare surplus or obsolete any supplies, materials, or equipment where the valuation exceeds one thousand dollars (\$1,000) prior to the selling of such supplies, materials, or equipment.”

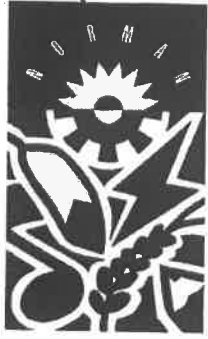
DISCUSSION:

A recent review of inventory was conducted at the Norman Special Investigations Office. While cleaning and doing inventory, numerous items that are old, not usable by Special Operations and not safe for use by other departments or agencies that should be disposed of. Specifically, the APR masks and SCBA systems are well past their service life and not safe to use. The items listed are primarily used for processing clandestine labs and the Special Investigations Office no longer conducts those operations

RECOMMENDATION:

It is recommended that the attached list of supplies, materials, or equipment be declared surplus or obsolete, and approved for disposal.

u 456



RECEIVED

Date: January 26, 2022

To: Chief Kevin Foster
Chief of Police

From: Lieutenant Aaron Lancaster *AL0908*
Special Investigations Section

Subject: Request for Disposal of Select Items

JAN 27 2022
Office of the Chief
Norman Police Dept

office memorandum

A recent review of inventory was conducted at the Norman Special Investigations Office. While cleaning and doing inventory of various areas we located numerous items that are old, not useable, damaged or expired. These items are not useable by Special Investigations and not safe for use by other areas of the department or other agencies. Specifically the APR masks and SCBA systems are well past their service life and not safe to use. The items listed are primarily used for processing clandestine labs which Special Investigations Sections no longer conducts those operations.

Attached to the memo is an inventory of the items we are requesting be sent for disposal. If approved SIS will coordinate the final removal of the items from SIS facility to the appropriate facility and all department inventory documents updated.

AL/al

INVENTORY OF ITEMS FOR DISPOSAL

Department: Police Department (Support Bureau -Special Investigations Section)

Signature: _____

Reviewed by Accounting: Fred Duke 1-31-22

Clan Lab

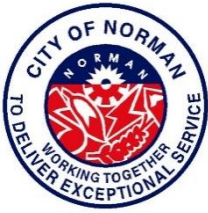
Inv Category	Item Category	Make	Model #	Serial #	Description
Clan Lab	Ventilation Blower	Air Systems Int.	SVB-E8EXP	E8EXP6352	Blower
Clan Lab	Air Monitor	Drager	Accuro	ARPF-F107	Drager Pump
Clan Lab	Air Monitor	Drager	Accuro	ARRN-F008	Drager Pump
Clan Lab	Air Monitor	Drager	Accuro	ARSD-F004	Drager Pump
Clan Lab	Air Monitor	Drager	Accuro	ARTD-F007	Drager Pump
Clan Lab	Air Monitor	MSA	#08-00-02	13,711	Kwik-Draw Pump
Clan Lab	APR	Scott	#013013	N/A	M120 APR
Clan Lab	APR	Scott	#013013	N/A	M120 APR
Clan Lab	APR	Scott	#013014	N/A	M120 APR
Clan Lab	Air Monitor	Lumidor	MAX-4LP-II	15003	MicroMax Air Monitor
Clan Lab	Air Monitor	Scott	SCT096-2560	2402-792	Multi-Gas Personal Monitor
Clan Lab	Air Monitor	Rae Systems	PGM50-5P	#095-508624	Multiple Gas Detector
Clan Lab	Air Monitor	Thermo GasTech	GT202	#0230089	Portable Gas Monitor
Clan Lab	APR	Scott	805534-01	N/A	Pro Mask 40 APR
Clan Lab	APR	Scott	805534-01	N/A	Pro Mask 40 APR
Clan Lab	APR	Scott	805534-01	N/A	Pro Mask 40 APR
Clan Lab	APR	Scott	805534-01	N/A	Pro Mask 40 APR
Clan Lab	APR	Scott	805534-01	N/A	Pro Mask 40 APR
Clan Lab	APR	Scott	805534-01	N/A	Pro Mask 40 APR
Clan Lab	APR	Scott	805534-01	N/A	Pro Mask 40 APR
Clan Lab	APR	Scott	805534-01	N/A	Pro Mask 40 APR

Clan Lab

Inv Category	Item Category	Make	Model #	Serial #	Description
Clan Lab	Flashlight	RadioRay	GoLight	061-A-719-00495	Remote controlled spot light w/remote
Clan Lab	SCBA Air Tank	MSA	5-447-1	OV21790	SCBA air tank
Clan Lab	SCBA Air Tank	MSA	5-447-1	OV21801	SCBA air tank
Clan Lab	SCBA Air Tank	MSA	5-447-1	OV21108	SCBA air tank
Clan Lab	SCBA Air Tank	MSA	5-447-1	OV21562	SCBA air tank
Clan Lab	SCBA Air Tank	MSA	5-447-1	OV21277	SCBA air tank
Clan Lab	SCBA Air Tank	MSA	5-447-1	OV21730	SCBA air tank
Clan Lab	SCBA Air Tank	MSA	5-447-1	OV21276	SCBA air tank
Clan Lab	SCBA Air Tank	MSA	5-447-1	OV21109	SCBA air tank
Clan Lab	SCBA Air Tank	MSA	5-447-1	OV21879	SCBA air tank
Clan Lab	SCBA Air Tank	MSA	5-447-1	OV21799	SCBA air tank
Clan Lab	SCBA Air Tank	MSA	5-447-1	OV21918	SCBA air tank
Clan Lab	SCBA Air Tank	MSA	5-447-1	OV21781	SCBA air tank
Clan Lab	SCBA Air Tank	Scott	N/A	59595	SCBA air tank
Clan Lab	SCBA Air Tank	Scott	N/A	58598	SCBA air tank
Clan Lab	SCBA Air Tank	Scott	N/A	58444	SCBA air tank
Clan Lab	SCBA	MSA	807819	N/A	SCBA harness w/regulator and mask
Clan Lab	SCBA	Scott	804415-01	N/A	SCBA harness w/regulator and mask
Clan Lab	SCBA	MSA	807819	N/A	SCBA harness w/regulator and mask
Clan Lab	SCBA	MSA	807819	N/A	SCBA harness w/regulator and mask
Clan Lab	SCBA	MSA	807819	N/A	SCBA harness w/regulator and mask
Clan Lab	SCBA	MSA	807819	N/A	SCBA harness w/regulator and mask

File Attachments for Item:

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF NORMAN RURAL CERTIFICATE OF SURVEY COS-2122-6: FOR FOUR D ACRES WITH A VARIANCE IN THE MINIMUM ACREAGE REQUIREMENT AND EASEMENTS E-2122-28 AND E-2122-29. (LOCATED ON THE SOUTH SIDE OF EAST ROCK CREEK ROAD APPROXIMATELY ONE-QUARTER MILE WEST OF 60TH AVENUE NE.)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 02/8/2022

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Shawn O'Leary, Director of Public Works

TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF NORMAN RURAL CERTIFICATE OF SURVEY COS-2122-6: FOR FOUR D ACRES WITH A VARIANCE IN THE MINIMUM ACREAGE REQUIREMENT AND EASEMENTS E-2122-28 AND E-2122-29. (LOCATED ON THE SOUTH SIDE OF EAST ROCK CREEK ROAD APPROXIMATELY ONE-QUARTER MILE WEST OF 60TH AVENUE NE.)

BACKGROUND:

This item is Norman Rural Certificate of Survey COS-2122-6 Four D Acres generally located on the south side of East Rock Creek Road approximately one-quarter mile west of 60th Avenue N.E.

The property is located in the A-2, Rural Agricultural District.

Planning Commission, at its meeting of November 18, 2021, approved Norman Rural Certificate of Survey COS-2122-6, Four D Acres with a variance in the minimum acre requirements.

DISCUSSION:

This property consists of 9.86 acres and one tract.

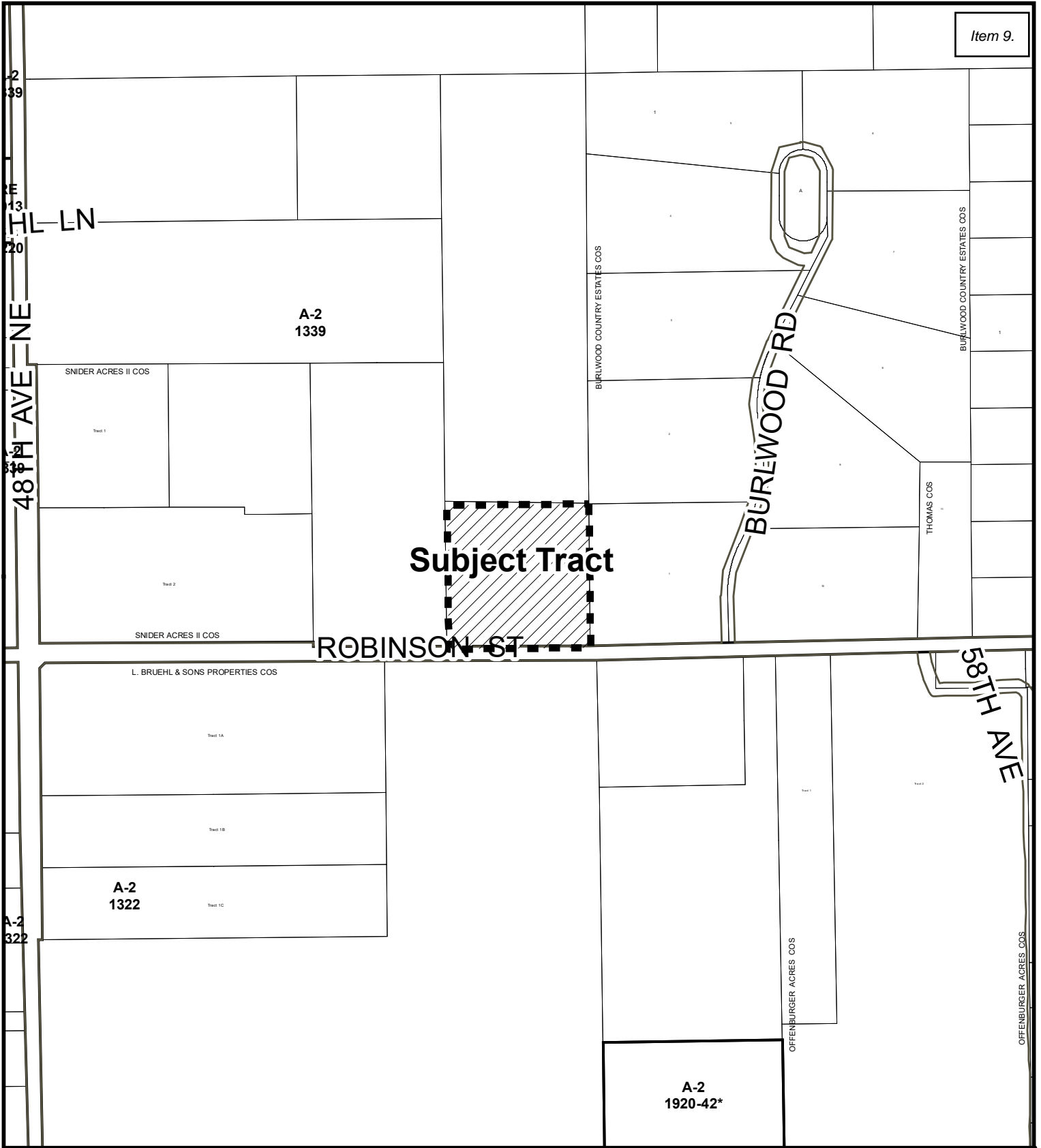
This certificate of survey, if approved, will allow one single family structure on the tract. Private individual sanitary sewer system and water well will be installed in accordance with the Oklahoma Department of Environmental Quality (ODEQ) standards. Fire protection will be provided by the City of Norman pumper/tanker trucks.

A 17' roadway, drainage and utility easement in connection with Robinson Street has been submitted. Also, a 20' trail easement has been submitted adjacent to Robinson Street.

RECOMMENDATION:

The surveyor has requested a variance in the minimum acre requirement from 10 acres to 9.86 acres. Based upon the above information, staff recommends approval of the request for a variance in the minimum requirements for ten acres to 9.86 acres and approval of Norman

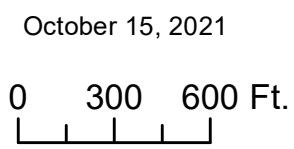
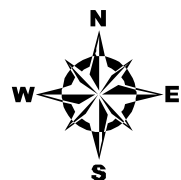
Rural Certificate of Survey COS-2122-6, Easement E-2122-28 and Easement E-2122-29 for Four D Acres.





Location Map



Map Produced by the City of Norman
 Geographic Information System.
 The City of Norman assumes no
 responsibility for errors or omissions
 in the information presented.

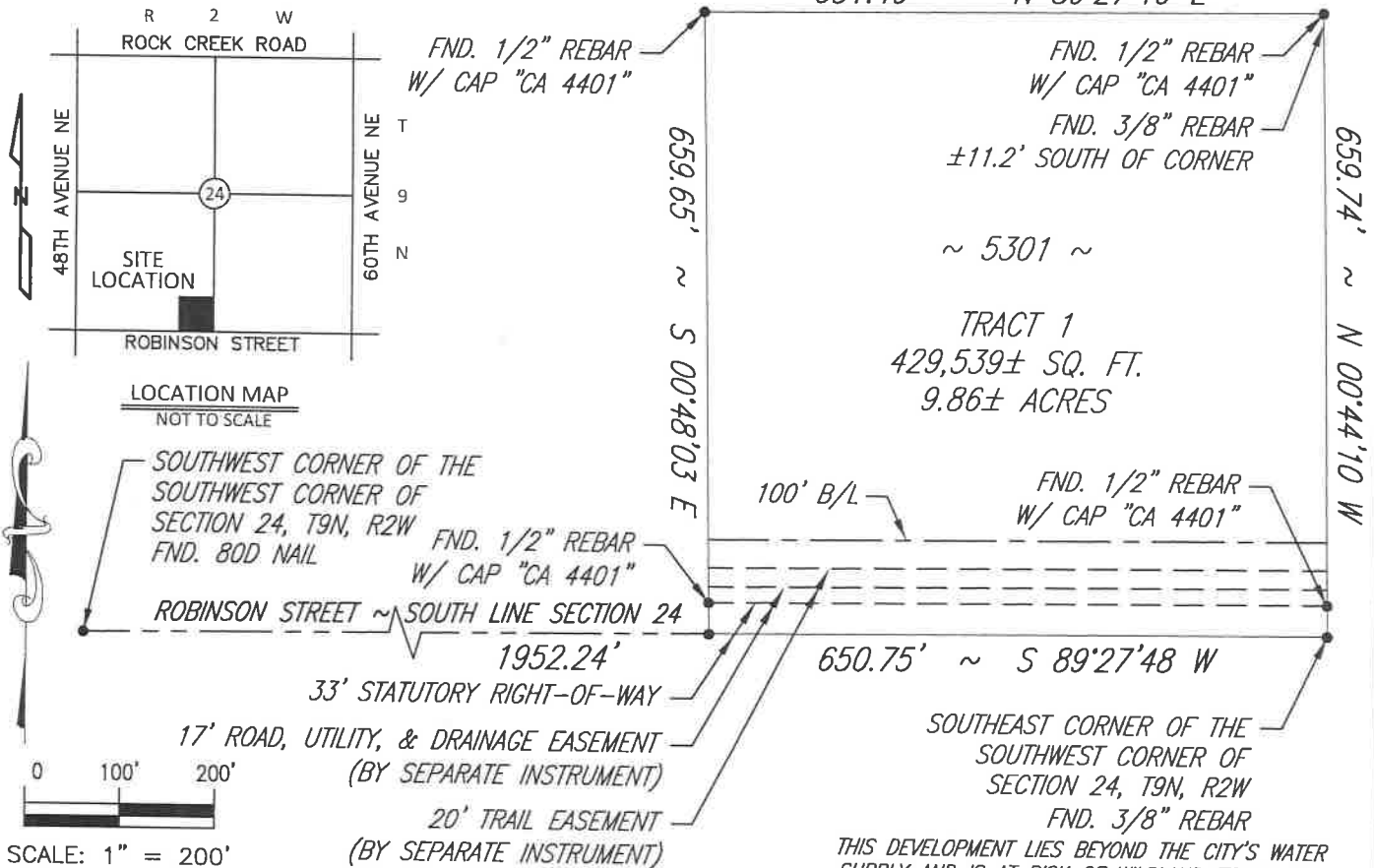


-  Subject Tract
-  Zoning

NORMAN RURAL CERTIFICATE OF SURVEY PLAT FOUR D ACRES

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 24, T9N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

651.49' ~ N 89°27'19 E



TRACT 1
429,539± SQ. FT.
9.86± ACRES

THIS DEVELOPMENT LIES BEYOND THE CITY'S WATER SUPPLY AND IS AT RISK OF WILDLAND FIRES. IT IS RECOMMENDED THAT THE DEVELOPMENT ADHERE TO NFPA 1144-2008, REDUCING STRUCTURE IGNITION HAZARDS FROM WILDLAND FIRES.

LEGAL DESCRIPTION

The Southeast Quarter of the Southeast Quarter of the Southwest Quarter (SE/4 SE/4 SW/4) of Section Twenty-four (24), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma.

OWNER'S CERTIFICATE

Know All Men By These Presents:

That the Undersigned, Brent Davis and Katie Davis, Husband and Wife, hereby certify that they are the owners of, and the only persons, firm or corporation having any right, title or interest in, and to the land shown on the Norman Rural Certificate of Survey Plat of Four D Acres, an addition to the City of Norman, Oklahoma and have caused the same to be surveyed into a single tract as shown on the survey plat, represents a correct survey of all property included therein.

Brent Davis

Katie Davis

STATE OF OKLAHOMA, COUNTY OF CLEVELAND SS:
Before me, a Notary Public, in and for said County and State on this _____ day of _____, 2021, personally appeared Brent Davis and Katie Davis, Husband and Wife, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed.

My Commission Expires: _____

My Commission Number: _____

Notary Public



wallace design collective, pc
structural • civil • landscape • survey
410 north walnut avenue, suite 200
oklahoma city, oklahoma 73104
405.236.5858 • 800.364.5858
wallace.design
ok ca 1460
exp. date 06.30.2023

GRANT OF EASEMENT

E-2122-28

KNOW ALL MEN BY THESE PRESENTS:

THAT, Brent Campbell Davis and Katie Lynn Davis, Husband and Wife, in consideration of the sum of One Dollar (\$1.00), receipt of which is hereby acknowledged, and for and upon other good and valuable considerations, do hereby grant, bargain, sell, and convey unto the City of Norman, a municipal corporation, a public utility(ies), drainage and/or roadway(s) over, across, and under the following described real estate and premises situated in the City of Norman, Cleveland County, Oklahoma, to wit:

The north seventeen feet (17') of the south fifty feet (50') of the Southeast Quarter of the Southeast Quarter of the Southwest Quarter (SE/4 SE/4 SW/4) of Section Twenty-four (24), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma.

with the right of ingress and egress to and from the same, for the purpose of surveying, laying out, constructing, maintaining, and operating a public utility(ies), drainage and/or roadway(s).

To have and to hold the same unto the said City, its successors, and assigns forever.

SIGNED and delivered this 3rd day of JANUARY, 2022.

BY: Brent Davis

BY: Katie Davis

REPRESENTATIVE ACKNOWLEDGMENT

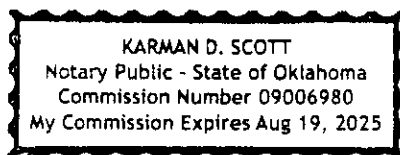
STATE OF OKLAHOMA, COUNTY OF CLEVELAND, SS:

Before me, the undersigned, a Notary Public in and for said County and State, on this 3 day of January, 2022, personally appeared Brent Campbell Davis and Katie Lynn Davis, Husband and Wife, to me known to be the identical person(s) who executed the foregoing grant of easement and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and seal the day and year last above written.

[Signature]
Notary Public

My Commission Expires: 8-19-25



Approved as to form and legality this 20 day of January, 2022.

Christine Luckala
City Attorney

Approved and accepted by the Council of the City of Norman, this _____ day of January, 2022.

Mayor

ATTEST:

City Clerk

SEAL:

On this _____ day of January, 2022, before me personally appeared _____ and _____, to me known to be the identical persons who executed the same as their free and voluntary act and deed of such municipal corporation, for the uses and purposes therein set forth.

Witness my hand and official seal the day and year last above written.

Notary Public

GRANT OF EASEMENT

E-2122-29

KNOW ALL MEN BY THESE PRESENTS:

THAT, Brent Campbell Davis and Katie Lynn Davis, Husband and Wife, in consideration of the sum of One Dollar (\$1.00), receipt of which is hereby acknowledged, and for and upon other good and valuable considerations, do hereby grant, bargain, sell, and convey unto the City of Norman, a municipal corporation, a trail easement and right-of-way over, across, and under the following described real estate and premises situated in the City of Norman, Cleveland County, Oklahoma, to wit:

The north twenty feet (20') of the south seventy feet (70') of the Southeast Quarter of the Southeast Quarter of the Southwest Quarter (SE/4 SE/4 SW/4) of Section Twenty-four (24), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma.

with the right of ingress and egress to and from the same, for the purpose of surveying, laying out, constructing, maintaining, and operating a public trail as indicated below:

20' Trail Easement

To have and to hold the same unto the said City, its successors, and assigns forever.

SIGNED and delivered this 3rd day of January, 2022.

BY: Brent Davis

BY: Katie Davis

REPRESENTATIVE ACKNOWLEDGMENT

STATE OF OKLAHOMA, COUNTY OF CLEVELAND, SS:

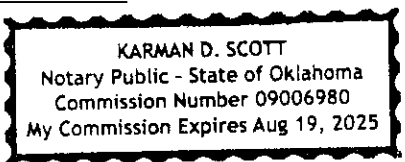
Before me, the undersigned, a Notary Public in and for said County and State, on this 3 day of January, 2022, personally appeared Brent Campbell Davis and Katie Lynn Davis, Husband and Wife, to me known to be the identical person(s) who executed the foregoing grant of easement and acknowledged to me that their executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and seal the day and year last above written.

[Signature]

Notary Public

My Commission Expires: 8-19-25



Approved as to form and legality this 20 day of January, 2022.

[Signature]
City Attorney

Approved and accepted by the Council of the City of Norman, this ____ day of January, 2022.

Mayor

ATTEST:

City Clerk

SEAL:

On this ____ day of January, 2022, before me personally appeared _____ and _____, to me known to be the identical persons who executed the same as their free and voluntary act and deed of such municipal corporation, for the uses and purposes therein set forth.

Witness my hand and official seal the day and year last above written.

Notary Public

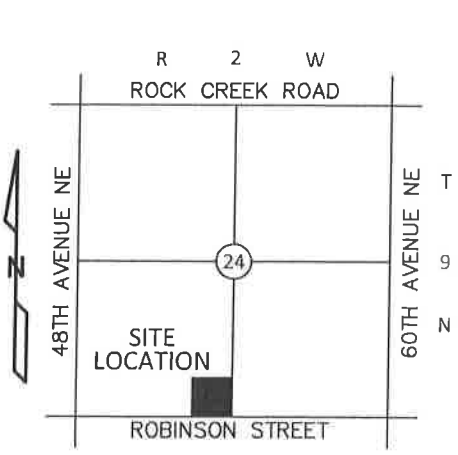
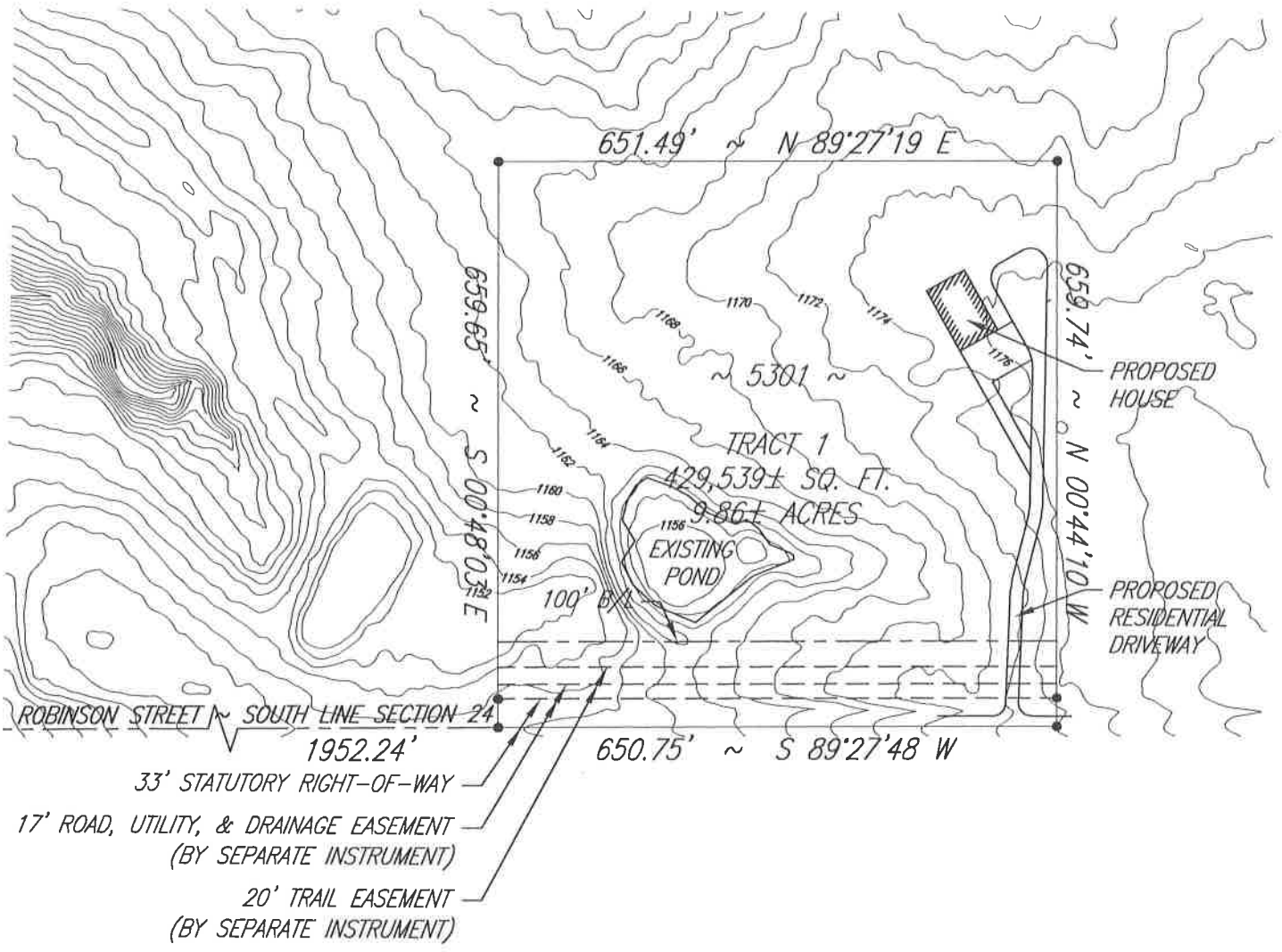
**FOUR D ACRES
COS VARIANCE REQUEST**

The following information is intended to request a variance for the proposed application of the 4D Acres Norman Rural Certificate of Survey. Subdivision Regulations were rewritten and adopted by City Council on November 14, 2000. With the adoption, requirements for subdividing in the rural Norman required that a Norman Rural Certificate of Survey be submitted to the Greenbelt Commission, Planning Commission and City Council and that all tracts shall be a minimum 10 acres.

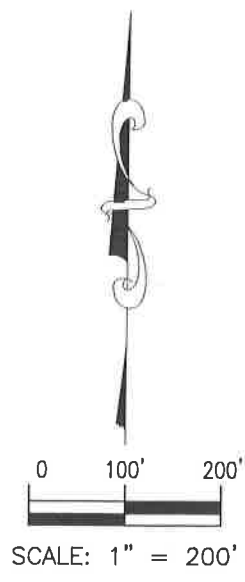
The subject property measures 9.86+/- acres. The section corners have a measured separation that is less than 1 mile, or 5,280 feet. As a result the southeast quarter of the southeast quarter of the southwest quarter of the subject section measures less than 10 acres. If the section was a true square mile then the subject property would measure precisely 10 acres.

Given the information stated above, the applicant respectfully requests a variance for the subject Norman Rural Certificate of Survey and that the City allow building permits to be issued for the subject property.

FOUR D ACRES PLOT PLAN



LOCATION MAP
NOT TO SCALE



wallace
design
collective

wallace design collective, pc
structural · civil · landscape · survey
410 north walnut avenue, suite 200
oklahoma city, oklahoma 73104
405.236.5858 · 800.364.5858
wallace.design
ok ca 1460

GBC 21-30

APPLICANT	Brent & Katie Davis
LOCATION	Robinson Street, West of Burlwood Road
PROPOSAL	Norman Rural Certificate of Survey – Four D Acres
NORMAN 2025 LAND USE	Current: Country Residential
LAND USE	Current: Vacant

Greenbelt Commission Final Comments - GBC 21-30

Greenbelt forwards this item with no additional comments.

CERTIFICATE OF SURVEY
COS-2122-6

ITEM NO. 4

STAFF REPORT

ITEM: Consideration of **NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2122-6 FOR FOUR D ACRES.**

LOCATION: Generally located one-half mile east of 48th Avenue N.E. on the north side of East Robinson Street.

INFORMATION:

1. Owners. Brent and Katie Davis.
2. Developer. Brent and Katie Davis.
3. Surveyor. Wallace Design Collective.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1314 annexing this property into the Norman Corporate City limits without zoning.
2. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in A-2, Rural Agricultural District.

IMPROVEMENT PROGRAM:

1. Fire Protection. Fire protection will be provided by the Norman Fire Department.
2. Sanitary Sewer. Individual sanitary sewer system will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
3. Water. Individual water well will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.

4. Acreage. This property consists of 9.86 acres. The surveyor has requested a variance in the minimum 10 acre requirement based on the fact this property is located within a short section.

EASEMENTS: With the Comprehensive Transportation Plan, Robinson Street is classified as a minor rural arterial street. A 17' roadway, drainage and utility easement will be required. In addition, a 20' trail easement will be required parallel to the roadway easement.

SUPPLEMENTAL MATERIAL: Copies of a location map, Norman Rural Certificate of Survey No. COS-2122-6 for Four D Acres and a letter of request for a variance in the minimum acreage requirement for Tract 1 are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The applicant is requesting a variance in the minimum acreage requirement for a 10 acre tract. Staff recommends approval of a variance in the minimum 10 acres requirement for Tract 1 and approval of Norman Rural Certificate of Survey No. COS-2122-6 for Four D Acres.

ACTION NEEDED: Recommend approval or disapproval of a variance in the minimum 10 acre requirement for Tract 1 and recommend approval or disapproval of Norman Rural Certificate of Survey No. COS-2122-6 for Four D Acres to City Council.

ACTION TAKEN: _____

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

NOVEMBER 18, 2021

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 18th day of November, 2021.

Notice and agenda of the meeting was posted at the Norman Municipal Building and online at <https://norman-ok.municodemeetings.com> at least twenty-four hours prior to the beginning of the meeting.

Chair Erica Bird called the meeting to order at 6:30 p.m.

* * *

ROLL CALL

MEMBERS PRESENT

- Erin Williford
- Kevan Parker
- Steven McDaniel
- Erica Bird
- Sandy Bahan
- Michael Jablonski

MEMBERS ABSENT

- Nouman Jan
- Lark Zink
- Dave Boeck

A quorum was present.

STAFF MEMBERS PRESENT

- Jane Hudson, Director, Planning & Community Development
- Lora Hoggatt, Planning Services Manager
- Logan Hubble, Planner I
- Roné Tromble, Recording Secretary
- Ken Danner, Subdivision Development Manager
- Todd McLellan, Development Engineer
- Beth Muckala, Asst. City Attorney
- Jami Short, Traffic Engineer
- Bryce Holland, Multimedia Specialist

* * *

CONSENT DOCKET

Item No. 1, being:

CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES OF THE OCTOBER 14, 2021 REGULAR PLANNING COMMISSION MEETING.

Item No. 2, being:

PP-2122-3 – CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A PRELIMINARY PLAT SUBMITTED BY UNITED PENTECOSTAL CHURCH OF NORMAN (MACBAX LAND SURVEYING, PLLC) FOR APOSTOLIC WORSHIP CENTER FOR 4.98 ACRES OF PROPERTY LOCATED AT 3221 N. PORTER AVENUE.

Item No. 3, being:

SFP-2122-4 – CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF SFP-2122-4, A SHORT FORM PLAT SUBMITTED BY 410 24TH AVENUE PROPERTIES, L.L.C. (GOLDEN LAND SURVEYING) FOR POWELL ADDITION FOR 0.5588 ACRES OF PROPERTY GENERALLY LOCATED ON THE WEST SIDE OF 24TH AVENUE S.W. APPROXIMATELY 1/3 MILE SOUTH OF W. MAIN STREET.

Item No. 4, being:

COS-2122-6 – CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF NORMAN RURAL CERTIFICATE OF SURVEY COS-2122-6 SUBMITTED BY BRENT AND KATIE DAVIS (WALLACE DESIGN COLLECTIVE) FOR FOUR D ACRES, WITH A VARIANCE TO THE 10 ACRE MINIMUM SIZE REQUIREMENT, FOR APPROXIMATELY 9.86 ACRES OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF E. ROBINSON STREET APPROXIMATELY 1/2 MILE EAST OF 48TH AVENUE N.E.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Chair Bird asked if any member of the Commission wished to remove any item from the Consent Docket. Commissioner Jablonski asked to remove Item 3, the Short Form Plat for POWELL ADDITION. She asked if any member of the public wished to remove any item. There being none, she asked for a motion.

Sandy Bahan moved to amend the Consent Docket by removing Item 3, SFP-2122-4 for POWELL ADDITION, and approve the amended Consent Docket as presented. Michael Jablonski seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Erin Williford, Kevan Parker, Steven McDaniel, Erica Bird, Sandy Bahan, Michael Jablonski
NAYES	None
MEMBERS ABSENT	Nouman Jan, Lark Zink, Dave Boeck

The motion, to adopt the Consent Docket as amended, passed by a vote of 6-0.

CONSENT DOCKET

Item No. 1, being:

CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES OF THE OCTOBER 14, 2021 REGULAR PLANNING COMMISSION MEETING.

The minutes of the October 14, 2021 Regular Planning Commission meeting were adopted as presented on the Consent Docket by a vote of 6-0.

*

Item No. 2, being:

PP-2122-3 – CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A PRELIMINARY PLAT SUBMITTED BY UNITED PENTECOSTAL CHURCH OF NORMAN (MACBAX LAND SURVEYING, PLLC) FOR APOSTOLIC WORSHIP CENTER FOR 4.98 ACRES OF PROPERTY LOCATED AT 3221 N. PORTER AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Transportation Impacts
5. Site Plan
6. Pre-Development Summary
7. Greenbelt Commission Action

This item was approved on the Consent Docket by a vote of 6-0.

*

Item No. 4, being:

COS-2122-6 – CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF NORMAN RURAL CERTIFICATE OF SURVEY COS-2122-6 SUBMITTED BY BRENT AND KATIE DAVIS (WALLACE DESIGN COLLECTIVE) FOR FOUR D ACRES, WITH A VARIANCE TO THE 10 ACRE MINIMUM SIZE REQUIREMENT, FOR APPROXIMATELY 9.86 ACRES OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF E. ROBINSON STREET APPROXIMATELY ½ MILE EAST OF 48TH AVENUE N.E.

ITEMS SUBMITTED FOR THE RECORD:

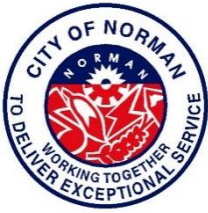
1. Location Map
2. Certificate of Survey
3. Staff Report
4. Variance Request
5. Plot Plan
6. Greenbelt Commission Action

This item was approved on the Consent Docket by a vote of 6-0.

*

File Attachments for Item:

10. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF NORMAN RURAL CERTIFICATE OF SURVEY COS-2122-7: FOR DENVER ESTATES WITH A VARIANCE IN THE PRIVATE ROAD WIDTH REQUIREMENT FROM 20 FEET TO 12 FEET AND IN THE MINIMUM ACREAGE REQUIREMENT FOR ALL FOUR LOTS AND EASEMENT. E-2122-30. (GENERALLY LOCATED ONE-QUARTER MILE NORTH OF EAST LINDSEY STREET ON THE EAST SIDE OF 108TH AVENUE SE.)



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 02/8/2022

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Shawn O'Leary, Director of Public Works

TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF NORMAN RURAL CERTIFICATE OF SURVEY COS-2122-7: FOR DENVER ESTATES WITH A VARIANCE IN THE PRIVATE ROAD WIDTH REQUIREMENT FROM 20 FEET TO 12 FEET AND IN THE MINIMUM ACREAGE REQUIREMENT FOR ALL FOUR LOTS AND EASEMENT. E-2122-30. (GENERALLY LOCATED ONE-QUARTER MILE NORTH OF EAST LINDSEY STREET ON THE EAST SIDE OF 108TH AVENUE SE.)

BACKGROUND:

This item is Norman Rural Certificate of Survey COS-2122-7 for Denver Estates and is generally located one-quarter mile north of East Lindsey Street on the east side of 108th Avenue S.E.

Norman Rural Certificate of Survey COS-2122-7 for Denver Estates was approved by Planning Commission at its meeting of December 9, 2021, with a variance in the private road width from 20' to 12' serving four tracts and variance in the minimum acreage requirement for Tract 1 from 10 acres to 9.988 acres, Tract 2 from 10 acres to 9.993 acres and Tract 3 from 10 acres to 9.999 acres.

DISCUSSION:

This property consists of 39.985 acres. Tract 1 consists of 9.988 acres, Tract 2 consists of 9.993 acres, Tract 3 consists of 9.999 acres and Tract 4 consists of 10.005 acres. The City standard road width for a private road is twenty-feet (20') in width. Whenever a private road serves four (4) lots or less, the applicant can request a variance to twelve-feet (12') in width. A private roadway easement is included with COS-2122-7 for Denver Estates.

This certificate of survey, if approved, will allow one single family structure on each tract. Private individual sanitary sewer systems and water wells will be installed in accordance with the Oklahoma Department of Environmental Quality (ODEQ) standards for each tract. Fire protection will be provided by the City of Norman pumper/tanker trucks.

Tracts 2 and 3 contains Water Quality Protection Zone (WQPZ) within the property for a tributary of Little River in the Lake Thunderbird watershed. However, there is sufficient area to construct

a single-family residence outside of the WQPZ including sanitary sewer system and water well. The required covenants protecting the WQPZ have been reviewed by the City Legal Department and will be filed of record with the certificate of survey. A drainage easement has been submitted to address the WQPZ.

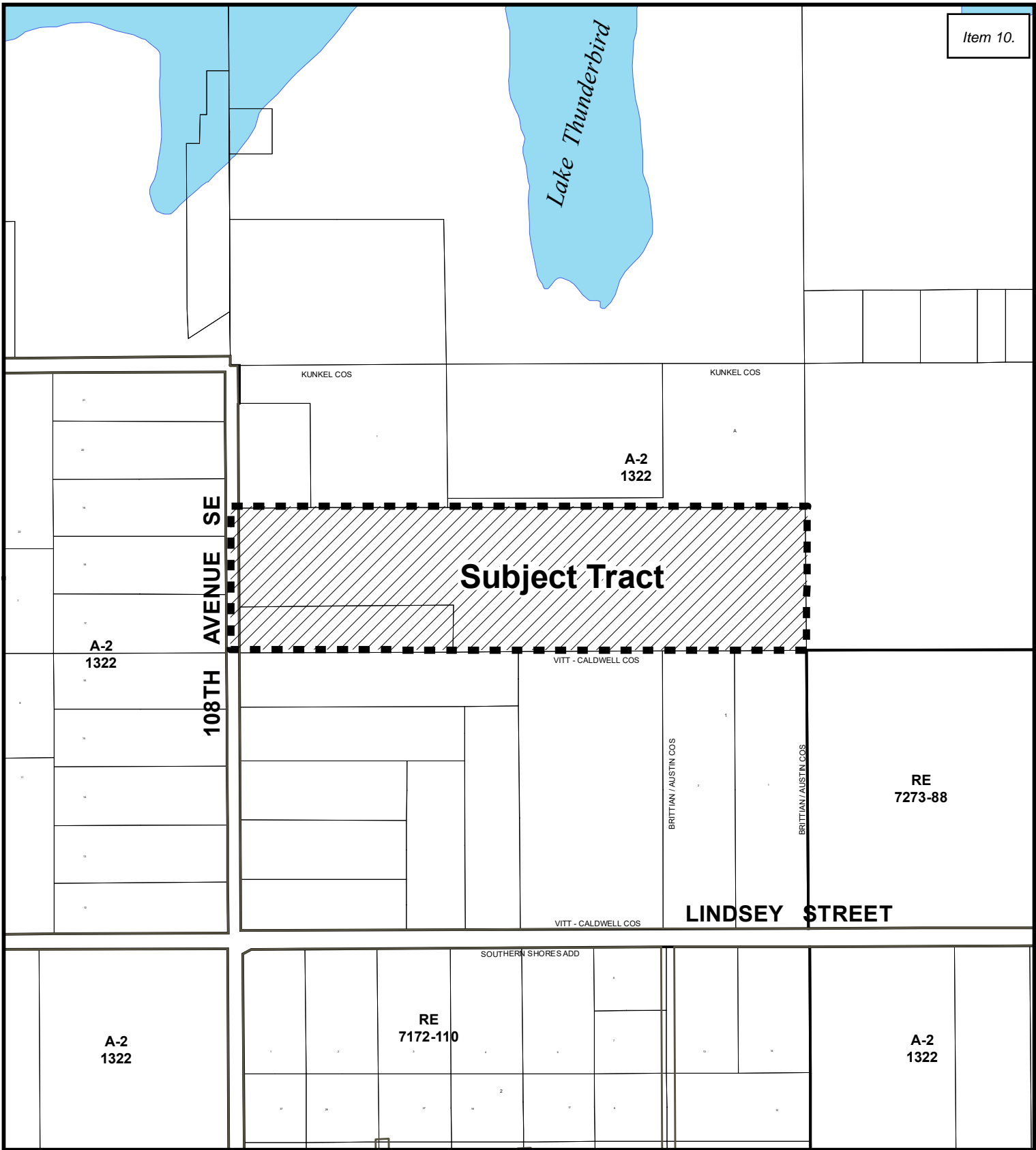
Tracts 2 and 3 contain Flood Plain. However there is sufficient area to construct a residential house without encroaching the flood plain. Flood Plain Permit Committee, December 6, 2021, approved Flood Plain Permit No. 649 regarding the private road crossing the Flood Plain.

Tracts 2 and 3 contain a Flowage Easement controlled by the Bureau of Reclamation.

These areas are no build for residential use. The Bureau of Reclamation has reviewed this proposal.

RECOMMENDATION:

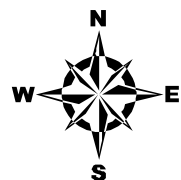
Based upon the above information, staff recommends approval of Norman Rural Certificate of Survey No. COS-2122-7 for Denver Estates, including the variance in the private road width from 20' to 12' serving four tracts, variance in the minimum acreage requirement for Tract 1 from 10 acres to 9.988 acres, Tract 2 from 10 acres to 9.993 acres and Tract 3 from 10 acres to 9.999 acres and acceptance of Easement No. E-2122-30.



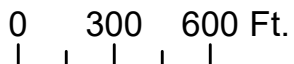
Location Map





Map Produced by the City of Norman Geographic Information System. The City of Norman assumes no responsibility for errors or omissions in the information presented.

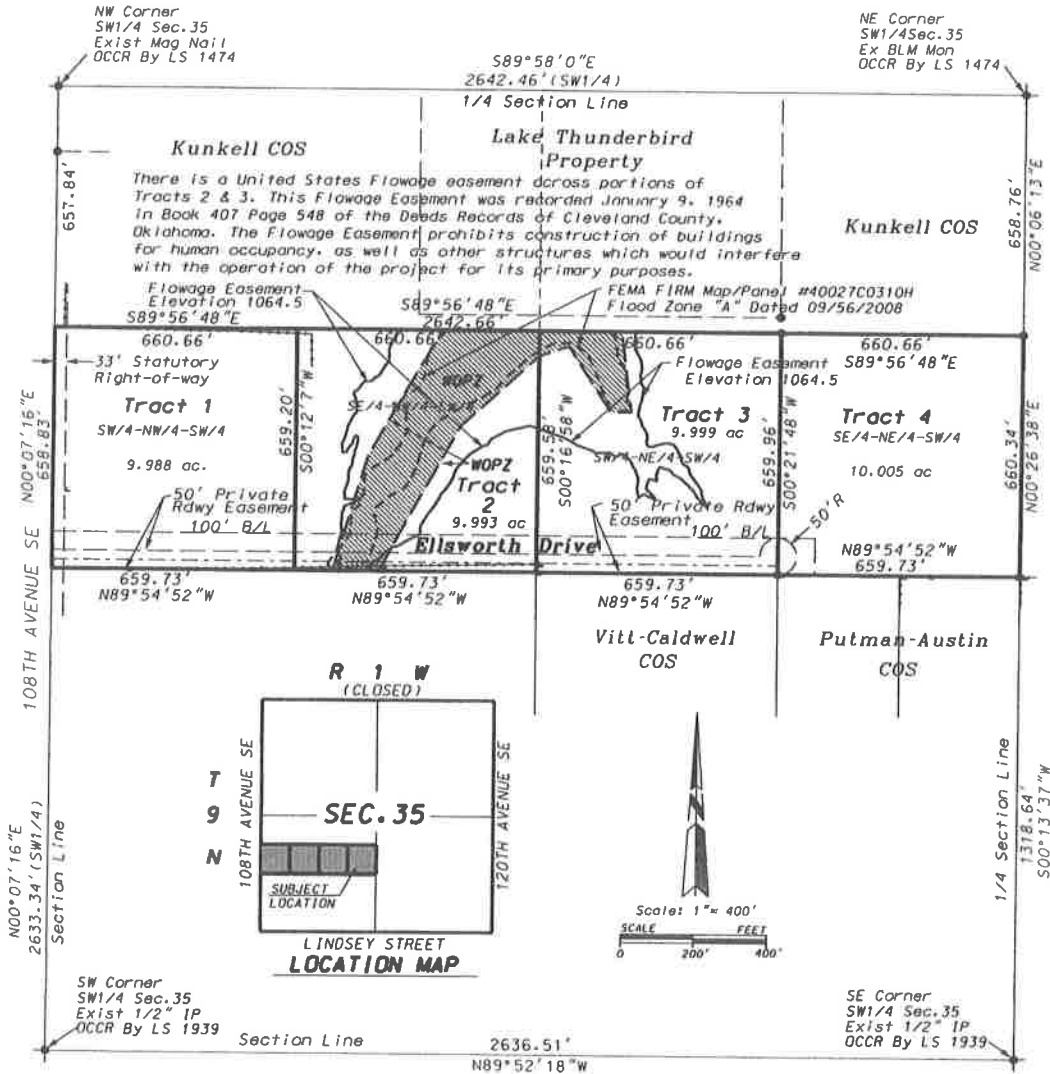


November 4, 2021



-  Subject Tract
-  Zoning

DENVER ESTATES
A NORMAN RURAL CERTIFICATE
OF SURVEY SUBDIVISION
 PART OF THE SW1/4 OF SECTION 35, T9N, R1W, I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA
COS 2122-7



NOTE:

Bearings Shown are Based on an Arbitrary Bearing of N00°07'16"E Between Existing Monuments On The West line of the SW1/4 of of Section 35, T9N, R1W, I.M., Cleveland County, Oklahoma.

- (●) - Indicates Existing 3/8" Iron Pin Or Monument As Noted.
- (○) - Indicates Set 1/2" Iron Pin With Plastic Cap Marked "Pollard PLS 1474" or Set Mag Nail with washer marked "PWSurvey CA2380".
- (OCCR) - Indicates Oklahoma Certified Corner Record on File With the Oklahoma Department of Libraries, Archives Division.

Section 35, T9N, R1W, IM was Surveyed by the Bureau of Land Management (BLM) for Lake Thunderbird Norman Reservoir, dated October 22, 1968.

(WOPZ) -Indicates the Water Quality Protective Zone. There shall be no clearing, grading, construction or disturbance of vegetation in this area except as permitted by the Director of Public Works, unless such disturbance is done in accordance with 19-514(E) of the Norman City Code. The WOPZ is subject to protective covenants that may be found in the Land Records and that may restrict disturbance and use of these areas.

POLLARD & WHITED SURVEYING, INC. 2514 Tee Drive Norman, OK 73069 405-366-0001 tmapwsurveying.com 405-443-8100 Mobile	Denver Estates	Joe Fugate
	Norman Rural Certificate Of Survey Subdivision	
	Part of the SW1/4 Sec.35,T9N,R1W, IM	
	Norman, Cleveland County, Oklahoma	
CA 2380 exp.6-30-23	October 21, 2021	Drawn By:T.Pollard
	35-9n1w.dgn	Sheet 1 of 12

GRANT OF EASEMENT

E-2122-30

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of One Dollar (\$1.00), receipt of which is hereby acknowledged, and for and upon other good and valuable considerations, that Joseph Fugate, does hereby grant, bargain, sell and convey unto the **City Of Norman**, a municipal corporation, a **public drainage easement**, over, across the following described real estate and premises situated in Cleveland County, Oklahoma, to wit:

(WQPZ AREA)

A tract of land in the South Half of the North Half of the Southwest Quarter (S1/2-N1/2-SW1/4) of Section Thirty-five (35), Township Nine (9) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474 dated October 21, 2021 using an Arbitrary bearing of N00°07'16"W between existing monuments on the West line of said SW1/4 as a Basis of Bearing, said tract further described as:

COMMENCING at the Southwest Corner of said S1/2-N1/2-SW1/4;

Thence S89°54'52"E, on the South line of said S1/2-N1/2-SW1/4, for a distance of 763.36 feet to the **POINT OF BEGINNING**;

Thence N16°55'269"E for a distance of 330.89 feet; Thence N30°28'30"E for a distance of 397.32 feet to the North

line of said S1/2-N1/2-SW1/4; Thence S89°56'48"E, on the North line of said S1/2-N1/2-SW1/4 for a distance of

485.84 feet; Thence S06°59'10"E for a distance of 221.24 feet; Thence N89°40'21"W for a distance of 55.89 feet;

Thence N32°54'28"W for a distance of 212.81 feet; Thence S70°54'22"W for a distance of 84.70 feet; Thence

S47°22'43"W for a distance of 284.31 feet; Thence S29°09'19"W for a distance of 455.61 feet to the South line of said

S1/2-N1/2-SW1/4; Thence N89°54'52"W, on said South line, for a distance of 127.85 feet to the **POINT OF**

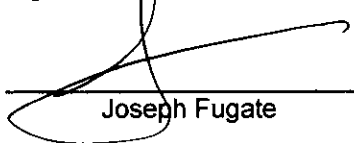
BEGINNING, containing 3.83 acres more or less.

With the right of ingress and egress to and from the same, for the purpose of surveying, laying out, constructing, maintaining and operating the facilities indicated below:

Drainage and other rights for a Water Quality Protection Zone (WQPZ)

To have and to hold the same unto said City, it's successors and assigns forever.

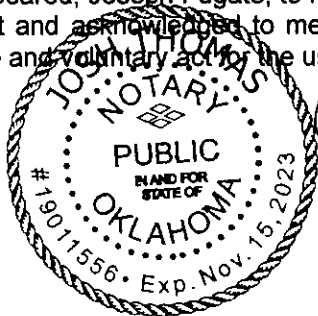
Signed and delivered this 16th day of November 2021.

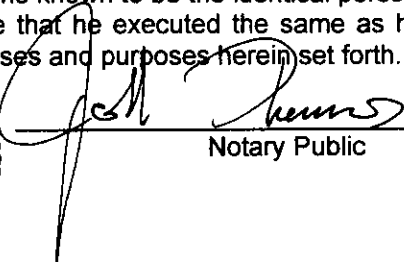


Joseph Fugate

STATE OF OKLAHOMA)
COUNTY OF CLEVELAND) SS:

Before me, the undersigned, a Notary Public in and for said County and State on this 16th day of November 2021, personally appeared, Joseph Fugate, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act for the uses and purposes herein set forth.





Notary Public

CITY ATTORNEY

Approved as to form and legality this 20 day of January, 2022



City Attorney

NORMAN CITY COUNCIL

Accepted by the City of Norman, Oklahoma, City Council on this ____ day of _____, 20__.

ATTEST: _____
City Clerk

Mayor

GBC 21-32

APPLICANT	Joseph Fugate
LOCATION	3/8 mile north of Lindsey St. on the east side of 108 th Ave. S.E.
PROPOSAL	Denver Estates NORMAN 2025 Rural Certificate of Survey
NORMAN 2025 LAND USE	Current: Country Residential
LAND USE	Current: Vacant Proposed: Single-family residential

Greenbelt Commission Final Comments - GBC 21-32

Greenbelt forwards this item with no additional comments.

POLLARD & WHITED SURVEYING, INC.

2514 Tee Drive Norman, OK 73069
office (405)366-0001
tim@pwsurveying.com

December 01, 2021

City Of Norman Planning Commission
and City of Norman Staff Members
201 W. Gray
Norman, OK 73070

Re: Variance Request for proposed Certificate of Survey (COS) Subdivision
to be known as **"Denver Estates"**
in the SE1/4 of Sec.35, T9N, R1W, I.M.
Norman, Cleveland County, Oklahoma

To all interested parties,

An application has been submitted to the City of Norman Staff for **"Denver Estates"**. The proposed subdivision is located in the SE1/4 of Sec.35, T9N, RW. The location can be generally described as: Located on the East side of 108th Avenue SE approximately 3 tenths of a mile (1650') North of Lindsey Street in Norman.

This letter is a request for variance of the proposed COS Subdivision to be known as **"Denver Estates"** to the City of Norman, Cleveland County, Oklahoma. The applicant is asking the City of Norman to allow them to vary from the full 10-acre rule and to construct a private road of a minimum of Twelve (12) foot width.

The Survey of **"Denver Estates"** is based upon the on the Bureau of Land Management (BLM) Government Survey for Lake Thunderbird, approved October 22, 1968, which shows East line of SE1/4 of Section 35 (2633' measured vs 2640' standard). The property owned is currently described as an aliquot (40) acre tract being the S1/2-N1/2-SE1/4. The BLM survey dictates the size of the subject property and due to shortage of distance along the east line, the aliquot portions are short by nature. Because of this shortage, the applicant's property is only 39.98 acres instead of the standard 40 acres. **"Denver Estates"** will consist of Four (4) aliquot tracts containing 9.988 to 10.005 acres each. The Applicants would therefore request a variance for the minimum area to be allowed in their case.

"Denver Estates" will consist of only Four (4) residential tracts. Each tract will be accessed by a private road easement to be known as "Ellsworth Drive". Ellsworth Drive will originate on 108th Avenue SE and extend East to access each of the tracts. Only Four (4) tracts will be served by this private drive and the Applicants would request a variance be granted to allow this private drive to only be Twelve (12) feet wide.

If you have any questions or concerns about this request, please call me at my office (405)366-0001, mobile (405)443-8100, or you can email me at tim@pwsurveying.com.



Respectfully,

1474 Timothy G. Pollard, PLS

CERTIFICATE OF SURVEY
COS-2122-7

ITEM NO. 4

STAFF REPORT

ITEM: Consideration of NORMAN RURAL CERTIFICATE OF SURVEY NO. COS-2122-7 FOR DENVER ESTATES.

LOCATION: Generally located one-quarter mile north of East Lindsey Street on the east side of 108th Avenue S.E.

INFORMATION:

1. Owners. Joseph Fugate.
2. Developer. Joseph Fugate.
3. Surveyor. Pollard & Whited Surveying, Inc.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. O-1312 annexing this property into the Norman Corporate City Limits without zoning.
2. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in A-2, Rural Agricultural District.

IMPROVEMENT PROGRAM:

1. Fire Protection. Fire protection will be provided by the Norman Fire Department.
2. Sanitary Sewer. Individual sanitary sewer systems will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
3. Water. Individual water wells will be installed in accordance with City and Oklahoma Department of Environmental Quality standards.
4. Acreage. This property consists of 39.985 acres. Tract 1 consists of 9.988 acres, Tract 2 consists of 9.993 acres, Tract 3 consists of 9.999 acres and Tract 4 consists of 10.005 acres.

5. Private Road. The private road will serve four (4) tracts. City standards requires a private road width of twenty-feet unless serving four (4) tracts or lots or fewer. The applicant has requested a variance in the 20' width to a 12' width private road since it will serve only four tracts.
6. Water Quality Protection Zone. Tracts 2 and 3 contain WQPZ. However, there is sufficient area to construct structures outside of the WQPZ. This area will be protected by the owners per covenants.
7. Flood Plain. Tracts 2 and 3 contain Flood Plain. However there is sufficient area to construct a residential house without encroaching the flood plain. A Flood Plain permit is scheduled for the Flood Plain Permit Committee, December 6, 2021, regarding the private road crossing the Flood Plain.
8. Flowage Easement. Tracts 2 and 3 contain a Flowage Easement controlled by the Bureau of Reclamation. These areas are "no build" for residential use. The Bureau of Reclamation has reviewed this proposal.
9. Covenants. Covenants addressing the WQPZ are being reviewed by City Legal staff.

SUPPLEMENTAL MATERIAL: Copies of a location map, Norman Rural Certificate of Survey No. COS-2122-7 for Denver Estates and a letter of request for a variance in the minimum width requirement for a private road and minimum acreage requirement for Tracts 1, 2 and 3 are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The applicant's surveyor is requesting a variance in the private road width based on the fact it is serving four (4) or fewer lots or tracts. Staff recommends approval of a variance in the private road width requirement from 20' width to a 12' width since it will serve four tracts. In addition, the property does not contain a total of forty (40) acres because of a short section. A request has been made to vary the ten (10) acre requirement from 10 acres to 9.988 acres for Tract 1, 9.993 acres for Tract 2 and 9.999 for Tract 3. Staff supports the variances and Norman Rural Certificate of Survey No. COS-2122-7 for Denver Estates.

ACTION NEEDED: Recommend approval or disapproval of a variance in the private road width from 20' to 12' serving four tracts, variance in the minimum acreage requirement for Tract 1 from 10 acres to 9.963 acres and Tract 2 from 10 acres to 9.968 acres and Tract 3 from 10 acres to 9.999 acres and recommend approval or disapproval of Norman Rural Certificate of Survey No. COS-2122-7 for Denver Estates to City Council.

ACTION TAKEN: _____

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

DECEMBER 9, 2021

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 9th day of December, 2021.

Notice and agenda of the meeting was posted at the Norman Municipal Building and online at <https://norman-ok.municodemeetings.com> at least twenty-four hours prior to the beginning of the meeting.

Chair Erica Bird called the meeting to order at 6:30 p.m.

* * *

ROLL CALL

MEMBERS PRESENT

Erin Williford (arrived at 6:32 p.m.)
Kevan Parker
Steven McDaniel
Erica Bird
Dave Boeck
Sandy Bahan
Michael Jablonski

MEMBERS ABSENT

Lark Zink

A quorum was present.

STAFF MEMBERS PRESENT

Jane Hudson, Director, Planning &
Community Development
Lora Hoggatt, Planning Services Manager
Logan Hubble, Planner I
Anais Starr, Planner II
Colton Wayman, Planner I
Roné Tromble, Recording Secretary
Ken Danner, Subdivision Development
Manager
Kathryn Walker, City Attorney
Heather Poole, Asst. City Attorney
Jeanne Snider, Asst. City Attorney
Jami Short, Traffic Engineer
Bryce Holland, Multimedia Specialist

* * *

CONSENT DOCKET

Item No. 1, being:

CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES OF THE NOVEMBER 18, 2021 REGULAR PLANNING COMMISSION MEETING.

Item No. 2, being:

PP-2122-7 – CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A PRELIMINARY PLAT SUBMITTED BY MICHAEL ROBERTS (ELYSIUM) (J.W. DANSBY) FOR ALPINE MOTORSPORTS ADDITION FOR 1.0 ACRES OF PROPERTY LOCATED AT 520 W. TECUMSEH ROAD.

Item No. 3, being:

PP-2122-8 – CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2122-8, A PRELIMINARY PLAT SUBMITTED BY BYREN AND KATHERINE TRENT (CIMARRON) FOR TRENT ESTATES FOR 25.33 ACRES OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 96TH AVENUE N.E. APPROXIMATELY 1 MILE NORTH OF EAST ROBINSON STREET.

Item No. 4, being:

COS-2122-7 – CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF NORMAN RURAL CERTIFICATE OF SURVEY COS-2122-7 SUBMITTED BY JOSEPH FUGATE (POLLARD & WHITED SURVEYING, INC.) FOR DENVER ESTATES FOR 39.985 ACRES OF PROPERTY GENERALLY LOCATED EAST OF 108TH AVENUE S.E. AND APPROXIMATELY ¼ MILE NORTH OF LINDSEY STREET, WITH A VARIANCE TO THE MINIMUM ACREAGE REQUIREMENT AND A VARIANCE IN THE PRIVATE ROAD WIDTH TO 12'.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Chair Bird asked if any member of the Commission wished to remove any item from the Consent Docket. There being none, she asked if any member of the public wished to remove any item. There being none, she asked for a motion.

Dave Boeck moved approve the Consent Docket as presented. Sandy Bahan seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Erin Williford, Kevan Parker, Steven McDaniel, Erica Bird, Dave Boeck, Sandy Bahan, Michael Jablonski
NAYES	None
MEMBERS ABSENT	Lark Zink

The motion, to adopt the Consent Docket as amended, passed by a vote of 7-0.

Item No. 4, being:

COS-2122-7 – CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF NORMAN RURAL CERTIFICATE OF SURVEY COS-2122-7 SUBMITTED BY JOSEPH FUGATE (POLLARD & WHITED SURVEYING, INC.) FOR DENVER ESTATES FOR 39.985 ACRES OF PROPERTY GENERALLY LOCATED EAST OF 108TH AVENUE S.E. AND APPROXIMATELY 1/4 MILE NORTH OF LINDSEY STREET, WITH A VARIANCE TO THE MINIMUM ACREAGE REQUIREMENT AND A VARIANCE IN THE PRIVATE ROAD WIDTH TO 12'.

ITEMS SUBMITTED FOR THE RECORD:

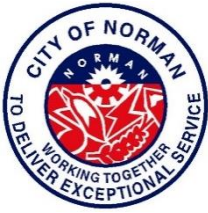
1. Location Map
2. Certificate of Survey
3. Staff Report
4. Request for Variances
5. Greenbelt Commission Action

This item was approved on the Consent Docket by a vote of 7-0.

*

File Attachments for Item:

11. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AMENDMENT NO. TWO TO CONTRACT K-1718-110: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND SCIENS, L.L.C., INCREASING THE CONTRACT AMOUNT BY \$36,800 FOR A REVISED CONTRACT AMOUNT OF \$407,601 TO PROVIDE ADDITIONAL CONSULTING SERVICES TO PROVIDE ADDITIONAL TIME FOR THE IMPLEMENTATION, TESTING, AND SOFTWARE UPGRADES FOR THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 02/08/2022

REQUESTER: Kari Madden

PRESENTER: Kari Madden, IT Manager Business Systems & Development

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AMENDMENT NO. TWO TO CONTRACT K-1718-110: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND SCIENS, L.L.C., INCREASING THE CONTRACT AMOUNT BY \$36,800 FOR A REVISED CONTRACT AMOUNT OF \$407,601 TO PROVIDE ADDITIONAL CONSULTING SERVICES TO PROVIDE ADDITIONAL TIME FOR THE IMPLEMENTATION, TESTING, AND SOFTWARE UPGRADES FOR THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

BACKGROUND:

March 13, 2018 Council approved contract K-1718-110 by and between the City of Norman, Oklahoma and the Norman Municipal Authority and Sciens Consulting in the amount of \$323,040 to provide consulting services for the implementation, testing and final acceptance of the enterprise applications for Municipal Court, Planning and Community Development, Utility Billing, Core Enterprise Resource Planning (ERP), and Time and Attendance. The projected completion of these projects was anticipated to be December 2021 for a total of 40 months.

DISCUSSION:

The City IT and other City staff deployed and managed the new applications that are contracted as part of the ERP project over the last 4 years. The deployments were all staying on-track until COVID began to impact travel in March of 2020 and we saw shut downs of vendor offices and decreased staffing at times in key areas within the City as well. As vendors stopped traveling we found they were working multiple projects during times they would have been dedicated to one if onsite. The Utility Billing project was extended 6 months following the shutdowns due to complexities and additional time going back and forth in sessions which affected other projects that were scheduled to start. Due to the extended project timelines, this created the need for more hours of the consultant to complete the discovery sessions and implementation of the Planning and Community Development project. Their expertise is very helpful as we work through some of the complexities of the software details with the vendor and staff. This request is to extend their contract 12 months to allow assistance during the implementation of the Planning and Community Development software. We negotiated reduced hours to keep their engagement focused on critical milestone points to ease the impact on the budget.

Council approved Amendment 1 in May 2020 for an additional \$45,770 which approved Parks and Recreation's request to look for a replacement of the existing Parks software. Due to staff committed on other projects the Sciens contract was amended to write the specs and RFP for this project and provide consulting services for this project through its implementation.

Sciens has presented the City with an increase to the contract of \$36,800 with Amendment 2 for an additional 160-hours of work to assist in the Planning and Community Development project. Funds are available in contingency in the capital project account (BG0070 50195529-46201).

RECOMMENDATION:

Staff recommends approval of the Amendment 2 to Contract K-1718-110 between the Norman Municipal Authority, the City of Norman, and Sciens Consulting for \$36,800 for a revised contract amount of \$407,601.



August 24, 2021

Kari Keeler-Madden
Network Operations Manager
City of Norman
P.O. Box 370
Norman, OK 73070

Dear Kari,

We are pleased to provide you with our proposed change order to continue to assist the City of Norman with project management services for the replacement of the Enterprise applications.

Background

The City of Norman awarded Sciens Consulting February 2018 to assist in the implementation of the following systems:

Finance/Accounting and Document Management	Utility Billing and Citizen Relationship Management	Community Development	Municipal Court
Payroll & Human Resources	Assets Management & Work Orders	Time and Attendance	

Since February 2018 all the above systems have been successfully deployed except for Community Development which is currently in process.

The original total project estimate was for 40-months. The project is currently at 41 months with an estimated additional 12 months required to complete the Community Development system. The primary causes for the time extension have been:

- Remote data conversion, configuration, testing and user training inefficiencies promulgated by Covid-19 requirements. This caused a six-month delay in the deployment of the Utility Billing System.
- Development of new Utility Billing / Asset Management System interface that has allowed the City to improve their efficiency by consolidating all of their operations into a single work order process that is integrated with the new Munis ERP system.

Scope of Work

Sciens Consulting is proposing a 12-month, 160 hour change order at a cost of \$36,800, to assist the City in reviewing:

- Vendor Discovery Document
 - o Assisting in determining which processes can be included in the vendor SOW, which ones will require customizations and the impacts to business practices and policies.
- Data Conversion Strategies
 - o Sources of the data and the impacts of various data conversion strategies on staffing and timelines
- Systems Integration
 - o Multi Systems cutover planning to include citizen facing systems (e.g., portal, MyCivic, IVR) and internal (e.g., GIS, Munis, EAM)
- On-Going vendor status



We hope that you find our proposal acceptable. Please feel free to contact me at (469) 854-2218 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Ernest Pages".

Ernest Pages
Partner, Sciens LLC

Amendment No. 2
AGREEMENT FOR CONSULTING SERVICES

This Amendment No. 2 to Contract No. 1718-110 is between City of Norman, Oklahoma, a municipal corporation (hereinafter referred to as CITY) and Sciens LLC, (hereinafter referred to as CONSULTANT) is hereby amended as set forth below.

WITNESSETH:

WHEREAS, for the purpose and subject to the terms and conditions hereinafter set forth, the CITY contracted for the performance of certain services from CONSULTANT in Contract No. K-1718-110 to assist with the implementation, testing, and final acceptance of applications for City use.

WHEREAS, the Agreement was for 40 months and a total of \$323,040.00.

WHEREAS, additional services were required by the CITY from the CONSULTANT necessitating an Amendment amending the scope of services in May, 2021 for a price increase of \$45,770.00.

WHEREAS, use of remote data conversion, configuration, testing and user training inefficiencies caused by COVID-19 has led to a six-month delay in deployment of the Utility Billing System; and development of a new Utility Billing/Asset Management System interface has allowed the CITY to consolidate all of their operations into a single work order process that is integrated with the new Munis ERP system leading to the need for additional work by CONSULTANT on the Community Development system and a price increase of \$36,800, for a new contract price of \$405,610.00.

WHEREAS, review of the Agreement has led the CITY and CONSULTANT to agree to revise clauses 33 and 34 as set out below.

NOW, THEREFORE, the parties desire to amend Contract No. K-1718-100 as follows:

- 1. The Project shall be amended to allow the CONSULTANT an additional 12-month, 160-hours of work at a cost of \$36,800, to assist the CITY in reviewing:
 - Vendor Discovery Document
 - Assist in determining which processes can be included in the vendor SOW, which ones will require customizations and the impacts to business practices and policies;
 - Data Conversion Strategies
 - Sources of the data and the impacts of various data conversion strategies on staffing and timelines
 - Systems Integration
 - Multi Systems cutover planning to include citizen facing systems (e.g. portal, MyCivic, IVR) and internal (e.g. GIS, Munis, EAM)
 - On-Going vendor status

- 2. Clause 33. Arbitration in Contract K-1718-110 shall be amended to read:
 33. Disputes Consultant and City agree that in the event of any dispute with regard to the provisions of this Agreement, the services rendered or the amount of Consultant’s compensation, the dispute will be reviewed by a senior member each party’s administrative staff and if after a reasonable time a resolution cannot be reached by the parties then either party may file an action in the Court system with jurisdiction over the matter located within the state of Oklahoma and such action shall be governed by and construed in accordance with the laws of the State of Oklahoma without reference to its conflicts of law provisions.
- 3. Clause 34. Expenses of Enforcement in Contract K-1718-110 shall be amended to read:
 34. Expenses of Enforcement Consultant and City agree that the prevailing party may collect any court ordered reasonable costs, attorney’s fees and expenses in any dispute involving the terms and conditions of the Agreement.

All other terms and conditions set forth in Contract No. K-1718-110 shall remain the same and unaltered by this Amendment No. 2 for the duration of this AGREEMENT.

IN WITNESS THEREOF, CITY and CONTRACTOR have executed this Amendment No. 2 to Contract No. K-1718-110.

DATED this _____ day of _____, 2022.

CITY OF NORMAN, OKLAHOMA

By: _____

Mayor Brea Clark

ATTEST:

City Clerk

Approved as to form and legality this _____ day of _____, 2022.

Office of the City Attorney

SCIENS LLC
(Consultant)

By:  _____

Name: Ernest Pages _____

Title: Partner _____

ATTEST:

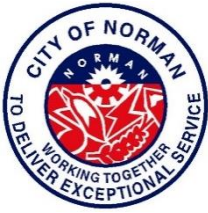
By:  _____

Name: Steven Barcey _____

Title: Senior Consultant _____

File Attachments for Item:

12. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AMENDMENT NO. TWO TO CONTRACT K-1920-33: BY AND BETWEEN THE NORMAN UTILITIES AUTHORITY AND CLEAN EARTH OF ALABAMA, INC., INCREASING THE CONTRACT AMOUNT BY \$63,965 FOR A REVISED CONTRACT AMOUNT OF \$181,025.40 TO ADD A PAINT COLLECTION EVENT FOR THE CITIZENS OF NORMAN.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 01/25/2021

REQUESTER: Chris Mattingly, Director of Utilities

PRESENTER: Michele Loudenback, Environmental and Sustainability Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AMENDMENT NO. TWO TO CONTRACT K-1920-33: BY AND BETWEEN THE NORMAN UTILITIES AUTHORITY AND CLEAN EARTH OF ALABAMA, INC., INCREASING THE CONTRACT AMOUNT BY \$63,965 FOR A REVISED CONTRACT AMOUNT OF \$181,025.40 TO ADD A PAINT COLLECTION EVENT FOR THE CITIZENS OF NORMAN.

BACKGROUND: The City of Norman has been conducting an annual household hazardous waste collection event since 1999. The City Council appropriated \$106,000 in the Fiscal Year Ending (FYE) 2020 budget to provide the citizens of Norman an environmentally sound method for disposal of household-generated hazardous waste (HHW). Request for Proposal (RFP) 1920-14 was sent to four (4) firms on August 4, 2019. Two (2) firms submitted technical and cost proposals on August 14, 2019 in accordance with the RFP. The Review Committee, consisting of three (3) staff members, evaluated the firms based on their technical proposal and selected Clean Earth of Alabama, as the most qualified proposal.

On September 10, 2019, the Norman Utilities Authority (NUA) executed Contract K-1920-33 by and between Norman Utilities Authority and Clean Earth of Alabama, Inc., in the amount of \$102,000 to account for the projected costs of the Fall 2019 collection event based on past participation and the cost proposal submitted by Clean Earth.

On November 2, 2019, the original multi-pollutant collection event was successfully completed with approximately 1400 households participating. This participation rate was larger than originally anticipated and led to increased costs.

On January 28, 2020, the NUA approved Amendment No. 1 to Contract K-1920-33 by and between the NUA and Clean Earth Alabama, Inc., in the amount of \$15,060.40 for a total revised contract amount of \$117,060.40 for the increased costs associated with disposal, transportation and equipment rental costs related the larger-than-expected amount of waste collected at the event.

Contract K-1920-33 allowed for up to two collections events to be held with Clean Earth of Alabama, Inc.: fall of 2019, and fall of 2020. The 2020 event had to be postponed due to the pandemic. Concurrently with these events, the City decided to design, build and implement a

permanent household hazardous waste facility which opened on February 1, 2022. In order to serve the residents of Norman and to remove some pollutants from the public before the facility opens, it was decided that a single-pollutant paint collection event instead of a second multi-pollutant collection event, as originally envisioned, would be helpful.

DISCUSSION: This NUA action is to amend Contract K-1920-33 with Clean Earth Alabama, Inc., to cover costs for the second, single-pollutant collection event held on November 13, 2021. Over 500 households participated in the event. Disposal, transportation and equipment rental costs associated with this event totaled \$63,965.

If approved, funding for Amendment No. 2 to Contract K-1920-33 in the amount of \$63,965 is available in Account No. 32955343.44199, Other Business Services.

RECOMMENDATION: Staff recommends that the NUA approve Amendment Number 2 to the original contract and provide an additional \$63,965 to the Contractor for additional services provided, making the total Contract \$181,025.40.

Amendment No. 2
Contract K-1920-33

AMENDMENT No. 2

TO AGREEMENT BETWEEN
AUTHORITY AND CONTRACTOR
FOR PROFESSIONAL SERVICES

This Amendment No. 2 is made a part of the Agreement dated September 9, 2019 between the Norman Utilities Authority (Authority) and Clean Earth of Alabama, Inc. (Contractor) for professional services associated with collection and disposal of household hazardous waste (HHW). The intent of this amendment is to increase the existing contact amount by \$63,965 for a second, paint-only event.

Section 5.1 of said Agreement is amended and supplemented as follows:

5.1 Compensation Contractor shall provide all services in this Agreement at the unit prices stated in the Cost Proposal. Contract amount will not exceed \$181,025 unless agreed to in writing by Authority. Contractor understands that they will be paid for the actual pollutants collected, either cost per pound or cost per unit for each pollutant or waste stream collected. Contractor shall submit an itemized list of all pollutants collected, by weight and by container size, and multiplied by the specified unit price in the Cost Proposal for that wastestream.

OWNER:

The Norman Utilities Authority

Clean Earth of Alabama

Signature

J. M. A. [Signature]
Signature

Chairman

VP of Sales, Haz Division

Title

Title

Date of Signature

1-20-22
Date of Signature

ATTEST

Stacy Jetterman
ATTEST

Approves as to form and legality
This ____ day of _____, 2022

City Attorney

HHW Collection Event
Agreement for Professional Services

This AGREEMENT, made and entered into this 10th day of September 2019 between the NORMAN UTILITIES AUTHORITY, a public trust in the State of Oklahoma hereinafter called "Authority", and Clean Earth of Alabama, Inc. hereinafter called "Contractor";

WHEREAS, Authority will sponsor a Household Hazardous Waste Collection Event to provide a safe, convenient place where citizens of Norman can dispose of stored household pollutants and other non-regulated wastes in the fall of 2019 and potentially the fall of 2020 (date to be determined by September of each year); and

WHEREAS, Contractor has knowledge and experience in collecting, identifying, packaging, labeling, hauling, recycling, treating, incinerating, and disposing of said pollutants; and

Now, THEREFORE, in consideration of the promises containing herein, the parties hereto agree as follows:

- 1.0 **Scope of Services:** Contractor shall perform in a good and professional manner the services identified in the Authority's *Scope of Services*. Any conflict between the terms of this Agreement and the terms of the *Scope of Service*, the *Technical Proposal*, or *Cost Proposal* and any addenda will be governed by the terms of this Agreement.
- 1.1 Contractor shall have present at the collection site, sufficient employees or agents of Contractor (as described in the Technical Proposal – minimum of 40) trained in the identification of hazardous and acutely hazardous wastes as defined by Federal law or regulations, and such materials and equipment as necessary to unload, handle, containerize, label, weigh, manifest, load, and transport such wastes from the Household Hazardous Waste Collection Event in a manner conforming to State and Federal laws and regulations.
- 1.2 All wastes must be weighed with a certified scale and removed from the collection site by 8 p.m. on the day of the collection event. Waste manifests showing the waste type, weight of waste and container, container size (or volume), and point of destination shall be provided to Authority prior to transporting wastes off-site. A summary report shall be submitted within 30 calendar days following the collection event. Final waste manifests shall be submitted within 90 calendar days following the collection event to include the ultimate disposal or recycling of specified waste.
- 1.3 Contractor shall only accept household wastes from residents of the Norman Community. The Authority shall make this determination.
- 1.4 Unless the Contractor and the Authority mutually agree, the following items will not be accepted by the Contractor for disposal:
 - (a) Radioactive materials (as regulated by D.O.T. or the Nuclear Regulatory Commission).
 - (b) Explosives (as defined by the Bureau of Alcohol, Tobacco, and Firearms) including: organic peroxides (unstable), and picric acid.
 - (c) Polychlorinated Biphenyls (PCB's).
 - (d) Compressed gases (aerosol containers and propane cylinders are acceptable).
 - (e) Biological or infectious wastes.
 - (f) All materials listed as forbidden in the Hazardous Materials table of 49 CFR 172.101.
- 1.5 Contractor will take title to the waste once accepted by a Contractor's employee at the collection site. Contractor will act as the generator of the waste.
- 2.0 **Warranty:** Contractor warrants that it understands the currently known hazards and suspected hazards which are presented to persons, property, and the environment by the transportation, treatment, and disposal of hazardous wastes. Contractor further warrants that it will perform all

services under this Agreement in a safe, efficient, and lawful manner using industry-accepted practices, and in full compliance with all applicable State and Federal laws governing its activities under this Agreement, and that it is under no legal restraint or order which would prohibit transfer of possession or title of collected wastes to Contractor or prohibit the servicing of such waste or Contractor's performance of services under this Agreement.

3.0 Indemnification: Contractor shall indemnify, hold harmless, and defend the Authority from and against any and all liabilities, claims, penalties, fines, forfeitures, suits and the cost and expenses incidental thereto (including cost of defense, settlement, and reasonable attorney's fees) which may be alleged against the Authority or which the Authority may incur, become responsible for, or pay out as a result of death or bodily injury to any person, destruction, or damage to any property, contamination of or adverse effects on the environment, or any violation or alleged violation of governmental laws, regulations orders, to the extent that such damage was caused by Contractor or Contractor's agents' negligence, willful or intentional act or omission, breach of contract or a failure of Contractor's warranties to be true, accurate, or complete.

4.0 Insurance: Contractor shall procure and maintain at its expense, at least the following insurance:

4.1 Comprehensive General Liability with personal injury not less than \$125,000 per person, property damage limits of not less than \$125,000 per occurrence and total aggregate amount of not less than \$5,000,000.

4.2 Automobile Liability with personal injury not less than \$125,000 per person, property damage limits of not less than \$125,000 per accident and total aggregate amount of not less than \$1,000,000.

4.3 Worker's Compensation Insurance in accordance with statutory requirements and Employer's Liability Insurance with limits of not less than \$125,000 for each occurrence.

4.4 Pollution Control Liability with an aggregate amount of not less than \$3,000,000 per accident.

4.5 Consultant Environmental Liability with an aggregate amount of not less than \$5,000,000 per accident.

4.6 Contractor shall furnish certificates of insurance listing the City of Norman and the University of Oklahoma as insured; the certificate shall include a provision that such insurance shall not be canceled without at least thirty (30) days written notice to the City of Norman.

5.0 Payment Terms:

5.1 Compensation. Contractor shall provide all services in this Agreement at the unit prices stated in the Cost Proposal. Contract amount will not exceed \$102,000 unless agreed to in writing by Authority. Contractor understands that they will be paid for the actual pollutants collected, either cost per pound or cost per unit for each pollutant or waste stream collected. Contractor shall submit an itemized list of all pollutants collected, by weight and by container size corresponding to the manifest generated at the collection event, and multiplied by the specified unit price in the Cost Proposal for that waste stream.

5.2 Approval of Payment. The Authority shall not pay Contractor until fully executed Uniform Hazardous Waste Manifests for all waste and a report summary have been received and accepted by the Authority. The Uniform Hazardous Waste Manifests shall serve as notification that the Household Pollutants were received and properly disposed of by Contractor. The report shall summarize the number of participants, the type and quantity (by weight) of waste, and method of disposal.

6.0 Independent Contractor: Contractor is and shall perform this Agreement as an independent contractor and, as such, shall have and maintain complete control over all its employees and operations. Neither Contractor nor anyone employed by it shall be, represent, act, purport to act, or be deemed to be the agent, representative, employee, or servant of the Authority.

- 7.0 **Delegation and Subcontracting:** Contractor may not, without the prior written consent of the Authority, delegate or subcontract the performance of the work, or any portion thereof, which is by this Agreement undertaken by Contractor.
- 8.0 **Uncontrollable Forces:** Neither the Authority nor Contractor shall be considered to be in default of this Agreement if delays in or failure of performance shall be due to forces which are beyond the control of the parties.
- 9.0 **Notice:** Any notice, demand, or request required by or made pursuant to this Agreement shall be deemed properly made if personally delivered in writing or deposited in the United States mail, postage prepaid, to the address specified below.
- | | |
|-----------------------------------|---|
| To: <u>Authority</u> | <u>Contractor</u> |
| <u>Norman Utilities Authority</u> | <u>Clean Earth of Alabama</u> |
| <u>Debra Smith</u> | <u>Jeffrey R. Saal</u> |
| <u>P.O. Box 370</u> | <u>310 Seven Fields Blvd, Suite 210</u> |
| <u>Norman, OK 73070</u> | <u>Seven Fields, PA 16046</u> |
- 9.1 Nothing contained in this Article shall be construed to restrict the transmission of routine communications between representatives of Contractor and the Authority.
- 10.0 **Integration and Modification:** This Agreement includes the Scope of Services, Technical Proposal, Performance Bond, and Cost Proposal, as attached, and represents the entire and integrated Agreement between the Parties; and supersedes all prior negotiations, representations, or agreements pertaining to the scope of services herein, either written or oral. This Agreement may be amended only by a written instrument signed by each of the parties.
- 11.0 **Severability:** If any portion of this Agreement shall be construed by a court of competent jurisdiction as unenforceable, such portion shall be severed herefrom, and the balance of this Agreement shall remain in force and effect.
- 12.0 **Waiver:** No waiver of the terms, conditions and/or covenants of this Agreement shall be binding and effective unless the same shall be in writing signed by the parties. No waiver by either party of any provision or condition of this Agreement shall be construed or deemed to be a waiver of any other provision or condition of this Agreement, or a waiver of a subsequent breach of the same provision or condition, unless such waiver be so expressed in writing signed by the parties.
- 13.0 **Assignment:** The Authority may not assign this Agreement or any provision hereof without the prior written consent of Contractor, which consent may be withheld.
- 14.0 **Section Headings:** Headings of particular sections are inserted only for convenience and are in no way to be construed as a part of this Agreement or as a limitation of the scope of the sections to which they refer.
- 15.0 **Governing Law:** The validity, interpretation and performance of this Agreement, and the legal relations of the parties, shall be governed by and construed in accordance with the laws of the State of Oklahoma. However, matters concerning proper treatment, transportation, disposal, or reuse of waste set forth in the technical proposal shall be governed where such material was treated, transported, disposed or reused.
- 16.0 **Termination:** Either party can terminate the contract with 30 days written notice at any time.

IN WITNESS WHEREOF. The Parties have executed this Agreement.

DATED this 10th day of September, 2019

NORMAN UTILITIES AUTHORITY

Authority

R.D. L
Chairman

September 10, 2019
Date

ATTEST

Brenda Hall
Secretary

Clean Earth of Alabama, Inc.

Contractor Jeffrey R. Saal

J.R. Saal
VP of Sales, Haz Division

8-21-19
Title

Date



ATTEST

Secretary

Seal

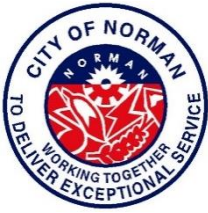
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APPROVED as to form and legality this 4 day of September, 2019

[Signature]
City Attorney

File Attachments for Item:

13. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CHANGE ORDER NO. ONE TO CONTRACT K-2021-90: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND D. OWEN CONSTRUCTION, L.L.C., DECREASING THE CONTRACT AMOUNT BY \$1,642.50 FOR A REVISED AMOUNT OF \$340,859.65 FOR THE FYE 2021 MERKLE CREEK DRAINAGE IMPROVEMENT PROJECT, FINAL ACCEPTANCE OF THE PROJECT, AND FINAL PAYMENT OF \$17,042.98.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 02/08/2022

REQUESTER: Jason Murphy, Stormwater Program Manager

PRESENTER: Shawn O’Leary, Director of Public Works

TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CHANGE ORDER NO. ONE TO CONTRACT K-2021-90: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND D. OWEN CONSTRUCTION, L.L.C., DECREASING THE CONTRACT AMOUNT BY \$1,642.50 FOR A REVISED AMOUNT OF \$340,859.65 FOR THE FYE 2021 MERKLE CREEK DRAINAGE IMPROVEMENT PROJECT, FINAL ACCEPTANCE OF THE PROJECT, AND FINAL PAYMENT OF \$17,042.98.

BACKGROUND:

The Merkle Creek north of Iowa Street Drainage Improvement project is located at the intersection of Iowa Street and Merkle Creek, west of Cleveland Elementary School, in the Merkle Creek watershed. The streambank was in need of stabilization and improved access for maintenance. A comprehensive and focused hydraulic and hydrologic study of this portion of Merkle Creek was conducted to provide a design for natural stream restoration techniques to maintain bed elevation and stabilize the banks to provide continued protection of property for the citizens of Norman as well as to enhance habitat and environmental conditions within the stream channel, while allowing for ease of maintenance.

On April 25, 2017, City Council approved Contract K-1617-120 with Meshek and Associates, LLC, in the amount of \$127,575 to prepare a plan set and bid documents for this project.

The bid opening was conducted on June 10, 2021, and four (4) contractors submitted bids. The Engineer’s Estimate was \$748,181. The lowest bid in the amount of \$342,502.15, submitted by D. Owen Construction, LLC, from Norman, OK, was \$405,678.85 (54.2% percent) below the estimate. Meshek and Associates, LLC, reviewed the bid, found D. Owen Construction, LLC’s bid and qualification to be competent to complete the project, and recommended award of the contract to D. Owen Construction, LLC. Contract K-20201-90 with D. Owen Construction was awarded by the City Council on July 13, 2021.

Budgeted capital funds in the amount of \$429,226 were available for this project in Stormwater Drainage, Construction (Account 50599968-46101; Project DR0057), for the Merkle Creek north of Iowa Street Drainage Improvement project.

DISCUSSION:

Construction projects are awarded to the lowest responsible bidder. Contractor bids are determined using estimated plan quantities multiplied by the contractor's unit prices for all bid items of the contract. The total of all of these costs represents the contractor's bid. During construction, each quantity is verified in the field and the contractor is to be reimbursed based on the actual quantity of materials and/or labor used.

Of the fourteen (14) bid items, only one (1) item had a quantity change. Due to the proximity of the floodplain in construction of this project, stabilization and storm water controls were required. The bid quantity of temporary silt fencing was 757 linear feet and final usage came in at 100 linear feet. This reduction in use decreased the contract from \$342,502.15 to \$340,859.65 (please see the attached Change Order No. 1 for more information related to the decrease).

The final payment amount owed to D. Owen Construction LLC. is \$17,042.98, which includes the full 5% retainage.

RECOMMENDATION 1:

Staff recommends that Change Order No. 1, decreasing Contract K-2021-90 for the FYE2021 Merkle Creek Drainage Improvements with D. Owen Construction LLC, by \$1,642.50 from \$342,502.15 to \$340,859.65, be approved.

RECOMMENDATION 2:

Staff further recommends final acceptance of the FYE 2021 Merkle Creek Drainage Improvements, Contract K-2021-90, and final payment to D. Owen Construction LLC. be approved in the amount of \$17,042.98.

CHANGE ORDER SUMMARY
CITY OF NORMAN
CLEVELAND COUNTY, OKLAHOMA

Item 13.

CHANGE ORDER NO. 1

DATE: January 11, 2021

CONTRACT NO.: K-2021-90

SUBMITTED BY: Jason Murphy

PROJECT: FYE 2021 Merkle Creek Drainage Improvements

CONTRACTOR: D. Owen Construction, LLC
4000 S. Harvey
Norman, Oklahoma 73072

Original Completion Date: November 8, 2021

Previous Completion Date: N/A ORIGINAL CONTRACT AMOUNT \$ 342,502.15

(Increase) this change order 0 Calendar Days

New Completion Date: December 17, 2021 PRESENT CONTRACT AMOUNT \$ 342,502.15

DESCRIPTION	INCREASE	DECREASE
Change in Pay Quantities		-\$1,642.50

NET CHANGE -\$1642.50



REVISED CONTRACT AMOUNT \$340,859.65

See Detailed Quantity Change on Page 2 of 2:

Detailed Quantity Change:

Item 13.

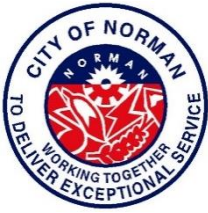
Item No.	Description	Unit	Quantity	Quantity Decrease	Cost Decrease
1	Clearing & Grubbing	Acre	1.6		
2	Unclassified Excavation	CY	3490		
3	Type A Salvage Topsoil	CY	873		
4	SWPP Documentation & Management	LS	1		
5	Temporary Silt Fence	LF	757	-657	\$ 1,642.50
6	Temporary Silt Dike	LF	50		
7	Turf Reinforcement	SY	4146		
8	Solid Slab Sodding	SY	6284		
9	Removal of Fence	LF	1214		
10	Fence Style CLF	LF	1184		
11	12 ft. Double Fence Gate, Chain Link	EA	1		
EA	Mobilization	EA	1		
12	Construction Staking	EA	1		
13	Erosion Control Mat	SF	18259		
14	Urban R/W Restoration	EA	1		
				-657	\$ 1,642.50

CONTRACTOR: 
 ENGINEER: 
 CITY ATTORNEY: _____
 ACCEPTED BY: _____
 (Mayor)

DATE: 01/12/2022
 DATE: 1/13/22
 DATE: _____
 DATE: _____

File Attachments for Item:

14. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CHANGE ORDER NO. ONE TO CONTRACT K-2122-24: BY AND BETWEEN THE NORMAN UTILITIES AUTHORITY AND SOUTHWEST WATER WORKS, L.L.C., INCREASING THE CONTRACT AMOUNT BY \$470,794 FOR A REVISED CONTRACT AMOUNT OF \$3,325,518.50 AND ADDING 75 CALENDAR DAYS TO THE CONTRACT FOR THE FLOOD AVENUE WATER LINE REPLACEMENT PROJECT.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 2/8/2022

REQUESTER: Rachel Croft, Staff Engineer

PRESENTER: Rachel Croft, Staff Engineer

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CHANGE ORDER NO. ONE TO CONTRACT K-2122-24: BY AND BETWEEN THE NORMAN UTILITIES AUTHORITY AND SOUTHWEST WATER WORKS, L.L.C., INCREASING THE CONTRACT AMOUNT BY \$470,794 FOR A REVISED CONTRACT AMOUNT OF \$3,325,518.50 AND ADDING 75 CALENDAR DAYS TO THE CONTRACT FOR THE FLOOD AVENUE WATER LINE REPLACEMENT PROJECT.

BACKGROUND:

This project will replace approximately 12,800 feet of 16-inch water line from Robinson Street to Tecumseh Road, and about 2,900 feet of 12-inch from Tecumseh to Franklin Road with 12, 8, and 6-inch C900 PVC pipe. The existing ductile iron pipe is not compatible with the corrosive clay soils. It is failing, causing service disruptions to customers and damage to driveways, streets, and yards.

On March 20, 2019, the Norman Utilities Authority (NUA) approved Contract K-1819-73 with Chiang, Patel, & Yerby, Inc. (CP&Y) in the amount of \$311,000, to provide surveying, design, and construction services for the waterline along Flood Avenue between Robinson Street and Tecumseh Road, along with the section of waterline from Tecumseh Road to Venture Drive.

Most recent modeling, based on future 2025 max day scenario and provided by Plummer, indicated that the 16-inch line between Robinson and Tecumseh could be downsized to a 12-inch with negligible impacts to flow and pressure in the distribution system. Additionally, based on detailed field survey, the alignment appears to require the removal of the existing 16-inch line and installation of the new line in the same corridor. Water model simulations have indicated that this will not impact service levels, but this work is going to be scheduled during the non-demand seasons to reduce the impacts of this outage.

In addition, approximately 983 feet of 8-inch waterline along Goddard Avenue was added to this project, originally designed as part of project SA0021 – New Sanitation Facility. The building for this project is still in the design phase but the design for the waterline servicing this new facility has been finalized by Garver Engineering, LLC. This new line was incorporated into this project

in order to maintain water service to the North Base Complex while contractors remove and replace the existing 16-inch line along Flood Avenue currently serving the North Base Complex.

On September 14, 2021, the NUA awarded Contract K-2122-24 to Southwest Waterworks, LLC in the amount of \$2,854,724.50. This project is currently under construction.

Additionally, the Public Works Department has a project proposed to extend James Garner Avenue from the Central Library north across W Robinson Street parallel to the railroad right-of-way and then create an intersection with N Flood Avenue. The Public Works project is currently slated to receive funding from outside sources and requires that utility work be completed prior to the roadway project being bid. Garver Engineering, Inc. is the engineer for the project and was also authorized under their on-call contract K-1920-59 by PO 22003737 to design the replacement of the existing 16-inch water line in this corridor.

DISCUSSION:

Change Order No. 1 is proposed to allow the contractor to replace the existing 16-inch water line south of W Robinson Street along the proposed James Garner Avenue extension between W Hayes Street and the new Central Library pursuant to the plans prepared by Garver Engineering. The existing 16-inch water line is ductile iron that would be under the proposed pavement if not replaced or relocated. The existing 16-inch ductile iron waterline is of similar age to the pipe north of Robinson Street that has exhibited a history of frequent main breaks. Additionally, the proposed James Garner Extension will include grade modifications that could accelerate failure of the 16-inch line.

Therefore, replacement of the existing 16-inch line under Contract K-2122-24 will be in the best interest of the NUA and the City by replacing this line ahead of the Public Works project. The majority of the work will be done using existing bid prices. New items of work will be added to allow for the work to be completed. An additional 75 days will be added to the project for this work since their crews will be diverted to this for timely completion ahead of the James Garner extension project.

Funding for this additional work will be from the Flood WL Replacement Account - WA0328-CONST (31993360-46101). This account has an available balance of \$1,500,399.12.

RECOMMENDATION:

Staff recommends the NUA approve Change Order No. 1 with Southwest Waterworks, LLC increasing the contract amount by \$470,794.00 for a revised contract amount of \$3,325,518.50 for Project WA0328 – Flood Waterline Replacement.

NORMAN UTILITIES AUTHORITY
CITY OF NORMAN
CLEVELAND COUNTY, OKLAHOMA

DATE: January 27, 2022
CHANGE ORDER NO.: One (1)
CONTRACT NO.: K-2122-24
PROJECT: WA0328 - Flood Avenue Waterline Replacement Project
CONTRACTOR: Southwest Water Works, LLC
201 NW 132nd St. OKC, OK 73114

	<u>Contract Time</u>		<u>Contract Amount</u>	
ORIGINAL:	330	calendar days	\$2,854,724.50	
PREVIOUS CHANGE ORDERS:	0	calendar days	\$0.00	
THIS CHANGE ORDER:	75	calendar days	\$470,794.00	16.49%
REVISED AMOUNT:	405	calendar days	\$3,325,518.50	
ORIGINAL START DATE:	November 3, 2021			
ORIGINAL COMPLETION DATE:	September 29, 2022			
PREVIOUS COMPLETION DATE:	September 29, 2022			
NEW COMPLETION DATE:	December 13, 2022			

<u>DESCRIPTION:</u>	<u>Increase / Decrease (\$)</u>
Item 1: Increase in existing pay item quantities for the additional water lines to be replaced along the proposed James Garner Extension from Acres to Robinson.	349,394.00
Item 2: Addition of new pay items for new items of work for the additional water lines to be replaced along the proposed James Garner Extension from Acres to Robinson.	121,400.00
Item 3: Addition of seventy-five (75) calendar days to the contract.	0.00
Southwest Water Works, LLC agrees to complete the work as amended and modified by Change Order No. 1 as described above.	

SUBMITTED BY
CONTRACTOR:  Date: 1/31/22

Southwest Water Works, LLC

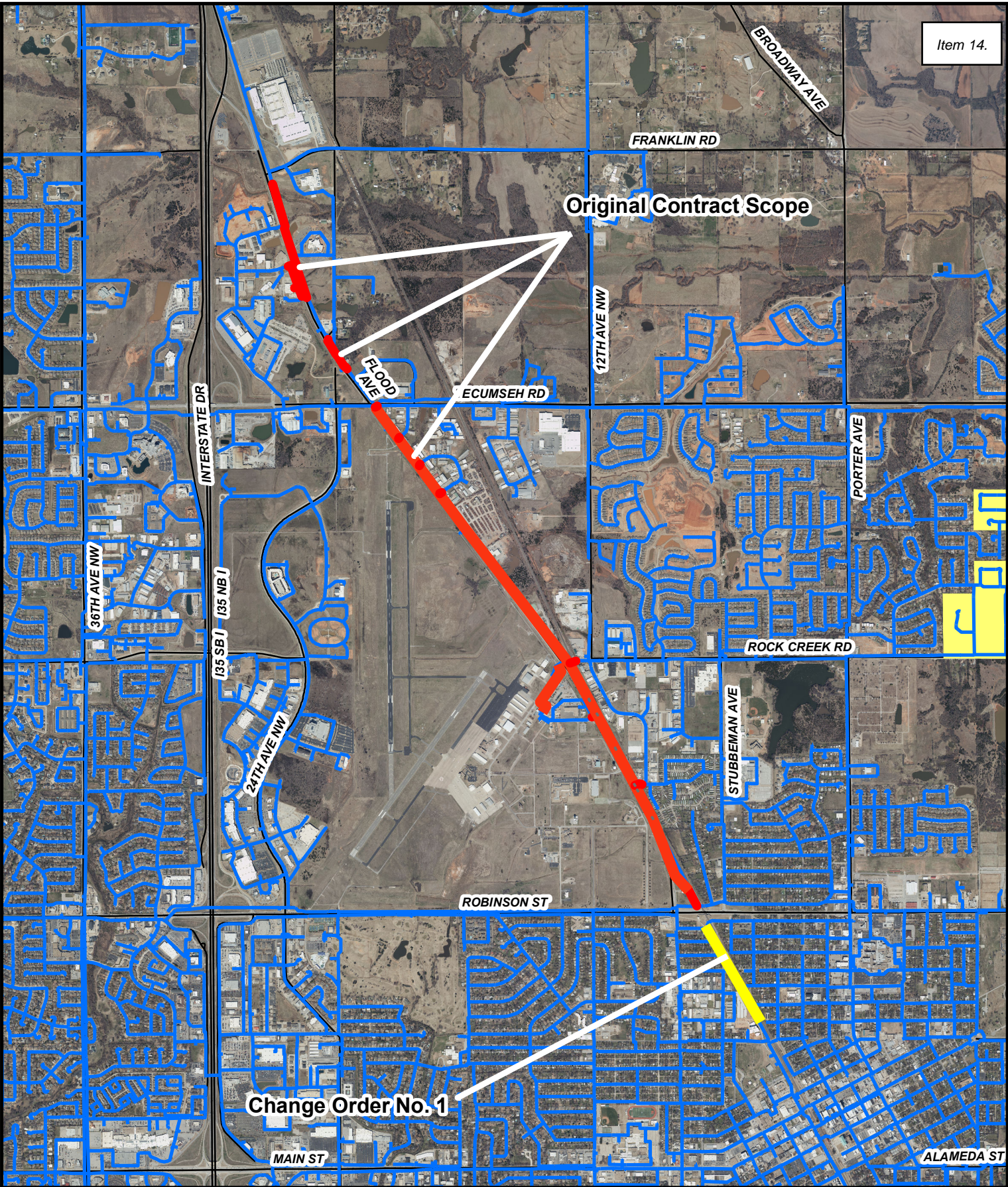
RECOMMENDED BY
PROJECT MANAGER:  Date: 1/31/22

Nathan Madenwald, NUA


APPROVED AS TO FORM
AND LEGALITY: _____ Date: _____
City Attorney


ACCEPTED BY
NORMAN UTILITIES AUTHORITY: _____ Date: _____
Chairman

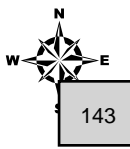
Change Order No. 1							Page 2 of 2		
K-2122-24									
Attachment 1									
Bid Item	Description	Units	Current Contract Amount	Unit Price	Original Contract Amount	Proposed Quantity Increase/Decrease	Cost Increase / Decrease	Percent Change	
1	6" DIA. C900 PVC PIPE (DR 18)	LF	10	\$ 50.00	\$500.00	10.00	\$500.00	100.00%	
2	8" DIA. C900 PVC PIPE (DR 18)	LF	1,300	\$ 70.00	\$91,000	165.00	\$11,550.00	12.69%	
3	12" DIA. C900 PVC PIPE (DR 18)	LF	11,768	\$ 88.00	\$1,035,584	10.00	\$880.00	0.08%	
4	16" DIA. C900 PVC PIPE (DR 18)	LF	400	\$ 115.00	\$46,000	1470.00	\$169,050.00	367.50%	
11	8-INCH GATE VALVE & BOX	EA	8	\$ 3,000.00	\$24,000	3.00	\$9,000.00	37.50%	
12	12-INCH GATE VALVE & BOX	EA	12	\$ 4,250.00	\$51,000	1.00	\$4,250.00	8.33%	
13	16-INCH BUTTERFLY VALVE	EA	3	\$ 6,000.00	\$18,000	5.00	\$30,000.00	166.67%	
20	16-INCH X 16-INCH TEE	EA	2	\$ 4,000.00	\$8,000	2.00	\$8,000.00	100.00%	
21	8-INCH X 6-INCH REDUCER	EA	1	\$ 700.00	\$700	2.00	\$1,400.00	200.00%	
22	16-INCH X 12-INCH REDUCER	EA	2	\$ 1,900.00	\$3,800	1.00	\$1,900.00	50.00%	
24	8-INCH 22.5 DEGREE BEND	EA	2	\$ 650.00	\$1,300	3.00	\$1,950.00	150.00%	
25	8-INCH 45 DEGREE BEND	EA	16	\$ 700.00	\$11,200	4.00	\$2,800.00	25.00%	
31	16-INCH 22.5 DEGREE BEND	EA	1	\$ 2,500.00	\$2,500	1.00	\$2,500.00	100.00%	
32	16-INCH 45 DEGREE BEND	EA	2	\$ 3,500.00	\$7,000	4.00	\$14,000.00	200.00%	
34	REMOVE FIRE HYDRANT	EA	13	\$ 500.00	\$6,500	1.00	\$500.00	7.69%	
35	6-INCH PLUG AND CAP FIRE LINE	EA	1	\$ 700.00	\$700	2.00	\$1,400.00	200.00%	
36	8-INCH CAP AND PLUG EXISTING WATERLINE	EA	3	\$ 750.00	\$2,250	1.00	\$750.00	33.33%	
37	12-INCH CAP AND PLUG EXISTING WATERLINE	EA	1	\$ 1,000.00	\$1,000	1.00	\$1,000.00	100.00%	
38	16-INCH CAP AND PLUG EXISTING WATERLINE	EA	9	\$ 2,500.00	\$22,500	2.00	\$5,000.00	22.22%	
39	CONNECTION TO EXISTING 6-INCH WATERLINE	EA	1	\$ 1,000.00	\$1,000	2.00	\$2,000.00	200.00%	
40	CONNECTION TO EXISTING 8-INCH WATERLINE	EA	5	\$ 1,200.00	\$6,000	1.00	\$1,200.00	20.00%	
41	CONNECTION TO EXISTING 12-INCH WATERLINE	EA	1	\$ 1,500.00	\$1,500	1.00	\$1,500.00	100.00%	
42	CONNECTION TO EXISTING 16-INCH WATERLINE	EA	3	\$ 3,500.00	\$10,500	2.00	\$7,000.00	66.67%	
51	REMOVE AND REPLACE CONCRETE SIDEWALK	SY	50	\$ 65.00	\$3,250	403.00	\$26,195.00	806.00%	
53	REMOVE AND REPLACE P.C. CONCRETE PAVEMENT	SY	50	\$ 125.00	\$6,250	5.00	\$625.00	10.00%	
54	REMOVE AND REPLACE CURB & GUTTER	LF	500	\$ 60.00	\$30,000	71.00	\$4,260.00	14.20%	
55	REMOVE AND REPLACE HOT MIX ASPHALTIC CONCRETE	SY	145	\$ 11.00	\$1,595	69.00	\$759.00	47.59%	
57	SOLID SLAB SODDING	SY	16,000	\$ 2.50	\$40,000	2170.00	\$5,425.00	13.56%	
59	CLEARING AND GRUBBING	LS	1	\$ 5,000.00	\$5,000	0.40	\$2,000.00	40.00%	
60	CONSTRUCTION TRAFFIC CONTROL	LS	1	\$ 35,000.00	\$35,000	0.25	\$8,750.00	25.00%	
61	CONSTRUCTION STAKING AND ASBUITS	LS	1	\$ 15,000.00	\$15,000	0.25	\$3,750.00	25.00%	
62	EROSION CONTROL	LS	1	\$ 10,000.00	\$10,000	0.20	\$2,000.00	20.00%	
63	MOBILIZATION AND INSURANCE 5% MAX	LS	1	\$ 50,000.00	\$50,000	0.25	\$12,500.00	25.00%	
64	PRE-CONSTRUCTION AND POSTCONSTRUCTION INSPECTION	LS	1	\$ 20,000.00	\$20,000	0.25	\$5,000.00	25.00%	
SUBTOTAL					\$2,854,724.50		\$349,394.00	12.24%	
CHANGE ORDER PAY ITEMS									
CO1-1	16 x 11.25 Bend	EA	0	\$2,500.00	\$0	2.00	\$5,000.00	N/A	
CO1-2	16 x 90 Bend	EA	0	\$4,000.00	\$0	2.00	\$8,000.00	N/A	
CO1-3	16 x 8 Tee	EA	0	\$5,500.00	\$0	3.00	\$16,500.00	N/A	
CO1-4	Water Service Long	EA	0	\$6,500.00	\$0	2.00	\$13,000.00	N/A	
CO1-5	Remove and Replace Light Pole	EA	0	\$9,500.00	\$0	2.00	\$19,000.00	N/A	
CO1-6	Remove and Replace Cable Fence	LF	0	\$50.00	\$0	315.00	\$15,750.00	N/A	
CO1-7	Remove and Replace Pipe Rail	LF	0	\$45.00	\$0	20.00	\$900.00	N/A	
CO1-8	Remove and Replace Storm Sewer	LF	0	\$375.00	\$0	78.00	\$29,250.00	N/A	
CO1-9	Steel Encasement 30" (Includes Excavation, Spacers, Etc.)	LF	0	\$350.00	\$0	40.00	\$14,000.00	N/A	
SUBTOTAL					\$0		\$121,400.00	4.25%	
Original Contract Amount					\$2,854,724.50				
Change Order No. 1					\$470,794.00		16.49%		
Final Contract Amount					\$3,325,518.50				



WA0328 - Flood Waterline Replacement - CO #1

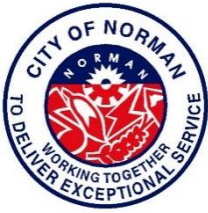
 Map Produced by the City of Norman Geographic Information System.
The City of Norman assumes no responsibility for errors or omissions in the information presented.

030600 Feet

 February 1, 2022



File Attachments for Item:

15. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CHANGE ORDER NO. TWO TO CONTRACT K-2122-33: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND G&S SIGN SERVICES INCREASING THE CONTRACT AMOUNT BY \$9,930 FOR A REVISED CONTRACT AMOUNT OF \$118,940 FOR THE WAYFINDING PHASE 1 UPGRADES TO LINDSEY STREET AND AROUND THE MUNICIPAL COMPLEX.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 01/20/2022

REQUESTER: Katherine Coffin

PRESENTER: David Riesland, Transportation Engineer

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF CHANGE ORDER NO. TWO TO CONTRACT K-2122-33: BY AND BETWEEN THE CITY OF NORMAN, OKLAHOMA, AND G&S SIGN SERVICES INCREASING THE CONTRACT AMOUNT BY \$9,930 FOR A REVISED CONTRACT AMOUNT OF \$118,940 FOR THE WAYFINDING PHASE 1 UPGRADES TO LINDSEY STREET AND AROUND THE MUNICIPAL COMPLEX.

BACKGROUND:

On October 26, 2021, City Council approved Contract K-2122-33 with G&S Sign Services, including Change Order No. 1, in the amount of \$109,010 for the fabrication and installation of twenty-two signs making up the City of Norman's Wayfinding Phase 1 Project. Change Order No. 1 added the cost associated with the updating of three signs originally installed with the Pilot Project in 2016 to reflect the relocation of the Norman Visitor's Center. The amount of Change Order No. 1 was \$1,150. All three of the signs that were part of Change Order No. 1 are located on Main Street. An image of one of the signs that were part of Change Order No. 1, from the Main Street intersection with Webster Avenue, is attached. In this example, note that the top line destination was changed from Visitor's Center to County Courthouse.

The Phase 1 Project included twenty-two signs to be installed along Lindsey Street, Chautauqua Avenue, Jenkins Avenue, and around the Municipal Complex. A map showing the locations of all twenty-two signs is attached. An image of one of the completed signs, from the Gray Street intersection with Santa Fe Avenue, is attached.

DISCUSSION:

The contractor's Notice-to-Proceed was issued on October 27, 2021, and construction was completed on January 19, 2022. Final inspections for each sign were conducted as construction progressed. These inspections were conducted by staff of the City of Norman. All work was in conformance with the construction specifications and city standards.

One of the signs (Sign No. 8 on Chautauqua Avenue just north of the State Highway 9 intersection) was particularly challenging to install because of significant utility conflicts in the area. These conflicts resulted in the need to pothole the utilities in order to be able to drill the

foundation. This service needed to be contracted out. In addition, issues were also encountered at Sign No. 1 (Lindsey Street at Ed Noble) with the location being moved as a result of an error in the bid documents and with Sign No. 3 (Lindsey Street at 24th Avenue SW) where concrete was encountered during drilling causing a change in the drilling process. Finally, Signs No. 16, 18 19, and 20 all feature an abbreviation for the Development Center. Given that this is a brand new building; the use of an abbreviation may have been a mistake given that motorists may not connect the abbreviation to the actual destination. These four signs will all be modified in the same manner as the signs that were part of Change Order No. 1. All of these items are the subject of Change Order No. 2 which is attached. Change Order No. 2, in the amount of \$9,930, increases the total contract amount to \$118,940.

A capital project account for Lindsey Street/Municipal Complex Wayfinding, Construction was established (Account 50596611-46101; Project TR0114). This account was established with a construction balance of \$200,000, sufficient to cover the \$118,940 costs inclusive of Change Order 2. Council Action on October 26, 2021, approved \$109,010 to cover original construction costs plus the cost of Change Order No. 1.

RECOMMENDATION:

Staff recommends approval of Change Order No. 2 to Contract K-2122-33 with G&S Sign Services in the amount of \$9,930, resulting in a final contract amount of \$118,940.

**CHANGE ORDER SUMMARY
CITY OF NORMAN
CLEVELAND COUNTY, OKLAHOMA**

CHANGE ORDER NO.: 2 **DATE:** January 19, 2022

CONTRACT NO.: K-2122-33 **SUBMITTED BY:** David R. Riesland

PROJECT: Wayfinding Phase 1 on Lindsey St and around the Municipal Complex

CONTRACTOR: G&S Sign Services
(Name)
1634 SE 23rd Street, Oklahoma City, OK 73129 (405) 604-3636
(Mailing Address)

Original Completion Date Notice to Proceed 10/27/21

Previous Completion Date N/A **ORIGINAL CONTRACT AMOUNT** \$107,860.00

Contract time remains unchanged (60 calendar days).
Revised total is 60 calendar days.

New Completion Date January, 2022 **PRESENT CONTRACT AMOUNT** \$109,010.00

DESCRIPTION	DECREASE	INCREASE
See change order detail	\$0.00	\$9,930.00

NET CHANGE \$ 9,930.00

REVISED CONTRACT AMOUNT \$ 118,940.00

CONTRACTOR: *Jan Ghr*

DATE: 1-14-22

ARCHITECT / ENGINEER: *SS Dan*

DATE: 1-19-22

CITY ATTORNEY: _____

DATE: _____

ACCEPTED BY: _____
(Mayor)

DATE: _____

**CHANGE ORDER DETAIL
CITY OF NORMAN
CLEVELAND COUNTY, OKLAHOMA**

Project Name Wayfinding Phase 1 (Lindsey St/Municipal Complex) **Design Engineer:** Kimley-Horn
Address / Phone: 14101 Wireless Way, Bldg A, Suite 150, Oklahoma City, OK 73134 / (405) 438-0356

Project Account No. 50596611-46101 (Wayfinding Phase 1 Construction – Project No. TR0014)

Contract No. K-2122-33

- A. Change Orders or addenda to public construction contracts of One Million Dollars (\$1,000,000.00) or less shall not exceed a fifteen percent (15%) cumulative increase in the original contract amount.
- B. Change orders or addenda to public construction contracts of over One Million Dollars (\$1,000,000.00) shall not exceed the greater of One Hundred Fifty Thousand Dollars (\$150,000.00) or a ten percent (10%) cumulative increase in the original contract amount.
- C. Change orders or cumulative change orders which exceed the limits of subsection A or B of this section shall require a readvertising for bids on the incomplete portions of the contract.
- G. All change orders shall contain a unit price and total for each of the following items:
1. All materials with cost per item;
 2. Itemization of all labor with number of hours per operation and cost per hour;
 3. Itemization of all equipment with the type of equipment, number of each type, cost per hour for each type, and number of hours of actual operation for each type;
 4. Itemization of insurance cost, bond cost, social security, taxes, workers' compensation, employee fringe benefits and overhead cost; and
 5. Profit for the contractor.
- H. 1. If a construction contract contains unit pricing, and the change order pertains to the unit price, the change order will not be subject to subsection A or B of this section.
2. When the unit price change does not exceed Ten Thousand Dollars (\$10,000.00), the unit price change order computation may be based on an acceptable unit price basis in lieu of cost itemization as required in paragraphs 1,2,3,4 and 5 of subsection G of this section.
- I. Alternates or add items bid with the original bid and contained in the awarded contract as options of the awarding public agency shall not be construed as change orders under the provisions of the Public Competitive Bidding Act of 1974.



NORMAN

↑ County Courthouse

← Library

→ Campus Corner

oster Ave. South 100



ONLY



PRESSURE WASHING
NO MORE BLACK STREAKS
BUSINESS • RESIDENTIAL
SIDEWALK/ROOFS
405-708-2611




NORMAN
→ City Hall
→ Police Dept.
↑ Devel. Center

↑
ONLY

↑
→

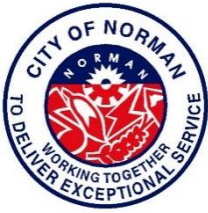
SPEED
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ONE
WAY

File Attachments for Item:

16. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2122-89: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AND THE TRUSTEES OF THE NORMAN UTILITIES AUTHORITY APPROPRIATING \$684,000 FROM THE GENERAL FUND BALANCE AND \$576,000 FROM THE CAPITAL FUND BALANCE AND TRANSFERRING \$540,000 FROM SANITATION UTILITY EFFLUENT TRUCK WASH FACILITY PROJECT FOR THE CONSTRUCTION OF THE NORTH BASE PHASE 2 VEHICLE WASH FACILITY PROJECT



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 2/8/2022

REQUESTER: Paul D'Andrea, Capital Projects Engineer

PRESENTER: Shawn O'Leary, Public Works Director

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2122-89: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AND THE TRUSTEES OF THE NORMAN UTILITIES AUTHORITY APPROPRIATING \$684,000 FROM THE GENERAL FUND BALANCE AND \$576,000 FROM THE CAPITAL FUND BALANCE AND TRANSFERRING \$540,000 FROM SANITATION UTILITY EFFLUENT TRUCK WASH FACILITY PROJECT FOR THE CONSTRUCTION OF THE NORTH BASE PHASE 2 VEHICLE WASH FACILITY PROJECT

BACKGROUND:

Parks Maintenance Facility: On October 13, 2015, the citizens of Norman voted to fund the Norman Forward Program with a limited term ½ percent sales tax increase for 15 years. This initiative included a number of high-priority projects outlined in the 2014 Library Master Plan Update, the 2009 Norman Parks and Recreation Master Plan and additional projects designed to provide recreational opportunities for Norman residents. One such project was the construction of the Griffin Park Sports Complex.

The Norman Forward Program includes a Maintenance Facility for the City of Norman Parks and Recreation Department. This facility was originally to be relocated from Reaves Park to Griffin Park; however, the City subsequently changed the plans to construct a new Parks and City Transit/Public Safety Maintenance Facility adjacent to the City's current Fleet Maintenance Facility at the North Base Complex, located at approximately 1300 Da Vinci Street near the Max Westheimer Airport. The proposed multi-departmental facility provides maintenance for City Parks and Recreation vehicles and equipment, City Transit System buses, and Public Safety vehicles and equipment.

North Base Complex Design: On March 14, 2017, the Norman City Council approved Contract K-1617-114 between the City of Norman and PDG, LLC d.b.a. Planning Design Group, in the amount of \$761,000 for Professional Architectural Design Services for the Griffin Park Sports Complex.

Because PDG, LLC was performing the professional architectural design services for the Griffin Park Sports Complex, City staff recommended amending their contract to include design of the

new Parks Maintenance Facility. These services were over and above those included in contract K-1617-114. Due to the desire to co-locate the Parks, City Transit and Public Safety Maintenance Facilities at the North Base Campus, staff further recommended including master planning and design of the City Transit and Public Safety Maintenance Facilities in the amended contract.

On August 27, 2019, the Norman City Council approved Amendment No. 1 to Contract K-1617-114 between the City of Norman and PDG, LLC d.b.a. Planning Design Group, in the amount of \$430,280 for additional Professional Architectural Design Services to add the City Park Maintenance Facility and Transit/Public Safety Maintenance Facility to the existing contract for the Griffin Park Sports Complex.

On April 14, 2020, the Norman City Council approved Amendment No. 3 to Contract K-1617-114 between the City of Norman and PDG, LLC d.b.a. Planning Design Group, in the amount of \$316,370 for additional Professional Architectural Design Services to provide for an increased project scope and to add bidding services and construction administration services for the City Park Maintenance Facility and Transit/Public Safety Maintenance Facility to the existing contract for the Griffin Park Sports Complex.

On September 8, 2020, the Norman City Council approved Amendment No. 5 to Contract K-1617-114 between the City of Norman and PDG, LLC d.b.a. Planning Design Group, in the amount of \$49,500 for additional architectural design services for the proposed City Parks and Transit/Public Safety Maintenance Facility to include proposed building and parking revisions, project phasing, renderings, and inclusion of federal third party contracting requirements needed for Federal Transit Administration Grant funding.

On September 8, 2020, the Norman City Council approved Amendment No. 4 to Contract K-1516-110 between the City of Norman, Oklahoma, The Norman Municipal Authority, and ADG, P.C., in the amount of \$157,180 adding Construction Phase Services for the North Base Complex, Phase 1 Project to the scope of projects receiving program management services.

On October 13, 2020, the Norman City Council awarded contract K-2021-35 between the City of Norman, Oklahoma, and Flintco LLC, in the amount of \$8,648,000, for the construction of the City Park Maintenance Facility and the Transit/Public Safety Maintenance Facility.

On March 9, 2021, the Norman City Council approved Change Order No. 1 to Contract K-2021-35 between the City of Norman, Oklahoma, and Flintco LLC, in the amount of \$64,737.65 and 20 Calendar Days, for the construction of the City Park Maintenance Facility and the Transit/Public Safety Maintenance Facility.

On May 25, 2021, the Norman City Council approved Amendment No. 6 to Contract K-1617-114 With PDG, LLC d.b.a. Planning Design Group, in the amount of \$40,000, for design services to add an additional manual wash bay to the North Base Phase 2 Vehicle Wash Facility.

On July 13, 2021, the Norman City Council approved Change Order No. 2 to Contract K-2021-35 between the City of Norman, Oklahoma, and Flintco LLC, in the amount of \$76,156.98 and 39 Calendar Days, for the construction of the City Park Maintenance Facility and the Transit/Public Safety Maintenance Facility.

On October 12, 2021, the Norman City Council approved Change Order No. 3 to Contract K-2021-35 between the City of Norman, Oklahoma, and Flintco LLC, in the amount of \$102,609.21 and 58 Calendar Days, for the construction of the City Park Maintenance Facility and the Transit/Public Safety Maintenance Facility.

On January 25, 2022, the Norman City Council approved Change Order No. 4 to Contract K-2021-35 between the City of Norman, Oklahoma, and Flintco LLC, in the amount of \$93,249.12 and 41 Calendar Days, for the construction of the City Park Maintenance Facility and the Transit/Public Safety Maintenance Facility.

On January 22, 2022 City staff issued substantial completion for the City Park Maintenance Facility and the Transit/Public Safety Maintenance Facility. Upon issuance of substantial completion, the city moved all Transit/Public Safety Maintenance operations into the new facilities, and out of the University of Oklahoma facilities. Parks Maintenance staff is awaiting completion of some critical final punch list items before moving into the new Parks Maintenance Facility to help facilitate efficient completion of the work.

Public Transit Fleet Wash Funding

On January 18, 2022, the City Council approved Amendment One to Contract K-2021-128, with the Central Oklahoma Transportation and Parking Authority, doing business as Embark Norman, to perform vehicle washing and cleaning services for the City of Norman's public transit fleet.

Also on January 18, 2022, the City Council accepted a grant of \$919,549 in Federal Transit Administration American Rescue Plan Act funds for public transit facility purposes. The Council designated that the first use of these grant funds would be used towards 32 percent (32%) of the construction cost of a new Vehicle Wash Facility. The estimated amount of the FTA ARPA funds to be applied to the Vehicle Wash Facility is \$576,000.

DISCUSSION:

With Construction of the Phase 1 of the North Base Parks Maintenance and Transit/Public Safety Maintenance Facilities reaching a close, it is time to turn attention to the construction of Phase 2 of the North Base Facilities, which consists of the construction of a new Vehicle Wash Facility. The new wash facility will include an automatic, drive through, wash bay and a secondary manual wash bay, capable of servicing all vehicles in the City fleet. Neither the City of Norman, the Norman Municipal Authority or the Norman Utilities Authority has ever owned or operated a vehicle wash facility.

The Norman Utilities Authority (NUA) has long needed a vehicle wash facility capable of washing all their fleet vehicles, including trash trucks and other heavy equipment. The NUA, in fact, has allocated funds to construct their own wash facility (\$543,805 allocated to Sanitation Truck Wash Facility; Project SA0015). The proposed North Base Phase 2 Vehicle Wash Facility will serve that purpose. Therefore, the NUA staff proposes to re-allocate that funding to this project.

The new facility provides many benefits including more frequent and consistent wash schedules, lower operations costs for vehicle washing, lowered cost of vehicle maintenance, and a more

professional presentation of our public-facing vehicles, especially Transit buses, and public safety vehicles.

While using the facility at OU, the transit buses were washed nightly. Until the wash facility is constructed, the City will have to contract with an outside mobile wash service, which will result in washing only twice a month.

Although the mobile bus wash contractor uses approved environmentally-friendly detergents etc., much of the contractor's wash water will be collected into the storm sewer system. The new facility will capture the water in the sanitary system and treat it as wastewater. Furthermore, the proposed automatic wash facility is designed to be more efficient than hand washing, using less water.

Currently, the City and utility enterprises spend approximately \$100,000 per year to wash vehicles, which only covers regular washing for approximately 20% of the total number of Transit, Public Safety, and Fleet vehicles. The planned new wash facility provides for wash service for all City vehicles and is estimated to be approximately the same or slightly lower than the current total annual cost.

On January 20, 2022, City Staff received concurrence from the City Council Finance Committee, for a proposal to appropriate sufficient General Fund Balance to fully fund the construction of the North Base Phase 2 Vehicle Wash Facility Project. The estimated construction cost for the new facility is \$1.8 million. The breakdown of the proposed sources of funding is as follows:

Norman Utilities Authority Funds:	\$540,000
Federal Grant Funds:	\$576,000
General Fund Balance:	<u>\$684,000</u>
Total Budget	\$1,800,000

The architectural plans for the Wash Facility are currently at 65% complete and the design team of Planning Design Group and GSB, are working on completing the plans and specifications for a bid opening in May 2022. Construction of the facility should begin by July 2022 with completion around December 2022.

RECOMMENDATION:

Staff recommends the following:

1. Approval of a budget appropriation in the approximate amount of \$684,000 from the General Fund Balance (10-29000), to be transferred to the North Base Phase 2 Vehicle Wash Facility Project (50590078-46101; Project BG0260).
2. Approval of a transfer of funds in the amount of \$492,950 from the Norman Utilities Authority Effluent Truck Wash Facility Construction project (33999975-46101; Project SA0015), and \$47,050 from the Norman Utilities Authority Effluent Truck Wash Facility Project, Design (33999975-46201; Project SA0015) to the North Base Phase 2 Vehicle Wash Facility Project, Construction (50590078-46101; Project BG0260).

3. Approval of a budget appropriation in the amount of \$576,000 from the Capital Fund Balance (50-29000), to the North Base Phase 2 Vehicle Wash Facility Project (22590303-46101; Project BG0260), to be reimbursed by federal grant funds as the project progresses. Grant reimbursements will be received into Transit ARPA Grant Revenue (225-333351).

R-2122-89

A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA AND THE TRUSTEES OF THE NORMAN UTILITIES AUTHORITY APPROPRIATING \$684,000 FROM THE GENERAL FUND BALANCE AND \$576,000 FROM THE CAPITAL FUND BALANCE AND TRANSFERRING \$540,000 FROM THE SANITATION UTILITY EFFLUENT TRACK WASH FACILITY PROJECT FOR THE CONSTRUCTION OF THE NORTH BASE PHASE 2 VEHICLE WASH FACILITY PROJECT.

- § 1. WHEREAS, Phase 2 of the North Base Parks Maintenance and Transit/Public Safety Maintenance Facilities consists of the construction of a new Vehicle Wash Facility; and
- § 2. WHEREAS, the City of Norman currently has a contract with Central Oklahoma Transportation and Parking Authority d/b/a EMBARK to perform vehicle washing and cleaning services for the City of Norman’s public transportation fleet; and
- § 3. WHEREAS, the City of Norman spends approximately \$100,000 per year to wash vehicles which only covers regular washing for approximately 20% of the total number of Transit, Public Safety, and Fleet vehicles; and.
- § 4. WHEREAS, the Norman Utilities Authority has funds allocated to construct their own wash facility and proposes to transfer those funds to the North Base Project; and
- § 5. WHEREAS, on January 20, 2022, City Staff received concurrence from the City Council Finance Committee for a proposal to appropriate sufficient funding from the General Fund to fully fund the construction of the North Base Phase 2 Vehicle Wash Facility Project.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA:

- § 6. That the following appropriations be made the reason stated above:

<u>Gaining Account</u>	<u>Losing Account</u>	<u>Amount</u>
Project BG0260, North Base Phase 2 Facility, Construction 50590078-46101	General Fund Balance 10-29000	\$684,000
Project BG0260, North Base Phase 2 Facility, Construction 50590078-46101	Project SA0015, Effluent Truck Wash Facility, Const. 33999975-46101	\$492,950
Project BG0260, North Base Phase 2 Facility, Construction 50590078-46101	Project SA0015, Effluent Truck Wash Facility, Design 33999975-46201	\$ 47,050
Project BG0260, Norman Base Phase 2 Facility, Const. 50590078-46101	Capital Fund Balance 50-29000	\$576,000

PASSED AND ADOPTED BY THE CITY COUNCIL on this 8th day of February, 2022.

Mayor

ATTEST:

Deputy City Clerk

PASSED AND ADOPTED BY THE TRUSTEES OF THE NORMAN UTILITIES AUTHORITY on this 8th day of February, 2022.

Chairman

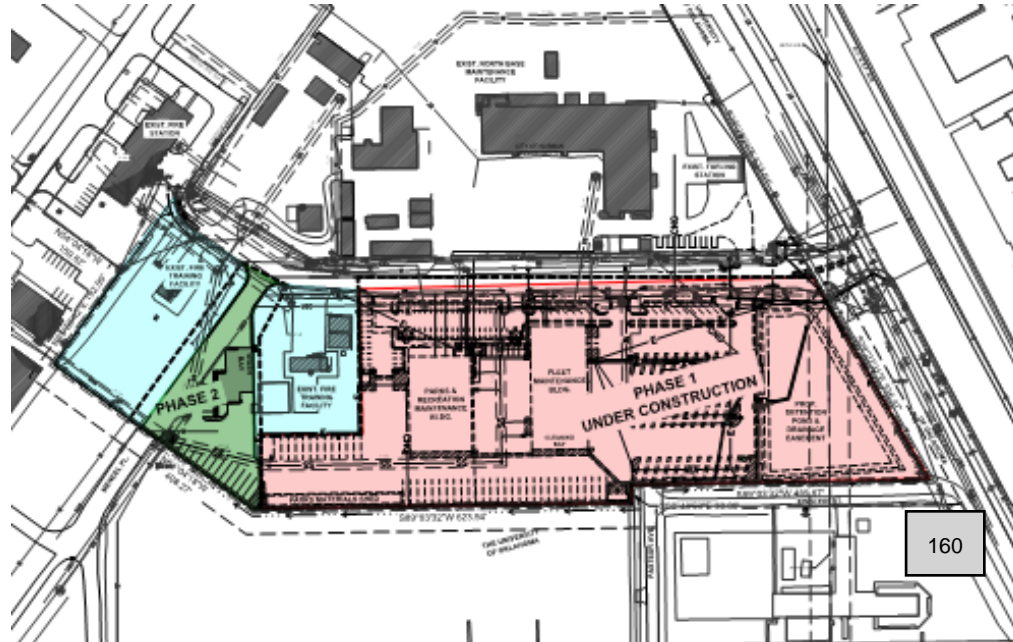
ATTEST:

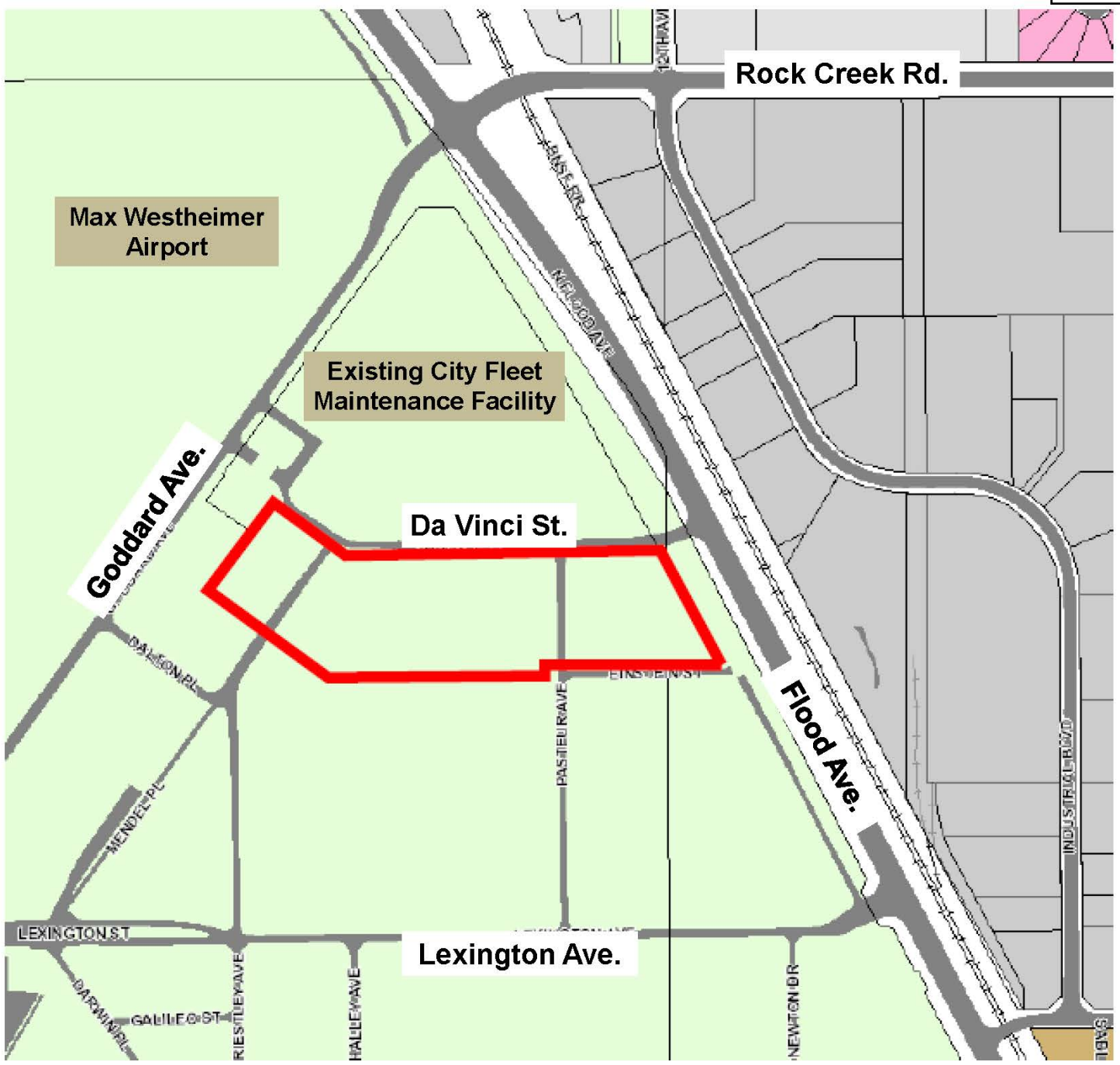
Assistant Secretary

City Vehicle Wash Facility

Item 16.

- Annual cost to wash city vehicles: \$100,000
- Reduced operation costs for city departments
- New facility will provide for better control of environmental impacts of vehicle washing
- Estimated Construction Cost: \$1,800,000
- Current Funding Identified:
 - NUA Funds: \$540,000
 - Federal Grant: \$576,000
 - Capital Fund Balance: \$684,000



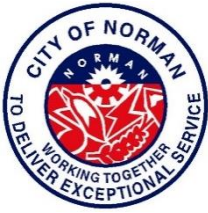


North Base Complex, Phase 1 Location Map



File Attachments for Item:

17. CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2122-88: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, APPROVING AN APPEAL OF THE TEMPORARY ADMINISTRATIVE DELAY TO ALLOW THE SUBMITTAL OF A DEMOLITION APPLICATION FOR THE DWELLING STRUCTURE AT 201 WEST APACHE STREET.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 02/08/2022

REQUESTER: DC Jones Holdings, LLC

PRESENTER: Jane Hudson, Director of Planning & Community Development

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2122-88: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, APPROVING AN APPEAL OF THE TEMPORARY ADMINISTRATIVE DELAY TO ALLOW THE SUBMITTAL OF A DEMOLITION APPLICATION FOR THE DWELLING STRUCTURE AT 201 WEST APACHE STREET.

BACKGROUND:

City Council adopted Resolution R-2122-76 on December 14, 2021, creating a six-month Temporary Administrative Delay for residential building, demolition, paving, platting or rezoning applications within the Central Norman Study Area. Further, R-2122-76 allows for an appeal process, which is the purpose for this resolution. Application for the demolition of a dwelling structure was submitted on January 28, 2022, and denied by staff due to the property being located within the Temporary Administrative Delay area.

DISCUSSION

The subject property is located at 201 West Apache Street, Lots 1 and 2, Block 7, Larsh's 1st Addition, as shown on the location map. This lot is designated as Townhouse/Small Apartment Frontage within the Center City Form-Based Code.

Per the applicant's request submitted to the City Clerk, the application is to demolish the dwelling structure. The applicant views the structure's continued existence over the coming months as a public safety risk, as the structure is "certain to attract vagrants and squatters." The lot is 7,000 square feet. A demolition would be allowed on this lot if the Administrative Delay was not in place. Approval of this appeal would only authorize the issuance of a demolition permit, and the applicant would have to pursue a separate appeal in order to proceed with any construction while the Administrative Delay is pending.

Per R-2122-76, the City Council shall consider the following in determining whether appeals of denied applications for COCs, demolition permit, or CCPUDs should be granted:

- The City's interest in protecting the public's health, safety and general welfare;
- The City's interest in avoiding the creation of uses or structures that may not be in harmony with the intent and purpose behind the Center City Form Based Code and vision;

- The extent to which the proposed use, if applicable, will negatively impact the values of the property and the neighboring property; and
- The economic impact and hardship of the delay upon the owner.

This request is submitted to City Council for their consideration in accordance with the appeal process approved in R-2122-76.

R-2122-88

A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA APPROVING AN APPEAL OF THE TEMPORARY ADMINISTRATIVE DELAY TO ALLOW THE SUBMITTAL OF A DEMOLITION APPLICATION FOR THE DWELLING STRUCTURE AT 201 WEST APACHE STREET.

- § 1. WHEREAS, City Council adopted Resolution R-2122-76 on December 14, 2021, declaring a temporary administrative delay for a period of six months for an area identified as the Center City Study Area; and
- § 2. WHEREAS, the administrative delay approved by Resolution R-2122-76 adopted the temporary delay for all properties within the Center City Study Area; and
- § 3. WHEREAS, Resolution R-2122-76 provides a property owner or applicant the right to appeal to City Council if the property owner or applicant believes that the decision not to accept applications for Certificates of Compliance (COC), demolition permits, or Center City Planned Unit Developments (CCPUD) is unreasonable; and
- § 4. WHEREAS, the applicant is responsible for establishing that processing the application will not undermine the current character of the Center City Study Area nor will it overburden the existing infrastructure; and
- § 5. WHEREAS, the property at 201 West Apache Street is within the Center City Study Area and subject to the administrative delay; and
- § 6. WHEREAS, the applicant has provided information indicating why this appeal should be granted; and
- § 7. WHEREAS, the applicant submitted an application for the demolition of the dwelling structure at 201 West Apache Street

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA:

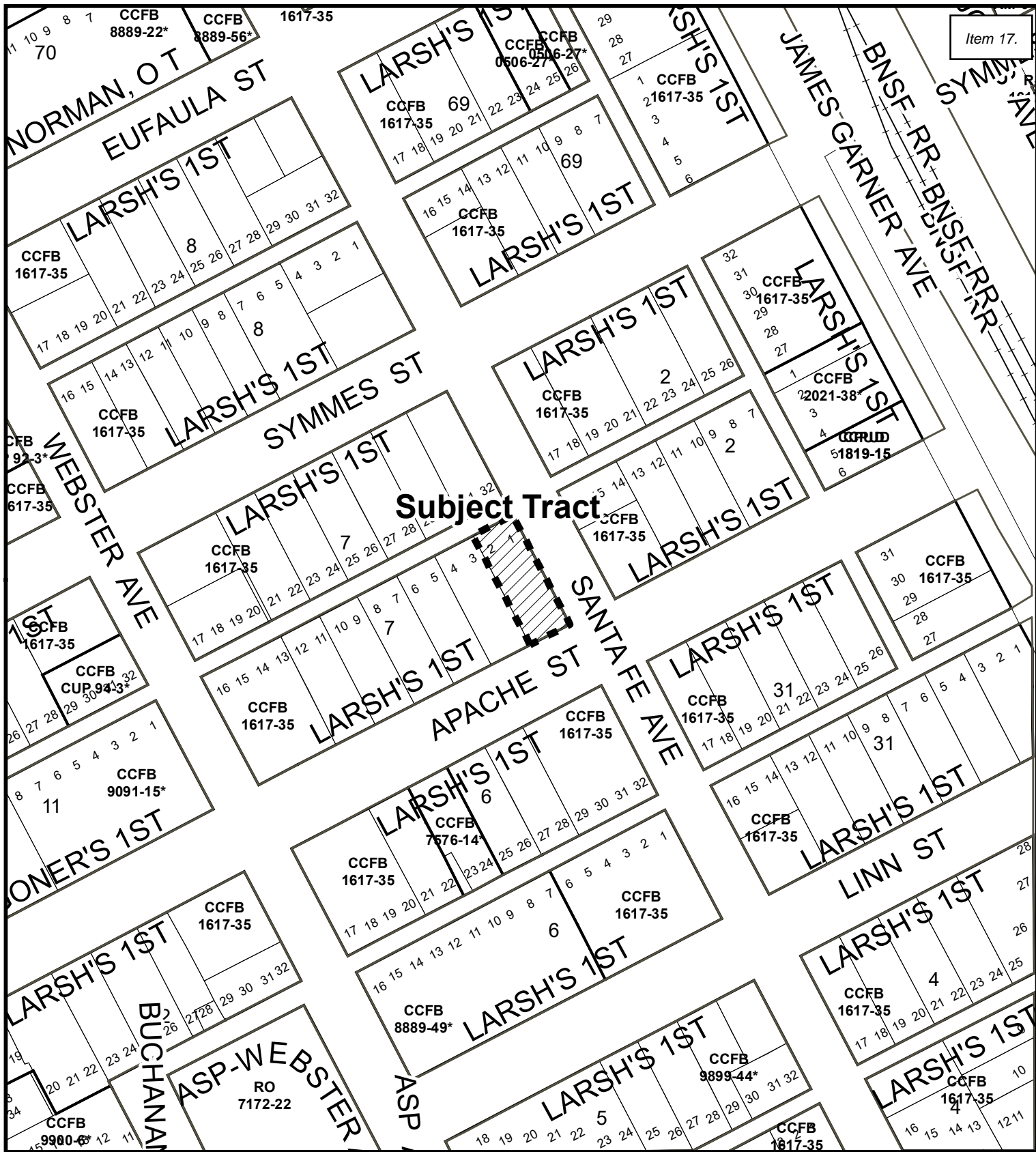
- § 8. That the appeal is granted and applicant may file, and the City of Norman shall accept, an application for demolition for the property located at 201 West Apache Street.

PASSED AND ADOPTED this _____ day of _____, 2022.

(Mayor)

ATTEST:

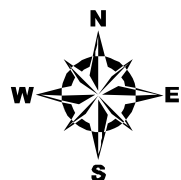
(Deputy City Clerk)



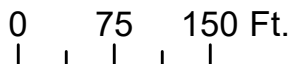
Location Map





Map Produced by the City of Norman Geographic Information System. The City of Norman assumes no responsibility for errors or omissions in the information presented.



February 1, 2022



-  Subject Tract
-  Zoning

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The City of NORMAN

201 West Gray A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-307-7112

Item 17.

Temporary Administrative Delay – Center City Form-Based Code Area Resolution No. R-2122-76

Date: 1/28/22
Address: 201 W. Apache St.
Owner/Applicant Rep.: Micah Mattingly

Your application(s) for a Certificate of Compliance for demolition in Townhouse/Small Apt. Frontage at the above address has been denied based on the City Council adopted "Temporary Administrative Delay" for the "Center City Form-Based Code Area" (see attached map). City Council adopted this Resolution on December 14, 2021, and your property is located within the area and scope of the Administrative Delay. This Administrative Delay is for a period of six (6) months and includes applications for COCs, demolition permits, and CCPUDs in the area defined by Exhibit A.

Included in the Resolution of the Administrative Delay is the option to appeal the denial. City Council recognized that applicants should have the right to appeal a denial if the applicant believes the decision to deny an application is unreasonable. Such appeal shall be filed with the Clerk of the Council within ten (10) business days after receiving this written notification.

For your reference, attached is a copy of Resolution No. R-2122-76. Included in the copy are the steps to file your appeal with the Clerk, page 3, §21-22, as well as the map outlining the area covered by the Administrative Delay.

Owner/Applicant Rep. Signature: [Signature]
Printed Name: Micah Mattingly
E-Mail & Phone: mamattingly5@gmail.com
Application Number for Tracking Purposes Only: 22-02

Planning & Community Development
Current Planning
405-307-7112
Current.planning@normanok.gov

[Signature] 1/28/22
Title: _____ Date



Center City Form Based Code District
ADMINISTRATIVE DELAY APPEAL

Case No. Item 17.

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT(S) <p style="text-align: center;">DC Jones Holdings, LLC</p>	ADDRESS OF APPLICANT <p style="text-align: center;">1011 Elmwood Ave., Norman OK 73072</p>
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NAME AND PHONE NUMBER OF CONTACT PERSON(S) <p style="text-align: center;">Daniel E. Jones - 214-454-7473</p>	EMAIL ADDRESS <p style="text-align: center;">daniel@jonesaviationgroup.com</p>
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Legal Description of Property: LARSH 1ST LOT 1-2 BLK 7 (201 W. Apache Street, Norman, OK 73069)

Requests Hearing for:
 CCFBC ADMINISTRATIVE DELAY

Detailed Justification for above appeal (refer to attached Resolution and justify request according to requirements therefor):
 Please see Attachment A (attached hereto).

(Attach additional sheets for your justification, as needed.)

SIGNATURE OF PROPERTY OWNER(S): <p style="text-align: center;"><i>Daniel e. Jones</i></p> <hr/> <p>Daniel E. Jones - General Counsel DC Jones Holdings, LLC</p>	ADDRESS AND TELEPHONE: <p style="text-align: center;">1011 Elmwood Ave. Norman, OK 73073</p>
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OFFICE USE ONLY

Date Submitted: _____

Checked by: _____

ATTACHMENT A

We are submitting this appeal so that we may remove the structure on our property ahead of new construction at a later date while the City of Norman completes its work of simplifying the building/construction codes for the neighborhood because allowing the structure to remain on the property presents significant public safety risks to the residents of the neighborhood.

The structure on the property is beyond repair, and apart and aside from the potential dangers presented by its obvious structural problems, the structure presents serious public safety risks to the neighborhood. There is currently only one tenant living in the structure and he will be moving out in the coming weeks - at which point the structure will sit vacant until we are able to remove it. The prospect of the structure sitting empty through the remaining winter and spring months presents a significant risk to public safety because it is certain to attract vagrants and squatters (and the associated public safety risks that come along with them, like drug use, theft, vandalism, and other crimes). We own the property next door (207 W. Apache Street) and when that structure briefly sat vacant prior to demolition, no matter what measures we took to barricade the windows and doors of the structure, it became a haven for squatters/vagrants who were a nuisance to the neighborhood (resulting in several calls to the police), used drugs in the structure, nearly burned it to the ground by starting a fire in a barrel inside the structure, and continued to return to the structure even after being removed by the Norman Police Department.

We understand why the City of Norman has suspended the issuance of new permits for the neighborhood until the building/construction codes can be simplified, as it would of course not make sense for property owners to move forward with the construction of new buildings in the area while the codes are undergoing changes. However, we are not asking for construction/building permits – all we are asking for is permission to *remove the structure* and nothing else. For the reasons set out above, the removal of the structure is necessary regardless of what changes to the codes will occur, and when the new construction/building codes are established, we will ensure that our new structure is in compliance with those codes.



Demolition Permit Application

RECEIVED
Development Services

Permit No. _____

Item 17.

JAN 28 2022

City of Norman Development Services Division 201 W. Gray St., Bldg. A Norman, OK 73069 (405) 366-5339 Permits (405) 366-5445 Fax

PROJECT ADDRESS 201 W. Apache St	BLOCK 7	LOT 1-2	SUBDIVISION (SEE ATTACHED SHEET <input type="checkbox"/> Time <u>1:30</u> By <u>Laresh Ist</u>
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OWNER NAME: <u>DC Jones Holdings, LLC</u> ADDRESS: <u>1011 Elmwood St</u> CITY: <u>Norman</u> STATE: <u>OK</u> ZIP: <u>73072</u> PHONE #: <u>214-454-7473</u> FAX: _____ CELL PHONE #: <u>214-454-7473</u> E-MAIL ADDRESS: <u>daniel@jonesaviationgroup.com</u>	CONTRACTOR: <u>Principal Management and Construction</u> ADDRESS: <u>1012 Elmwood St</u> CITY: <u>Norman</u> STATE: <u>OK</u> ZIP: <u>73072</u> PHONE #: <u>405-413-5673</u> FAX: _____ CELL PHONE #: <u>405-413-5673</u> E-MAIL ADDRESS: <u>mamattngly5@gmail.com</u>
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# OF STORIES: <u>2</u>	# OF UNITS: <u>1</u>	DESCRIBE WORK: <u>Demolition of exisiting building</u>	DISPOSAL SITE: <u>MWC Landfill</u>
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PLANNING DEPARTMENT	CURRENT ZONING: <u>CCFBC</u>	PROPOSED FUTURE USE OF SITE: <u>Residential</u>
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IF PROPOSED FUTURE USE IS **NOT** ALLOWED BY ZONING, APPLICANT MUST SIGN THE FOLLOWING STATEMENT BEFORE PROCEEDING: I UNDERSTAND THAT MY PROPOSED USE FOR THIS SITE IS NOT ALLOWED UNDER THE CURRENT ZONING & THAT REZONING WILL BE REQUIRED BEFORE A BUILDING PERMIT WILL BE ISSUED.

SIGNATURE: _____ DATE: _____

CONSTRUCTION TRAFFIC CONTROL	PROJECT: <input type="checkbox"/> WILL <input checked="" type="checkbox"/> WILL NOT REQUIRE PERMIT TO WORK IN PUBLIC RIGHT OF WAY
	<input type="checkbox"/> WILL <input checked="" type="checkbox"/> WILL NOT REQUIRE APPROVED TRAFFIC MANAGEMENT PLAN

UTILITY DISCONNECTS	ELECTRICITY <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	APPLICANT CONTACTS ELECTRICAL UTILITY (USUALLY OEC, 321-2024, OR OG&E, 272-1010) TO REQUEST ELECTRIC METER AND SERVICE DISCONNECT TO BE PULLED. CONFIRMATION SHOULD BE FAXED TO THE CITY OF NORMAN, BUILDING PERMIT DESK, FAX 366-5445.
	CONFIRMATION RECEIVED: <input type="checkbox"/> YES <input type="checkbox"/> NO CONNECTION BY: _____	
	FUEL GAS <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> PROPANE	APPLICANT CONTACTS FUEL GAS SUPPLIER (USUALLY ONG, 551-4000 OR LOCAL PROPANE DISTRIBUTER) TO REQUEST DISCONNECTION OF GAS METER. CONFIRMATION TO BE FAXED TO THE CITY OF NORMAN, BUILDING PERMIT DESK, FAX 366-5445.
	CONFIRMATION RECEIVED: <input type="checkbox"/> YES <input type="checkbox"/> NO CONNECTION BY: _____	
	SEWER A <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> PUBLIC <input type="checkbox"/> PRIVATE	APPLICANT CONTACTS CITY OF NORMAN SEWER LINE MAINTENANCE SUPERVISOR AT 329-0703 AND REQUESTS "SEWER CAP REVIEW". SUPERVISOR WILL MEET WITH YOU AND LIST REQUIREMENTS BELOW, AND SIGN THIS FORM.
	SEWER CAP REVIEW → SEWER MUST BE SEALED AS FOLLOWS: _____ _____ _____ LINE MAINTENANCE SEWER OFFICIAL: _____ DATE: _____	
SEWER B	APPLICANT IS REQUIRED TO COMPLETE WORK AS NOTED ABOVE AND CALL SEWER LINE MAINTENANCE SUPERVISOR AT 329-0703 FOR A "SEWER CAP FINAL" INSPECTION BEFORE COVERING WORK. PLEASE GIVE LINE MAINTENANCE AS MUCH LEAD TIME AS POSSIBLE WHEN COORDINATING THIS INSPECTION.	
SEWER SEALED TO CITY SPECIFICATIONS & APPROVED BY: _____ DATE: _____		
WATER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> PUBLIC <input type="checkbox"/> PRIVATE <input type="checkbox"/> CONSTRUCTION METER	PERMIT DESK WILL FAX A COPY OF THIS APPLICATION TO LINE MAINTENANCE WHICH SERVES AS NOTICE TO DISCONNECT WATER SERVICE AND PULL WATER METER.	
WATER METER REMOVAL → REMOVED AFTER SEWER CAP FINAL APPROVED: LINE MAINTENANCE PERSONNEL: _____ DATE: _____		

*CITY OF NORMAN LINE MAINTENANCE WILL NOTIFY BUILDING PERMIT DESK BY RETURN FAX TO 366-5445 UPON COMPLETION OF THE SEWER & WATER TASKS.

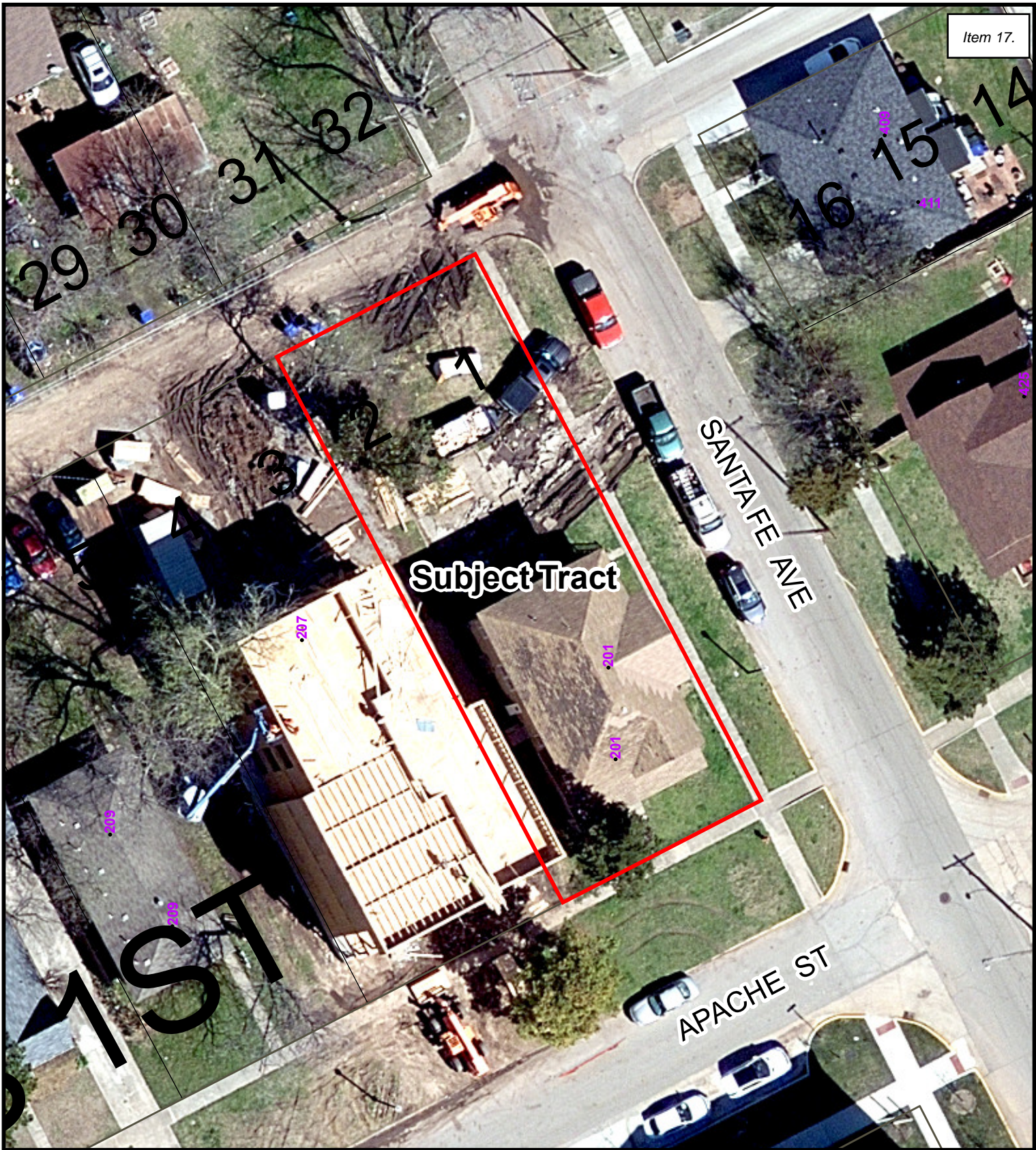
READ & SIGN	The granting of this permit shall not be construed as permission to violate any laws; additional requirements may be printed on the permit. All requirements and laws will be complied with whether specified herein or not. This permit expires if no inspections are obtained within a six month period. This permit requires final inspections. I agree to abide by all laws and ordinances governing this type of work whether specified herein or not and hereby certify that I have read and examined this application and know the same to be true & correct. Printed Name: <u>Michael Mattingly</u> Signature: <u>[Signature]</u> Date: <u>1-28-22</u>
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NOTICE: ALL ITEMS MUST BE COMPLETED BEFORE PERMIT WILL BE ISSUED

PERMIT MANAGER: _____
TRAFFIC ENGINEER: _____
PLANNING DIRECTOR: _____

FEE \$ _____





Subject Tract

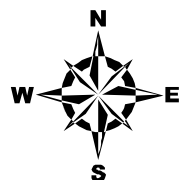
SANTA FE AVE

APACHE ST

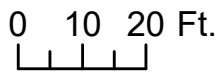
March 2021 Aerial Photography




Map Produced by the City of Norman Geographic Information System. The City of Norman assumes no responsibility for errors or omissions in the information presented.



February 1, 2022



 Subject Tract

 Zoning

G:\arcGIS10_Maps\Templates&11_Location\MapArch\Map10.mxd